

Founder & President

John P. Momsen, president and CEO, earned his BS degree in construction management in 1971 from the University of the Witwatersrand, Rand, the premiere South African University (Suma Cum Laude), and has over 35 years of active construction experience, the past 24 years in San Diego, California. His experience includes a seven-year term with ColRich Communities as Vice President of Construction.



This experience spans the spectrum of coordinating building design, land use development, entitlements, engineering and construction budgets in the Residential, Industrial, Commercial and Institutional fields. Prior to 1986, Momsen was a co-founding member and managing director of Monda Building (Pty) Ltd., a multi-million rand design build, construction company in South Africa (Industrial/Commercial Buildings).

CORPORATE EXPERIENCE

(Including representative projects)

Align Construction Management, Inc. Construction Management & Consulting President & CEO

2006 to Present

New Entity – 2006

Representative Projects:

- ✦ *Nightingale Assisted Living Facility* – Escondido, CA (Owner's Representative Services - \$20m facility)
- ✦ *Grace Church* – San Diego, CA (Tenant Improvement)

Amber Street Developments, Inc. (concluded operations 2005) Construction Management / General Contractor President & CEO

1986 to 2005

Representative Projects:

- ✦ *Rock Springs LLC* – San Marcos, CA (12 SFR Tract Home Development)
- ✦ *Espola 147/152 LLC* – Poway, CA (Custom Home Development)
- ✦ *New Hope Church* - Church/Multi-purpose facility (full CM service) San Diego, CA
- ✦ *Cuyamaca College* - Library/Resource & Learning Center San Diego, CA (Secondment to Zwick-CMS (Joint Venture GC))
- ✦ *Sweetwater Union High School* - Relocatable classrooms (bonded GC) San Diego, CA

Momsen Jordan Corporation (concluded operations 2002)
Residential Developers / Construction Managers
President & CEO

1998 to 2002

Representative Projects:

- ✦ *StoneBrook at Peppertree Park* – (25 SFR Tract Homes) Fallbrook, CA
- ✦ *The Trails* at Rancho Bernardo – (Custom Homes) San Diego, CA
- ✦ *CIELO* Entry & Gatehouse – (CM) Rancho Santa Fe, CA

Various other projects in Northern San Diego and Riverside Counties

ColRich Communities (formerly CMS/National Properties Group)
Residential Developers
Vice President, Construction

1989 to 1996

Representative Projects:

- ✦ *Panorama* (90 SFR Units)
- ✦ *Vista Park Apartments* (Refurbish and convert) Vista, CA
- ✦ *Serenity* (42 SFR units) and *Elite* (117 SFR units) Murrieta, CA
- ✦ *Fiore* (100 SFR units) and *Sun City: The Club* (258 SFR Seniors) Riverside, CA
- ✦ *Sedona* (39 SFR units) and *Brookshire Apts.* (117-unit reconstruction) Morena Valley, CA
- ✦ *Classics* (120 SFR units) and *Valtelena* (designs only) Lake Elsinor, CA

These are representative projects in which each case had a model complex and phases of 9 - 16 units. Some required grading and off-sites. *Sun City: The Club* required and extensive clubhouse building.

CMS-Monde
Construction Management Consultants
Managing Partner

1982 to 1992

Representative Projects:

- ✦ *IBM* - Major TI – University Towne Center, San Diego, CA
- ✦ *Mercy Hospital* - Owner's Rep and Scheduling Consultant, San Diego, CA
- ✦ *Hawthorne S&L Bank* - Forensic Discovery/Discovery Mgmt/Expert Witness
- ✦ *Earle Truax (Receiver)* - Discovery Mgmt/Expert Witness/Reconst. CM
- ✦ *Del Mar Villas HOA* - Reconstruction CM, Del Mar, CA
- ✦ *Shadow Canyon Apartments* - Redlands Bank - Discovery Management
- ✦ *Jon Renau Collections, Inc.* - Tilt Up Building, Vista CA
- ✦ *First California Bank*
- ✦ *Haseko, Inc.* - Claims Analysis
- ✦ *Western Financial*

Various other Asset Management and Attorney Clients

Monda Building (Pty) Ltd.

South Africa

1972 to 1987

Co-Founder and Managing Partner in Industrial/Commercial design build company for 15 years. (See Photo Gallery for representative work.)

Monda Building (Pty) Ltd., developed from a small start-up in 1972 to a multi-million Rand (local currency) entity by 1987, providing a design build service to the manufacturing community within the larger Johannesburg area. Monda's clients included many of the JSE (Johannesburg Stock Exchange) listed companies. The company was sold after Momsen relocated to the United States in 1987.

In 1980 Momsen was a co-founder of Monde Electronics (Pty) Ltd. An Electronic design & manufacturing company, specializing in aftermarket Auto Security systems. This was a great need in SA at the time and Momsen in conjunction with a friend and Electronic Engineer - Van Heerden launched and developed a successful business in this space.