

CND319004 | Project Executive

Project Executive — Data Center Delivery | P&L & Financial Leadership | Southeast US | Travel-Ready

28+

YEARS EXPERIENCE

\$2B+

PROGRAMS DELIVERED

\$200M+

PROGRAM BUDGET

15%+

COST SAVINGS

CANDIDATE	CND319004 Project Executive
CURRENT ROLE	Project Executive, West Texas hyperscale AI data center campus program
YEARS OF EXPERIENCE	28+ years in large-scale construction, program delivery, and project controls
FINANCIAL STRENGTH	Full P&L accountability; cost forecasting, cost-to-complete, and margin management; delivered 15%+ savings on a \$200M+ program
DATA CENTER / MISSION-CRITICAL	42MW hyperscale colocation campus (QTS); data center work on Apple Campus 2, CA High-Speed Rail (12MW), and LADWP (18MW); current multi-site AI program
EDUCATION	MBA, International Finance (Cal State University, East Bay); BS, Industrial Engineering
CERTIFICATIONS	PMP; CCM; EIT/FE; OSHA 30
RELOCATION	Career traveler comfortable with multi-year on-site assignments; open to travel across the Southeast; prefers not to permanently relocate
COMPENSATION	\$195k - \$220k Per Year
AVAILABILITY	Actively exploring; primary motivator is long-term stability and clearly defined expectations

CANDIDATE OVERVIEW

CND319004 is a data center delivery executive with 28+ years directing large-scale construction, program delivery, and project controls across capital programs exceeding \$2B. Neil currently serves as Project Executive on a multi-site, hyperscale AI data center campus program in West Texas, with full P&L accountability and end-to-end ownership of preconstruction, scheduling, and quality across 40+ vendor, trade, and EPC partners. CND319004 operates as the primary escalation point for schedule, cost, and quality, integrating engineering, procurement, and ownership stakeholders into a single accountable decision structure and reporting program financials directly to senior leadership.

Financial leadership is a defining strength. Holding an MBA in International Finance from Cal State University, East Bay, CND319004 owns cost forecasting, cost-to-complete analysis, margin management, and month-end financial reporting as core disciplines rather than delegated tasks. As Senior Program Manager at QTS in New Albany, OH, CND319004 directed delivery of a 42MW hyperscale colocation campus with a \$200M+ budget, achieving consistent 15%+ cost savings through strategic procurement and value engineering. This is a leader who reads a project as a business, identifies financial risk early, and develops recovery strategies without leaning on senior leadership for direction.

The mission-critical and data center background is current and substantial, spanning multiple builds and the full delivery lifecycle: site development, civil, foundations, structural systems, MEP coordination, generator and mechanical yards, electrical infrastructure, and commissioning and turnover, alongside pay applications, change management, PCOs, and claims. Prior data center work includes procurement and delivery leadership on Apple Campus 2 (Tutor Perini / Rudolph & Sletten), a 12MW data center for California High-Speed Rail (Cordoba), and an 18MW LADWP facility. CND319004 has also carried full operational and contract accountability on major civil and infrastructure programs, including a \$250M USACE levee program (Michels / Lane), and previously built and led a global services organization of 150+ professionals across the U.S., China, and Brazil.

CND319004 is actively exploring opportunities, motivated primarily by long-term stability and clearly defined expectations after repeated organizational restructuring at the current employer. A career traveler comfortable with extended on-site assignments and regional travel, CND319004 prefers not to permanently relocate. Compensation expectations have been reviewed against the offered structure and confirmed as competitive and acceptable.

KEY STRENGTHS

- Full P&L accountability with cost forecasting, cost-to-complete, and margin management as core disciplines
- Delivered 15%+ cost savings on a \$200M+, 42MW hyperscale campus (QTS) through procurement and value engineering
- Current, substantial data center and mission-critical tenure across multiple builds
- Full-lifecycle delivery: site, civil, structural, MEP coordination, electrical, commissioning, and turnover
- Executive-level client and stakeholder management; reports directly to senior leadership
- MBA in International Finance — reads a project as a business, not just a build
- Career traveler comfortable with extended on-site assignments; prefers not to permanently relocate

CREDENTIALS & SKILLS

- PMP — Project Management Professional; CCM — Certified Construction Manager
- EIT/FE — Engineer in Training; OSHA 30 — Construction Safety
- MBA, International Finance; BS, Industrial Engineering
- Cost forecasting, cost-to-complete, margin management, pay applications, change management
- Preconstruction, estimating, procurement, bid/RFP frameworks, and vendor governance
- Primavera P6 scheduling and risk management; Procore; VDC/BIM (Revit, Navisworks)
- PCOs, claims, and dispute resolution through commissioning and turnover

Interested in an interview?

Full resume available on request.