

Tom Drauschak

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PROFESSIONAL EXPERIENCE

Earth Enterprises, Inc. *President/Owner* Kimberton, PA (1986–present)

- Managed in-house staff of upwards of 120 personnel – engineers, architects, landscape architects, surveyors, CAD designers, heavy and light earth moving equipment operators, greens superintendents, laborers, sales and management staff, and administrators.
- Performed land development projects for hundreds of residential, commercial, municipal, and industrial clients (some listed below)

Bridge Street Warehouse Project (2007 – 2014) *East Vincent Township, PA*

- Discovered and negotiated purchase of 20-acre parcel with existing 52,000 square-foot warehouse space per special request from Public School District client.
- Negotiated (no broker) long-term lease/purchase with Public School District – 9 member board.
- Managed commercial renovations of 26,000 s.f. warehouse and landlord role.

Yoder Farm Development Project (2007 – 2010) *Bulltown,, PA*

- Negotiated purchase of 120-acre parcel under special agreement with Warwick Township (in litigation with seller) awarding an instant Final Plan approval upon purchase, after land planning and managing new less density fast track design for 42 new residential ‘golf cottages’ with 9-hole executive golf course, practice facility, and country club amenities (with option for 30,000 s.f. of commercial use).

St. Peters Village Development Project (2006–10) *St. Peters, PA*

- Negotiated purchase of large assemblage (\$10 M) of properties known collectively as ‘St. Peters Village’
- Created land plan to develop and renovate the entire ‘Village’ under a special Memorandum of Understanding agreement with Township, PADEP, and PAPUC which defined a substantially aggressive (accelerated) development schedule as a bonus for quickly repairing the infiltration problems with St. Peters public sewer system polluting French Creek.
- Renovated St. Peters Inn and Restaurant – 8 guest rooms, meeting rooms, upscale restaurant, bar, banquet facilities, and large outdoor decks (approx. \$1 M)

- Designed and fully Constructed the St. Peters Bakery
- Re-constructed public water and sewer lines, PennDOT street, and streetscape throughout the 'Village'
- Land planned and Managed the design of new 121 mixed-unit residential component with new roadway system – obtained Final Plan Approvals in less than one year
- Managed design and approvals for new spray-irrigation public sewer plant and new public water plant.
- Negotiated purchase of 40-acre parcel from public School District for newly-proposed sewer plant
- Operated St. Peters Inn and Bakery for 3 years in 'Village' marketing effort – \$160,000 revenue per month at peak

Bucktown Crossing (2005) *South Coventry Township, PA*

- Negotiated purchase of, land planned new use, and attended and performed at special two day Township hearing successfully obtaining desired approvals for 54 Age-Restricted Multi-Story Residential Units on 5.5-acre parcel – entire process accomplished in less than 90 days.
- Negotiated sale to building group upon receiving desired approvals (no broker)

PD ROY LLC (2000–present) *Limerick Township, PA*

- Negotiated purchase of Route 422 Royersford Interchange commercial development parcel
- Managed design and obtained approvals for creation of Commercial Condominiums
- Managed design and approvals of new PennDOT roadway improvements and new internal roadway system for commercial condominium layout
- Searched and discovered commercial tenants (Outback Restaurant, Staybridge Hotel) and negotiated annual ground leases (no broker) for both – Later 2012 negotiated and coordinated sale of Outback and Staybridge sites to buyer (with broker)
- Managed the engineering land development approval process for Staybridge Hotel site plans
- Managing the sale of the remaining commercial condominiums at present

Bellewood Golf Course Project (1997–99) *North Coventry, PA*

- Designed 18-hole private golf course with full practice facility on 150-acre Gruber Estate
- Prepared scale model of golf course design, and sold private golf course concept to client
- Awarded turn-key contract to design USGA private golf course, perform all engineering, obtain all approvals, construct entire golf course with full irrigation system, grow in golf course to opening day, and perform all landscaping, hire green superintendent and maintenance staff, and purchase maintenance equipment.

- Managed civil engineering and obtained Township/PADEP/Agency approvals to proceed to construction in less than 6 months
- Constructed golf course to USGA specifications in accelerated timeline completing for opening day in less than 15 months from breaking ground
- Constructed new lake, installed new irrigation system, designed and installed new bridge over Route 724, and landscaped entire golf course in one-year growing season (transplanted over 600 Dogwood trees)

Sheedermill Home Renovation (1997 – 98) *Birchrunville, PA*

- Negotiated purchase of 20-acre residential parcel with existing farmhouse and barn
- Designed, obtained approvals for, and performed major renovations to farmhouse and barn.

