



Michael B. Gaspar, CCM, CCP

Director

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Michael B. Gaspar is a construction and commercial management leader with more than 20 years of experience advising owners, contractors, lenders and legal counsel on complex infrastructure and mixed-use construction programs valued from hundreds of millions to over \$11 billion. He specializes in project controls, procurement, change order management, claims analysis, cost forecasting and risk mitigation across aviation, transportation, healthcare and residential developments.

Known for improving project performance and operational efficiency, Michael has led initiatives that increased change order processing, improved reporting quality and strengthened executive decision-making on large multidisciplinary programs. He combines deep construction expertise with a strong financial and analytical foundation and is a Certified Construction Manager (CCM) with an MBA in Public Accounting.

Selected Project Experience

► Delta Air Lines, Inc., Terminal 4 at JFK International Airport

Advised Delta Air Lines on the commercial management, procurement, contract governance, cost forecasting, scheduling, change order management and close-out activities for a \$1.4 billion terminal redevelopment program with 200+ contracts and 125+ trade procurements. Assisted the company in recovering costs associated with a major insurance claim and provided claims mitigation services on the project. Improved change order administration, doubling monthly processing output and increasing negotiated savings by 13.8%, while supporting executive reporting, cost controls and on-time project delivery.

► Delta Air Lines, Inc., New Terminal C, LaGuardia Airport

Advised Delta Air Lines on the commercial management and contractual governance of a \$4.2 billion multi-prime terminal redevelopment program. Improved change order processing, documentation quality and reporting timeliness, trained 70+ project personnel on project controls best practices, and developed close-out tracking systems for more than 325 trade contracts.

► 55-Unit Residential Building, Bronx, NY

Advised a lender on the recovery of a fire-damaged residential building with full tenant displacement by coordinating with the owner and insurance adjuster through status meetings, project documentation, insurance claim support, cost forecasting and risk identification to advance project recovery.

► 12-Story Mixed-Use Building, Manhattan, NY

Performed an independent damages analysis related to architect design and coordination errors for a new 12-story mixed-use development. Findings were incorporated into expert reports utilized by outside counsel.

► Medical Hospital, New York, NY

Performed damages analysis for extended general conditions and productivity claims submitted by trade contractors on a \$2.6 billion medical facility delivered under a CMR/GMP structure. Quantified labor productivity damages related to acceleration and cumulative impacts using industry accepted methodologies, including the measured mile method, with findings reviewed by outside counsel.

► MTA Capital Construction, East Side Access, New York, NY

Managed change order administration and commercial negotiations for the \$500 million Grand Central Madison station as part of the \$11 billion East Side Access program. Developed a streamlined "bundling" process that increased negotiated change order output by 250% while supporting agreement structuring, executive reporting and legal counsel coordination. Received an individual achievement award from program executives.



EDUCATION

- **Pace University, New York**
Master of Business Administration,
Public Accounting
- **Pace University, New York**
Bachelor of Business Administration,
Public Accounting

CERTIFICATIONS

- Certified Construction Manager (CCM)
- Certified Cost Professional (CCP)

PROFESSIONAL AFFILIATIONS

- AACE Metro New York Section; Board of Directors; Vice President
- Association for Advancement of Cost Engineering (AACE); Member
- Construction Management Association of America (CMAA); Member
- YMCA of Yonkers, New York; Board of Directors