

Terry E. Ayyad

Construction, infrastructure & development

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Construction and infrastructure executive with more than three decades across aviation, highways, bridges, transit, utilities, water, data centers and commercial buildings. Progressed through field inspection, project engineering, estimating, scheduling and superintendent roles to project direction and company ownership. Expertise in California public-works delivery, international development, claims and change management, and construction technology. ENR Newsmaker honoree and U.S. patent inventor.

Education

PhD • Mathematics

San Luis Obispo, California
1997–1998

M.S. • City & Regional / Urban Planning

California Polytechnic State University, San Luis Obispo
1995–1996

B.S. • Construction Management

California State University, Fresno
1991–1992

Civil / Structural Engineering

California State University, Fresno
1992–1995
Additional undergraduate study / double-major focus.

Awards & recognition

ENR • Top 25 Newsmakers

2003 achievements
Published 12 January 2004
ShareChive construction-information technology.

Read the ENR recognition



Mayoral commendation

Mayor of San Francisco
Telegraph Hill slope-stabilization work

Business & engineering honors

Small Business of the Year

2006

Best Company of the Year

ShareChive • 2005

Engineer of the Year

2005

Best Technology for Construction

ShareChive • 2006

Executive leadership

President & Founder • Global Transit Alliance Corp.

GTAC | Infrastructure development

Lead multidisciplinary planning for the South Suburban Airport development opportunity. Coordinate aviation, architecture, engineering, construction, technology, finance and operations specialists; define responsibilities, interfaces and delivery strategy.

President / Owner • 2040 businesses

San Francisco | Development & Trading: from 2016 • Builders: from 2018

Direct design, development, engineering and construction across Bay Area building and civil projects. Directed **175+ projects**, with **180 company projects completed** by February 2025. Lead estimating, procurement, field operations, subcontractor coordination and owner relationships.

Aviation & federal facilities

San Francisco International Airport



Delivered airport civil and building assignments spanning **Terminal 3 East, Plot 2 / Parking Lot C**, West Field Cargo, apron reconstruction, precast-wall work and Garage Levels 4 and 5. Scope includes utility relocation, drainage, water and sewer systems, pump stations, concrete, paving and lighting coordination.



Terminal 3 East • Hensel Phelps

Project management on **Plot 2 / Parking Lot C**, a Synergy design-build assignment with a **\$2.37 million original contract award**. Expanded airport assignments follow on page 2.

Project Director • NASA Ames assignments

Cyber Construction Management | April 2018–July 2020

Directed design and construction for **Building N220** and renovation of **Building N202**, coordinating the design and construction teams.

Project Manager / Estimator • NASA Ames assignments

K&B for Cyber | December 2015–2018

N240: managed critical-facility renovation and retrofit, with approximately 85,000 sq ft of work scope within a \$4 million project.
N239: managed roof renovation and design/build greenhouse work on a \$1.75 million project.



N220 • NASA archive, 2015

Selected airport assignments

San Francisco International Airport · civil infrastructure, terminal works and building rehabilitation

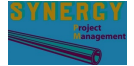


Plot 2 · supplied site plan

Plot 2 / Parking Lot C · design-build

Project Manager · Synergy Project Management · Contract 9242A · awarded October 2012

Managed parking-lot construction, utilities, site electrical work, concrete and paving. The **\$2.37 million original design-build contract** converted the former Hilton staging site into employee parking, freeing Lot D for revenue parking. SFO planned **approximately 800 spaces** with a **45-day substantial-completion requirement**; parking controls had a separate 120-day milestone.



West Field Cargo · McCarthy

West Field Cargo · apron & utilities

Airport civil assignments · McCarthy project team

Apron demolition and reconstruction for larger aircraft, water and sewer reconstruction, pump-station work and concrete improvements. The wider **90,000-square-foot cargo facility** was delivered through design-build while airport operations continued; airfield access, utilities and construction interfaces required close coordination.



Terminal 3 East · Hensel Phelps

Terminal 3 East · civil & apron work

Airport construction assignments · Hensel Phelps project team

Underground utility realignment and apron demolition / replacement, including approximately **1,200 cubic yards of concrete**. The wider terminal program renovated the concourse and checkpoints and added three gates and a **60,000-square-foot addition**, with the airport operating around the clock. Terminal-program completion: **November 2015**.



Central Garage

Central Garage · Levels 4 & 5

Parking-structure rehabilitation · Pullman collaboration

Improvement, repair and structural rehabilitation of the airport parking structure across **Levels 4 and 5**, including restoration of parking surfaces. Airport-building rehabilitation complements the terminal, apron, utility and parking-lot assignments.



Supplied building illustration

Precast walls & airport buildings

Building construction and envelope assignments

Construction of precast walls across **three airport buildings**, extending the airport experience beyond paving and underground utilities into building-envelope work. Additional cargo-building assignments include construction and renovation in coordination with Skanska and Kiewit.



