

Michael C. Cockroft

Milwaukee, Wisconsin

PROFESSIONAL EXPERIENCE

Project Manager

Wangard Partners, Inc. Wauwatosa, Wisconsin 11/2015 – Present

- Manage real estate projects from pre-development through construction and project closeout.
- Solicit and select required consultants and contractors including architects and engineers.
- Develop and manage project budgets including applications for payment, change requests and job costing.
- Manage municipal approval processes including zoning changes, permitting and inspections.
- Oversee field activities and ensure quality control standards are met.
- Manage tenant build-outs and other capital projects on existing developments.

Construction Director

Milwaukee Habitat for Humanity, Inc. Milwaukee, Wisconsin 04/2013 – 10/2015

- Manage and direct all aspects of the construction operations including people, functions and teams.
- Create and monitor construction budgets and implement value engineering strategies.
- Plan and implement master construction schedule and coordinate multiple projects for phase completion.
- Coordinate land development work including acquisition, assemblage, permitting and infrastructures.
- Collaborate on grant requests, RFP responses for public funding and manage compliance requirements.

Project Manager

T. L. Reese Corporation Milwaukee, Wisconsin 02/2009 – 04/2013

- Manage construction projects from conception to completion including estimating, contract buy-out, scheduling, coordination and punchlist.
- Coordinate walkthroughs and meetings with subcontractors, suppliers and architect and owners' teams.
- Manage office and on-site activities and coordinate all document control activities.
- Manage account payables versus budget and manage project cash flow.

Project Manager

Cross Management Services, Inc. Milwaukee, Wisconsin 09/2004 – 02/2009

- Manage supplier and workforce diversity program efforts and prepare diversity reports.
- Solicit targeted businesses and workers and ensure participation goals are met or exceeded.
- Manage construction projects from conception to completion including pre-development planning.
- Worked with local municipalities on design guidelines and planning for new developments.
- Prepared architectural drawings and specifications for construction of new single family homes.

EDUCATION

- Graduate Diploma & Carpentry Trade Certificate, Bradley Trade & Technical High School
- A.S. Architectural Technology, Milwaukee Area Technical College
- Finance Major, University of Wisconsin – Milwaukee (Currently Enrolled)

BOARD AFFILIATIONS

- Board Member, We Got This, Inc.
 - Board Member, Pathfinders Milwaukee, Inc.
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AWARDS AND CERTIFICATIONS

- Valedictorian, Associates in Commercial Real Estate (ACRE) Program, LISC Milwaukee
- "40 Under 40" Class of 2013, The Business Journal of Greater Milwaukee
- "Corporate Trailblazer" Class of 2014, The 29th Annual Milwaukee Times Black Excellence Awards
- Project Management Certificate – Milwaukee Metropolitan Sewerage District
- Certified Construction Professional – Metropolitan Builder's Association
- Certified Master Builder – Wisconsin Builder's Association
- Certified Dwelling Contractor Qualifier – Wisconsin Department of Commerce
- Lead Safe Renovator – State of Wisconsin, Dept. of Health Services
- "The Drew Model Home", Awarded "Best Model Home Under \$500,000" – Milwaukee Home & Fine Living Magazine 2008 Design Awards

REFERENCES

- Wayne Wiertzema, Vice President of Development, Capri Senior Communities – 262.313.8383
- Carla Cross, President, Cross Management Services – 414.807.5920
- Teig Whaley-Smith, Development Director, Milwaukee County – 414.220.0638
- Robert Lemke, Associate Professor, Milwaukee School of Engineering – 414.640.2175
- Deshea Agee, Executive Director, King Drive Business Improvement District – 414.234.7450
- Cory Nettles, Managing Director, Generation Growth Capital – 414.702.0616

SELECT PROJECT EXPERIENCE

RESIDENTIAL CONSTRUCTION EXPERIENCE

- Custom Home, New Construction, 1827 N 4th Street, Milw., WI, \$400k
- Custom Home, New Construction, 1942 N 20th Street, Milw., WI, \$275k
- Custom Home, New Construction, 1623 N 20th Street, Milw., WI, \$295k
- Woodlands Condominiums, 8 Scattered Site Renovation Units, Milw., WI, \$470k
- UMCS Townhomes, 14 Scattered New Construction Units, Milw., WI, \$2.1M
- Lindsay Heights NSP, 21 Scattered Site Homes, Milw., WI, \$2.5M
- Habitat for Humanity, New Construction & Gut Rehabs, Milw., WI, \$5M

MULTI-FAMILY / COMMERCIAL CONSTRUCTION EXPERIENCE

- Piggly Wiggly / Citi-Trends, Grocery & Clothing Store Interior Build-Out, \$398k
- Marquette Varsity Theatre, Interior Improvements, \$720k
- Washington Park Apartments, 24 Unit Apt. Bldg. & Office Space, \$5.7M
- Grandview Apartments, 10 Unit Apt. Bldg & 1st Floor Retail, \$2.2M
- Freshwater Apartments, 76 Unit Apt. Bldg & 1st Floor Retail, \$16M

SUPPLIER & WORKFORCE DIVERSITY EXPERIENCE

- UWM Kenilworth, Weis Development, \$68M
 - Harley Davidson Museum, Harley-Davidson, \$51M
 - Wisconsin Energy Institute, University Wisconsin Madison, \$46M
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