

Marc Dykes

Specializing in Repositioning of Multi-Family
Communities

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Milwaukee, WI 53202

Date: 04/21/2026

Attn: Human Resources

Submitting qualifications for the Owners Rep/ Construction Manager position. Once you review my experience in the following: performing due diligence, developing property condition reports with budgets, repositioning, acquisitions, coordinating large capital projects (existing and new development), and asset management for your multifamily clients.

With a long history of success in the multi-family construction industry, particularly in roles of project management, coordinating team efforts with property management teams, housing authorities, and architects, I am proud to submit my resume for your consideration.

As mentioned, I've excelled in various aspects of the multi-family construction industry, including project management and general construction management with a focus on the following: complete interior, exterior, and property site renovations, re-syndications, and disaster recovery efforts.

Able to travel extensively and relocate anywhere your company has properties.

Career Highlights

- Complete rehab in tandem with HUD regulations while maintaining three separate construction budgets of \$8MM each.
- Work with the national restoration contractor for the interior reconstruction of 77 HUD units damaged by Hurricane Irma.
- Overseeing numerous multi-million-dollar construction and renovation projects during nearly 20 years of employment with Home Properties, located in Rochester, NY.

As you can see, I have built my reputation based on dedication, loyalty, diligence, and success. Not only do I strive for the best possible results in every project, but I also ensure that my entire team is fully prepared and operating on the same page.

I am confident that my experience can be an asset to your organization and welcome the opportunity to further discuss these opportunities in greater detail.

Until then, I thank you for your time and professional consideration.

Sincerely,
Marc Dykes

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Professional Summary

Professional Experience

❖ **Reviving Homes LLC** — Milwaukee, WI | Jun 2020–Present

Consultant / Owner's Representative

- Perform due diligence and develop budgets, scopes, and asset preservation plans for multifamily owners.
- Establish procedures and standards for onsite maintenance teams to support long-term asset performance.

Core Competencies

- Due diligence & property condition assessments (PCA)
- Scope development, budgeting, and cost control
- Capital planning & asset preservation planning
- HUD/housing authority compliance and reporting
- Owner, lender, architect, and stakeholder coordination
- Vendor procurement, buyout, and contractor management
- Schedule development and onsite execution
- Disaster recovery and restoration (water/hurricane events)

❖ **Desola General Services** — Minneapolis, MN / Atlanta, GA / Troy, MI | Mar 2018–May 2020

Project Manager

- Led renovation programs spanning 942 apartment units under local HUD/housing authority requirements (Hennepin County, MSHDA, and Atlanta Housing).
- Built renovation budgets and project schedules; served as point of contact with local departments and regulators.
- Selected vendors and contractors, hired and managed onsite superintendents across properties.
- Prepared and presented draw requests to MSHDA representatives, architects, and lenders.
- Coordinated closely with onsite property management teams to maintain resident experience and construction flow.
- Managed combined construction budgets of approximately \$18M.

❖ **Jarvis Property Restoration** — Ft. Pierce, FL | Sep 2017–Mar 2018

Project Manager

- Led interior reconstruction of 77 first-floor apartment units impacted by Hurricane Irma; coordinated with ownership and the City of Ft Pierce on condemnation requirements and inspections.
- Directed demolition and flood-cut scope, mitigation/moisture mapping, and reconstruction sequencing to return units to service.
- Managed HUD underwriting requirements and restoration documentation.

- ❖ **Home Properties** — Regional Office: Waltham, MA (Portfolio across IL, FL, ME, MA) | Feb 1998–Aug 2016
Senior Construction Manager
 - Directed capital improvements for a 6,086-unit multifamily portfolio across four states (IL, FL, ME, MA).
 - Managed annual capital budgets ranging from \$15M–\$25M and developed 5-year capital forecasts.
 - Led the capital budget workstream for due diligence on 16 new acquisitions.
 - Served as primary escalation lead for emergency response/restoration, coordinating risk management, adjusters, and contractors to define scope and oversee delivery.

- ❖ **Crosswinds Communities, Novi MI. 1997-1998**
Business Unit Manager: (Project Manager)
 - Responsible for the financial and production of two multi-family developments in Detroit MI.
 - Brush Park apartments: 150 units
 - Riverview apartments: 72 units

- ❖ **Singh Development, Birmingham, MI. 1993 - 1997**
Project Superintendent
 - Responsible for coordinating the development of two (2) HUD-funded apartment communities.
 - Nantucket Apartments 150 units: Farmington MI
 - Townhomes of Novi 220 units: Novi MI

- ❖ **Arcon Construction, East Lansing, MI 1992-1993**
Superintendent
 - Responsible for the construction of 83 HUD funded senior assisted living.
 - Friendship Meadows: Detroit MI.

- ❖ **"Marc of Distinction":**
Owner, Columbiaville, MI 1989-1991
 - Licensed residential builder obtained a license in 1977.
 - Built and renovated many single-family houses.

- ❖ **Greener & Summer Construction, Dallas, TX 1983- 1989**
Assistant project manager
 - Developed and constructed multi-family properties.
 - My career began as an assistant site superintendent, and developed into a newly created position for me as assistant project manager.

