



Frank A. Regueyra

Executive Consultant

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PROFILE

With 35 years of professional management experience as an Architect, Owner's Representative and Construction Manager, Frank has developed a business perspicacity allowing for tactical and strategic project implementation. He successfully combines a broad range of industry knowledge with a keen ability to understand the client's vision through an emphasis on open communication, value, quality and performance.

His particular emphasis on close client communication and the structuring of services have made his endeavors successful. His knowledge of design and construction allows him to be an efficient, proactive and confident problem solver always pushing for alternate ways of doing things that are value based.

Specialties: His significant experience in feasibility, facility assessment, schematic/design development co-ordination, initial budget development, pre-construction management, consulting, code analyses, construction administration, and project staff management/co-ordination make him an asset in the planning, design and construction of the type of facilities that make up the "project". He thrives on balancing the complexities of meeting both budget and schedule without sacrificing the quality of the design.

EDUCATION

Bachelor of Architecture University of Cincinnati

1980 - 1985

PROFESSIONAL MEMBERSHIPS

Member, Society of American Military Engineers (SAME)



DETAILED EXPERIENCE

FEDERAL SECTOR

Fernald Preserve Visitors Center - Harrison, OH (Design-Build)

CLIENT: U.S. Department of Energy/The S.M. Stoller Corporation VALUE: \$3.3M LEED Platinum

The transformation of a nuclear weapons production site into a 1,050-acre community asset. The new 10,800 SF visitors center features nine exhibits that tell the story of Fernald's history and the environmental clean-up project, and a fully-equipped meeting room for education programs and community meetings. The design and construction of the Visitors Center incorporated sustainable design principles and achieved Ohio's first LEED Platinum level certification.

AWARDS & HONORS: 2008 AGC Build Ohio Award Winner; 2009 Aon Build America Award Winner

Ft. Bliss Indoor Aquatics Center, Ft. Bliss, TX (Design-Build)

CLIENT: U.S. Army Corps of Engineers VALUE: \$13.8M

A new 49,800 SF Indoor Aquatics Center in Ft. Bliss, Texas, which serves as soldier training space for water-based maneuvers and doubles as recreation space for soldiers and their families. Features of the new Indoor Aquatics Center include: 50M, 8-lane lap pool; deep water training tank; multi-purpose pool; training rooms and classrooms; and locker rooms. The project was designed and constructed for LEED Silver certification. As the design/builder, we were responsible for design coordination, establishment of the overall project schedule, cost control, safety management and coordination with all USACE personnel.

Ft. Stewart Physical Fitness Facility, Ft. Stewart, GA (Design-Build)

CLIENT: U.S. Army Corps of Engineers, Savannah District VALUE: \$17.4M

A new 80,327 SF, two-story Physical Fitness Facility at Ft. Stewart, Georgia, includes an indoor pool (natatorium), running track, gymnasium, fitness module, entrance lobby with climbing wall feature, spinning room and racquetball courts. Additional features include aerobics module, concessions, day care, locker rooms with saunas and cycling. The project is certified with a LEED Silver rating. As design/builder, we were responsible for design coordination, establishment of the overall project schedule, cost control, safety management and coordination with all USACE personnel.

Ft. Bliss Child Development Centers, Ft. Bliss, TX (Design-Build)

CLIENT: U.S. Army Corps of Engineers, Huntsville District VALUE: \$29M

Design/builder for three new child development centers for the U.S. Army Corps of Engineers. CDCs #1 and #2 are new 26,450 SF facilities for ages 0-5, which include pre-school and toddler rooms, training spaces, administrative offices and a full kitchen. CDC #3 consists of a new 21,700 SF facility for ages 6-10, which includes training spaces, full kitchen with kitchen training room, classrooms,



computer lab, large indoor multi-purpose room, and outdoor activity areas including a playground and soccer field. All three buildings are designed for LEED certification.

Ft. Lewis Company Operations Facility, Ft. Lewis, WA

CLIENT: U.S. Army Corps of Engineers, Seattle District VALUE: \$12.8M

Construction of a new multi-building Company Operations Facility that serves as the primary staging, training, and deployment center for soldiers and their supplies. Buildings include a 16,120 SF administrative module featuring office and administrative space; a 36,720 SF readiness module featuring warehouse space, lockers, arms storage and supply areas; an 8,955 SF covered hardstand loading area; and a 600 SF storage building. The facility has been constructed to meet LEED Silver certification.