Cumru Township Home (1991-93) *Berks County, PA*

- Negotiated purchase of 20-acre residential parcel
- Designed, obtained approvals for, and constructed custom home and adjacent pond
- Installed conservation easement over property prior to sale

Stonewall Golf Course Project (1990-95) *Bulltown, PA*

- Awarded Turn-Key Contract to construct entire Stonewall Golf Course to “Merion Golf Club standards” in accelerated schedule
- Worked with and coordinated the golf course design with Fazio, Doak, Hanse, and golfer Jay Sigel
- Managed civil engineering and obtained Township/PADEP/Agency approvals to proceed to construction
- Constructed to USGA specifications an 18-hole golf course with practice facility on 186 acre dairy farm site under an accelerated construction schedule - completing for opening day in less than 15 months from breaking ground. Construction included two new ponds, installed new Toro irrigation system, grew in entire golf course, landscaped golf course with tree plantings, designed and installed new entrance roadway and parking facilities.
- Stonewall Golf Course **ranked in TOP 100 Courses of the USA by Golf Digest**
- Earth Enterprises awarded first full 18 hole golf course construction project in Pennsylvania without PADEP violation 1992-93
- Upon completion of the golf course, client awarded Turn-Key Design-Build Contract to reconstruct the dairy barns and farmhouse into full private golf club facilities including men’s and lady’s locker rooms, pro shop, full scale restaurant with banquet facilities, meeting rooms, bar area, Harry’s Bar and Grill with large deck at the turn, overnight accommodations, and maintenance buildings. (including new on site water and sewer system designs/approvals/installation for club house facilities)

MD (McKinney – Drauschak) Investment Company *President* Pottstown, PA (1986–92)

- Negotiated purchase of industrial land parcel on Shoemaker Road from R.C. Smith and R.P. Smith of Mrs. Smith's Pie Company, Pottstown, PA
- Awarded Design-Build-Lease Contract from Mr. R.C. Smith (client) – designed, engineered, obtained approvals, financed, and constructed 15,000 square foot Office/Air-Conditioned Warehouse on industrial parcel within 120-day timeline (with penalties to timeline)
- Negotiated sale of new Office/Air Conditioned Warehouse to Cole Candy and Tobacco Company
- Negotiated purchase of 50-acre residential parcel in North Coventry, PA
- Designed and engineered 24-lot layout with large double cul-de-sacs, obtained Township/PADEP/Agency approvals, and installed all site improvements with in-house company Earth Enterprises.

McKinney Associates *Vice President* Pottstown, PA (1983–89)

- Managed a Professional Engineering company – average daily staff of 24 personnel – survey crews, civil-structural-environmental engineers, architects, landscape architects, draftsmen, and office support staff.
- Oversaw hundreds of civil, structural, and environmental engineering projects for residential, commercial, municipal, and industrial clients including such projects as land developments or subdivisions, inspections, building or roadway designs, zoning matters, soil testing, drainage or stormwater matters, and general construction management.

Missouri Pacific/Union Pacific Railroad *Assistant Roadmaster* (1981–83)

St. Louis, MO; Lake Charles, LA; Beaumont, TX

- Trained extensively for Railroad construction and maintenance
- Serviced large territory of Texas and Louisiana as Assistant Roadmaster

U.S. Department of Transportation *Program Analyst for the Federal Railroad Administration* Washington, DC (1980–81)

- Worked with Northeast Corridor High Speed Rail Section in the evaluation of strategically electrifying major US Railroad lines (versus their current reliance on diesel fuel)

EDUCATION

Mansfield University of Pennsylvania Mansfield, PA

Bachelors of Arts ♦ Regional Land Use Planning & Geography (1980)

'Who's Who Among American Universities and Colleges' Recipient (1980)

'Greek Man of the Year 1978-79'

Drexel University Philadelphia, PA

Certification ♦ Professional Land Surveyors Review (1984-85)

EXTRACURRICULARS

Natural Land Trust Advisory Council (2007-08)

Stonewall Links, General Partnership Board of Directors (1990 – present)