Core expertise

Construction leadership

Delivery; field supervision; crews, equipment and subcontractors.

Preconstruction

Estimates; takeoffs; constructability; value engineering; procurement.

Project controls

CPM schedules; progress, cost and schedule-impact analysis.

Contracts & claims

Change orders; claims analysis; negotiation; supporting records.

Civil infrastructure

Bridge retrofit / widening; retaining walls; grading; paving; structural concrete.

Underground systems

Water, sewer, storm drainage; utility relocation; recycled water.

Delivery coordination

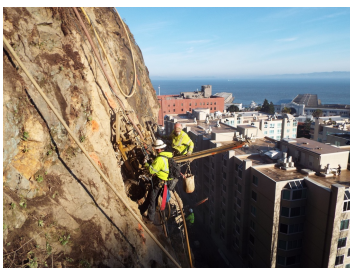
Design/build; QA/QC; safety; agency and owner interfaces.

Professional training

- **OSHA 30-Hour Construction Safety** - AdvanceOnline Solutions. Fall protection, excavation, scaffolds, electrical safety and hazard communication.
- **HAZWOPER - 40 hours** - Synergy Project Management. Completed 28 January 2016.
- **Confined Space** - Synergy Project Management.



Bay Bridge - field technology
ShareChive / ENR - 2003 - restored



Telegraph Hill - SF Public Works

Transit & civil infrastructure

Project Director • Synergy Project Management

San Francisco, California | January 2010–May 2017



Managed project teams from estimating through construction: schedules, costs, subcontractors, field operations, project administration and accounting. Coordinated RFIs, materials, crews, traffic control, safety and quality.

- **Central Subway — 1250, Moscone / portal utilities:** water, sewer and utility relocation ahead of subway construction. Synergy's completed contract reached **\$11.97 million final value**.
- **Central Subway — 1251, Union Square / Market Street:** relocated water, power, gas, communications, street lighting and signals, with temporary trolley-coach rerouting. Synergy's completed contract reached **\$20.70 million final value**.
- **Central Subway — 1252:** utility reconstruction and excavation within the tunnel subcontract scope. **Union Square:** granite repair and replacement associated with subway construction.
- **Point Lobos / Great Highway — SFDPW 1936J:** water-main, sewer and storm-system replacement, pavement, curb, gutter, sidewalk, median and landscape works.
- **Hunters Point Phase II — Cahill / Nibbi:** on-site and off-site sewer, drainage, low-pressure water, recycled-water and concrete works; \$3 million scope.
- **Road rehabilitation:** Caltrans Highways 35, 24, 84, 29, 12, 101 and 58, plus San Mateo County street works; individual projects valued from \$0.5 million to \$3 million.
- **SFDPW 2159J:** underground infrastructure, flatwork and street resurfacing; \$5 million scope.

Bridge delivery & controls

Project / Area Superintendent • California Engineering / CEC

Pleasanton, California | April 2004–February 2005



Bay Bridge West Span retrofit: managed an assigned span as area superintendent; planning, materials, field verification, changes and crew oversight. The wider CEC / Modern Continental project strengthened trusses and towers, added lateral bracing and hydraulic dampers, and maintained traffic through staged work. **Rio Vista Lift Bridge:** area superintendent on the \$4 million retrofit.

Additional Bay Bridge assignments: construction of two ramp landings, removal of existing ramps, and island-to-bridge approach work.

Flyover construction: bridge construction with Myers and Ghilotti, including steel-beam installation. **Golden Gate Bridge:** movable median-barrier installation; the wider safety project was installed in **January 2015**, separating opposing traffic while allowing lane configurations to change.

Scheduler • MCM Construction

Sacramento, California | February 2003–April 2004

Scheduled California bridge projects from award to completion; maintained progress and cost information, assessed claims and change orders, and coordinated with project owners.

Emergency slope stabilization

Telegraph Hill • below Coit Tower



Project coordination on the **SF Public Works / GeoStabilization International Phase 1 works, November 2014–June 2015**, below Coit Tower along Lombard Street. Stabilized a hillside with recurring rockslides through loose-rock removal, anchored steel, wire mesh and shotcrete. The wider project installed **more than 400 rock anchors**, with drill holes up to **30 feet deep**, protecting nearby buildings, streets and public access around the historic landmark. **Received a commendation from the Mayor of San Francisco for this work.**

Patent

U.S. 7,860,827 B1

Inventor: Tariq Ayyad

Filed 23 October 2006

Granted 28 December 2010

Data synchronization method for an application database available on multiple wirelessly connected platforms.

Assignee at grant: Field Automated Communication Systems, LLC.

[Read the patent publication](#)

Selected press

June 2003



Wireless field systems

ENR covers · restored

2003 recognition published January 2004.

