



Santos D. Gonzalez

Construction Project Manager

I'm a responsible, performance-driven individual with an excellent work ethic and skills demonstrated by years of experience in both residential and commercial construction. Accomplished Construction Project Manager with a Master's in Construction Management and a Bachelor's in Construction Engineering Technology. Proven success leading commercial and residential projects valued at \$1M+, with expertise spanning quality assurance/quality control (QA/QC), permitting, and regulatory compliance. Skilled at directing end-to-end project lifecycles, optimizing budgets and schedules, and ensuring safety and client satisfaction. Recognized for building high-performing teams, fostering cross-functional collaboration, and delivering complex projects on time, within scope, and to the highest quality standards.

Experience

September 2024-Present

Cotton Holdings, Inc. | Houston, TX

Construction QA/QC Coordinator: National

- Traveled nationally to support diverse construction and disaster recovery projects.
- Implement and manage the Construction Quality Assurance Program, ensuring projects meet company and client standards.
- Conduct internal field audits, document deviations, and develop on-site training programs to address compliance concerns.
- Submit NOC's and permit applications; coordinate with building departments to facilitate approvals and compliance.
- Create and distribute QA/QC plans, inspection checklists, completion lists, and reports.
- Maintain compliance with record-keeping requirements across multiple jobsites.
- Provide insights to identify, evaluate, and control safety hazards while ensuring client satisfaction.
- Use audit and project data to reduce deficiencies and improve overall quality.

October 2023 - 2024

First Onsite | Houston, TX

Construction Project Manager: Nationwide Travel (Contract)

- Managed \$1M+ ground-up commercial projects ensuring adherence to budget, schedule, and quality standards.
- Oversaw all phases of construction, from site preparation and foundation through structural framing, finishes, and landscaping.
- Coordinated with architects, engineers, subcontractors, and suppliers to streamline workflows and meet regulatory requirements.
- Developed a new-construction department, including processes, staff hiring, and training programs.
- Directed residential and commercial land development projects, securing permits, zoning changes, and environmental compliance.
- Led safety, quality control, and risk management initiatives while mentoring project teams.
- Produced detailed reports and conducted restoration assessments, collaborating with clients, insurers, and regulators to ensure project success.

Contact

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Address

Kingwood Tx

Education

2022

MS in Construction Management

Texas State University

Honors

3.67 GPA

2021

BS Construction Engineering Technology

The University of Southern Mississippi

Honors

Dean's List- 2019, 2020, 2021

3.65 GPA

2015

Associate of Science

Houston Community College

Dean's List 2014-2015

3.67 GPA

2014

Associate of Arts

Houston Community College

Dean's List 2013-2014

3.67 GPA

Certifications

OSHA 10 Certified

**Project Management Institute: Expected
2026 Project Management Professional (PMP)**

Issued by : Columbia University

Date Obtained: August 2023

Total : 6 Certifications

- Specialization in Construction Management
- The Construction Industry: The Way Forward
- Construction Scheduling
- Construction Finance
- Construction Cost Estimation and Control
- Construction Project Management

Certifications (cont'd)

Issued by : Google and Coursera

Date Obtained: May 15, 2023

Total: 7 Certifications

- Google Specialization in Project Management

- Project Execution: Running the Project
- Foundations of Project Management
- Project Planning: Putting It All Together
- Capstone: Applying Project Management in the Real World
- Agile Project Management
- Project Initiation: Starting a Successful Project

Issued by : Procore Technologies

Date Obtained: September, 2021

Total: 2 Certifications

-Procore Technologies Project Management

- Project Manager: Preconstruction Contractor
- Project Manager: Quality & Safety

