

## Melvin Deyá Colón, AAIA

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## Professional Overview

Architect and Project Manager, with extensive history of working with a variety of individual and corporate clients. Exceptional leader with a unique ability to communicate complex architecture concepts, plans and programs to non-technical personnel.

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## Work Experience

### MAD Consulting Design & Built Corp.

#### President

Hours per week: 40

Guaynabo, P.R.

4/2019 – present

As president of MAD, and with more than 15 years of experience in the industry, Mr. Deyá leads Design, supervision, inspection and construction projects. Its versatility design allows the easy handling of large, medium and small-scale projects in the private, institutional, and governmental field. Part of his responsibilities at MAD is to generate project development, lead the design team and coordinate all design and construction projects.

### Abacus Architecture, PSC

#### Vice President

San Juan, PR

12/2006 – 4/2019

As VP of an architecture firm, Mr. Deyá acquired considerable experience in the allied areas of planning, programming, interior design, graphic design, estimation, construction management and construction in general. Part of his responsibilities were innovative business development, the transition to project planning and project programming.

- **Project Management** – Manages complex projects throughout their lifecycle, from the project initiation phase through project closeout. Conducts preliminary design and methodology planning and determines project timelines and priorities. Assesses risks and develops mitigation strategies when developing and managing project plans, budgets, and schedules. Balances functional and business objectives with project requirements. Leads master planning, conceptual design, schematic design, design development, project architecture, and project scheduling, directing projects within budgetary constraints. Oversees project execution, including construction and installation of IT and telecommunications equipment. Tracks expenses and financial obligations throughout the entire project.
- **Analysis and Evaluation** – Establishes evaluation criteria and quantitative measurements to conduct project assessments. Conducts design management and detail development throughout the duration of complex initiatives and projects, including coordination of disciplines, exterior finishes, 3-D visualization, comprehensive interior design, models, renderings, and material specifications. Performs field support activities such as contract package management, contractor qualification, quality control, construction checkout, and permit management. Analyzes financial aspects of the project through cost/benefit analysis to develop goals and establish performance metrics.

- **Stakeholder Management and Customer Service** – Defines client expectations and ensures project deliverables meet customer requirements. Negotiates and coordinates project plans, objectives, budget, and schedule with customers and stakeholders. Interprets multi-level customer needs and integrates stakeholder goals and objectives into practices. Reviews project milestones with stakeholders and conducts lessons learned analysis for continuous process improvement. Routinely briefs executive leadership and executive-level stakeholders on the status of project development and implementation, including budget, schedule, issues, and recommendations.

**Dubai General Contractors A Designer Builders Corp.**

***President***

**San Juan, PR**

**12/2008 – present**

Hours per week varies according to project

As President in a construction company, Mr. Deyá has integrated his architectural knowledge into the development of construction projects, including managing multiple large-scale projects simultaneously.

- **Project Management** – Manages all aspects of construction projects, including initial design, permit acquisition, bid and proposal submission, budget creation, construction schedules, and field operations. Directs acquisition and management of major construction projects. Leads personnel operations, including hiring and supervision during the construction process. Schedules subcontractors and develops criteria for assignments and evaluations.
- **Analysis and Evaluation** – Evaluates technical documentation and reports for accuracy, feasibility, quality, and conformance to industry standards. Independently develops innovative designs and solutions. Assesses project risks, creates mitigation plans, and addresses unanticipated project complications. Conducts and documents lessons learned analysis.
- **Stakeholder Management and Customer Service** – Acts as a link between clients and the workforce, reviewing work on the clients' behalf and developing reports. Negotiates business transactions with clients and subcontractors, including forecasting financial obligations and utilization rates. Communicates on a daily basis with clients to ensure customer needs are exceeded and issues are completely resolved in a quick manner.

**Deyá Group / Deyá Elevator**

***Architect / Consultant***

**Guaynabo, PR**

**01/2001 – present**

Hours per week: varies according to project

- **Project Management** – Manages the building maintenance process, ensuring buildings remain in excellent condition. Handles planning, budgeting, construction, and project requirements for any renovations, designs, alterations, or repairs needed. Provides consulting services regarding constructing elevator cabins and any other elevator installation-related work.
- **Stakeholder Management and Customer Service** – Develops ongoing working relationships with stakeholders, customers, and team members. Negotiates building design changes and the related contract specifications. Works with customers to elicit customer needs and analyze building documents and information to ensure a safe, compliant construction and renovation process.

**Hernández y Alayón**

**San Juan, PR**

## ***Design & Project Architect***

***08/2004 – 11/2006***

- **Architecture and Design** – Served as a Project Architect on various designs for private and public projects, including:
  - Artisan's Center & Plaza in Rio Grande, PR
  - 45 unit high-rise apartment building in San Juan, PR, which included 5 duplex penthouse apartments.
  - Apartment building in Gascue, Dominican Republic which was published in the architectural magazine "Urbe".

## **EC Designs**

### ***Project Architect***

Hours per week: 20

**San Juan, PR**

***07/2000 – 08/2001***

- **Project Management** – Performed duties including project planning, design, and field coordination. Assessed project requirements and developed project requirements. Developed project timelines that fit within budgetary constraints.
- **Architecture and Design** – Followed architectural trends and technologies in facility design, construction, and space management, and reported findings to management. Worked with stakeholders to establish and manage customer expectations and informed them of any changes to project status.

## **HA Contractor**

### ***Architect***

Hours per week: varied according to project

**San Juan, PR**

***1999 – 2000***

- **Architecture and Design** – Prepared drawings to meet office CAD standards. Performed due diligence pre-design research to meet regulatory standards and receive approval. Prepared construction drawing sheet files and document packages for presentation.

## **Education and Training**

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**Polytechnic University of Puerto Rico**

***Professional Bachelor of Architecture***

**San Juan, PR**

***2004***

## **Skills and Abilities**

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- Strong multitasker with the ability to lead projects with multiple technical resources involved
- Expert negotiation, communications and persuasion skills
- Tenacious attention to detail and quality
- Possesses a thorough knowledge of building regulations
- Teamwork and leadership-oriented
- Computer knowledge: Windows XP, Windows 7, Windows 8, Microsoft Word, Microsoft PowerPoint, Microsoft Excel, Microsoft Outlook, AutoCAD, SketchUp, and Adobe Photoshop