January 2004



2003 Newsmaker honor

ENR · May 2007

Noor City presidency and development of the proposed Red Sea crossing.

[Red Sea crossing coverage](#)

Industry speaking

Keizai Society · 2003

Invited speaker

Wireless IT Application

25 September · Palo Alto

[Organizer announcement](#)

Agency implementation

FACS deployments and pilots in California, Maryland, Florida, New York, Illinois and Nevada by 2005; Minnesota rollout planned for 2006.

[NYSDOT / AASHTO submission](#)

Software

Primavera P6

AutoCAD · MicroStation

Agtek · Adobe Acrobat

Construction technology

Founder / President & CEO · ShareChive LLC

San Francisco | Early 2000s–2007

Led a **42-person organization** developing and commercializing construction-information systems. Delivered on-site technology, database management, systems integration, construction consulting and training, drawing on field delivery, scheduling and claims experience.

- **FACS platform:** rugged tablets, project drawings and specifications, daily reports, quantities, schedules and field / office communications linked to a shared database.
- **Synchronization:** field access when connectivity was intermittent, with project changes shared between devices and the central database when connections became available.
- **Agency workflows:** product customization, systems integration and user training; development cooperation with IBM for software and Northrop Grumman for hardware.
- **Industry recognition:** ENR Top 25 Newsmakers honoree for 2003 achievements in construction-data technology; inventor of the related U.S. synchronization patent granted in 2010.

International development

Business Development Director · Noor City Development Corp.

United Arab Emirates | February 2007–January 2010

Led a **15-person team** on bridge, urban-planning, tower, refinery-concept and technology developments across the Middle East and Africa. Coordinated government relationships, specialist teams, budgeting and financing discussions. Served as company president in 2007.

Selected development and project assignments

- **Bridge of the Horns — Yemen / Djibouti:** proposed 28.5 km crossing; design and development coordination, right-of-way, financing strategy, environmental and government interfaces.
- **Noor City, Yemen / Noor Al Sahara, Morocco:** city and infrastructure development / master-planning assignments. **Bridge of Kings:** proposed Morocco–Spain crossing development.
- **Shahla Tower, Dubai Marina:** contributed to design, development and construction of a 44-floor tower. **Trio Towers, Tripoli:** design / development proposal for three 80-floor towers.
- **Fujairah terminal:** design / development of a 1.5 million m³ oil and gas facility. **Ras Al Khaimah:** 150,000 m³ slop-oil terminal and refinery development planning.
- **Azov terminal:** contributed to design, development and construction of 1.5 million m³ oil and gas storage. **Basra:** development of a proposed 175 MW combined-cycle power plant.
- **Jeddah Chamber of Commerce:** special steel design/build construction; \$2.8 million assignment. **Emaar / Noor hospital:** construction involvement in a four-floor, 220-bed facility.

Director of Operations / Development · Noor Oil / Noor Energy

2008–2010

Directed oil and energy development, specialist coordination and a 12-person team.

Head of Development / Operations · Sjmova

UAE / Iraq | 2009–2010

Directed building, hospital and energy consultancy and a nine-person team.

Program controls & claims

Head of Scheduling / Claims · TRS Consulting

Caltrans assignments | Sacramento / District 4 | February 2005–February 2007



Led **seven schedulers** managing schedules and claims across **76 Caltrans projects** within a **\$235 million annual program**. Reviewed schedules, changes and claims on projects valued from \$5 million to \$200 million. Reviewed major change orders under District 4 leadership, contributing to state policy guidance.

Project focus



Equinix SV11 • San Jose
Original Equinix project photograph

Mission-critical facilities

Data-center construction; underground power, fiber and utilities; concrete foundations and precast systems.



Van Ness • transit improvements

Active rail environments

Platform and deck replacement, sidewalks and ADA improvements around operating rail infrastructure.

800-foot platform

Richmond rail-platform replacement scope.

Five bank locations

North Bay interior, exterior and accessibility improvements.

Additional building work

Target / New Market

Approximately 105,000 sq ft of retail renovation.

SFPUC facilities

Eight clarifier-tank repairs and Bayview operations campus work.

Further assignments include multistory buildings and single- / multifamily housing.

Data centers & critical infrastructure

Equinix SV11 • San Jose



Construction involvement • 2020–2023. Worked on data-center construction at Equinix's Great Oaks campus. The two-story SV11 facility's initial phase provided more than **61,000 sq ft of colocation space** and capacity for **1,450 cabinets**, using modular construction for space, power and cooling.

Comcast • Oakland data center



Construction work encompassing underground utilities, power and fiber, footings and slabs, **prestressed precast walls and double-tee roof construction**. Oakland assignments also include Logan Pass work of approximately 7,500 sq ft and power / utility coordination.

