

Lance Luke, CCC, CCI, CCPM

Real Estate Development & Construction Management Expert

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Professional Summary

With more than 45 years of experience in **real estate development, construction management, and building inspections**, Lance Luke has overseen hundreds of **ground up new developments capital improvement projects** for condominium associations and commercial properties throughout Hawai'i.

As a **former licensed general contractor** and current **Owner of Construction Management Inspection, LLC**, Lance specializes in **project oversight, budgeting, scheduling, and quality assurance**. His work protects property owners' investments, ensures compliance with state building codes, and reduces long-term risks.

Core Expertise

- Real Estate Development & Project Feasibility
 - Condominium & Commercial Construction Management
 - Capital Improvement Project Oversight (CIP)
 - Quality Assurance & Quality Control (QA/QC)
 - Risk Assessment & Mitigation
 - Cost & Schedule Management
 - Building Systems (roofing, waterproofing, structural repair, plumbing, electrical)
 - Reserve Studies & Long-Range Capital Planning
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Professional Appointments (Past)

- **Advisory Board Member**, State of Hawai'i Regulated Industries Complaints Office (RICO)
 - **Residential Fire Safety Advisory Committee**, Building Code Sub-Committee
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Certifications (Current)

- Certified Construction Consultant (CCC)
 - Certified Construction Inspector (CCI)
 - Certified Construction Project Manager (CCPM)
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Education

- **Doctor of Philosophy (Ph.D.), Building and Construction Management**
Columbus University, 2010
 - **Master of Science, Building and Construction Management (Summa Cum Laude)**
Columbus University, 2010
 - **Bachelor of Science, Civil Engineering**
Hamilton University 1986
 - **Associate of Arts**
University of Hawaii 1975
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Selected Projects

Condominium Capital Improvements

- **Concrete Spalling Repair & Waterproofing**
Managed multi-million-dollar façade repair and waterproofing projects. Delivered **ahead of schedule** with **zero change orders**, extending building service life and ensuring resident safety.
 - **Roofing & Structural Repairs**
Oversaw complete reroofing and structural wood replacement programs. Coordinated contractors, vendors, and owners to minimize disruptions while staying within budget.
 - **Plumbing & Electrical Retrofits**
Directed replacement of aging galvanized and cast-iron systems with modern materials. Managed electrical upgrades to increase safety, improve efficiency, and meet new code requirements.
 - **Asphalt Resurfacing & Parking Structure Rehabilitation**
Coordinated resurfacing of roads and repair of multi-story parking facilities. Maintained resident access and traffic safety during construction.
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Commercial & Development Work

- **Retail & Office Renovations**
Provided project management for tenant improvements and retail center upgrades. Balanced owner requirements, tenant operations, and contractor performance.
 - **New Construction Oversight**
Acted as owner's representative during both design and construction phases. Ensured adherence to specifications, schedule, and budget, while safeguarding investment interests.
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Project Management Approach

- **Pre-Construction Planning** – Scope definition, bidding oversight, permitting, reserve planning.
 - **Construction Oversight** – On-site inspections, QA/QC, progress reporting, contractor coordination.
 - **Closeout & Warranty Management** – Punch list completion, final inspections, warranty enforcement.
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Representative Outcomes

- Reduced owner risk by identifying **code compliance issues** before they escalated to costly disputes.
 - Delivered projects **under budget** by applying strict cost-tracking and change-order management.
 - Consistently achieved **timely completion** by proactive scheduling and contractor accountability.
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Experience: Real Estate Development, Construction Management, Construction Engineering

- Central Pacific Development Corporation (Hawaii Headquarters) 1979-1990
 - Capital Pacific Development Corporation (Mainland Branch) 1980-1990
 - Building Inspection Consultants 1989-2000
 - Lance Luke, Construction Consultant 2000-2007
 - Construction Management Inspection LLC. 2008-current
 - Served as construction manager on hundreds of capital improvement projects for condo and commercial buildings from 1990 to the current date.
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Real Estate Development Projects

(Served as Construction Manager for the following projects)

1. Makiki Plaza: 131 units, 25 stories, 1980
2. Tradewinds Plaza: 80 units, 11 stories, 1979
3. Punahou Surf: 7 units, 2 stories, 1980
4. Emerson Plaza: 12 units, 4 stories, 1979
5. Atkinson Plaza: 127 units, 18 stories, 1979

6. Plaza at Century Court: 94 units, 20 stories 1987
7. Century Park Plaza: 600 units, 40 story twin towers.1984
8. Makiki Colony: 56 units, 9 stories, 1980
9. Castle Hills: 130 single-family subdivision, 1982
10. Nuuanu Palms: 7 unit single-family cluster, 1988
11. Executive Plaza/Starts International: 7 story office building, 1990
12. Iolani Palms: 31 units, 6 stories, 1989
13. Fountains at Makiki: 72 units, 5 stories, 1991
14. Lani Hale: 15 units, 2 stories, 4 buildings, 2011
15. Leialoha Parkside, 10 units, 3 stories, 2011
16. Parkway Plaza: Residential Highrise Building, San Antonio, Texas 1984
17. Centre Plaza: Residential Highrise Building, Orlando Florida, 1984
18. Capital Pacific Business Plaza: Commercial Highrise Office Building, San Diego California, 1984