PRIVATE SECTOR

GREAT AMERICAN BALL PARK

CLIENT: Hamilton County, OH VALUE: \$280M ROLE: Program Manager

A 1,000,000 SF, 42,000-seat ballpark that is home to the Cincinnati Reds professional baseball team. Frank was part of a joint venture with Parsons Brinckerhoff, contracted by Hamilton County to ensure that the Great American Ballpark was constructed on time and on budget. Frank's responsibilities included overseeing the activities of the Construction Manager, monitoring the schedule and all proposed changes that may have cost impacts/overruns on the project.

Fountain Square Renovation, Cincinnati, OH

CLIENT: Cincinnati Center City Development Corp. (3CDC) VALUE: \$26M

The complete renovation of historic Fountain Square, located in the symbolic and physical heart of Downtown Cincinnati, was a \$42 Million transformation. The project was a complete overhaul of the outdoor public plaza, from the top of its famous fountain's head to the bottom of the four-level underground parking. Today, Fountain Square pulses with people, events and excitement nearly every hour of every day. It has inspired approximately \$88 million in surrounding property investment.

Cincinnati Reds Hall of Fame Museum and Team Store, Cincinnati, OH (Design-Build)

CLIENT: Cincinnati Reds VALUE: \$9.9M

The Cincinnati Reds Hall of Fame Museum is a two part structure consisting of a 6,000 SF Team Store and a 36,000 SF Museum. Limited on-site material storage and a complex mechanical and lighting package installed in high bay ceilings, were just a few of the challenges accomplished in the 2 ½-month construction schedule. The design of the team store incorporates many baseball themes from the Cincinnati Reds, including a replica of the World Series trophy. The Hall of Fame tells the



story of the Cincinnati Reds from early years, starting at the Terrace Level, through to the Gallery, which encompasses the most accomplished Reds players.

Cincinnati Reds Batter's Eye Addition - Cincinnati, OH (Design-Build)

CLIENT: Cincinnati Reds VALUE: \$2.5M

Frank served as the Project Executive on the Construction Management for the 18,260 SF renovation and expansion of the existing Batter's Eye facility for the Cincinnati Reds. Construction consisted of adding structural steel framing and concrete decks, creating a "Riverboat" structure within the ballpark, which contained high tech meeting rooms, equipment display rooms and outside party decks for clients and guests to view Reds' ballgames. As Project Executive, Frank's role on the project was to maintain communication with the Owner, and to ensure completion by Opening Day

City of Miami Springs Aquatic Center, Miami Springs, FL (Design-Build)

CLIENT: City of Miami Springs VALUE: \$5M

Frank led the 7,500 SF project consisted of the complete demolition of the existing aquatic facility and parking lot in a residential neighborhood located next to the existing Community Center. The design consisted of four separate buildings grouped around the pool deck, creating a buffer for the neighboring houses. The new pool combines an eight-lane lap pool, a learn-to-swim area with a large slide, and zero entry area with play features. The four buildings are an Admin/Entry Building, a Concession Building, the Bath House and a Multipurpose Building with a catering kitchen.

Crossroads Church West Side Campus - Cleves, OH

CLIENT: Crossroads Church VALUE: \$3.7M

The \$3.7M renovation of an existing 72,000 SF middle school into a state-of-the-art worship facility, which includes an auditorium, kid's club area, vestibule and offices. Scope of work includes high grade finish upgrades, existing electrical and special system upgrades, a fire suppression and cooling system addition, and a new landscape/canopy entrance. Megen served as the design/builder managing a critical, fast-paced schedule to meet Crossroads' opening timeline.

Northern Kentucky Convention Center Renovations - Covington, KY

CLIENT: Northern Kentucky Convention Center VALUE: \$1.5M

The 60,000 SF renovation of the first floor of the Northern Kentucky Convention Center, consisting of first floor exhibit halls, lobby and restrooms. Exhibit hall renovations included new painting and carpeting, new LED lighting system and resurfacing of the operable partition. The lobby was also painted with new carpeting, as well as fabricated architectural features and a partial LED lighting system. Work in the restrooms included new ceramic floor and wall tiles, corian countertops, and hands-free faucets, toilets and hand dryers. Megen served as the design/builder on the project, and completed all renovations around the Convention Center's event schedule, over a four-month period.



