Pete Fowler CONSTRUCTION Services, Inc.

Curriculum Vitae

Todd Foley

LICENSES & CERTIFICATIONS

General Contractor Licenses

FL #CGC1510292, #CGC1532924
CA #B1-1154006
SC #CCM1220, #G127375
NC #L107741, #Q101168
WV #WV060649
LA #RL.888077
VA #2705179423
GA #4355909
Cheyenne WY #BUCT 31210, #BUCT 31188
NM #424933
TN #76303 (Inactive)
MS #24633-MC (Inactive)

Home Improvement Contractor or Residential Contractor Licenses

MD #145798
Rockland, NY #H-21307
Westchester Co, NY #WC-34166-H21 (Inactive)
Yonkers, NY #7779 (Inactive)
South Hampton, NY #1006220 (Inactive)
MN #BC780614, #QB780500 (Inactive)

Roofing Contractor Licenses

FL #CCC1337498

ICC (International Code Conference) B5 Combination Building Inspector

ICC (International Code Conference) Accredited General Contractor

NASCLA (National Association of State Contractor Licensing Agencies) Accredited Commercial General Building Contractor

Lead-Safe Renovator Certification #188910

OSHA 30 Hour Outreach Training for the Construction Industry

FL Community Association Manager #CAM35909 (Inactive)

EDUCATION

Western Michigan University, Kalamazoo, MI
Bachelor of Science (BS), Economics

College of Southern Nevada
30 credit hours of continuing course work in Construction Codes/Inspection

Institute of Conflict Resolution and Training, FL Supreme Court
Mediator Training

EXPERIENCE

Technical Expert | Pete Fowler Construction Services, Inc. *2025 – Present*
PFCS is a team of building consultants who aid clients with all types of building problems from physical building performance to building-process issues such as planning or disputes. Specific services include: Construction Consulting; Property Inspection, Testing, Assessment & Analysis; Construction Cost Estimating & Budgeting; Construction Management & General Contracting; Construction Site Safety Training, Education & System Development; and Expert Witness, Mediation, & Testimony.

Vice President | Residential Construction Cliffs / South Street *2023 - 2025*
Luxury home building operations for projects in NC and SC. Responsible for plans, estimation, contracts, construction quality, warranty service, Design/Furnishing Selection Center, and contributing leadership for land development, sales, marketing. The Cliffs builds 25+ annual ultra luxury homes within their NC and SC communities.

License Compliance – General Contractor Qualifier | Amazon *2021 – 2023, 2024 - Present*
General contractor qualifying agent and Limited Vice President of Construction for 15+ licensing agencies in the US Services Division. Served as the SME for tech development, trade contractor scopes of work, trade contractor insurance requirements, and trade contract selections. Additional compliance duties related to subcontractor licensing qualifications and insurance. Amazon.com Service continues to build a national installation services contracting platform connected to their major appliance, plumbing, and electrical products.

Owner & Qualifier | AIA General Contracting *2008 - 2020*
GC responsibilities and project management. A1A General Contracting was an affiliated construction company established under the Towers Group to attend to the construction management, new construction, rehabilitation, and renovations of association structures and amenities. Renovation projects included mid-rise concrete restoration, building siding, window and door replacement, parking shade structures, new construction, new construction of ultra luxury residential community and home building.

General Manager & Treasurer | Suntree *2015 - 2020*

Developed and advanced the operational effectiveness of a 4,500-home community with the 36-hole Suntree Country Club. Responsibilities included the review of architectural submissions, maintenance of buildings, parks, roadways, pedways, and storm water systems. Completed comprehensive annual property condition assessments and reserve studies. Suntree provides municipal like services and utilities as part of its ongoing management of the original PUD, along with traditional HOA responsibilities.

Partner & COO | Towers Management Group. *2008 - 2015*

Cultivated and expanded the client base in new and existing markets, the real estate brokerage, and the construction and maintenance operations. Created State of Florida Approved Board Member Certification training. Regularly completed property condition assessments and reserve studies for clients. Towers and its subsidiaries operate as a full-service association management, real estate brokerage, and construction company in 5 markets in Southeast US.

Executive Vice President | Mercedes Homes *2004 - 2008*

Responsible for the Construction, Purchasing, and Customer Service Departments for the Space Coast Division to include Pre-construction, Closing, POA/HOA, and Sales and Marketing Departments. Mercedes Homes operated as a top 30 national home builder in Southeast region markets of FL, TX, and SC. Oversaw the construction and warranty of approximately 1,000 homes per year.

Director of Construction | KB Homes *1995 - 2004*

Worked through critical homebuilding disciplines to include warranty, construction, sales, land development, and purchasing culminated through a series of promotions to The Director of Construction of KB Homes New Mexico. KB Homes operates as the nation's seventh largest homebuilder with operations in 47 markets.

Forward Observer to 2nd Infantry Division | US Army. *1992 – 1995*

PUBLICATIONS/PRESENTATIONS

Continued Education Courses as an Approved Louisiana and North Carolina Contractor Continuing Education Instructor (NC#349) 2023 - current

- Bidding and Estimating
- Project Management
- Contractor Risk Management
- Contracts
- Required NC Contractor Insurance Requirements
- Contractor Business Ethics
- NC Lien Law
- NC Storm Water Laws

Approved Florida Condominium or HOA Initial Board Member Training Certification Course Creator 2017, Applicable statutes FL718 & FL720

- Budgeting
- Reserve Funding
- Association Records
- Elections
- Meeting Procedures
- Conflicts of Interest
- Required Notices

SUBJECT MATTER EXPERTISE

New Construction, Renovation, Estimating, Property Condition Assessment

- Type I, II, III, IV, V Structures
- Residential structures including ultra luxury, production, multifamily, and mixed use
- Soil classifications and bearing requirements
- Component systems: foundations, floor, wall, and roof
- MEP systems: mechanical, electrical, and plumbing
- Energy codes and requirements: insulation, cladding, sealants, glazing, and system sizing
- Site construction: zoning, parking, grading, stormwater, landscaping, irrigation

Origin and Cause Assessments, Estimates, and Corrective Repairs

- Water intrusion or leaks
- Humidity and moisture issues
- Hazardous materials: lead, asbestos, and mold
- Structural concrete damage
- Stormwater system failures
- Injury
- Fire

Document Creation and Analysis

Contracts, change orders, draw applications, addendums, modifications
Plans
Scopes of Work or Scopes of Service
Shop drawings
Trade and industry standards
Installation instructions
ICC Codes: IBC, IRC, Model Energy Code
Standards of care
Quality assurance plans
Operation and maintenance manuals

Related Expertise

Association operations and requirements (COA, HOA, POA)
Jurisdictional licensing requirements
Asset reserve studies
Construction industry insurance requirements and typical clauses
Bonding
Conflict resolution for trade disputes, cost disputes