



Ryan Hughes, LEED AP CEO

CURRENT POSITION

Ryan Hughes is CEO of CORE, specializing in coordinating and managing all aspects of multi-million dollar projects. Consistently achieving high quality, budgetary and scheduling goals, he is a resourceful, hands-on, and respected leader. Mr. Hughes is skilled in building collaborative relationships with owners, clients, government agencies, investors, lenders, consultants, contractors, attorneys, leasing agents, brokers, tenants and other members of the project team. Mr. Hughes leverages his vast industry experience with his solid strategic and financial planning skills in order to reduce costs, stay on schedule and deliver value to clients and other stakeholders.

PROFESSIONAL EXPERIENCE

Mr. Hughes specialties include design and construction management, development services, program management, tenant coordination, scheduling, budgeting, coordinating, due diligence, contract negotiations, lease reviews, value engineering and building sound relationships. Mr. Hughes' in-depth knowledge of development and construction management allows him to develop, validate and oversee the execution of the project budget and schedule. He is well versed in tracking and reporting project performance to clients and other stakeholders in a clear and concise manner. Mr. Hughes has provided these services across a wide range of projects including: retail, medical, corporate office, distribution, industrial, military, student housing, government, pre-engineered buildings, institutional, hospitality, and multi-family. Prior to working in the consulting field, Mr. Hughes spent many years in commercial real estate development, general contracting, engineering design and planning, and construction management.

Curriculum Vitae

Contact Details:

216 W. Broughton Street, Suite 302
Savannah, Ga. 31401
Mobile: 912.662.2750
ryan@corecd.com

Education

B.S. in Civil Engineering
Virginia Military Institute
Lexington, VA

Professional History

- Secretariat International
- Ben Carter Properties, LLC
- Collins Goodman Development.,Inc.
- RACO General Contractors, Inc.
- Dooley and Mack Constructors of Ga., Inc.
- Schoppman Freese Co., Inc. Education
- B.S. in Civil Engineering, Virginia Military Institute (Lexington, VA USA)

Professional Associations

- Leadership in Energy and Environmental Design (LEED)Accredited Professional
- United States Green Building Council (USGBC)
- The Associated General Contractors of America (AGC): Project Management and Leadership in Construction
- ICSC (international Council of Shopping Centers (ICSC)
- Urban Land Institute (ULI) Sustainability Committee
- State of Georgia Real Estate Commission, Salesperson
- Oracle Primavera P6 Training Completed
- Real Estate Group of Atlanta (REGA)



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RELEVANT EXPERIENCE

Select examples from Mr. Hughes' experience in commercial real estate development, design and construction management and general contracting include the following:

- Management of 60+ projects including 3 million s.f. of new commercial real estate development valued at \$3 billion and 2.8 million s.f. of existing assets valued at \$68 million.
- Prepared management systems of project phases from pre-construction through owner occupancy for 60+ projects totaling approximately 1.4 million s.f. of construction valued at \$72 million.
- Currently contracted to manage the design, development, construction and tenant coordination of the 170-acre Outlet Mall of Savannah in Savannah, GA. The \$200 million project will include over 1,000,000 s.f. of retail and outparcel space.
- Serving as owner's representative and providing tenant coordination work for the \$75 million+ mixed-use "Broughton Street" project in historic downtown Savannah, GA. The 150,000+ s.f. re-development includes 30+ historic buildings that will house renovated retail, residential, event, and office spaces.
- Providing Owners Representative services for a 500,000 s.f. distribution facility in Savannah, Ga.
- Managed the design and construction and tenant coordination of several restaurants, retail, and outparcel build-outs for the Shops Around Lenox in Atlanta, GA. Tasks included managing the development team, cost and budget oversight, weekly on site review, and scheduling services.
- Provided development services on a \$40 million mixed use development project in Atlanta, GA working on behalf of the owners. The project will include 280 multifamily units and 57,000 sq. ft. of retail and outparcels.
- Contracted to provide development services for a series of 10 quick serve restaurants in the Southeastern United States valued at \$3 million each.
- Provided pre-development services for the Outlet Mall of Augusta, GA. This estimated \$150 million project included 400,000 sq. ft. of retail, restaurant and outparcel space.
- Providing construction management and tenant coordination for seven large retail shopping centers in the southeast.
- Managing the pre-development phase of a \$6 million streetscape renovation of the "Broughton Street" project in historic downtown Savannah, GA.
- Providing program management services to the City of Mobile, Al.



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- Managed Phase 1 of a high profile \$1.5 billion, urban mixed-use development called “Streets of Buckhead” in Atlanta, GA collaborating with the jurisdiction, development team and diverse stakeholders to successfully achieve an on-time, under-budget opening for the fast-track project.
- Instrumental in securing entitlement and zoning rights for the re-development of the 120,000 s.f. Sawgrass Village commercial project totaling \$20 million and including retail, office, hotel, and parking decks. The redevelopment required intensive negotiations with the local jurisdiction, homeowners associations, attorneys and surrounding property owners to complete.
- Successfully managed one of the largest projects of its type in the South Georgia/North Florida region: the \$100 million phase build of the Markets at Town Center “lifestyle” retail shopping center. Through effective management, buyout, value engineering, coordination for new surrounding public roads, contractor/consultant negotiations and project scheduling, the project was delivered on schedule and under budget.

PRESENTATIONS

- “The Benefits of Going Green”, 2009 International Council of Shopping Centers Southeast Conference, Atlanta, Ga