

JOSEPH M. BEEMAN

Development & Construction Executive | Capital Strategy, Project Delivery & Advisory

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Florida Certified General Contractor (CGC-1522845) • Remote / Relocation Flexible

EXECUTIVE PROFILE

Construction and development executive with 20 years of experience leading capital projects from feasibility through delivery across commercial, energy, federal, and infrastructure sectors. Operates at the intersection of capital strategy, development, and construction execution, aligning underwriting assumptions, project scope, and delivery to protect investment outcomes. Scaled a construction division to \$20M in annual revenue and founded a development and capital projects firm serving PE-backed developers, federal agencies, and family offices. Currently advancing data center development programs (\$50M to \$3.5B in project value) and delivering capital project estimating for DOE mission-critical infrastructure at the Nevada National Security Site. Completing an MPS in Real Estate Finance and Development at Georgetown University.

CORE COMPETENCIES

Development & Capital Strategy

Feasibility | Site Selection | Entitlements | Capital Stack | Pro Forma & IRR/NPV | JV Structuring | Public-Private Partnerships

Advanced Construction Technology

3D Printed Concrete | Mass Timber & CLT | Modular & Prefab Systems | Automation & Robotics | Constructability Innovation

Construction & Delivery

Marine & Heavy Civil | Deep Foundations | Vertical | Design-Build | Data Centers | Energy Infrastructure | Federal (DOE/DOD)

Business Leadership & Finance

P&L Ownership | Division Scaling | Revenue Growth | Financial Modeling | AI-Enhanced Analytics & Pro Formas | Monte Carlo Risk Modeling

PROFESSIONAL EXPERIENCE

Founder & Principal | Development & Capital Projects

2015 – Present

Beeman Construction Inc. / Beeman Consulting • Remote / International

Development and capital projects platform serving PE-backed developers, family offices, and federal agencies on programs from \$10M to \$500M+. Operates across the full project lifecycle: from feasibility and capital structuring through preconstruction and delivery, ensuring alignment between investment thesis and execution. Founded in 2015 as a construction company; relaunched in 2021 as an advisory and development practice operating across the US, Central America, and Europe.

- **Development & Capital Strategy:** Leading feasibility and early-stage development across multiple data center opportunities (\$50M to \$3.5B in project value), including a 300MW campus in North Carolina, a 40MW project in Texas, and a 6MW acquisition in South Florida with planned expansion to 20MW. Driving site feasibility, power strategy, and development planning while aligning capital structure with execution to advance projects toward investment commitment and delivery.
- **Principal Investments & Value-Add:** Executed full development cycle on a four-property residential portfolio in Jacksonville: sourced deals, acquired, renovated as licensed GC with in-house crews, stabilized, and sold at a profit, managing the complete investment lifecycle from underwriting through disposition. Currently hold and operate a long-term rental asset in Colorado (5+ year hold, continuously leased). Also structured pro formas and capital strategies for LIHTC and affordable housing programs.
- **Federal & Infrastructure:** Lead capital project controls and risk alignment on DOE, DOD, and FEMA infrastructure programs including post-disaster school restoration. Scope spans schedule risk, cost alignment, and federal funding compliance.

Federal Positions (Concurrent with BCI):

- Principal Cost Estimator, MSTs, DOE Nevada National Security Site (2025 to Present): Leading capital project development and cost strategy for DOE Infrastructure Directorate. Congressional line-item programs. BOE development per DOE O 413.3B.
- Senior Construction Specialist, ICF International (2022 to 2023): Federal infrastructure and disaster recovery program delivery.
- **Claims & Expert Witness:** Senior Claims Advisor, Berkeley Research Group / Quantum Claims. Delay analysis, damages quantification, and expert dispute support.
- **Innovation & Analytics:** Building AI-enhanced pro forma models, Monte Carlo risk simulations, and estimating tools to sharpen underwriting and project controls. Evaluating constructability of 3D printed concrete, mass timber/CLT, and modular systems for select developer clients.
- **Sustainable Development Advisory:** Provided development, preconstruction, and capital strategy consulting for Amagaya, an eco-systemic design company building master-planned conscious communities with a circular economy model. Scope included feasibility, land planning, and sustainable housing program development.

- **Construction & Delivery (2015–2017):** Built and operated residential/commercial rehab division in Jacksonville with in-house crews and full project delivery. Developed financial modeling, estimating, and scheduling tools (P6, MS Project, Power BI) adopted by clients.

Director of Geostuctural, Commercial & Federal Construction

2017 – 2021

Lawrence Construction • Littleton, CO

Full P&L ownership across geostuctural, commercial, and federal divisions. Reported to executive leadership and shaped companywide market strategy, client development, and capital allocation.

