

KIRK BINGENHEIMER

EDUCATION

MBS	Clemson University, Building Science & Management	May 1991
BA	Michigan State University Name, Business	Mar 1987

TEACHING EXPERIENCE

Clemson University, Clemson, SC 2023 to Present
Lecturer, Nieri Department of Construction, Development and Planning

Teaching Activities

- CSM 2050 Materials and Methods of Construction II
- CSM 4540 Construction Capstone
- CSM 4220 Construction Management Studio I ASC
- CSM 4560 Construction Management Studio II ASC

Experiential Learning Activities

- Coached students for the ASC Student Competition in Atlanta
- Coached students for the NAHB Student Competition in Las Vegas
- Facilitated student jobsite tours to Lennar and Ryan Homes Communities

Faculty Development

- Faculty Grow Workshop (Office of Faculty Advancement) at Clemson University- April 2024
- Teaching in the Age of Artificial Intelligence (Office of Teaching Effectiveness and Innovation) at Clemson University - Jan 2024
- New Faculty Teaching Conference (Office of Teaching Effectiveness and Innovation) at Clemson University - Aug 2023
- New Instructor Conference at Clemson University - Aug 2023

Industry Involvement

- National Association of Home Builders (NAHB)
 - Member of the National Association of Home Builders (NAHB) Building Systems Council.
 - Reviewer for 2025 International Builders Show (IBS) educational proposals related to offsite construction topics.
 - Member of the Joint Subcommittee on Membership, Communications, Awards & Professional Development.

- Networked with several members of this group at the 2024 International Builders Show (IBS) in Las Vegas to discuss opportunities to help promote more offsite construction methods for the residential construction industry.
- Member of the Home Builders Association of South Carolina
 - Attended the 2024 South Carolina Housing Attainability Forum (Home Builders Association of South Carolina) in Columbia, SC - April 2024
- Member of the Home Builders Association of Greenville
 - Attended the annual meeting - December 2024

Community Involvement

- Pickens County Habitat for Humanity
 - Member of the Pickens County Habitat for Humanity Construction Committee.
 - Volunteered to help frame the home for the 2023 Homecoming Build project on Bowman Field.

Arizona State University, Tempe, AZ 2008 to 2009
Adjunct Professor, Del E. Webb School of Construction

Teaching Activities

- CON 223 Strength of Materials

Clemson University, Clemson, SC 1991 to 1994
Assistant Professor, Department of Construction Science and Management

Teaching Activities

- CSM 201 Statics
- CSM 202 Strength of Materials
- CSM 203 Materials and Methods of Construction
- CSM 204 Contract Documents
- CSM 351 Construction Estimating
- CSM 352 Construction Scheduling
- CSM 454 Construction Capstone

PUBLICATIONS

Books

- *"Home Inspections 101,"* Amazon Direct Publishing, 2015
- *"Launch, Grow and Make Money!,"* Amazon Direct Publishing, 2009

Journal Publications

- *“Economic impact of the New Jersey State Prevailing Wage Act,”* The Journal of the American Institute of Contractors (AIC), vol. 18, no. 4, December 1994 pp. 26-32.

PROFESSIONAL LICENSES

Residential Home Builder, RBB.13140

South Carolina Residential Builders Commission 1994 - Present

Home Inspector, RBI.48489

South Carolina Residential Builders Commission 2009 – Present

INDUSTRY EXPERIENCE

Lennar, Greenville, SC

2020 to 2023

Director of Purchasing, Purchasing & Estimating

- Managed a team of three associates.
- Recruited trade partners, negotiated pricing, completed the contracting process for entry into the Greenville market at the end of 2020.
- Lowered direct construction costs 12% through specification adjustments and negotiations with existing trade partners.
- The Greenville Division has the lowest negotiated direct construction cost of all forty Lennar divisions.
- Lennar was on track to build more than 500 homes in the Upstate market in 2023.

Shea Homes, Charlotte, NC

2019 - 2020

Director of Purchasing, Purchasing, Estimating & Product Development

- Managed a team of five associates.
- Brought on board more than a dozen new trade partners (roof trusses, EWP, stairs, flooring, cabinets, termite pre-treatment, home automation, etc.) that saved an average of \$10,000 per home over the incumbent trade pricing.
- Conducted numerous cost reviews and bid events.
- Found savings of \$2,000 in EWP costs by partnering with a regional dealer using BlueLinx product.
- Trained a new estimator to dial in the lumber takeoffs and reduce our lumber budgets on average of \$2,000 per home.

Mungo Homes, Columbia, SC

2018 - 2019

Director of Purchasing, Purchasing & Estimating

- Managed a team of fourteen associates.
- Responsible for the purchasing, estimating and product/community/option set-up for the entire company covering eight cities and approximately 2,000 closings.
- Instituted a monthly cost/margin change review process for 120+ communities.

- Created a purchasing training manual.
- Conducted three purchasing summits.
- Brought in \$1,000,000 in rebate signing bonuses and increased annual rebates by more than \$500,000.
- Created job descriptions and reorganized the reporting structure for the department.

K. Hovnanian Homes, Charleston & Bluffton, SC 2017 - 2018

Director of Purchasing, Purchasing

- Managed a team of three associates.
- Responsible for leading the multiple city division to have a properly balanced trade base.

