

# PHILIP MOK, PMP, CSM, VMA

Consulting Professional

*With an international specialized education in construction project management and over 10 years of experience on projects ranging from \$24MM to \$54 Billion involving complex contract language and specifications, he has a proven track record of reducing inefficiency, adding value, mitigating risk, and identifying cost savings through contract negotiation and value engineering. He has sat across the negotiating table from Fortune 50 and government agency officials and proposed innovative solutions that satisfy both contractor and client.*

## **NAVFAC Hawaii P-410 PMRF Range Operations Complex Concept Design Workshop, \$110.8MM, Barking Sands, Kauai**

Facilitated a Concept Design Workshop (CDW, updated version of Functional Analysis Charrette Design, or FACD) for a Range Operations Complex consisting of a Range OPS Center, Storage Building, Range OP Building Renovation, Vehicle Parking, and Demolition of existing buildings. The CDW brought the client and designer together to determine specific requirements for each of the facilities, layout, specifications and Secure Areas.

## **USAF/USACE \$4.9B Tyndall Air Force Base Reconstruction Program, Tyndall Air Force Base (AFB), FL P2#: FA8903-15-D-0013 PN: W9127819F0627**

Facilitated two Value Engineering workshops for 5 projects within the Tyndall AFB reconstruction program. More than 60% of Tyndall AFB's facilities were significantly damaged from Hurricane Michael. Rather than simply rebuild, the United States Air Force (USAF) wants to build the "Installation of the Future" smart base capable of supporting up to three squadrons of F-35 Lightning IIs and one squadron of MQ-9s. The five projects facilitated were key to the F-35 and 53<sup>rd</sup> Weapons Evaluation Group (WEG) sections.

### **F-35 Headquarters Building (HQ), \$36.7MM, Tyndall AFB, FL**

The HQ facility houses the F-35 command and administration. The total program space for the HQ Building has a total of 33,423sf with a 1st Floor of 19,750sf and a 2nd Floor of 13,673sf. The HQ building incorporates a one-story entry wing with two two-story administration wings.

### **F-35 Logistics Readiness Squadron (LRS), \$31.7MM, Tyndall AFB, FL**

The LRS at Tyndall AFB is a single-story 38,500 square-foot facility consisting of aircraft parts/spares storage and associated offices.

### **F-35 Maintenance Squadron (MXS), \$34.7MM, Tyndall AFB, FL**

The Maintenance Squadron Complex will provide a single-story 39,000 square-foot facility consisting of maintenance back shops and associated headquarters for the MXS. The building envelope, mechanical systems will be designed to maximize energy savings, while systems will monitor and evaluate operational performance.

### **53<sup>rd</sup> Weapons Evaluation Group (WEG) Hangar & HQ, \$175MM, Tyndall AFB, FL (Virtual)**

## **Key Qualifications**

- ✓ Over 10 years of management experience on large & mega projects
- ✓ Experience on over a dozen projects/programs of \$1B+ value
- ✓ Certified Value Specialist (CVS) candidate & registered PMP

## **Memberships**

- Project Management Institute (PMI), Project Management Professional (PMP) 2598170
- SAVE International, Value Management Associate (VMA) 201808006, CVS candidate
- Certified Scrum Master (CSM), Scrum Alliance
- Society of American Military Engineers (SAME), Member, NY, NJ, LA Posts, Publicity Chair, NYC Post
- Conference of Minority Transportation Officials, former Vice President of Communications, New York Chapter
- Airport Consultants Council (ACC), Member
- International Association for Contract and Commercial Management (IACCM), Member
- National Contract Management Association (NCMA)

## **Education**

- Certificate, Construction Project Management, Columbia University
- Certificate, Construction Management, New Jersey Institute of Technology/NJ Transit
- Graduate Coursework, Project Management, Boston University
- Certificate, Design Thinking, University of Virginia Darden School of Business
- Certificate, Contract Management, University of Southampton, UK
- Certificate, Intercultural Communication, Shanghai International Studies University (SISU)
- BA, Government & Politics, University of Maryland, College Park, USA
- International Summer Campus 2007, Korea University

## **Software**

- Any/all Document Control Software
- MURAL/Miro
- Google Suite (G Suite)/Google Cloud
- Adobe Acrobat

During a previous design charrette, it was determined that the Hangar and HQ for the WEG could be consolidated into a single facility that will include eight (8) F-16 aircraft and must be sized to accommodate a 'standard fighter' flexible design, as well as two (2) E-9 aircraft.

