

# Ann M. Moloski

*Project Manager/Construction Manager/Owner's Representative*

4225 NE Tremont Court  
Lee's Summit, Missouri 64064  
816.564.0612

## Education:

A.A.S. Construction Management –  
9 hrs remaining – Spring 2011

## Licenses/Certificates/Awards

OSHA 10 Hour Certification

Primavera Construction Manager-  
Software Training Certification

Storm Water Management and  
Erosion Control Training  
Certification

Blue Print Reading Certification

Construction Estimating Certification

Accident Prevention & Loss Control  
Certification

Contract Documents / Construction  
Law Certification

Cost Control Certification

Planning & Scheduling Certification

Burns & McDonnell's "Extra-Mile"  
Award

## Professional Associations:

NAWIC (National Association of  
Women In Construction) Member  
since 2005

## Volunteer Affiliations:

President of Task Force Omega of  
Missouri-Chapter 1, a 501(c)(3)  
Veterans Organization

Member of Missouri Patriot Guard  
Riders

## **PEMBER CONSTRUCTION, INC. Lee's Summit, MO, August 2008 – Present** **CITY OF WARRENSBURG 2008-Present**

Ms. Moloski serves as Project Manager and specializes in cost controls, IT Support, field supervision, coordinating change orders and design changes. Currently Pember Construction, Inc is contracted with the City of Warrensburg, Missouri and is serving as Construction Manager for the construction of six major building projects totaling nearly \$14M.

## **POLICE HEADQUARTERS. Warrensburg, MO 64093 2009-2010**

This project involves the construction of a New Police Headquarters building for the City of Warrensburg, MO. It consists of office areas, locker rooms, holding cells, evidence storage, and a sally-port with parking for up to seven vehicles. The building is a steel framed structure with masonry exterior walls. The total building area is 24,288 square feet. The budget for this project \$5.6M.

## **CEMETERY MAINTENANCE BUILDING. Warrensburg, MO 64093 2009**

This project involved the construction of a 1,500 square foot Cemetery Building for the City of Warrensburg. It consisted of office space, conference room, covered porch and shop area. The building is wood framed on slab construction with standing seam roofing and siding, with a 12' x 28' slab outside the garage openings. Total budget for this project was \$180K.

## **NASSIF AQUATIC CENTER. Warrensburg, MO 64093 2008-2009**

The Project was expansions and upgrades to the existing Nassif Aquatic Center in the City of Warrensburg. Total budget for this project was \$3.2M. The new water features portion of the project are:

- Lazy River that is approximately 480 feet long, 4941 square feet, 3 feet deep
- SCS/Spray Pad Pool is approximately 2986 square feet, 0 feet to 16 inches deep. It features 19 interactive play/spray items (4 aqua arches, 6 moppet poppets, 2 mushroom mazes, and 7 Over N Unders) and SCS model 212 play feature.
- New 1M Diving Board for existing pool
- Waterslide A and tower with room for expansion of second slide.

The bath house portion of the project includes approx. 2750 square feet of CMU wall construction with truss wood frame roofing system. The exterior wall (9') that are decorative block that match the neighboring Community Center.

The Sitework portion of the project included unclassified excavation and backfill, installation of various storm sewer structures and piping, approximately 20,000 square feet of new concrete slab on grade, approximately 7,300 lineal feet of new concrete sidewalk, concrete steps, ramps, and bleachers, paved parking lots, approximately 970 lineal feet of new chain link fence, fabric canopies, various electrical installations including in-pool and sight lighting, water service lines and assorted fixtures.

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**PUBLIC WORKS BUILDING, Warrensburg, MO 64093, 2008-2009**

The project involved the construction of a new Public Works building for the City of Warrensburg, MO, consisting of office space, heated vehicle storage, wash bay, weld bay, and vehicle maintenance bays. The building is a pre-engineered metal structure with partial height masonry walls at all sides. The total building area is approximately 15,038 square feet including a mezzanine of approximately 1,465 square feet. The budget for this project was \$2.3M.

