

# **Benjamin T. Stiehl**

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## **Home Builder and General Contractor**

*“20 years delivering creative solutions to the residential construction industry”*

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### **Summary**

Goal-motivated, pinpoint attention to detail, constantly striving for efficiencies. Construction trade skills provide a technical vision, a passion for every aspect of building construction, and an affinity for organizing and implementing strategic processes. Strong ability to clearly view outcomes, independently collect and organize ideas, and develop an actionable plan.

### **Proven Skills**

- CAD Drafting
  - Project Management
  - Home Design
  - Home Construction
  - Carpentry
  - Customer Service
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### **Professional Experience**

#### **Founder and Owner ♦ Custom Craft Homes and Oregon Residential LLC ♦ November 2015- Current**

Builder of Artisan Crafted Custom Homes. Created new general contracting, Home Building and design build company. Multi layered offering complete residential construction services. Specializing in custom home design and construction. Developed “design first” approach and “paperless projects”.

- Developed all specifications, construction contracts and business operational documents.
- Designer, Drafter, and General Contractor on residential projects ranging in cost from \$10,000 to \$500,000.
- CCB#210278

#### **Superintendent ♦ Chateau Construction ♦ December 2015 – July 2017**

On site coordination for all phases of multi-Family and single-family construction projects. Responsible for: coordinating subcontractors, material and equipment, ensuring that specifications are being strictly followed, work is proceeding on schedule and within budget. Developed and implemented all project schedules; coordinated city code compliance and inspections; technical design in consultation with project engineer; quality control across all trades; pricing change orders; resource to owners on scheduling and technical matters.

- Started 13 projects and completed 11 projects within a 19-month period
  - Projects range from \$350,000 investment rental home to \$3,800,000 multi-family town-house development.
  - Total value of completed projects within 19-month period is \$10,750,000.
- Started and completed 7,500 square foot custom home valued at \$1,200,000. Project was completed within 12 month bank mandated construction timeline.
- Started and completed 16 unit multi-family town house complex valued at \$3,800,000. This included an on-site storm water detention and management system, all utilities, site infrastructure and parking lots.
- Started and completed 4,000 square feet commercial youth rehab facility valued at \$600,000. This ADA accessible facility, houses 12 male youth recovering from substance abuse problems.

#### **Housing Development Coordinator ♦ Willamette Neighborhood Housing Services ♦ July 2013 - March 2016**

Manager to staff operating the Linn County Home Repair Program. Assist with all phases of the affordable housing real estate development process, including site selection and feasibility analysis; developing detailed financial proformas

and financing applications; securing and coordinating the services of other development professionals; developing and securing construction contracts; negotiating agreements; and construction project management. Lead Based Paint renovation manager.

- Developed project scope, specifications, budget, construction contracts, acted as project manager for rehabilitation of 10 unit affordable housing apartment complex in South Corvallis.
  - Was awarded \$220,000 in federal HOME funding from the City of Corvallis to assist the project.
- Scope development, Contract procurement and project management of various construction projects across portfolio of 20 multifamily rental properties.
- Applied for and was awarded \$500,000 CDBG grant for owner occupied housing rehabilitation program.
  - Completed HUD Area Wide Environmental Review for project area and all CDBG regulatory requirements to secure funding.

#### **Housing Rehabilitation Coordinator ♦ Willamette Neighborhood Housing Services ♦ July 2011- July 2013**

Program Manager to the Linn County Home Repair Program within a nonprofit community development corporation. Manage the program in compliance with HUD CDBG regulations in partnership with 10 local municipalities. Educate public and potential clients about the program, client screening, CDBG regulation compliance, Policy and procedure development, loan underwriting, home inspections, project feasibility analysis, project scope and specification development, contract development procurement and enforcement, project management, reporting to funders, grant management, staff supervision and management of program loan portfolio totaling in excess of 3.5 million dollars.

- Managed \$765,000 of CDBG funding.
  - Contracted, 40 homes rehabilitated to HUD HQS standard.
- Developed and implemented policies and procedures for staff, wrote bid specifications and quality standards, developed construction contracts and all internal program operation documents.
  - This produced no findings or concerns in all program areas by Oregon Housing and Community Services 2012 program audit and 2012 external 3<sup>rd</sup> party agency audit.

#### **President ♦ General Contractor Stiehl Design Build ♦ June 2010- June 2012**

Self-starter, created new general contracting and design build company. Began by performing residential maintenance services to a Corvallis client network. Developed business into full-scale company offering design build general contracting and construction management services.

- Developed all specifications, construction contracts and business operational documents.
- Designer, Drafter, and General Contractor on residential projects ranging in cost from \$10,000 to \$200,000. Managed multiple subcontractors across all trades
- Performed project management and carpentry work on all projects.
- CCB#190982

#### **Graduate Teaching Assistant ♦ Oregon State University ♦ 2009-2010**

**Department of Design and Human Environment.** Conducted graduate work in human behavior in the built environment. Acted as the primary Auto CAD and Google SketchUp instructor. Independently instructing introductory undergraduate classes in computer drafting of construction documents.

- Identified student needs and designed all lesson plans and assignments to meet needs.
- Achieved excellent ratings from student teacher performance evaluations.
- Mentored more than 240 students across 8 sessions of 2 different courses.

#### **Other Experience**

- Powell Construction, Carpenter. 2005-2007
- Walsh Construction, Laborer, Internship 2001-2004

**Education**

- Home Builders University 2018
- Accredited RRP NW. 2014
- NeighborWorks America Training Institute. 2011, 2012, 2013, 2014
- Oregon State University, Bachelors of Science in Housing Studies. 2003-2008
- Linn Benton Community College, Pre-Construction Engineering. 2003-2005

**Volunteer Work**

- Willamette Landing Home Owners Association. Landscape Committee 2013, 2014
- OSU Horticulture Department 2011-2018
- City of Corvallis Committee for Citizen Involvement. 2012
- City of Corvallis Housing Division. 2009-2010
- OSU College of Health and Human Sciences. 2009

**Leadership, Awards, Professional Affiliation, Certifications**

- Member Willamette Valley Home Builders Association
- Certified Lead Based Paint Renovator
- Member: OSU College of Health and Human Sciences Student Executive Council
- President: National Association of Home Builders OSU Student Chapter
- Participant: Associated Schools of Construction Annual Student Competition
- Award: OSU Dept. of Design and Human Environment: WIC Culture of Writing Award.