



José Rafael Gonzalez Viveros

Country Director Mexico
Mexico City, Mexico

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EDUCATION

The University of Michigan; Ann Arbor, Michigan, USA 1982-1983

MSE Construction Engineering and Management

Universidad Anáhuac; México, D.F. 1977-1981

BSE Civil Engineering

Instituto Cumbres; México, D.F., México 1964-1976

High school

Facultad de Ingeniería Universidad Anáhuac 2004-today

Professor at the Civil Engineering Department (Construction contracting, Construction costs engineering and Engineering process)

PROFESSIONAL MEMBERSHIPS

CICM - Colegio de Ingenieros Civiles de México

Miembro Vitalicio (1983-today)

SMIA - Sociedad Mexicana de Ingenieros Administradores

Socio activo (2015 – today)

ASCE – American Society of Civil Engineering

Miembro Asociado

PROJECTS DEVELOPED

City Tranfer & Comercial Estations

Cetram 4 Caminos 150,000 m2 US \$ 95 millones (Process)

Cetram El Rosario 46,000 m2 US \$ 31 millones

Cetram Cd. Azteca 55,000 m2 US \$ 43 millones



Health

Hospital Star Médica Luna Parc 17,500 m2 US\$ 12 millones

Hospital Star Médica Chihuahua 28,000 m2 US \$ 25 millones

Hospital Star Médica Veracruz 12,000 m2 US \$ 22 millones

Hospital Star Médica Tijuana 35,000 m2 US \$ 38 millones (Preliminary Project)

Hospital Infantil Privado 16,400 m2 US \$ 20 millones

Federal Building

Office and Housing for Police Federal Forces PFP Tlalnepantla US\$ 10 millions

Private Buildings

Banking Corporate Offices - Monterrey N.L. Banco del Bajío 14,000 m2 US\$ 22 millones

Religious Plaza Mariana - Basílica de Guadalupe 67,800 m2 US\$ 52 millones

Hospitality

Yes Inn Hotel Veracruz. - Ostar 8,800 m2 US \$ 6.5 millones

DETAILED EXPERIENCE**ATAPS, S.A. DE C.V. 2000 - today**

Alta Tecnología en Administración de Proyectos y Servicios

CEO and Founder Project Management services

ON SABATICAL YEAR 2019 - 2020

CARSO INFRAESTRUCTURA Y CONSTRUCCIÓN, S.A.B. de C.V.

Industrial, Retail, Health and Office Developer

COO Chief Operations Officer 2009 - 2019

In charge of the engineering, planning, scheduling, cost control and construction

SARE GRUPO INMOBILIARIO 1998 - 1999

Real Estate Developer

Senior VP for Strategic Planning

CB RICHARD ELLIS

Real Estate

VP Operation and Brokerage control.

DDF SERVICIOS METROPOLITANOS, S.A. DE C.V. 1996 - 1998

Government

Real Estate Director. - Management and control of Mexico City Municipal assets.

BANCO MEXICANO, S.A. (BANCO SANTANDER) 1992 - 1996

Private Banking

VP Operations. -

GRUPO FINANCIERO INVERLAT (BANCO SOCTIABANK) 1986 - 1992

Private Broker House

Facilities management Director

INGENIERÍA COLIMAN, Guadalajara Jal. 1978 - 1986

Construction manager

FONATUR

Planning, programming, and cost control Manager

BUFETE INDUSTRIAL, S.A. DE C.V.

Chief of the Planning and cost Control department

COLINAS DE BUEN, S.A.

Structural engineer

JAIME DURAN Y CIA, S.A.

Construction resident

KEY PERFORMANCE INDICATORS

Management to the right quality standards and completion efficiently on time and budget.

Leadership of the project team effectively.

Strong relationships with clients and members of the cross-functional team.

General line management responsibilities effectively discharged.

Business development opportunities.



Financial status of all projects effectively monitored.

Project Management activities, to include:

Advisor at a strategic level on the project conception stage, including providing advice on the different alternatives that can be adopted to achieve the client's overall objectives, including time, cost, technical and performance parameters.

Leader and facilitator of the overall cross-functional project team, among Architectural and Structural team, Engineering, Legal, Contracting, Accounting, Procurement, Cost Control, Building Information Modeling, and multiple contractors.

Planner of the ongoing management of quality, safety, health and environment issues.

Establishing effective project governance, processes and systems to be utilized throughout project.

Project planner, including ensuring the production of the detailed project plan.

Monitor and follower upon project finances, including production of formal project progress and other reports.

Manager of the flow of project information between the team and the client, through regular meetings and written communications.

Marketing and business development, to include:

Advisor for the General Director in developing new business opportunities with existing and new clients.

Identifying and acting upon cross-selling opportunities and to improve project management products and services.

Internal management accountabilities, to include:

Staff management – Inputting into the formal management of an Assistant Project Manager or small project management team.

Knowledge management – Ensuring that key information and learning generated from each project is input into internal database.

Financial management – Ensuring prompt client invoicing to monitor a project's financial status.

Process improvement – Identifying and acting upon ways to improve internal systems and processes.

LANGUAGES

Spanish (native)

English (fluent)