**FIRE DEPARTMENT, Warrensburg, MO 64093 2008**

The project consisted of approximately 2,750 square feet of renovation of office restrooms, bunk room and showers. The budget for this project was \$186K.

**WALTON CONSTRUCTION COMPANY, INC. Kansas City, MO 2002-2008**  
**PINNACLE II & IV, Leawood, KS 2008**

Ms. Moloski served as project coordinator providing support on the General Contractor Package for the Pinnacle II (\$16.2M) project and Pinnacle IV (\$6.5M) project. Her duties included budget adjustments, cost controls, scheduling, RFIs, design changes, coordinating change orders, and processing and tracking all closeout documents.

The Projects are office building shells & cores. Pinnacle II (\$9.7M) is a five story, approx. 108,000 sf project. Pinnacle IV (\$6.5M) is a three story, approx. 68,000 sf project. Both buildings have similar construction consisting of Earthwork; Site Utilities; Asphalt Paving; Drilled Piers; Concrete; Masonry; Structural Steel; Carpentry; Roofing; Sheet Metal; Doors/Frames & Hardware; Glass and Glazing; Drywall; Flooring; Paint; Specialties; Window Coverings; Elevators; Fire Sprinkler System; Plumbing; HVAC and Electrical.

**PARK PLACE, Leawood, KS 2007-2008**

Ms. Moloski served as project coordinator providing support on the General Contractor Package (\$30M). Her duties included budget adjustments, cost controls, scheduling, RFIs, design changes, coordinating change orders, and processing and tracking all closeout documents.

The Park Place Development is more than 1 million square feet of retail, office, hotel and residential space for a Leawood mixed-use project. Park Place features taller buildings and wider sidewalks and streets than many other area shopping centers. Besides stores, its components include restaurants, two hotels, office space and a residential area. A parking garage provides the majority of the parking spaces.

**UMKC HEALTH SCIENCES BUILDING, Kansas City, MO 2005-2007**

Ms. Moloski served as Project Coordinator providing support on the General Contractor Package (\$40M+). Her duties included cost controls, scheduling, coordinating change orders and design changes.

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Completed in 2007, UMKC's new Health Sciences Building provides the Schools of Nursing and Pharmacy with room to accommodate their expanding enrollments. More than 2,200 UMKC students now convene on the Hospital Hill campus for health sciences training in the facility's state-of-the-art lecture halls, classrooms, simulation labs and other high-quality, interactive learning environments. The Health Sciences Building enables UMKC to equip health care providers with the knowledge and skills to thrive in today's health care systems.

The University of Missouri-Kansas City (UMKC) Health Sciences Building has been awarded first place in the Public Projects category of the 2008 Cornerstone Awards presented by the Economic Development Corporation (EDC) of Kansas City. A state-of-the-art example of the successful combination of form and function features more than 225,000 square feet of classroom, lab, research and office space for the UMKC Schools of Nursing and Pharmacy.

**KCI TERMINAL IMPROVEMENT PROJECT, Kansas City, MO 2002-2004**

Ms. Moloski served as Project Coordinator providing support on the General Contractor Package (\$100M+). Her duties included cost controls, RFIs, ASIs, design changes, and coordinating change orders.

**BURNS & MCDONNELL, Kansas City Missouri 1997 - 2002**

**KCI TERMINAL IMPROVEMENT PROJECT, Kansas City, MO 2001-2002**

Ms. Moloski served as assistant project manager/assistant construction manager providing support on the General Contractor Package (\$100M+). Her duties included cost controls, scheduling, coordinating change orders and design changes.

**UTILITY PRIVATIZATION STUDIES, Naval Facilities Engineering Command, Southern Division, Various Locations, 2000-2001**

Ms. Moloski served as a coordinator on the project to conduct utility privatization studies at US Navy bases throughout the Gulf Coast. Responsibilities included coordinating a team of engineers in site visits and production of utility privatization studies.

**OTHER CONSTRUCTION EXPERIENCE, 1990-1997**

Ms. Moloski served as roofing foreman for Warsaw Roofing in Warsaw, Missouri and All Types Restoration in Belton, Missouri.