

## Quent P. Rhodes

Quent Rhodes is the Director of River Campus, Planning and Project Management at the University of Rochester (UR). Quent is a respected leader, who has consistently inspired team members to collaborate effectively, focus on common goals and produce award-winning projects that meet the customer's requirements, the designer's intent, and the needs of the community. He is also an accomplished manager, whose team-oriented approach to problem solving and careful, thoughtful approach to decision making has resolved numerous scheduling and budgetary issues; as well as sensitive relational conflicts. His factual and deliberate presentation of issues to the Senior Administration and community have generated support for scope and programming needs that might have otherwise been cut from projects.

Before joining UR, Quent served as a Director in the Facilities department at Monroe Community College (MCC). In his second year at the College, Quent was one of five participants selected for the 2019 cohort for the President's Emerging Leaders Fellowship.

Quent's sociable and optimistic manner in dealing with customers and the community-at-large was honored during his tenure at the Rochester Institute of Technology (RIT) when he received the Student Government President's Award for his continuous advocacy for the needs of the students throughout the Campus Center project. His customer-focused attributes also stood out in his projects with the National Technical Institute for the Deaf; where he was both patient and persistent in communications to ensure that the needs of the deaf and hard-of-hearing were respected and met.

In addition to overseeing the planning, design, and construction of projects, Quent has also participated in multiple committees dedicated to improving collaboration between departments, standardizing operational practices and increasing productivity. He has also dedicated time to assist students in project management classes with their final projects.

Prior to joining RIT, Quent worked as a Code Consultant for T.Y. Lin International where he honed his precise, analytical approach to work tasks while performing code reviews and inspections on various types of structures. His desire to comply with high standards was intensified on residential projects and high-hazard facilities by his concern for the safety of the tenants and the community.

Quent's early project management experience working at RW Dake & Company and Christa Construction helped him develop a versatile and adaptable management style. He learned to develop effective relationships with his clients and vendors by focusing on team success. He also became adept at navigating the delicate politics of public work while assigned to projects for the Greece Central School District and the Greater Rochester International Airport.

Quent graduated from RIT in 2003 with a degree in civil engineering technology. During his scholastic career, he completed co-ops with the New York State Department of Transportation, RIT Facilities Management Services and Christa Construction. As an alumnus, Quent has been invited back by his college to give lectures to minority students about his own experiences as a minority student and professional. He also donates regularly to various campus groups.

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## **Experience** Director, River Campus, Planning and Project Management

University of Rochester, Rochester, NY

*September 2019 – Present*

Reporting to the Executive Director, Planning and Project Management. Oversee team of direct reports responsible for the execution of capital projects on the River Campus (RC), Eastman School of Music (ESM), Laboratory for Laser Energetics (LLE), and the Memorial Art Gallery (MAG). Major current projects in design and construction include an addition to LLE (\$40M), a performing arts center on the River Campus (\$19.3M), and an expansion of the Centennial Sculpture Park at the MAG (\$4.1M). Additional responsibilities due to the pandemic include overseeing the development of the plan to reopen the residence halls for the 2020 Fall Semester and taking over project management responsibilities for multiple projects due to reductions in staff as a result of university-driven cost-saving initiatives.

Director, Facilities

Monroe Community College, Rochester, NY

*June 2017 – September 2019*

Reported to Associate Vice President of Facilities; who is responsible for 1.3M gsf of buildings spread over three campuses and one leased space. Oversaw four direct reports in the Capital Projects and Support Operations department; which was responsible for all capital construction projects, facilities master planning, energy management, document management, and technical support for Facilities staff. Additional responsibilities included, but were not limited to: strategic planning, professional development of staff, budgeting, serving as chair for the College's Space Planning and Management Committee, and leading the steering committee for the selection of the next Facilities Master Plan consultant. Also one of five participants selected for 2019's President's Emerging Leaders Fellowship.

Senior Project Manager

Rochester Institute of Technology, Rochester, NY

*April 2008 – June 2017*

Reported to the Director of Campus Planning, Design & Construction Services and then-after a department reorganization-to the Director of Construction Services. Oversaw all phases of multiple construction projects including, but not limited to, the development of concept, program, and scope; development of construction documents; completion of bid process and contractor selection; management of budget and schedule; quality control; and completion of project turnover and closeout. Also served as a contributing member of multiple groups-including, but not limited to: Project Initiation Team, Design Guidelines Committee, and Project Management Standards Committee-formed to improve processes, standards and collaboration between different departments on campus and external vendors and consultants. Major projects included:

- Global Village Building 405 - \$16 million (Design-Build): High-end, four-story, 144 bed apartment building with 24 studio apartments on the first floor, and 10 four bedroom suites on each of the other floors. Building also included lounges, collaboration rooms, a media room, a laundry room and a staff apartment. Highlights include:
  - Lead team through RIT's first official design-build project.
  - Worked with client, design/build consultant and internal departments to successfully integrate new building technologies such as a keyless entry system for the entire building, USB outlets throughout each apartment, OLED lighting and web-based television in lieu of cable.
- Rosica Hall - \$8 million (Design-Bid-Build, Construction Manager): Two-story, 23,000sf sponsored research building and innovation center for the National Technical Institute of the Deaf. Highlights include:
  - Completed construction two months ahead of schedule.
  - Worked with client and design consultant to overcome an early budget overrun of approximately \$900K by reducing the building's gross square footage by 1,900sf without affecting the program or design aesthetic.
  - Aggressively value-engineered scope with construction manager and design team during the buy-out period to reduce cost by approximately \$100K.
  - Managed construction phase with contingency of less than 6% due to administration-driven scope increases without additional funding. \$300k in savings from the contingency was returned to the University.
  - Project received numerous design awards; including a 2015 AIA New York State Design Awards citation.
- Campus Center - \$8.6 million (Design-Bid-Build, General Contractor): Renovation of former swimming pool building into a three-story, 33,000sf extension of the Student Alumni Union. Highlights include:
  - Adjusted schedule to allow tenants to move in three months early to accommodate campus space needs.
  - Overcame politically-driven issues and conflicts that resulted in numerous change orders and programming adjustments that expended approximately 66% of the contingency to complete the project within budget.
  - Personally received a President's Award from Student Government.
  - Project featured in Education Design Showcase.
- Ritter Locker Room Addition - \$4.1 million (Design-Bid-Build, General Contractor): 12,000sf addition to provide NCAA-required Division 1 quality locker rooms for the hockey team. Highlights include:
  - Took over management of project after bid phase was completed.

- o Overcame delayed construction start and numerous design errors and omissions to open addition in time for hockey season.
- o Worked directly with general contractor and RIT personnel to re-engineer part of the stormwater system after alterations made as part of the original design flooded the arena's existing loading dock.
- Bikeways and Pedestrian Improvements - \$5 million (Design-Bid-Build): Site improvement projects to create bike paths, walkways, a quad, and a transit plaza. Highlights include:
  - o Bid and constructed two separately designed projects concurrently to get best value.
  - o Managed shutdown of significant portions of campus without severely impacting operations of affected buildings, while providing safe alternative paths for pedestrian and vehicular traffic.
  - o Project has received multiple design awards.
- Perkins Green Site Improvements - \$1.5 million (Design-Bid-Build, General Contractor): Created a shared concourse for pedestrians and cyclists, new parking lot, bus shelter, eco-swale and outdoor common areas in apartment complex. Highlights include:
  - o Due to limited funding, bid project with multiple add alternates to ensure that basic, functional elements were included.
  - o Selected an inexperienced general contractor to buy more scope, which required increased involvement in the coordination and oversight of sub-contractors to ensure that the schedule was maintained.
  - o Project has received multiple design awards.
- SAU Retail Court - \$1.35 million: (Design-Bid-Build, General Contractor): Renovated 1<sup>st</sup> floor of Monroe Hall to create a bakery & café, convenience store and electronics store. Highlights include:
  - o Overcame significant change orders due to building code-related errors and omissions that consumed close to 50% of the contingency to complete the project within budget.
  - o Mediated an agreement with design team and general contractor to share costs on a major change order that resulted from both parties not reviewing existing field conditions.

Code Consultant

TY Lin International (Formerly FRA Engineering), Rochester, NY

*April 2006 – April 2008*

Reported to the Manager of Compliance Services. Reviewed construction documents and prepared plan review reports to indicate compliance with the Building Code, NFPA Fire Code, and ADA/ANSI, for municipalities, design firms, and developers. Projects reviewed

include ethanol fuel plants, colleges and universities, hazardous material storage facilities, department stores, medical centers, nursing homes, restaurants, and apartment complexes. Also performed field inspections, completed accessibility surveys, approved payment applications, issued permits, and assisted with litigation cases.

Project Manager

R.W. Dake & Co., Inc., East Rochester, NY

*July 2005 – April 2006*

Reported to the Vice President of Estimating. Reviewed contract documents and estimated the cost of various projects using Edge estimating software. Managed projects from startup to closeout by coordinating activities, manpower, material deliveries, and monitoring project costs. Worked closely with customers and other contractors to ensure that the quality of work met or exceeded the industry standards.

Assistant Project Engineer/Manager

Christa Construction, Inc., Victor, NY

*June 2003 – July 2005*

Reported to a Vice President. Worked in different capacities with escalating responsibilities on multiple projects. Additional tasks included working on proposals and presentations with company executives and serving as company representative at multiple career fairs. Major project highlights include:

- Greece Central School District Capital Improvement Project - \$120 million:
  - Took over as Project Manager for the six schools in Phase 3B/4A during the construction phase.
  - Reviewed payment applications, tracked budget, and handled the closeout of 60+ contracts for 21 schools split into five phases.
  - Prepared reports for the Owner, facilitated meetings, resolved disputes, and performed various assignments for the senior staff.
- Greater Rochester International Airport – Security Checkpoint Upgrades - \$1.5 million:
  - Served as interim Project Manager for the beginning of the first construction phase until the full-time Project Manager was assigned.
  - Prepared monthly Cost-to-Complete reports to monitor budget and resources for the duration of the project.

**Education** Civil Engineering Technology, Bachelor of Science  
Rochester Institute of Technology, Rochester, New York  
May 2003

Highlights: Maintained a GPA of 3.3; concentrated in Psychology; received a Presidential Scholarship, Xerox Scholarship and Urban League Scholarship; and made Dean's List multiple times.

**Certifications** Engineer In Training, Lean Six Sigma Yellow Belt, APPA Leadership Academy (in progress)

**Skills** Proficient with MS Office Suite; task management, and scheduling and estimating software

**Interests** Productivity and time management, technology, travel, sports, and personal growth and development

**References** References are available on request.