HEALTHCARE**Mercy West Medical Office Building - Cincinnati, OH**

CLIENT: Mercy Health & Frauenthuh Real Estate Health Solutions VALUE: \$4.2M

The tenant fit-out of five levels, a total of 15 tenants, in the newly built core and shell building on the Mercy West Hospital campus. The 100,000 SF project includes offices, exam rooms, x-ray rooms, CT Scan room, therapy gyms and rehabilitation area, reception and waiting rooms, conference rooms, a decorative wood/glass stair feature, operable wall partitions, and modular system walls and furniture. Worked directly with the Developer, Design Teams and Mercy Health representatives through the coordination process of equipment and tenant space requirements, while maintaining the budgets and cost reports.

Cincinnati Veterans Affairs Medical Center Renovations - Cincinnati, OH

CLIENT: Cincinnati VA Medical Center VALUE: \$1.8M

Numerous renovation and expansion projects on the Cincinnati Veteran Affairs Medical Center campus, including projects such as the Spinal Cord Injury Clinic, PET/CT Scan Site Prep and the Ambulatory Imaging Center. All three projects included extensive demolition and renovation, creating new office spaces, state-of-the-art procedure rooms and expanded physician and staff facilities for the VA personnel.

Mercy Franciscan West Park Hospital Room Conversions - Cincinnati, OH

CLIENT: Mercy Health Partners VALUE: \$1M

The 13,560 SF renovation of a complete wing of assisted living patient rooms, dining room, nurse's station and lounge areas for Mercy Health Partners' West Park facility. This was an occupied environment with active patient rooms and total living facilities. Patients, offices and therapy rooms were located above the floors being renovated, which needed to be coordinated with work that was to be installed in the ceilings of the renovated area. Despite these challenges, all work was performed during normal business hours with no interruption or displacement of patients or staff.

University Hospital Lab Program Renovations - Cincinnati, OH

CLIENT: University Hospital VALUE: \$1.6M

Renovations of three laboratory facilities for University Hospital including updating a 7,000 SF unused laboratory for the expanding Laboratory Department, a 1,000 SF first floor laboratory intake area and a 1,000 SF mycology laboratory. All projects presented unique challenges, with a wide scope of work, tight schedules and the need for strict infection control procedures. In addition to success in all three of these areas all the Laboratory Department updates came in under the original budget

UC Medical Center Cardiovascular Recovery Unit - Cincinnati, OH

CLIENT: UC Health/UC Medical Center VALUE: \$1.4M

A 7,000 SF renovation of the Outpatient Cardiology Unit at University of Cincinnati Medical Center. The existing space was transformed into a new Cardiovascular Recovery Unit with 14 beds and a rehab gym. There were also two additional renovation projects in the Cardiovascular Recovery Unit including a 2,600 SF conversion of seven recovery outpatient bays into a new Endoscopy Procedure (EP) room, and a 3,137 SF expansion of an existing exam space for the Center of Perioperative Care.

EDUCATIONAL

Princeton High School, Middle School & Viking Village - Cincinnati, OH

CLIENT: Princeton City School District VALUE: \$130M

New construction of approximately 535,000 SF total facilities for Princeton City School District. The new facilities include a 182,000 SF middle school, accommodating 1,200 students; an 209,500 SF high school, accommodating 1,800 student; and a 200,000 SF Viking Village performance complex with a 2,500-seat competition gym, a 300-seat natatorium and a 1,000-seat theater with balcony and full depth orchestra pit. The new facilities are millennium schools equipped with full Wi-Fi access throughout the building and over 500 iPads for student learning. Megen, in conjunction with other team members, provided construction management services for the new facility. This is an Encore performance at Princeton City Schools, as the Turner-Megen team constructed eight elementary schools for the District in 2008.

