

Chris Pendleton

President, PenCo, LLC · Estimating · Preconstruction · Cost Engineering

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pencobuilders.com · Remote, serving
contractors nationwide

PROFILE

Civil engineer and estimator with experience from self-perform scopes through multi-billion-dollar federal and infrastructure programs. Builds conceptual budgets, competitive bids, bid leveling, and GMP pricing, and carries cost from on-screen takeoff through award, buyout, and change management.

ESTIMATING SKILLS

From commercial tenant-improvement projects to multi-billion-dollar civil infrastructure and industrial programs. PenCo offers services from conceptual and detailed estimating, on-screen takeoff, bid leveling and award, GMP and value engineering, risk and contingency, economic forecasting, P&L and gross margin, and scope negotiation.

Tools: Bluebeam · PlanSwift · Agtek · AI-assisted estimating with Claude · Primavera P6 · AutoCAD · MII · MCACES · Procore · CMiC

EXPERIENCE

PenCo, LLC

President

January 2020 – Present
Commercial, civil, and industrial

- Estimate and manage projects from preliminary budget through bidding, bid leveling, and final award.
- Complete on-screen takeoffs in Bluebeam, PlanSwift, and Agtek, use Claude for quantity checks and estimate assembly, and set pricing with preliminary schedules for overhead and general conditions.
- Calculate P&L and gross margin for executive review and maintain the subcontractor and vendor relationships used for pricing.
- Lead permitting and early preconstruction, and identify drawing, specification, and constructability risks before bid.

Regional commercial general contractor

Project Manager

January 2019 – December 2020
Preconstruction and buyout

- Bid, negotiated, and value-engineered budgets and GMPs that met client financing goals and protected margin through buyout.
- Controlled cost for financing and budgeting; assigned projects finished profitable and under budget.
- Tailored scopes and contracts, closed preconstruction gaps, negotiated changes, and maintained Primavera P6 schedules for competitive bids and negotiated proposals.

AECOM Hunt

Project Manager / Assistant Project Manager

March 2016 – December 2018
LEED convention center — \$207 million

- Issued bid documents, tailored front-end contracts, and closed descoping into the guaranteed maximum price.
- Led subcontracts up to \$9 million and negotiated T&M, PCIs, CORs, and proposal requests using BIM 360, CMiC, AutoCAD, P6, Textura, and Oracle.

The Walsh Group

Project Engineer

January 2015 – March 2016
PPP design-build bridges program — \$2 billion

- Coordinated field design changes critical to the design-build tunnel and estimated change impacts to Walsh and subcontractor contracts.
- Reported production and project-control data and obtained building, MOT, and AHJ permits.

Earlier experience. Bechtel, Construction Engineer, 2014–2015 — chemical agent destruction pilot plant (federal program), ~\$3 billion: P6 and Microsoft Project scheduling support, submittals, man-hour and equipment tracking, and QC inspection plans. Specialty waterproofing/sealants subcontractor, Estimator, 2011–2013 — Division 03, 04, and 07 scopes. National design-build general contractor, Internship, Summer/Fall 2011 — field operations and self-perform concrete estimating.

EDUCATION

Bachelor of Science in Civil Engineering

CERTIFICATIONS

STS-C · Primavera P6 · Procore Project Management · PMI (Project Management Institute) · ASCE Quality Management · OSHA 30-Hour · CPE