



## EXECUTIVE SUMMARY

As Vice President of Estimating and Preconstruction, Fernando provides executive oversight of the estimating and preconstruction functions across the entire organization's project portfolio. Fernando leads and develops the estimating and preconstruction teams, fostering a culture of accuracy, accountability, and continuous client satisfaction. He works in close partnership with Senior Leadership and Ownership to align preconstruction outcomes with long-term goals.

## QUALIFICATIONS SUMMARY

Fernando brings over 12 years of experience estimating commercial and design-build projects of all sizes. He joined NEC in 2021

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# FERNANDO RODRIGUES

## V.P. ESTIMATING AND PRECONSTRUCTION

### ROLE DEFINITION

- Provide executive oversight of estimating and preconstruction across the entire design-build project process.
- Direct cost assessment, pricing strategy, and risk management specific to the design-build project delivery model.
- Lead and coordinate the estimating and preconstruction team through GMP development and design-phase cost tracking.
- Partner with design-build team, overseeing estimating efforts with evolving design and client expectations.
- Oversee subcontractor prequalification and risk management process of vetting trade partners.

### RELEVANT EXPERIENCE

#### THE DAY MULTI-UNIT-NEW LONDON, CT

\$19,000,000

Led and oversaw the full preconstruction and estimating efforts for the upcoming adaptive reuse project conversion of an existing office space into a multi-unit residential complex.

#### DEXTER STREET COMMONS-PAWTUCKET, RI

\$40,000,000

Led and oversaw full preconstruction and estimating efforts for the new construction of the 150 unit multi-unit project.

#### BRYANT UNIVERSITY-SMITHFIELD, RI

\$4,074,000

Managed the estimating, budgeting and preconstruction of the dormitory renovations and utilities upgrades.

#### ONE CIRCLE-NEW BEDFORD, MA

\$14,000,000

Provided executive leadership and managed the estimating, budgeting and preconstruction of ground up construction project consisting of 44 residential units.

#### MERRIAM SHOPPING CENTER-MILFORD, CT

\$14,000,000

Provided executive leadership and managed the estimating, budgeting and preconstruction of the ground up construction retail plaza.

#### CONCOURSE PARK

Provided executive leadership of the preconstruction services for the 309 unit 19 building ground up residential complex.



# DANIEL LOURIÉRO

## SENIOR PRECONSTRUCTION MANAGER

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### ROLE DEFINITION

- Lead and manage the preconstruction process across all projects from initial pursuit through final handoff to construction.
- Develop and maintain the Master Preconstruction Project Schedule, integrating design, estimating, procurement and permitting milestones.
- Oversee the operational transition from estimating/preconstruction to construction, ensuring continuity of scope, budget and schedule.
- Coordinate closely with design teams and estimators to align evolving design with cost, schedule, and constructability targets.
- Serve as key client-facing liaison during preconstruction, managing expectations and communication through project pursuit, design and buyout.

### RELEVANT EXPERIENCE

#### RUMFORD CENTER PHASE II

\$11,300,000

Member of the project management team for the second phase new construction of 80 unit multi-unit project.

#### BRYANT UNIVERSITY-SMITHFIELD, RI

Various Sizes

Member of the project management team executing the renovations and building upgrade projects for Bryant University summer slammer programs.

#### NEWBURY COURT-CONCORD, MA

\$1,600,000

Project managed the interior renovation of an existing dining hall and kitchen located within an occupied retirement facility

#### THE FRONTIER & THE DAY

\$10,000,000 & \$19,000,000

Leading preconstruction services for the upcoming adaptive reuse project conversion of an existing office space into a multi-unit residential complex.

#### MERRIAM SHOPPING CENTER-MILFORD, CT

\$14,000,000

Managed and lead the preconstruction services for the ground up retail plaza project.

**NEW ENGLAND  
CONSTRUCTION**  
EST 1985

CELEBRATING 40 YEARS

### EXECUTIVE SUMMARY

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As Senior Preconstruction Manager, Daniel plays a vital role in overseeing and coordinating all aspects of the preconstruction process. He leads many of our preconstruction efforts, working closely with clients to ensure alignment on project goals, budgets, and timelines from the very beginning. Daniel also helps facilitate seamless project startups and handovers, serving as a key liaison between Operations, Estimating, and Finance. With a strong focus on early-phase planning and collaboration, his leadership helps lay a solid foundation to set each project up for long-term success.

