

Meet the owner

Zoran Vladislavljevic

Objective

To utilize my 15 years of experience in all areas of design, construction and project management, including all-encompassing experience in operations and management.

Skills & Abilities

Directing full scope of construction projects that include new buildings and renovation works. Proven track record of success in achieving time, budget, and quality goals on a wide range of multi-million dollar projects. Possess in-depth knowledge of building practices and regulatory compliance issues.

- Excellent in the following skills: Framing, Finish Carpentry, Concrete and Stucco Work, Drywall and all types of texture, Master Painter, Faux Artist, Acid Stain, Stencils, All Flooring Installation
- Efficient knowledge in the following skills: Plumbing, Electrical, Capable of researching any Trouble Shooting with fast results
- Understanding of the HVAC System and Solar Systems
- Capable of reading blueprints and maps, and the process of filing plans and paperwork for city and county building permits.
- Extremely sharp eye for detail
- Never guesses ALWAYS research

Experience

Project Manager, Sacramento Valley Real Estate and one World Real Estate

2010-Present

Working directly with multiple property managers on remodeling commercial and residential units; supervising a crew of up to 10 employees on a variety of projects:

1. Troubleshooter, 55 Vista Del Golfo, Naples Island, Long Beach, CA 2015

Complete troubleshooting and repair of newly purchased \$8.5 million property:

- Troubleshoot plumbing, electrical, and HVAC
- Following punch-list direction of detail work to be completed up to extremely high standards

2. Construction Manager, 5716 East Bayshore Walk, Long Beach, CA 90803 March 2015

Complete renovation of 1970's style beach house bringing it up to modern present-day standards:

- Designed a bathroom-laundry room, submitted plans, and applied for owner-builder permits as the owner's representative
- Installed new plumbing, electrical, drywall, shower stall, toilet, laboratory, tile flooring and finish work up to the permit standards of the city of Long Beach
- Meet up with the city's inspectors for the sign-off of each trade, including the signature of completion of the project
- Planned, designed, and built a new deck, removed wallpaper throughout entire house, smoothed walls, primed and painted
- Installed new tile in master bathroom and subcontracted carpet installation
- Upgraded chandeliers and bathroom vanity lights throughout the entire house
- Managed 3 employees
- Raised home value \$500,000 in improvement
- Beach house worth 4.8 million

Project Manager, Southridge Estate

2012-2014

Completed interior and exterior remodeling, in-house design, planning, and fabricating of the following:

- Installing new commercial kitchen hoods, the latest Quick Connect kitchen appliances, built and installed new walk-in coolers and freezers, installed new commercial dishwasher line
- Built and installed 30ft long granite commercial bar with handicap accessibility
- Installed entire finish trim work, crown molding, base boards, and LED lighting
- Stripped old flooring throughout the Club House and applied new flooring applications on the concrete such as acid stains, metallic, and two part epoxy
- Managed the demolition of 20ft x 150ft concrete slab, excavating grounds for pouring a new retaining wall and new slab
- Designed, fabrication, and welding installation of new 200ft of steel railings
- Operate heavy-duty equipment-backhoe, troubleshoot and repair 8"-14" water pipe main lines
- Managed up to 15 people

www.southridgeestates.net

Project Manager, Tuscan Towers

2011-2012

Renovated a 32,950 SF condo complex totaling 36 units plus penthouse in addition to;

- Installing dozens of 10x16 20ft long supporting headers for balconies
- Installed handicap ramps, and skylight roofing
- Designed, installed, and stained all trim and wood work inside court yard
- Installed 3000 square feet of slate tile in court yard
- Installed 4 x 8 hardy board sheeting on entire exterior of building
- Primed and painted exterior of building in several colors including court yard
- Remodel and upgrade 36 units (two bedrooms two bathrooms) up to the present standard
- Managed up to 6 employees

**Project Manager,
716-724 Cooper Ave, Yuba City, CA 95901**

2010

Remodeled 12 units plus front building Victorian style 2 story 2 units with 2 bedrooms and 2 bathrooms including;

- Complete exterior facelift and painting, complete interior rehab
- Complete interior rehab of 12 units with 2BR/1BA
- Installed new flooring, carpet, doors, windows
- Installed new kitchen cabinets, tub and tile
- Fresh paint on interior and exterior
- Managed up to 4 employees

**Project Manager,
5820 Sagebrush RD, La Jolla, CA 92037**

- Complete remodel kitchen and pantry from top to bottom
- Complete remodel of 2 bathrooms

www.estimate.com/sold/5820-sagebrush-rd

**Project Manager, Alliance West Realty
5060 Voltaire st, Ocean Beach, CA 92107**

2009

Working directly with the real estate broker and investor on 2 bedroom 100% rehab of the following;

- Opening walls, electrical and plumbing work, new kitchen cabinets and slabs, installed new tub and travertine tile in the bathroom
- Installation of oak hardwood floor, new doors, windows
- Landscaping
- Managed 4 employees

Foreman Painter-Finisher, Bowes remodeling

2005-2008

Managing construction projects with up to 3 employees with minimal supervision.

Drywaller and Painter, Bulls Eye Painting

2003-2005

Master painter, expert experience with concrete and stucco work, excellent experience in drywall matching including any texture, faux artist, acid stain, and stencil.

Education

Belgrade, Serbia 1991

High school diploma in General Construction

Training

- General Contractor's License anticipated March 2016
- Over 300 hours operating the backhoe, the skidster, the boom, and the forklift

Leadership

- Reputable leader with excellent communication skills with clients, subcontractors, and employees
- Bilingual English-Serbian

References

Denise Thomas, Sacramento Valley Real Estate

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