

## **Tim Wellings**

1035 Astral Point  
Spring Branch, TX 78070

[twellings3@yahoo.com](mailto:twellings3@yahoo.com)

**(210) 313-1967**

**(830) 223-5301**

**SKILLS SUMMARY:** Senior Operations Executive with over 22 years of experience within the national home-building industry. Proven leader of people and processes; recognized for development and execution of broad-based operational best practices (Purchasing, CAD, Estimating, and Database Management). Excellent background in CPM scheduling tools and reporting coupled with strong management skills toward contributing directly to bottom line profitability.

### **EMPLOYMENT**

#### **Production Consultant**

Jayman MasterBUILT  
Edmonton/Calgary, AB

February 2008 -

- Short term consulting contract with one of Canada's leading home builders.
- Successful training and mentoring of several Production Managers in various divisions.
- Developed and documented operational procedures to maximize efficiencies.
- Successful training and documentation of proven vendor procurement procedures while ensuring proper trade management.
- Developed or refined cost control processes to manage VPOs, which resulted in reducing variances.

#### **National Operations Manager**

Schumacher Homes  
Canton, OH

June 2006 – January 2008

- Managed national Estimating, Purchasing, CAD and Database operations and personnel (total of 45 staff).
- Created and successfully launched operational procedures and processes to enable expansion into 16 new markets throughout 8 states.
- Developed or refined detail subcontractor scopes of work in each new market.
- Assisted in the design and development of new house plans for new markets.
- Developed cost analysis process resulting in a 2% decrease in direct costs.

**Division President**

Casa Linda Homes  
San Antonio, TX

May 2005-June 2006

- Successful start-up and management of new San Antonio division.
- Recognized land acquisition and development of several large subdivisions.
- Recruited, hired and trained key personnel in sales, construction and operations.
- Supervised design and development of new house plans to fit into local market.

**Director of Corporate Operations**

Obra Homes  
San Antonio, TX

2001-May 2005

- Full Operational Management of three division's (McAllen, Houston, and San Antonio) operational staff.
- 20% Reduction of Cycle Time via innovative handheld construction schedule processes.
- Successfully integrated purchasing best practices across all divisions.
- Developed creative job start process and standardized job start packages.
- Created optimal subcontractor agreements and detailed scopes of work.
- Recognized author of cost-saving Variance Analysis and Reporting.

**Director of Professional Services**

FAST/Buildnet  
Redmond, WA

1997-2001

Managed 24 "Software Solution Consultants" within this respected technology organization in support of FAST Builder Management System implementations across national home-building industry.

**EDUCATION**

M.B.A. Degree Concentration in Financial Management  
City University, Bellevue, WA

B.S.B.A. Degree Concentration in Real Estate and Construction Management  
University of Denver, Denver, CO

**ACTIVITIES**

Substitute Teaching Leader in BSF; Boys & Girls Club Football Coach; Residential Builders License (MI); Real Estate Sales License (IN); Speaker at IBS National Conventions

**Additional Detail and References Available Upon Request**