

Jeffrey Scott Bussey, Sr.

RESIDENTIAL CONSTRUCTION PROJECT MANAGER | LUXURY CUSTOM HOMES

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PROFESSIONAL SUMMARY

Residential Construction Project Manager and former General Contractor with 20+ years of experience leading custom home, residential remodeling, and construction projects from planning through closeout. Built and managed luxury custom residences valued from \$450,000 to \$2.1 million and ranging from 4,500 to more than 11,000 square feet. Expertise includes construction scheduling, budgeting and cost control, estimating and proposals, scope development, change orders, subcontractor and vendor coordination, client communication, design and engineering coordination, quality control, regulatory approvals, and closeout. Experienced managing multiple active projects while coordinating specialized trades, field personnel, lenders, insurers, clients, and project stakeholders.

CONSTRUCTION MANAGEMENT CORE COMPETENCIES

Luxury Custom Home Construction | Residential Construction Project Management | Preconstruction Planning | Construction Scheduling | Budget & Cost Control | Estimating & Proposals | Scope of Work Development | Change Orders | Subcontractor & Vendor Management | Client / Homeowner Communication | Construction Documentation | Quality Control & Closeout | Design & Engineering Coordination | Building Department Approvals | Land Acquisition | Field Execution | Multiple Project Coordination | Residential Remodeling

PROFESSIONAL EXPERIENCE

Project Manager | April 2019 - July 2026

Meads Consulting and Contracting, LLC | San Antonio, TX

- Managed multi-site commercial remodeling, renovation, maintenance, and repair projects for Walmart and Sam's Club throughout Texas and Louisiana, coordinating multiple active jobs from planning through closeout.
- Performed damage analysis and developed repair recommendations; prepared detailed scopes of work, estimates, and proposals for client approval and project execution.
- Directed in-house technicians and specialized subcontractors; coordinated schedules, field execution, quality inspections, project completion, and client requirements across active work.
- Managed the full project lifecycle from intake, estimating, and proposals through budget control, change orders, quality inspection, closeout, and billing.
- Designed and maintained the department's dispatch and work-order management platform, improving visibility across scheduling, field execution, completion, documentation, and billing.

Founder & General Contractor - Custom Residential Construction | 2006 - 2019

Royal Custom Homes | San Antonio, TX

- Founded and managed a custom home building company, leading projects from land acquisition and design/engineering coordination through construction execution, regulatory approvals, and closeout.
- Completed luxury custom homes valued from \$450,000 to \$2.1 million and ranging from 4,500 to more than 11,000 square feet, coordinating specialized installers, trades, budgets, and project quality.
- Introduced the Royal Building System (RBS), an insulated concrete form structural system, and became the first San Antonio contractor to introduce and construct homes using the system.
- Secured City of San Antonio Building Department approval and compliance recognition from lenders and insurance carriers; managed project budgets, overall P&L responsibility, lender coordination, and client/stakeholder communication.

Owner / Residential Remodeling Contractor; House Painter | 1984 - 2006

Independent / Family Business Continuity | San Antonio, TX

- Expanded the family house-painting business into a full residential remodeling company, delivering high-end residential projects continuously for 17 years.

CONSTRUCTION TECHNOLOGY & BUSINESS SYSTEMS

ServiceChannel | Bluebeam | Microsoft Office 365 | Advanced Excel Automation | Windows | macOS

Designed and developed a comprehensive work-order and dispatch platform using Excel VBA, Windows API, C#, and .NET, supporting project intake, proposals, scheduling, completion, invoicing, document management, and client portal integration.

LICENSES, TRAINING & EDUCATION

Previously held residential builder licenses: San Antonio, Olmos Park, Alamo Heights, and Terrell Hills, Texas | ServiceChannel Provider Training - Completed | High School Diploma - MacArthur High School, San Antonio, Texas.