Languages

English

Spanish

Project Management

Project Planning and Execution

Budget Management

Risk Assessment and Mitigation

Contract Negotiation

Quality Control

Quality Assurance

Problem Solving

Interpret Architectural Blueprints

Software Skills

AutoCAD

Revit

Bluebeam Revu

MS Project

Microsoft Office 365

BuildPro Hyphen

Buildertrend

Projects

The Offices At Pinewood: Katy Tx

Harpers Preserve : The Woodlands Tx

Venetian Pines : Conroe Tx

Cypress Oaks North : Cypress Tx

Glendale Lakes: Rosharon Tx

Casa Hills: Dallas Tx

April 2022 - October 2023

Brizo Construction | Houston Tx

Construction Manager: Government Program-Based

- Directed government-funded disaster recovery projects, restoring and revitalizing communities impacted by natural and emergency events.
- Developed and executed project plans, schedules, and multimillion-dollar budgets while ensuring compliance with federal, state, and local regulations.
- Coordinated closely with government agencies, contractors, and stakeholders to align objectives and deliverables.
- Supervised on-site construction activities, maintaining strict safety, QA/QC, and timeline adherence.
- Delivered housing and infrastructure solutions, including reinforced concrete and steel-frame homes.
- Prepared detailed progress reports, documentation, and compliance records for agencies and senior leadership.
- Assisted in community recovery and rehabilitation programs, balancing technical execution with client and public needs.

July 2020- April 2022

Empire Communities | Houston Tx

Construction Manager

- Managed high-volume production of new homes from site development through final delivery for a leading residential builder.
- Directed scheduling, budgeting, and subcontractor coordination to deliver quality-built homes on time and within budget.
- Oversaw materials procurement, site operations, and compliance with building codes, safety, and QA/QC standards.
- Conducted homebuyer meetings, walkthroughs, and warranty services, ensuring strong client relationships and satisfaction.
- Prepared regular project reports and maintained safe, efficient, and compliant job sites.
- Supervised multiple projects simultaneously, monitoring progress, resolving issues, and mitigating risks to maintain timelines and profitability.
- Partnered with design, marketing, and sales teams to align construction progress with business objectives.

January 2018-July 2020

Saratoga Homes | Houston Tx

Construction Manager

- Managed new home developments, overseeing subcontractors, field staff, and construction phases from foundation through final delivery.
- Conducted site inspections, home walks, and quality reviews to ensure schedule compliance and adherence to building standards.
- Supervised and trained personnel on construction quality practices, reinforcing safety and efficiency.
- Coordinated materials, approved purchase orders, and maintained accurate reporting for payroll and project progress.
- Acted as liaison between customers, supervisors, and marketing teams to resolve issues and ensure client satisfaction.
- Supported warranty service operations and customer care, reinforcing long-term client relationships and brand reputation.

Projects (Cont'd)

Willhoit Properties: Granbury Tx
Normandy Terrace: San Antonio Tx
The Hope House: Norfolk VA
The Storage Mall: Townsend DE
Captains Walk: Sanibel FL
Bay to Beach Resort: Fort Myers Beach FL
Our Lady of Guadalupe: Mayo FL
St. Rosalie Parish: New Orleans LA
Davison Westin: Indianapolis IN
Ancient City: Columbia SC

September 2014- January 2018

ODARC | Houston Tx

Construction Project Manager: Contract Assignments

- Managed construction of custom homes, renovations, and additions from design through completion, ensuring client satisfaction and quality standards.
- Coordinated with architects, engineers, and subcontractors; negotiated contracts and oversaw all construction phases.
- Directed site safety, inspections, and audits while managing teams to deliver projects on time and within budget.
- Handled material procurement, vendor coordination, and scheduling to maintain efficient workflows.
- Supported land acquisition research and collaborated with senior managers on project planning and execution.

January 2005 - September 2014

Decks-Etc.Contracting | Houston Tx

Owner

- Founded and managed a contracting business specializing in decks, pergolas, patios, fences, and outdoor living structures.
- Completed 28 deck projects at Timber Creek Apartments and numerous custom residential builds.
- Directed client relations, budgeting, contract negotiation, and subcontractor management.
- Oversaw drafting, permitting, material procurement, and project execution from start to finish.
- Ensured quality workmanship, safety, and customer satisfaction across all projects.

November 2001- January 2005

Juarez Construction | Long Island NY

Construction Crew Leader

- Supervised and organized daily crews for residential home construction in planned communities, ensuring safety, quality, and productivity.
- Coordinated materials, floor plan layouts, and site logistics to maintain efficient workflows and project timelines.
- Led framing operations from foundation through completion, including walls, subfloors, joists, rafters, roofing, and siding.
- Executed both interior and exterior finishing work, including drywall, painting, trim, windows, and doors.
- Collaborated with builders and supervisors on inspections and walkthroughs to verify structural integrity and compliance with specifications.
- Trained and guided team members on construction methods, tool use, and adherence to quality and safety standards.