

JOSHUA JOHN

PRIVATE CLIENT OWNER'S REPRESENTATION / DESIGN + CONSTRUCTION LEADERSHIP

NEW YORK, NY 888joshua@gmail.com 646.249.6189

35

YEARS / DESIGN + BUILD

100+

COMPLETED PROJECTS

20+

YEARS / PRIVATE PRINCIPALS

50+

IN-HOUSE FIELD TEAM / PEAK

PROFILE

Private-client owner's representative and project executive with 35 years of direct design-build and construction leadership throughout metropolitan New York. For more than two decades, has worked directly with private principals on complex residential and real estate projects while continuing to lead integrated design-build operations. More than 100 completed projects, each with direct GC or construction-management responsibility, provide unusually deep technical grounding for principal-side decision making from entitlements and architectural design through procurement, fabrication, field execution, sign-off and turnover.

Experienced both as architectural design lead and as the builder responsible for executing sophisticated work designed by outside architects.

SELECTED PRIVATE CLIENT EXPERIENCE

2005 / PRESENT PRIVATE FINANCIAL SERVICES FOUNDER + INVESTOR

Owner's Representative / Project Executive

More than 20-year relationship across six major projects in Manhattan, Brooklyn and Bedford, involving assets from approximately \$5M to \$60M. Engaged from acquisition diligence and feasibility through zoning, entitlements, design, engineering, approvals, procurement, construction and completion, with leasing, operations and disposition responsibility where relevant. Full day-to-day authority to select and direct architects, engineers, expeditors, zoning counsel, contractors, fabricators, brokers and property managers; negotiate contracts; approve invoices and change orders; and make field decisions, with major expenditures and strategic decisions confirmed with the principal.

Representative work: 12-story Manhattan condominium development; 15,000 SF Bedford private residence; full-block Brooklyn industrial repositioning; 50-unit residential development; design-forward Brooklyn townhouses.

1997 / 2019 PRIVATE ENTREPRENEUR + INVESTOR

Owner's Representative / Project Executive

Personally retained for the repositioning of an approximately 25,000 SF Soho loft building that had been vacant since the 1980s. Helped identify and evaluate the opportunity; negotiated the original NNN lease and all subsequent subleases; held check-signing authority for day-to-day operations; and led a \$5M-\$10M capital program encompassing Landmarks approvals, rooftop addition, complete gut renovation, new elevator and stairs, structural and foundation work, mechanical systems, architecture, engineering, contracting, construction, leasing and ongoing building operations. Directed consultants, contractors and approximately 30 direct workers across the full investment horizon.

PROFESSIONAL BACKGROUND

1996 / PRESENT

SPIRE, LLC

Founder / Design-Build, Construction Management + Owner-Side Delivery

2012 / 2026

ROYALTON CAPITAL, LLC

Principal / Construction Management + Development

1997 / 2012

8X8 CONSTRUCTION, INC.

President / Design-Build + General Contracting

Across these platforms, founded and led integrated design-build and construction operations responsible for more than 100 completed projects throughout metropolitan New York. Every completed project carried direct GC or construction-management responsibility. At peak scale, directed more than 50 in-house field workers together with design teams and custom fabrication / millwork shop.

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SELECTED PROJECT EXPERIENCE

BRIDGEHAMPTON PRIVATE RESIDENCE

2026 / APPROX. 5,800 SF

Design Lead / Construction Manager

Complete architectural reconception of an existing residence. Full architectural design and permit set plus shop and field drawings; a longstanding PE stamped the complete permit set and engineered new structural steel and footings. Procured virtually the entire project before the main renovation, enabling the principal gut reconstruction to be completed in approximately eight months including final inspections, after a separately phased pool approval and installation. Led custom stone, millwork, steel, glass, lighting design and landscape design.

BEDFORD PRIVATE RESIDENCE

2007 / APPROX. 15,000 SF / \$5M+ CONSTRUCTION

Design-Build / General Contractor / Construction Manager

Assumed responsibility for a partially completed, non-weather-tight contemporary residence and delivered the remaining project in approximately 18 months. Completed structure and envelope, custom fenestration and glass walls, roofing, masonry, waterproofing, site work, reflecting pool, solar array, padel court and damaged or incomplete mechanical systems, together with the entire extensively custom interior. Managed all procurement, subcontractors, fabricators and approximately 20 direct field workers through CO, commissioning and turnover.

BROOKLYN TOWNHOUSES

2018 / 8,000 SF / APPROX. \$5M CONSTRUCTION

Design Lead / Construction Manager

Two 4,000 SF design-forward residences constructed over an existing industrial shell, with approximately 75% of the architectural design authored directly. Developed a street-wall screen strategy enabling the setback concept to receive zoning approval; redesigned foundation and structural approaches to avoid neighbor underpinning; and detailed stairs, millwork and a central daylight and exterior facing strategy. After the GC departed following shell enclosure, assumed direct control of the subcontractors and completed the project to top of market.

12-STORY MANHATTAN CONDOMINIUM

2005 / 2009 / DEVELOPMENT + CONSTRUCTION

Project Executive / Development + Construction Management

Led project execution across zoning, design, engineering and construction for a 12-story Manhattan condominium. Following the 2009 market disruption, helped pivot the business plan from condominium sales to rental and led an accelerated DOB closeout, achieving final sign-off in under six months despite severe agency backlogs. The rapid closeout enabled rental occupancy during a period when project strategy had to change quickly in response to the market.

CORE EXPERTISE

Private client owner's representation
Architectural design + design leadership
Zoning / Landmarks / entitlements / expediting
GC / CM / field execution
Procurement + contract negotiation
Budget / schedule / change order control
Custom fabrication + shop / field drawings for
Stone / steel / glass / millwork / lighting
Inspections / CO / commissioning / turnover

EDUCATION / LANGUAGES

Columbia University GSAPP

M.A. Program / 1996-97

Vassar College

B.A. Political Science, French-Russian Literature minor / 1988-92

Languages

Spanish; conversational German