Meritage Homes, Greenville, SC 2015 - 2017

Director of Purchasing, Purchasing & Estimating

- Managed a team of four associates.
- Responsible for leading the division purchasing team on all vertical construction purchasing operations.
- Transitioned all shared services activities from the Atlanta division to the local Greenville division.
- Managed the bidding process and negotiated pricing with trade partners and suppliers.
- Established unitized estimating across all major cost categories.
- Tracked base house costs, option margins, month-over-month cost tracking, cost-off of closed homes, duplicate commitment/payment research, specification maintenance, adherence to national product programs, new product setup, and many other related activities.

Essex Homes, Columbia, SC 2014 - 2015

Director of Construction Services, Purchasing, Estimating & Product Development

- Managed a team of twelve associates.
- Responsible for leading all pre-construction processes including drafting, estimating, purchasing, options and start packages.
- Focused efforts to reduce the number of plans and options in preparation for growth.

B-Sure Inspections, Mount Pleasant, SC 2009 - 2014

Owner, Home Inspection Service

- I started from scratch and expanded my business to more than 400 inspections annually by the end of the third year.
- Created my own home inspection reporting system following the South Carolina home inspections standards of practice.

- Marketed my business through networking groups and direct to local real estate agents.
- Taught continuing education classes for the local Realtors Association.
- Published two home inspection books.

Shea Homes, Scottsdale, AZ

2006 - 2009

Director of Purchasing & Estimating, Purchasing & Estimating

- Managed a team of eleven associates across four states.
- Responsible for guiding a regional purchasing team on policies and procedures per the purchasing documented processes.
- Developed a cost scorecard which tracks monthly construction costs, cost reduction goals, option margins, construction indirect spending and warranty indirect spending.
- Created a construction cost management template that tracks commodity trends to compare actual versus predicted construction costs.
- Organized a brand study to provide guidance on which brand manufactures our division should align with nationally. This study helped to prioritize cost categories and has set the stage for national exclusive partnership negotiations.
- Managed several national account manufacture agreements.
- Created the foundation for an itemized takeoff estimating manual to be used company wide.

KB Home, Charleston, Columbia & Greenville, SC

2005 - 2006

Director of Purchasing, Purchasing & Estimating

- Managed a team of six associates across the state of South Carolina.
- Responsible for leading state-wide purchasing initiatives including estimating, negotiating pricing, and preparing start packages for all plans and standard options per the division's standard specifications, and scopes-of-work.
- Conducted monthly training sessions for the purchasing team to keep the team focused on the KBnxt Business Model and preparation for the annual review by National Purchasing.
- Conducted quarterly trade partner meetings in each market to educate our trade base on the division's growth goals.
- Put in place a Trade Partner Council to implement quality and safety programs for the division.

Boozer Lumber, Columbia, SC

2004 - 2005

Director of Turnkey Framing, Framing Services

- Managed a team of three associates.
- Responsible for the turnkey framing services of a truss manufacturing and lumber supplier.
- Oversaw field operations and builder relations.

Great Southern Homes, Columbia, SC

2003 - 2004

Purchasing Manager, Purchasing

- Managed a team of three associates.
- Responsible for the purchasing activities for a small home builder that was preparing for explosive growth.

Centex Homes, Charleston, SC

1998 - 2003

Estimating & Product Development Manager, Estimating & Product Development

- Managed a team of six associates.
- Responsible for putting together a plan to revamp the Division's entire product portfolio.
- Managed the new product development process and personally designed several new plans for the Division.
- Prototyped all new plans by conducting a frame and final walk with sales and construction.
- Managed the estimates of all direct costs for the base house and options.
- Developed a comprehensive estimating and purchasing Access database that maintained items, pricing, takeoff (base house, options, non-standard options, and site variances), job start budgets, and purchase orders.
- Transitioned the division to standardized master plans, standard series specifications, and standard option list.
- Other duties included base house estimating, option estimating, prototype estimating, maintaining vendor/contractor pricing, developing house start budgets and field verification audits.

Pulte Homes, Greenville, SC

1997 - 1998

Purchasing Manager, Purchasing

- Responsible for managing the entire purchasing process including hiring new contractors, signing contracts, negotiating price agreements, reviewing scope-of-work documents, maintaining standard series specifications, sales price sheets, standard feature sheets, option selling prices, and master budgets for each model per subdivision.
- Reviewed house cost control sheets for budget variances, tracked national account rebate programs, managed the architectural drawings used for sales and construction.
- Set up an organized system for estimating and budgeting on Excel spreadsheets with links to the company's accounting system.

Mungo Homes, Columbia, SC

1994 - 1997

Purchasing Manager, Purchasing, Estimating & Drafting

- Managed a team of five associates.
- Responsible for the drafting, estimating, purchasing, and budgeting for all construction spending.

- Put together an Access estimating database to track profitability per superintendent, house plan, and subdivision.
- Supervised a startup subdivision and closed out an existing subdivision building both starter and move-up homes.
- Oversaw a complete enterprise software system transition.
- Responsible for the supervision of all construction stages as well as hiring subcontractors and ordering materials.

SOFTWARE EXPERIENCE

- Canvas
- Microsoft Office (Excel, Word, PowerPoint, Outlook)
- Microsoft Visual Studio (HTML coding)
- Box
- DocuSign
- AI (ChatGPT, Gemini, Claude)
- Autodesk Design Review
- Autodesk Takeoff
- Planswift
- Timberline
- JD Edwards (JDE)
- BuildPro (Hyphen Solutions)