- ❖ **Desola General Services: Park City, UT**
Project manager
 - Responsible for affordable housing repositioning for projects in Troy MI, Atlanta GA, and Minneapolis, MN.
 - Created the scope of work and budgets from property condition and environmental reports for Troy MI. 300 unit 12-story high-rise,

- Completed full renovation of occupied units; 6 units per week (cabinets, tops, plumbing & light fixtures, flooring, painting, new hardware, windows).
 - Renovated common area with flooring and lighting fixtures.
 - Fully upgraded 2 elevators.
 - Remove and replace flat roof
 - Resurface parking lots, concrete removal, and landscape grading and plantings.
- ❖ **Sable Chase Apartments: Jarvis Property Restoration:**
- Ft Pierce, FL: interior reconstruction of 77 HUD requirement units damaged by Hurricane Irma.
 - IRMA flooded all the first-floor apartment units,
 - The City of Ft Pierce condemned all 1st floors of the 3-story buildings.
 - Over-saw mitigation and moisture mapping
 - Created and worked within insurance estimates
 - Responsible for hiring subcontractors
 - Coordinating with the city and property management for a smooth turnover process:
 - The schedule for units back online was 12 units per week
 - Meet with other clients to gain further work in" The Keys & Marco Island.
- ❖ **Home Property Accomplishments:**
- Began with Home Properties for the Detroit region in 1998.
 - Re-located from Michigan to Massachusetts in 2009 after 4 years of weekly travel back and forth.
 - Appointed by the owner to head the "Blue Ribbon Committee" to standardize our maintenance spend. Obtained cost reductions of 10 to 15% in the following years.
 - Selected by the CEO to develop the first multi- family development for the company in South Portland, ME. 2005-2007.
 - Assisted in the successful disposition of a 5500-unit portfolio in Southfield MI. 2006.
 - Accepted the Senior Construction Manager position for the Boston Region. 2006.
 - Performed general contractor role for 8 new community centers (& associated site work), ranging in price from
 - \$300,000 to \$1.5 million.
 - Responsible for all phases of construction of a 1.5 (\$1,500,000) million-dollar sewer treatment plant.

Details of Home Properties' Accomplishments:

- ❖ **Liberty Commons Apartments: Total project cost: \$15,000,000 South Portland, ME.**
- New development consisted of: 6 -3-story buildings, consisting of 120 units. Home Properties decided to begin a new venture in the development arena. Having worked closely with one of the owners (CEO) at the beginning of my career with Home Properties, he asked if I would be willing to take on this new venture, knowing that this project, if a success, would lead to further new developments for Home Properties. (As

many know, with a public company and as conservative as Home Properties is, this was quite a huge step.) Home now develops about 200 to 400 units per year because of the success of this project.

- Responsibilities included all budgeting and buyout of the project, production, and quality control.

❖ **Developed Apartment Community Centers.**

Total dollars combined: over \$3,000,000.

- While in Detroit, Home Properties' focus was to acquire 40-plus-year-old communities and add new community & maintenance buildings.
- My role was to secure local architects and engineers, proceed to have buildings designed and obtain approvals from corporate and local municipalities, establish budgets, and then implement the plan for completion. Projects not only included buildings, but also new streets, parking re-configuration, and major landscaping improvements.

❖ **Waltham, MA: Sewer treatment plant: \$1,500,000**

Developed a high-profile leasing center for our largest apartment community (about 660 units) in our Boston region.

- **Mission:** The Commonwealth of Massachusetts issued a consent order that the apartment community needed to have a fully operational sewer treatment plant by June 2010. Current conditions were 20 buildings with 2- 500-gallon septic tanks and 2- 20,000 square foot leach fields.
- The project role was to secure a local engineer and architect to develop a 3000 square foot leasing/ fitness center with a new pool and deck area. (The property had an existing pool that needed to be abandoned.)

Responsibilities were to secure engineers, decide on which processing plant was the most effective for our situation, and implement construction and have operational in two years to meet the consent order.

One item that I am proud of during this project; the existing infrastructure was designed for grey water only; part of my overall plan was to see what condition the existing infrastructure was in. Engineers and contractors' advice was to completely replace the infrastructure.

After assessing the situation, I determined that by performing minor improvements to the current system, there would not be a need to replace the entire infrastructure. This resulted in not having to spend \$1.5 million that was not budgeted.

Mission accomplished.

❖ **Leasing/ fitness Center: Total cost: \$800,000.**

Construction Manager

- 2800 sq ft single-story building, demolition of the existing pool, and the construction of a new pool and deck.
- First time in the company that we used an artificial turf around the decking area.

- Challenges of this project: city approvals lasted 2 years to work through the system.
- Natural gas was not available to the building location; we looked outside the box for the solution, which was to connect to an existing building and obtain an easement from the MBTA(railroad authority) to cross their abandoned tracks.

❖ **Singh Development: Total cost: \$50,000,000**
Assistant Superintendent to Assistant Project Manager

- Developed 2- HUD multi-family projects consisting of about 200 units each, totaling about 50,000,000 dollars.
- Developments project scope: bring townhome developments from raw land to building completion, ready for rental occupancies.
- Challenges: 1 project had grade elevation changes from 0' to 12': this entailed building a step down for brick and foundation reveals, as well as retaining walls.
- Greener & Summer Construction, Dallas, TX 1983- 1989:
- Gained considerable experience in the development of several (150+ units) of multi-family projects from raw land to final completion.
- Began as an Assistant Superintendent and finished as Assistant Project Manager (the first for the company).

Education

Michigan State University — East Lansing, MI
BS, Building Construction Management