

Ryan T. Skelly

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Experience

Nevell Group, Inc.

October 2018- January 2021

Project Manager, Assistant Project Manager, Project Engineer

- Responsible for concurrently managing and planning two major commercial construction projects consisting of interior and exterior wall systems.
 - Project Manager, Assistant Project Manager: Oakland Marriott AC/RI - 22M CV [Oct. '19 – Jan. '21]
 - Assistant Project Manager, Project Engineer: 333 12th St. – City Gardens – 10.2M CV [Oct. '18' – Oct. '20]
- Responsible for the implementation of a Lean Construction program on the Oakland Marriott Project in conjunction with advanced production tracking software resulting in earlier planning, more efficient methods of construction and consistent projection of cost and manpower across the project.
- Involved in creative Value Engineering exercises for the Oakland Marriott to reduce costs for exterior wall systems by proposing an innovative pre-fabricated Exterior Insulation and Finish System (EIFS) panel product designed to mimic the look of other more expensive finishes such as metal panels while also being able to unify waterproofing design across all exterior systems under a singular warranty.
- Developed and implemented a cost to complete job progress analysis via a simplified reverse bid takeoff in order to accurately track the remaining work and scope on the City Gardens Project.
 - Using the reverse takeoff model allowed for more accurate projections of profit and manpower across the project and the data collected from the model in the initial stages resulted in adjustments in manpower and project personnel in order to increase profitability.
- Project lead on change order resolution on City Gardens in a mid-project transition of general contractors due to explicit knowledge and documentation of RFIs and ASIs that added a large amount of scope and re-work throughout the duration of the project resulting in full payment for over 100 change orders.
- Designed main exterior fiber cement rainscreen system for the City Gardens project via field measurements due to inaccurate architectural plans not representative of ASIs and RFIs that modified the exterior envelope.
 - All pre-fabricated panel sizes were accurate to 1/16" and no panels were modified during installation of 1000+ prefabricated panels across 36,000 SF of exterior wall with a combined material and install value of approximately 750k.

Enercon Services, Inc.

July 2018- October 2018

Structural Engineer

- Responsible for originating and checking calculations for pipe supports, bolts, plates, and other structural elements for Nuclear based (safety-related) structures.
- Led pre job brief meetings and coordinated with members of PG&E at the Diablo Canyon Project located outside of San Luis Obispo, CA to define project scope and the transfer of calculation packages.
- Performed structural analysis using GTSTRUDL and prepared design drawings using AutoCAD.

Skills

Project Management: Change Order Resolution, Pricing and Estimating, Scheduling, Budgeting, Contract Review, Contract Writing, Architectural Plan Review for Constructability, Engineering Review, Building Envelope Coordination, Design-Build QA/QC, Multitasking, Communication

P.M. Software: On-Screen Takeoff, QuickBid, DPC, FastTrack Scheduling, Plexxis (Accounting), Microsoft Excel, PlanGrid, BluBeam

Engineering Design: AutoCAD, Civil 3D, SAP2000, SMARTS, FEM3D, GTSTRUDL

Architectural Design: Revit, Navisworks, Google Sketchup

Engineering: Advanced Steel Design, Advanced Reinforced Concrete Design, Seismic Analysis (Steel, Reinforced Concrete Structures), Finite Element Analysis, Vibration Dynamics, Structural Matrix Applications, Masonry Design, Wood Design, Statics, Dynamics, Mechanics of Materials, Differential Equations, Fluid Mechanics, Geotechnical Engineering

Education

University of Southern California

B.S. Civil Engineering Building Science

M.S. Structural Engineering

Graduated May 2017

Graduated December 2017