



Mayor of Providence

Brett P. Smiley

October 23, 2023

Honorable Members  
Providence City Council  
City Hall

Dear Honorable Members:

Pursuant to Sections 302(b) and 1013 of the Providence Home Rule Charter of 1980, as amended and Public Law, Chapter 45-50, Sections 1 through 31 passed in 1987, I am this day appointing David A. Caldwell, Jr. of 41 Blackstone Boulevard, Providence, RI 02906, as a general citizenry category member of the City Plan Commission for a term to end January 31, 2028, and respectfully submit the same for your approval. Mr. Caldwell replaces Mr. Gazdacko who has resigned.

Sincerely,

*Brett P. Smiley*

Brett P. Smiley  
Mayor

IN CITY COUNCIL  
NOV 16 2023

READ  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED AND APPROVED  
*Tina J. Mastrosavvi* CLERK

## DAVID A. CALDWELL Jr.

41 Blackstone Boulevard, Providence, RI 02906

dave.caldwell@caldwellandjohnson.com

Mobile (401) 632-5340

### EDUCATION

---

MBA, University of California, Irvine	2006
MA, Political Science, Columbia University	1997
BA, Political Science, Minor in Music, University of Rhode Island	1995

### PROFESSIONAL & PUBLIC SERVICE ORGANIZATIONS BOARDS & COMMITTEES

---

- Audubon Society of Rhode Island, President, Board of Directors
- RI Builders Association, Board of Directors (President 2016-2018)
- HousingWorksRI, Vice Chair, Board of Directors
- 2021-23 RI Special Legislative Commission to Study the Low and Moderate Income Housing Act
- Builders Helping Heroes, Board of Directors
- RI Executive Climate Change Coordinating Council Advisory Board
- RI Green Building Council, Residential Green Building Advocate
- Elizabeth Buffum Chace, Properties Committee
- Lincoln School, Board of Trustees
- North Kingstown Chamber of Commerce
- Society of American Military Engineers
- Veterans of Foreign Wars
- American Legion
- RI Association of REALTORS
- State of RI Housing Resources Commission (2015-2018)
- 2014 RI Special Legislative Commission to Study the Low and Moderate Income Housing Act
- City of Providence Special Commission to Study Affordable Housing (2017-2019)

### PROFESSIONAL LICENSES, ACCREDITATIONS, & CERTIFICATIONS

---

- Rhode Island General Contractor Registration #369
- Leadership in Energy and Environmental Design (LEED) Accredited Professional, United States Green Building Council
- National Association of Home Builders (NAHB) Certified Green Professional (CGP)
- OSHA 10-Hour Occupational Safety and Health Training Certified
- Lead Hazard Control Firm License
- Rhode Island Real Estate Salesperson Licensee
- National Association of REALTORS Green Professional

### PROFESSIONAL EXPERIENCE

VICE PRESIDENT, CALDWELL & JOHNSON, INC.

SEPT 2008 - PRESENT

- Caldwell & Johnson, Inc, is a General Building Contractor that has been family owned and operated in North Kingstown since 1968, presently a leading green builder in RI, and amongst the leaders in the field nationally, concentrating primarily in residential housing
- Management of Residential Construction and Remodeling projects in Rhode Island.
- Management of land development and green building initiatives
- Responsible for preconstruction planning, permits and approvals
- Responsible for project planning, budgeting, and scheduling
- Responsible for all financial reporting, modeling and regulatory compliance

MANAGING DIRECTOR, CALDWELL REALTY, LLC

SEPT 2008 - PRESENT

- Caldwell Realty is a residential real estate brokerage that has been family owned since 1975.
- Property management responsibilities for over 100 rental units
- Responsible for the oversight of real estate contracts and leases executed by Caldwell Realty, LLC
- Responsible for managing sales staff
- Responsible for budgeting, planning, and overseeing maintenance reporting
- Responsible for financial reporting and regulatory compliance
- Responsible for acquisitions, arranging financing, and forecasting for investment property portfolio.