**53<sup>rd</sup> Weapons Evaluation Group (WEG) Apron, \$25MM, Tyndall AFB, FL (Virtual)**

Apron for the above WEG Hangar. Creative alternative solutions developed would save nearly \$1MM of project cost.

**USACE Norfolk District Joint Base Langley-Eustis (JBLE) F-22 Formal Training Unit (FTU) Relocation Program, \$148.5 Million, JBLE, Hampton, VA (Virtual)**

Facilitated a VE workshop for the relocation of the F-22 FTU from Tyndall Air Force Base in Florida to JBLE in Hampton, Virginia, along with the design and construction of three related facilities:

- Consolidated Operations and Maintenance Hangar (COMH), \$46.4 Million
- Low Observable Component Repair Facility (LOCRF), \$57 Million
- Training Support Squadron Facility (TSSF), \$45.1 Million

**USACE Middle East District Muwaffaq Salti Air Base (MSAB), Jordan Air Traffic Control Tower (ATCT), \$24 Million, Winchester, VA**

Facilitated a VE workshop and drafted VE Report for new ATCT. MSAB is an F-16 fighter base owned and controlled by the Royal Jordanian Air Force (RJAF). The U.S. Air Force and other allied nations have a presence at MSAB. MSAB is strategically located in Azraq ash Shishan, Zarqa Governorate, near Amman, with Syria and Lebanon to the north, Israel to the west, and Iraq to the east, and is the only forward operating base (FOB) in the Levant. As such, MSAB is key in the fight against ISIS.

**Sound Transit (ST) West Seattle to Ballard Link Extension (WSBLE), \$10 Billion, Seattle, WA**

Helped facilitate a Value Engineering/Constructability Review (VE-CR) Study and drafted VE-CR Report for ST WSBLE, part of the \$54 billion ST3 Plan to provide fast, reliable light rail connections to residential and job centers.

This VE-CR study focused on alignment options, station locations, considerations between reviewing bridge vs. tunnel options for the spans crossing the Duwamish Waterway and Salmon Bay, constructability issues, innovative solutions to those issues, project delivery methods, and contract packaging.

**New York City Office of Management & Budget (NYCOMB) NYCDOT Reconstruction of Brooklyn-Queens Expressway (BQE) from Atlantic to Sands, \$4 Billion, New York, NY**

Acted as value planning (VP) team assistant and drafted 440-page VP study report for this crucial roadway/highway project. This section of the BQE cannot carry trucks by 2026, and all vehicles by 2036. The project involves the rehabilitation of an approximately 1.5-mile section of the BQE, from Atlantic Avenue to Sands Street. The VP team reviewed the existing design, validated data, and produced value proposals and concepts to reduce costs, minimize construction impacts, improve reliability and durability, and create more value.

**USACE New Orleans District Southwest Coastal Non-Structural Implementation, \$3.3 Billion, New Orleans, LA**

Facilitated a VE study and drafted VE Report for the U.S. Army Corps of Engineers New Orleans District's \$3.3 billion Southwest Coastal resiliency project. The project will fund engineering and design work to protect roughly 4,000 eligible homes and businesses in Calcasieu, Cameron and Vermilion parishes from storm surge and flooding through non-structural means. The project is needed to mitigate the extensive damage to businesses and personal property caused by such events.

**US Army Corps of Engineers (USACE) Baltimore District INSCOM Phase 4 Nolan Building Renovation, \$77MM, Fort Belvoir, VA**

Facilitated a value engineering (VE) study and drafted VE Report for the new Headquarters of the U.S. Army Intelligence and Security Command (INSCOM) in Fort Belvoir, Virginia, and includes office, data processing, and communication-electronics spaces for electronically processing information. The facility has SCIF and non-SCIF support/utility sections that are accessible for non-SCI cleared workers.

**Orkuveita Reykjavíkur (OR, Reykjavik Energy) Hot Water Volume & Infrastructure, \$1B+ ISK, Reykjavik, Iceland**

Facilitated a value workshop for OR, a public utility company providing (among other services) geothermal water for heating, covering 67% of the Icelandic population by harnessing hot water from geothermal fields in Reykjavik, and operates geothermal plants at Hellisheiði and Nesjavellir where electricity and hot water is generated. The workshop successfully resulted in three overall value strategies that would increase hot water capacity and utilize thermal resources in a more efficient way.