### QUALIFICATIONS SUMMARY

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Daniel brings more than 10 years of experience managing commercial projects. Daniel rejoined NEC in 2025.

UNIVERSITY OF RHODE ISLAND  
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ENGINEERING  
OSHA 30  
PROCORE PROJECT  
MANAGEMENT CERTIFICATION  
FMI PROJECT MANAGEMENT  
ACADEMY



# KEVIN LAHAH

## PROJECT EXECUTIVE

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### ROLE DEFINITION

- Provide executive leadership and operational oversight throughout the preconstruction and construction phases.
- Partner with estimating and preconstruction teams to align construction strategies with project goals, budget and schedule.
- Lead operations input during constructibility reviews, identifying opportunities to improve quality, schedule and project execution.
- Oversee procurement strategy for long lead materials and critical trade partners to support project milestones.
- Evaluate project risks and develop proactive mitigation strategies throughout preconstruction.

### RELEVANT EXPERIENCE

#### **COUNCIL TOWERS NORTH AND SOUTH-MIAMI BEACH, FL**

\$24,000,000

Provided project management for the multi-building renovation including exterior upgrades and interior improvements

#### **SEABURY HEIGHTS-WORCESTER, MA**

\$24,000,000

Provided project management for the elderly low income housing renovation including exterior renovations, finish upgrades and interior construction of additional ADA units.

#### **COTTAGE BROOK APARTMENTS-DORCHESTER, MA**

\$25,000,000

Provided the complex project management services of a partially completed extensive multi-unit renovation project. Project management included reworking the construction schedule and financial documentation to delivery the project successfully.

#### **FOUR FREEDOMS HOUSE-MIAMI BEACH, FL**

\$9,000,000

Provided project management for the selective renovation of 210 units including interior unit upgrades, ADA renovations and finish upgrades.



CELEBRATING 40 YEARS

### EXECUTIVE SUMMARY

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As Project Executive, Kevin is responsible for the executive leadership of the project management team and processes to encourage seamless project delivery and accountability.

Through Kevin's years of experience as a high level project manager, he has developed a well rounded skillset in executing complex projects.

### QUALIFICATIONS SUMMARY

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Kevin brings over 15 years of project management experience. He joined NEC in 2026

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# LUKE GRADY

## DIRECTOR OF FIELD OPERATIONS

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### ROLE DEFINITION

- Lead all preconstruction estimating efforts across conceptual, schematic, design development, and construction document phases aligning cost projections with evolving design scope in real time.
- Partner directly with design team and ownership throughout the design-build process to provide continuous cost feedback, enabling informed design decisions.
- Solicit, level and evaluate subcontractor and vendor bids across all trades, negotiating scope and pricing to ensure best value and budget accuracy.
- Develop and present phased cost analysis, and risk assessments directly to design-build team at each design key milestone.

### RELEVANT EXPERIENCE

#### DEXTER STREET COMMONS-PAWTUCKET, RI

\$40,000,000

Provided executive oversight, logistics and site planning of all field operations for the 150 unit multi-unit project

#### ONE CIRCLE-NEW BEDFORD, MA

\$16,000,000

Managed the initial logistics planning and site risk mitigation analysis with ongoing executive oversight of all field operations for this 44 unit multi-family ground up project.

#### BRYANT UNIVERSITY-ALL PROJECTS

Various Project Costs

Executive oversight and management of the field operations team for the Bryant University renovation projects including phasing, logistics and schedule coordination.

#### EL CENTRO COMMUNITY CENTER-CENTRAL FALLS, RI

\$10,000,000

Executive oversight and management of the field operations team for the adaptive reuse and historical restoration community center project.



CELEBRATING 40 YEARS

### EXECUTIVE SUMMARY

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As Director of Field Operations, Luke's responsibilities include supporting and overseeing all Project Superintendents with their daily on-site supervision and technical management of the project. He monitors and coordinates staffing levels and the productivity of all superintendents. He communicates the daily requirements of the field operations to the Vice President of Operations to effectively plan and supervise the operations of the project site. Luke adds value to preconstruction by developing detailed schedules and site logistics plans that maximize client productivity and quality. Luke will be an integral part of our team during preconstruction to ensure this project is set up for success.

### QUALIFICATIONS SUMMARY

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Luke brings more than 22 years of industry experience to the team -Luke joined New England Construction in 2021

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