- **Business Growth:** Scaled division from \$200K to nearly \$20M in annual revenue at 20–30% margins. Grew cautiously and capitalized growth from operations, expanding the equipment fleet (drill rigs, cranes, vibratory systems) only when project demand and revenue justified the investment.
- Grew the team from a 5-person crew to 40+ staff including project managers, field leads, and multiple crews; owned all hiring, talent development, and performance management across the division.
- Delivered complex capital projects (\$5M–\$85M) for USACE, GSA, and state DOTs with rigorous cost, schedule, and risk controls.
- **Innovation:** Developed a proprietary reusable precast lagging system for DIA’s \$2.5B Concourse C Expansion, adopted across multiple phases, reducing cost and schedule risk on one of Colorado’s largest active infrastructure programs.
- Drove procurement strategy, subcontractor development, and capital equipment decisions to protect margins and accelerate delivery across a growing project portfolio.

EARLY CAREER

Progressive roles in estimating, project engineering, and field operations across \$1M–\$1.5B projects nationwide.

Estimator & Project Manager

2015 – 2017

Superior Construction • Jacksonville, FL

Led estimating on \$1M–\$300M FDOT projects. Drove CPM scheduling, constructability reviews, and bid-to-build transitions.

Project Engineer & Estimator

2009 – 2015

Manson Construction Co. • Multiple US Locations

Federal marine and heavy civil projects (\$22M–\$1.5B) across five offices nationwide.

- Project Engineer on Block Island Wind Farm, the first U.S. offshore wind project (\$300M+). Managed offshore installation, equipment, and logistics.
- Lead Estimator on \$150M offshore LNG terminal; pursued \$1B+ in JV bids with Kiewit and Weeks Marine.
- QCM Manager on USACE Hurricane Sandy restoration. Field Engineer on \$22M Port of LA Marine Improvements.

Co-Founder & COO

2008 – 2014

BlueJacket Oil Co • Hamilton, KS

Co-founded and capitalized an oil exploration and production venture. Raised investor equity, built the financial model, and managed all field operations from drilling through in-house production. Executed a profitable disposition of the producing asset. Zero debt structure throughout the hold.

Scheduling Consultant

2015

Walt Disney World • Orlando, FL

Scheduling and project controls for theme park and resort capital development programs.

Project Engineer

2006 – 2007

Duke Construction / Duke Realty • Orlando, FL

Project engineer for the construction arm of Duke Realty (NYSE: DRE), one of the largest industrial REITs in the US. Delivered ground-up industrial and Class A office projects across Central Florida.

- Managed construction of 100,000+ SF tilt-wall industrial facilities, 5-story tilt-wall structures, and multi-story steel and precast office buildings from site work through turnover.
- Coordinated subcontractors, managed RFIs, submittals, and schedule across concurrent REIT development projects. Early exposure to institutional development processes, capital reporting, and investor-driven delivery timelines.

EDUCATION & CREDENTIALS



Master of Professional Studies - Real Estate Finance & Development
Georgetown University (In Progress)



Master of Science - Entrepreneurship & Innovation
University of Florida (2023)



Master of Science - Construction Management
Florida International University (2011)



Bachelor of Science - Construction Management
University of North Florida (2009)

CPC | American Institute of Contractors • OSHA 30

Software & Analytics: CoStar / ARGUS • Primavera P6 • Procore • Hard Dollar / HCSS • Power BI • AI/ML Analytics • Monte Carlo Simulation

SELECT PROJECT EXPERIENCE

PROJECT	VALUE / SCOPE	ROLE / HIGHLIGHT
DIA Concourse C Expansion	\$4M (within \$2.5B program)	Innovative reusable precast shoring system
CDOT I-70 Central Reconstruction	\$21M 13 bridges	Deep foundations lead, live traffic
CDOT US550/160 Interchange	\$84.7M	Alt. foundation design , cost & schedule savings
Block Island Wind Farm	\$300M+	First U.S. offshore wind , PE & Estimating
GIWW West Closure Complex	\$1B+	Preconstruction , world's largest pump station
Middle Harbor Redevelopment	\$1.5B	Port of Long Beach , marine JV
Elliott Bay Seawall	\$300M	2x Project of the Year (APWA, CMAA)
EVRAZ Palmer Rail Expansion	\$5.6M 916 piles	On schedule, under budget

Detailed project portfolio and references available upon request.

SELECT DEVELOPMENT & INVESTMENT ACTIVITY

DEAL / PROGRAM	VALUE	STATUS	ROLE / SCOPE
Data Center Campus, NC	\$3.5B	Active	300MW campus, feasibility & power strategy
Data Center, TX	\$50M+	Active / Land	40MW, site feasibility & land acquisition
Data Center Acquisition, S. FL	\$50M+	Active	6MW acquisition, expansion to 20MW
Residential Portfolio, Jacksonville	4 properties	Closed / Profitable	Acquired, renovated as GC, stabilized, sold
Long-Term Rental, Colorado	1 property	Hold / 5+ years	Acquired, continuously leased rental asset
Amagaya Sustainable Communities	Advisory	Active	Dev, precon & capital strategy, master-planned
BlueJacket Oil Co, KS	Co-Founded	Closed / Profitable	Oil E&P, raised equity, profitable disposition