

ROWENA TULACZ

Scope Writer · Estimator · Project Manager / Superintendent

Santa Cruz, CA (SF Bay Area) — willing to travel nationwide | 831-999-0542 | ro@rconstructionsolutions.com |
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Summary

Independent 1099 contractor with 30+ years in scope writing, estimating, project management, and field supervision — with deep experience in large-scale renovation and disaster / insurance restoration. Procore-certified PM; CQM-C and OSHA 30. California-based and fully available to travel.

Core Capabilities

- Scope writing, bid leveling, takeoffs, and conceptual / hard-bid estimating
- Change-order control, bid solicitation, and subcontractor buyout
- Insurance / disaster restoration and high-volume renovation programs
- Project management, field supervision, and multi-market / remote oversight
- Software: Procore · OnScreen Take-Off · Bluebeam · Google Workspace · Microsoft 365

Experience

INDEPENDENT CONSULTING

R. Construction Solutions — President / Principal Consultant

- Fractional estimating, scope writing, owner's-rep, and project management for contractors and suppliers nationwide.
- Consulting in estimating systems & controls, process / workflow standardization, subcontractor & vendor sourcing, recruiting, and market analysis.

DISASTER RESTORATION & RECOVERY

F.H. Paschen, S.N. Nielsen & Associates — Office Manager, New Orleans Division

- Supported large-scale FEMA and U.S. Army Corps of Engineers post-Katrina reconstruction across a multi-asset New Orleans portfolio.
- Managed multiple jobsites remotely; tracked all costs and owner requisitions in Primavera CM13.
- Coordinated estimating across 15+ senior estimators / PMs; maintained MBE / DBE / WBE records for public bidding.

ESTIMATING & SCOPE WRITING

Broadway Electric, Inc. — Construction Estimator (Contract)

- Electrical estimates and scopes — takeoffs, bid solicitation, and scope leveling for competitive work.

Cornerstone Contracting, Inc. — Construction Estimator (Contract)

- General construction estimating and scope development across multiple concurrent pursuits.

J.C. Anderson, Inc. — Estimator, Construction Interiors

- Commercial interior and tenant-improvement estimating and scope writing.

Blinderman Construction Company, Inc. — Estimator / Project Manager

- General construction estimating paired with project-management responsibilities.

PROJECT MANAGEMENT & FIELD SUPERVISION

F.E. Moran, Inc. — Project Manager / Assistant PM (Mechanical)

- Managed mechanical subcontracts \$60K–\$3M for Gilbane Building Company; ran a \$6 million design-build scope for a downtown Marriott Residence Inn.
- 3D BIM coordination, shop-drawing review, and cost / labor / PO tracking in Penta.

Macon Construction Group, Inc. — Project Manager

- Ran multi-site, repeatable program rollouts — ground-up 7-Eleven stores, tenant build-outs, and facade improvements — through completion.

The Gammonley Group — Contract Administrator / Project Engineer / Assistant PM

- Contract administration on a \$55 million high-rise residential condominium; cut project expense ~10%.

General Electric — Regional Site Controller, Industrial

- Cost control across multiple industrial construction projects, on-site.

Jupiter Realty Corporation — Project Support to Senior VP, AIA

- Commercial real estate development from concept to completion, including the Illinois Medical District office building and Lakemoor Apartments (multifamily).

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Certifications

- Procore Certified: Project Manager (Project Management & Core Tools)
- Construction Quality Management for Contractors (CQM-C) · OSHA 30-Hour

Education

- **Illinois Institute of Technology** — Architectural Engineering coursework
- **Harrington College of Design** — BFA, Interior Design
- **Wilbur Wright College** — A.S., Engineering Science