

John E. Bond Sr.

Senior Project Manager / Construction Manager

Mr. Bond is a senior project manager with more than 35 years of experience overseeing all phases of multimillion-dollar construction, infrastructure, Superfund, and environmental projects for government and private-sector clients. He is skilled in managing crews on complex projects with construction budgets ranging from \$1.5 million to more than \$75 million, with extensive engagement from state and city officials as well as neighborhood associations. Adept at bidding procurement, Mr. Bond is also knowledgeable in handling the award process and monitoring contractual adherence during the construction phase, including for federally funded programs such as the HUD initiative HOPE VI. Mr. Bond has a track record of delivering projects on time and under budget.

Project Experience

City of Camden Neighborhood Improvements - Senior Project Manager

Managed a \$14 million effort by the City of Camden, NJ, to improve quality of life for residents by demolishing 591 blighted structures — the largest such effort in state history. Mr. Bond led a 75% locally hired workforce in the massive effort, which required demolition, removal, and disposal of materials as well as the remediation of environmentally hazardous substances. (2015 - 2016)

W.T. Grants Complex Demolition - Project Manager

Monitored the \$800,000 demolition of the 198,000-sf W.T. Grants Complex in Clementon, NJ, which included asbestos abatement and lead-based paint removal and disposal. (2012)

EDUCATION

Camden County College Lincoln Hall Renovations - Senior Project Manager

Oversaw \$8 million in renovations to Lincoln Hall at Camden County College in Blackwood, NJ. Originally built in 1954, the facility's theater workshop, prop and costume storage areas, studios, small theater, classrooms, offices, and bathrooms were modernized. A concession stand, air-conditioning and heating systems, and ADA-compliant accessibility features were also installed. (2019 - 2021)

Rutgers University Graduate Student Housing - Project Manager

Managed construction of a new \$55 million graduate housing facility on the Camden Campus of Rutgers University in Camden, NJ. The 161,653-sf building contains 102 units to accommodate up to 350 students, approximately 7,000 sf of ground-level retail space open to the greater community, a fitness center, mail room, business center, common spaces, and

Education

Bachelor of Science,
Industrial
Technology/Drawing &
Design; Cheyney University
Architecture Courses; Drexel
University

Certifications

Public Adjuster; New Jersey

Training

New Jersey Renewable Clean
Energy
OSHA Site Safety

roof deck. Mr. Bond oversaw all phases of the project, including budgeting, cost controls, and schedule. (2011)

HEALTH & SCIENCE

Rowan University Joint Health Sciences Center - Senior Project Manager

Supervised construction of Rowan University's new \$70 million Joint Health Sciences Center (JHSC) in Camden, NJ. The 125,000-sf facility — which resulted from a partnership between Rowan University, Rutgers University–Camden, and Camden County College — includes a 30,000-sf healthcare simulation center to prepare students for real-world medical situations. (2019)

CMSRU New Facility Construction - Project Manager

Oversaw all phases of the \$139 million new Cooper Medical School of Rowan University (CMSRU) in Camden, NJ, adjacent to Cooper University Hospital. The 200,000-sf, 6-story facility features classrooms, teaching and research labs, an auditorium, and offices. The building, which earned LEED® Gold certification, is part of CMSRU's dedication to providing not only quality medical care but also job training in the region. Mr. Bond monitored the project from start of construction to closeout. (2010 - 2012)

RESIDENTIAL

Lawnside Meadows Adaptive Reuse - Project Manager

Led a team constructing 40 senior apartments at a former elementary school in Lawnside Borough, NJ. Incorporated in 1926, Lawnside was the first self-governing African American community north of the Mason-Dixon line. The \$10 million project features 1- and 2- bedroom apartments for people ages 62 and above, and the project earned the New Jersey State Historic Preservation Award. (2014)

Revere Run at Park Place - Project Manager

Spearheaded the construction of a \$15 million, 80-unit development for families in Gloucester, NJ, earning 60% of the area median income (AMI). The complex features 15 one-bedroom, 41 two-bedroom, and 24 three-bedroom units in 6 three-story townhouses; a clubhouse; fitness center; playground; computer lab; and laundry facility. (2013)

PHA Lucien E. Blackwell Homes Phase II - Construction Project Manager

Facilitated the \$20 million Phase II construction of the Lucien E. Blackwell Homes, an effort of the Philadelphia Housing Authority (PHA) in Philadelphia to provide opportunities for homeownership to low-wage earners and improve neighborhoods by leveraging the federal Hope VI housing program. Mr. Bond monitored and managed all phases of the project; obtained approvals for planning, zoning, and building permits; and solicited and awarded various subcontractor agreements. (2011)

Camden Luthern Housing Grace Homes Phase II - Construction Project Manager

Managed the \$1.6 million Grace Homes Phase II project in Camden, NJ, for Camden Luthern Housing Inc. Located on the northside of the 300 block of State Street and the 800 block of North 3rd Street, the 10 new homes were part of an effort to increase first-time homeownership for local residents. (2008)

PHA Raymond Rosen Manor Redevelopment - Construction Project Manager

Spearheaded the \$76 million, multi-phased redevelopment of Raymond Rosen Manor, which replaced one of the oldest and largest developments in the Philadelphia Housing Authority (PHA) system. The new development features 552 low-rise housing units in north Philadelphia. Mr. Bond managed all phases of design and development and monitored compliance with MWBE contract requirements during the construction phase. (2004)

IHA High-Rise Apartment Community - Construction Project Manager

Supervised construction of a \$5 million, 80-unit, high-rise public housing community for the Housing Authority of the Township of Irvington (IHA) in Irvington, NJ.

Bethany Baptist Church Senior Housing - Construction Project Manager

Oversaw the \$2.3 million construction of a senior housing community for Bethany Baptist Church in Lindenwold, NJ.

Cramer Hill CDC Neuva Vida Homes - Construction Project Manager

Directed the construction of the \$2 million Neuva Vida Homes in the Cramer Hill neighborhood of Camden, NJ, for the Cramer Hill Community Development Corporation (CDC). The project was part of an effort to revitalize the area and provide 18 units for new homeowners.

Heart of Camden West Broadway Housing IIB and IIIB - Construction Project Manager

Led both phases of the \$3.6 million West Broadway Housing project for Heart of Camden, a nonprofit organization in the Waterfront South neighborhood of Camden, NJ. The project rehabilitated 24 formerly vacant apartment units into affordable housing rentals.

PBCIP Parkside Affordable Housing Initiative - Construction Project Manager

Managed the \$2.4 million Phase II mixed-income housing development in the Parkside section of Camden, NJ, featuring 70 affordable townhome-style apartments for low-wage earners for the nonprofit group, Parkside Business and Community Partnership (PBCIP).

Living Springs Senior Residence - Construction Project Manager

Oversaw a \$2.5 million carpentry contract with Living Springs for its new Living Springs Senior Residence in Delanco, NJ. The community features 1-

and 2-bedroom apartment homes ranging in size from 670 sf to 2,554 sf, a library, a medical office, and options for assisted living.

**Michael's Development Group Carpenter's Square Apartments -
Construction Project Manager**

Directed the \$10 million construction of Carpenter's Square Apartments in Gloucester City, NJ. The 5-story building features 101 one- and two-bedroom apartments for people over the age of 62. Mr. Bond oversaw all phases of the project, including monitoring adherence with contract requirements.