Rail platforms & transit improvements

Richmond • ADA platform replacement



2040 Builders. Replacement of approximately **800 feet of platform center deck**, with ADA platform improvements in a station environment serving four active main tracks.

Lodi Amtrak • station accessibility

Sidewalk replacement and repair / replacement of the raised platform, including ADA accessibility improvements.

Van Ness • bus rapid transit corridor



Participated in median and transit reconstruction associated with the Walsh project team. The wider **two-mile corridor** between Lombard and Mission streets combined center-running bus lanes, boarding platforms, utility replacement, paving and pedestrian improvements.

Commercial facilities & civic improvements

South San Francisco • warehouse expansion



2040 Builders. Site improvements and facility expansion for the South San Francisco warehouse assignment associated with Amazon and Renaissance Companies.

North Bay • five bank renovations



Interior construction and upgrades, exterior civil improvements and **ADA compliance across five bank locations**, associated with Wells Fargo and Eric F. Anderson.

Golden Gate National Cemetery • San Bruno

Utility and civil improvements, including walls and foundations for signage and building work.

Career scale

105,000+ linear feet

Main-line sewer, drainage and water installation.

45+ miles

Street and highway paving.

48,000 cubic yards

Civil and structural concrete, 1990–2018.

Including San Francisco

12+ miles of paving; 35,000 feet of sewer; 27,000 feet of water main.

Affiliations

AASHTO Committee for Technology for a Better State

Associated General Contractors / California AGC

Arab Chamber of Commerce

Construction Management Group

Company registration history

2040 businesses

Contractor licence

1022856

San Francisco LBE

CMD 031917268

Small Business Enterprise

2001519

Additional civil works

Hemet • treatment infrastructure

Treatment-plant reconstruction and tie-in to a 72-inch pipeline.

Walkways & slope protection

Construction of **three miles of walkway**, with riprap and stairway work alongside Ghilotti Bros.



Walkway & riprap

Earlier construction experience

Project Manager • Bay Cities Paving & Grading

Concord, California | April 2001–February 2003

Managed civil projects, field coordination, schedules, budgets and owner interfaces. Assignments included **Pacheco improvements (\$2.6 million)**—sewer, drainage, water, joint trench, concrete, landscaping, electrical work and highway widening; **O'Brien Middle School (\$1.5 million)**; and **Martinez High School site improvements (\$1.5 million)**. Completed **Highway 4 slope repair (\$0.5 million)** in 30 days, including slope modification, anchoring and hydroseeding.

Project Engineering Manager • Ghilotti Brothers Construction

San Rafael, California | August 1997–April 2001



Managed field crews, equipment, subcontractors, procurement, production quantities, budgets and monthly schedules; prepared takeoffs and as-builts.

- **I-80 retrofit — \$16 million:** two bridge widenings, two miles of retaining walls / barriers and three ramps.
- **I-80 / Powell — \$10 million:** bridge widening, ramps, barriers and retaining walls; field production, cost control and subcontractor coordination.
- **I-80 improvements — \$3.7 million:** nine-mile paving program, slide repairs, drainage and ramp widening. **Hollis — \$1.7 million:** underground utilities and major street reconstruction.

Assistant Estimator • Top Grade Construction

Fremont, California | May–August 1997

Prepared Agtek takeoffs, solicited subcontractor and supplier pricing, and supported estimates for projects ranging from \$0.5 million to \$7 million.

Project Engineer • RGW Construction

I-5, Stockton, California | March–May 1997

Supported bridge widening, two ramps and approximately 1,600 linear feet of retaining walls and barriers. Coordinated schedules, materials, equipment, crews and biweekly cost monitoring.

Project Engineer • Granite Construction

Palmdale / Lancaster, California | February 1992–March 1997



Handled contract administration, subcontractor payments and liens, quantities, labor dispatch, daily cost monitoring, materials and monthly estimates. Assignments included **I-40 Daggett (\$3.5 million)**; **I-5 / Highway 14 retrofit (\$2.5 million)**; **five bridge retrofits on I-5 and Highways 101, 170 and 10 (\$1.8 million)**; and **Palmdale underground works (\$0.5 million)** involving 48-inch reinforced-concrete pipe.

Assistant Project Manager / Assistant Estimator • Kiewit Pacific

Santa Fe Springs / Hemet, California | Assignments in 1990–1991



Supported construction of the **\$72 million Hemet water-treatment and reservoir project**. Prepared schedules, budget / cost breakdowns, takeoffs and supplier / subcontractor pricing; analyzed historical costs and monitored trends and variances.

Project Inspector • Fresno County Public Works

California | April 1988–September 1989

Inspected underground works, guardrail and striping; maintained daily diaries, monitored contractor progress and prepared daily quantities.

Additional early experience: prefabricated truss design / fabrication, part-time concrete estimating and Fresno Unified resource-specialist work.