Trotwood-Madison City Schools - Trotwood, OH

CLIENT: Trotwood-Madison City School District VALUE: \$75M

Megen Construction completed a two-phase, district-wide project for the Trotwood-Madison City School district. Phase I consisted of a 231,000 SF new high school, with a centralized media center, special education classrooms, science rooms, art rooms and life skills rooms. The project also included a 500-seat auditorium, natatorium, multiple gymnasiums, football stadium, eight-lane track and field, and soccer field and tennis courts. Phase II consisted of a 66,000 SF Early Learning Center, two 54,000 SF Elementary Schools and a 90,000 SF Middle School, built using Autoclave Aerated Concrete (AAC) panels, which provide higher bearing strength and R-value. Megen is the first CM in Ohio to build a school facility using AAC panels.

Eaton Community Schools, Eaton, OH

CLIENT: Eaton Community School District VALUE: \$34M

Megen Construction served as Construction Manager for a new elementary and new middle school for Eaton Community School District and the Ohio Facilities Construction Commission. The new 64,322 SF elementary school includes classrooms, gymnasium, kitchen and administrative offices. The new 88,482 SF middle school, which connects to the existing high school, includes classrooms,



science laboratories, gymnasium, kitchen, administrative offices and a state-of-the-art performing arts center. Both facilities are to be LEED Silver certified.

Batavia Elementary School - Batavia, OH

CLIENT: Batavia Local School District VALUE: \$24.7M

A 115,000 SF, new two-story elementary school for Batavia Local School District. The new facility will serve 1,100 students in grades Pre-K through fifth, and will include larger classrooms, extended learning areas, special education rooms, a cafeteria with stage, a gymnasium, a library, a kitchen, preschool and kindergarten rooms with restrooms, playground areas, and updated technology throughout the building. The project will also include a large bus lane and student drop off area, as well as increased security measures including surveillance cameras, a vestibule protected by locked doors. The project is designed for LEED Silver certification, and is currently under construction to be completed in August 2016. Megen is serving as the Owner's Agent for Batavia Local School District, ensuring the project is built within budget, on schedule, and meeting quality standards.

Georgetown Exempted Village Schools, Georgetown, OH

Georgetown Exempted Village School District VALUE: \$23M

Construction Manager for two new facilities for the Georgetown Exempted Village School District and the Ohio School Facilities Commission. A brand new 93,000 SF elementary school to house the pre-kindergarten through sixth grade students included extensive site work, new kitchen facilities, state-of-the-art mechanical, electrical and technology equipment and new playground amenities. Renovation of the 89,000 SF, 1987 Junior-Senior High School, to serve grades seventh through twelfth, included removal and replacement of the entire roof and HVAC system, as well as installation of state-of-the-art technology throughout the facility. Furthermore, the project plan called for adding roughly 2,300 SF of new academic space to the existing facility. Both facilities received an EnergyStar Rating from the U.S. EPA and U.S. DOE.

Butler Tech, D. Russel Lee Career-Tech Center Renovation/Addition - Hamilton, OH

CLIENT: Butler Technology & Career Development Schools VALUE: \$19M LEED Gold

Megen Construction served as the Construction Manager for the renovation of the D. Russel Lee Career-Technology Center to meet Ohio School Facilities Commission guidelines for educational facilities within the state. The 208,000 SF renovation consisted of adding computer labs, relocating the administration area, refurbishing nine high bay laboratories and two automotive bays, and updating classroom/corridor finishes. The project also included a two-story, 37,000 SF addition with 14 classrooms and six laboratories for dental, physical therapy and practical nursing classes. The addition portion of this project achieved LEED Gold certification, which exceeded the originally planned LEED Silver certification.

Wilmington College Center for Sport Sciences - Wilmington, OH (Design-Build)



CLIENT: Wilmington College VALUE: \$7.4M

A 40,500 SF new athletic, academic and leased medical office building on the Wilmington College campus. The new center houses a variety of spaces including: outdoor synthetic turf training field; large high-bay indoor athletic area; athletic training program area with clinical, office, hydrotherapy, and classroom space; chiropractor area; leasable tenant space for physical therapy, orthopedic, and medical imaging practices; and lobby and support spaces. The basement of the building is a constructed for future fit-outs with rough-ins for future connections. This was a Construction Manager at Risk for the project, in which we provided preconstruction and construction services, including value engineering, schedule management, cost control, quality control, and coordination with the College and local code jurisdictions.

LANGUAGES

English (Professional Working Proficiency)

Spanish (Professional Working Proficiency)