**Infinite Consulting Corp., New York, NY**  
*Director of Business Development/Capture*

**Maryland Transit Administration Purple Line, \$5.6 Billion, Washington DC metro area**

Developed a business relationship that became a subcontract to the project manager, SNC-Lavalin, providing specifications consulting services on the \$5.6 billion Maryland Transit Administration Purple Line P3 project to design, build and operate a 16.2-mi light-rail line with 21 stations in the D.C. suburbs of Maryland. Identified, oriented, and oversaw staff dispatched to project.

**MTA Enhanced Station Initiative Program, \$1 Billion, New York, NY**

Identified, recruited, and dispatched Quality Managers on contracts for Packages 3 and 8 of MTA New York City Transit's \$1 billion Enhanced Station Initiative program, under which thirty-three stations in all five boroughs would undergo a complete overhaul. When complete, the stations will feature LED lighting providing brighter, safer spaces, renewed finishes, improved wayfinding, enhanced communications, new furniture, USB charging ports, and artwork, and necessary structural repairs and waterproofing.

**PACO Technologies, Inc., New York, NY**  
*Marketing & Pursuit Manager*

**John F. Kennedy International Airport Redevelopment Program, \$15 Billion, Jamaica, NY**

Successfully pursued participation on HNTB team that won the Program Management contract for the Port Authority of NY & NJ's John F. Kennedy International Airport Redevelopment Program.

**Newark Liberty International Airport Redevelopment Program, \$2.7 Billion, Newark, NJ**

Won prime contract for Delivery Support Services and Project Controls and acted as Task Order Manager on the Port Authority of NY & NJ's Newark Liberty International Airport Redevelopment Program.

The Port Authority is embarking on a major modernization and redevelopment program to position the airport to meet the needs of the 21st Century. The vision for a new design includes four main elements: a brand-new Terminal 1, Airfield, Parking Garage and completely redesigned Landside and Roadway.

**Amtrak Gateway Program, \$24 Billion, Northeast Corridor, US**

Successfully pursued participation on CH2M and Hill International team that won the Program Management contract on Amtrak's Gateway Program.

The Gateway Program is the expansion and renovation of the Northeast Corridor (NEC) rail line between Newark, NJ, and New York City. The project will double the capacity of the NEC and provide high-speed capability. The existing two tracks on the rail line used by Amtrak and NJ Transit have reached full capacity. The line's original tunnels and bridges were built over 100 years ago and suffered major damage during Hurricane Sandy.

**Amtrak Baltimore and Potomac (B&P) Tunnel Project, \$4 Billion, Baltimore, MD**

Acted as VE Assistant on this VE workshop. The heavily trafficked and congested tunnel is in deteriorated condition, creating a low-speed bottleneck. Its replacement will require construction of four (4) single track tunnels in order to maintain current and projected Amtrak Northeast Corridor Service between Boston, MA and Washington, DC and MARC service between Baltimore and Washington.

The VE Workshop identified over eight major VE recommendations with savings opportunities totaling over \$250 M, and ten additional design considerations for further study that could lead to an additional cost savings of over \$100M.

## **MTA Long Island Rail Road (LIRR) Network Strategy Study (NSS)**

Drafted and edited technical reports and executive memoranda pertaining to the LIRR's two-year Network Strategy Study (NSS) consisting of three parts: 1) Market Analysis, 2) Development of Alternatives, 3) Recommendation of Short and Long Term Strategies to look comprehensively and strengthen the agency's regional position following the opening of East Side Access. The NSS studied the demographics, markets, perspective fleet options, and potential future infrastructure investments the LIRR needs to serve their customers through 2040. The executive summaries were drafted for review by New York Governor Andrew Cuomo.