CSRC PROPERTIES, LLC – AFFORDABLE HOUSING DEVELOPER – MEMBER

- Responsible acquisition, development, ownership and management of 80% AMI rental housing.
- Monitoring agent is the Housing Network or RI

PROJECT MANAGER, CLARK CONSTRUCTION GROUP

SEPT 2006 - SEPT 2008

PACIFIC BEACON UNACCOMPANIED BACHELOR HOUSING QUARTERS, 32<sup>ND</sup> ST NAVAL STATION, SAN DIEGO

- The Pacific Beacon Unaccompanied Bachelor Housing Quarters is a \$250 Million Dollar project that is a public private venture between the United States Navy and Clark Realty Capital.
- The project consists of 941 two bedroom apartment suites, comprising over 1.2 million square feet in four eighteen story cast in place concrete towers. The entire structure is designed and built in compliance with the Department of Defense Anti-Terrorism Force Protection (ATFP) blast proofing requirements, in addition to California Seismic Code Regulations.
- Additionally, the project has a 935 space Parking Structure, comprising 4.5 stories and approximately 300,000 square feet of surface parking.
- The Pacific Beacon project was registered with the United States Green Building Council as a candidate for LEED certification in June, 2007, though the Navy ultimately chose not to pursue certification for the project due to the increased cost.
- Project Manager, responsible for estimating, bidding, writing contracts, Subcontractor management, vendor management, scheduling, change order management, billing and profit and loss aspects of the project

LOS ANGELES INTERNATIONAL AIRPORT, TOM BRADLEY INTERNATIONAL TERMINAL

- The Los Angeles International Airport Tom Bradley International Terminal and Baggage Handling Project is a \$503 Million Dollar Project that renovated over 1 million square feet of the existing terminal in addition to adding over 60,000 square feet to accommodate new baggage handling equipment and a new gate to accommodate the Airbus 380. The terminal, which handles over 10 million passengers a year, was kept fully operational during 40 months of construction.

- The Tom Bradley International Terminal was the largest ever LEED Certified Renovation at the time of its completion in 2010.
- Project Manager, responsible for preconstruction planning, including the development of the LEED building plan, final bidding and Subcontractor contracting, logistical planning, change order processing, Owner Allowance Management, and scheduling.

COMMISSIONED OFFICER, UNITED STATES MARINE CORPS

JUNE 1998 - SEPT 2006

Fiscal, Contracting and Supply Officer, School of Infantry (August 2003 – August 2006)

- Full responsibility for the development and management of a \$2.7 million dollar annual operating budget, to include all financial planning and analysis
- Responsible for all Department of Defense requirements pertaining to the submission and reconciliation of all quarterly and annual budgets, to include cost accounting and applicable financial reporting requirements, to include local financial software system database maintenance
- Served as Contracting Officer, managing the entire purchasing process for over \$500,000 per year in awarded contracts. Duties included identifying project requirements, soliciting bids from vendors, evaluating vendor qualifications, negotiating prices, administering contracts, and ensuring that the scope of work was properly performed before releasing payment
- Awarded Navy and Marine Corps Meritorious Service Medal

HQ Commander, Combat Service Support Battalion 19, Operation Iraqi Freedom (Feb - July 2003)

- Company Commander for 120 Marines during the initial combat operations of the invasion of Iraq
- Organized and executed logistical and maintenance support, resupply operations, convoy security missions, and enemy prisoner of war movement in support of the I Marine Expeditionary Force
- Responsible for the planning, construction and security of expeditionary forward operating bases in support of the invasion effort.
- Planned and coordinated contracts and logistical support with host nation vendors
- Awarded Navy and Marine Corps Commendation Medal, Presidential Unit Citation

Supply Detachment Commander, 11<sup>th</sup> Marine Expeditionary Unit (Special Operations Capable), MEU Service Support Group 11 (June 2001 - January 2003)

- Responsible for all Department of Defense requirements pertaining to the management, execution and reconciliation of all quarterly and annual budgets, to include cost accounting and applicable financial reporting requirements, to include local financial software system database maintenance
- Managed account assets encompassing 3,500 line items/\$17,000,000+ inventory
- Coordinated and maintained an expeditionary supply chain extending from Camp Pendleton to countries throughout the Middle East, Horn of Africa, East Timor and the Western Pacific
- Planned and coordinated contracts and logistical support with host nation vendors