Other Prime Contract Wins & Successful IDIQ Task Order Staffing:

**Project Delivery Support Call-In Services**, Port Authority of NY & NJ

**TAA/TCAP Code Review Services**, Port Authority of NY & NJ

**Consultant Scheduling Services**, Con Edison

## **National Water Main Cleaning Company, Kearny, NJ**

*Contracts Manager*

## **MTA East Side Access Project, \$19 Billion, New York, NY**

Managed 3 6-figure contracts for a subcontractor on the project, altogether totaling 7 figures on the following contracts:

-\$264 Million CQ032 Plaza Substation & Queens Structures (sub to Tutor Perini)

-\$58.9 Million CM013A 55th Street Ventilation Facility (sub to SCC-JPP JV)

-\$431.5 Million CM009 Manhattan Tunnels Excavation (sub to Tutor Perini)

East Side Access is one of the largest transportation infrastructure projects currently underway in the United States with a history that reaches back over a century, when discussions were first held regarding regional transportation planning. The project encompasses work in multiple locations in Manhattan, Queens, and the Bronx, and includes more than 8 miles of tunneling. When completed, East Side Access will serve approximately 162,000 customers a day, providing a faster and easier commute from Long Island and Queens to the east side of Manhattan in a new 8-track terminal and concourse below Grand Central Terminal.

## **Hudson Yards Project, \$20 Billion, New York, NY**

Managed contract as a subcontractor to Tutor Perini on \$133 Million contract (Concrete Casing below Eastern Rail Yard Section of John D. Caemmerer West Side Yard) on Hudson Yards Project.

Hudson Yards is the largest private real estate development in the history of the United States and the largest development in New York City since Rockefeller Center. When completed in 2025, 125,000 people a day will work in, visit, or call Hudson Yards their home. The site will include more than 18 million square feet of commercial and residential space, state-of-the-art office towers, and more than 100 shops and restaurants. The urban development will include approximately 4,000 residences, The Shed, a new center for artistic invention, 14 acres of public open space, a 750-seat public school and a luxury hotel. The development of Hudson Yards will create more than 23,000 construction jobs.

## **World Trade Center, \$4 Billion, New York, NY**

Managed contract as subcontractor to EE Cruz on World Trade Center Vehicle Security Center and Tour Bus Parking Facility (VSC) contract.

The World Trade Center VSC is a secure complex for truck delivery and underground parking at the World Trade Center. The entrance to the VSC is located at street-level along the southern-edge of the National September 11 Memorial & Museum on Liberty Street. The VSC is connected via underground tunnels that feed the entire 16-acre WTC complex, linking the security checkpoint at its entrance with the buildings and services at the complex requiring vehicular services. Underground garages provide parking for employees, visitors, and tour buses. The underground complex and the checkpoint is completed, but it has not yet opened due to the ongoing construction of the WTC. It will open once the surrounding construction of the WTC is finished.

## **Samsung Engineering, Houston, TX**

*Office Engineer*

**Dow-Mitsui Falcon Chlor-Alkali Project, \$411 Million+, Freeport & Houston, TX**

Office Engineer on project in charge of all Human Resources activity, including development and implementation of site HR policies, recruiting, hire, termination, new employee orientation, Samsung OJT (On-the-Job Training) program, timekeeping, vendor management, and accommodations.

The project was for a new chlor-alkali plant in Freeport, TX. The plant co-produces and markets caustic soda and chlorine, known as chlor-alkali (C/A), boasting the world's largest chlorine production facilities. The plant uses the C/A membrane production technique owned by Dow, which uses the electrolysis of brine, water saturated with sodium chloride. Samsung Engineering won a \$411 MM lump-sum turn-key contract for engineering, procurement and construction (EPC) of the project.

The EPC contract is significant because Samsung Engineering was the first Korean contractor to enter the US plant market through competitive bidding. Also, it signified Samsung Engineering's strengthening partnership with not only National Oil Companies (NOCs) but also International Oil Companies (IOCs).

**TPI Mega Line Co., Ltd, Seoul, South Korea**

*Marketing and Project Management*

**Chevron Gorgon LNG Project, \$54 Billion, Barrow Island, Australia & Various Shipyards, Asia**

Managed three module transportation contracts for TPI Mega Line under the Kellogg Joint Venture (KJV) totaling \$76 Million+, including deliverable preparation and document control. TPI Mega Line constructed two state-of-the-art sister heavy lift deck carriers, Mega Caravan and Mega Caravan II, to join the Mega Trust in the transportation of modules from South Korea, Indonesia and China to Barrow Island, Western Australia.

The Gorgon Project is one of the world's largest natural gas projects. With a total production capacity of about 2.6 billion cubic feet of natural gas and 20,000 barrels of condensate per day, the Gorgon Project will be an important pillar of the Australian economy for decades to come.