PAUL A. CADENA

Commercial Roofing Estimator | Project Manager

Chicago area & northern Indiana | 224-301-7714 | paul@paulcadena.com | paulcadena.com

PROFESSIONAL SUMMARY

Commercial roofing estimator and project manager with 30+ years in the trade — from Roofers Local 11 journeyman to company principal. I build plan-and-spec estimates and takeoffs in The EDGE, write clear scopes with inclusions, exclusions, alternates and RFIs, and carry projects from bid through closeout. Licensed Illinois unlimited (commercial) roofing contractor, OSHA 30 and USACE EM 385-1-1 trained, and bilingual in English and Spanish.

CORE COMPETENCIES

- Plan & spec takeoffs — The EDGE (key & cloud)
- Hard bids, budgets & value engineering
- Scope writing, RFIs, alternates & exclusions
- Formula-driven cost / sell estimate workbooks
- Project lifecycle: pre-con through closeout
- Crew, foreman & superintendent leadership
- Service, leak response & maintenance programs
- TPO, EPDM, PVC, mod bit, BUR, coatings
- Standing seam, metal panels & sheet metal
- Tapered insulation, drainage & perimeter details
- Manufacturer specs & warranty requirements
- Change orders, schedules & job costing
- Safety: OSHA 30 / USACE EM 385-1-1 / CQM
- Bilingual — English & Spanish

PROFESSIONAL EXPERIENCE

North Star Roofing Systems | Chicago, IL & Northwest Indiana **2021 – Present**

Estimator / Project Manager

Formerly AMCOM Commercial Construction & Roofing (Principal / Estimator / Project Manager). AMCOM's operating business was sold in 2025; my estimating and project-management practice continues as North Star Roofing Systems.

- Prepare commercial roofing estimates, takeoffs and proposals from plans and specifications — low-slope membrane, steep-slope, standing seam, insulated metal panel, sheet metal and gutter scopes.
- Provide independent (1099) estimating and cost-evaluation services to commercial roofing contractors; client names kept confidential.
- Reconcile drawings, takeoff data, supplier pricing and labor into auditable, formula-driven estimate workbooks with reviewable cost-to-sell logic before a bid is released.
- Define scope boundaries, inclusions/exclusions and alternates; turn unresolved drawing conflicts into RFIs and pricing dependencies rather than hidden risk.
- Manage projects from award through closeout — submittals, scheduling, crews, manufacturer inspections and warranty.
- Train CAD and submittal staff in plan reading, coordinated plan review and the estimating consequences of each detail.

Roof Master Metal Master | Chicago, IL **2020 – 2021**

Estimator / Senior Project Manager

- Estimated commercial roofing projects in The EDGE and ran multiple active job sites at once.
- Coordinated material deliveries and crane logistics; protected margins with documented change orders and labor tracking.
- Primary point of contact for client issue resolution and warranty claims.

Advanced Commercial Roofing | Chicago, IL **2017 – 2020**

Operations Manager

- Launched and led the Chicago branch, building new business and a local market presence.
- Estimated union commercial bids in The EDGE; drafted contract scopes and reviewed estimator accuracy.
- Trained on The EDGE at corporate headquarters; implemented QC that reduced punch lists and sped closeout.

North American Roofing | Chicago, IL / Asheville, NC **2013 – 2017**

Project Manager / Superintendent

- Managed national-account roofing projects from pre-con planning to final inspection across multiple regions and codes.
- Supervised traveling crews and roof technicians on large-scale installations.

Anthony Roofing — Tecta America | Aurora, IL **2011 – 2013**

Project / Service Department Manager

- Ran an 11-person service department — technicians and administrative staff — and estimated all department work in The EDGE.
- Grew service revenue by selling maintenance programs to existing installation clients.

ERC Elgin Commercial Roofing & Sheet Metal | Elgin, IL **2006 – 2010**

Service Manager / Project Manager

- Supervised service foremen and a superintendent; responsible for service sales, estimating and bidding.
- Built an internal job-tracking system for labor and material costs; managed collections.

DC Taylor Roofing **2004 – 2006**

Regional Sales Manager

- Generated $1.5M+ in new business through roof investigations and consultative sales; personally managed 90% of sold projects.

SELECTED PROJECT EXPERIENCE

- **John Deere TCAO — Waterloo, IA | $2.5M:** 230,000 SF Carlisle EPDM tear-off and replacement delivered through weather and design changes.
- **Hillside Industrial — Hillside, IL | $1.8M:** 178,000 SF tear-off with 10,000 SF of deck replacement and HVAC coordination; on budget, no injuries.
- **Moody Bible Institute — Chicago, IL | $1.3M:** 23,500 SF Sika Sarnafil Décor Rib roof on a historic structure.
- **Gate Gourmet — Schiller Park, IL | $850K:** Took over a distressed, leaking project; reassigned crews and closed it out to the owner's satisfaction.

LICENSES, CERTIFICATIONS & SAFETY TRAINING

- **Illinois Unlimited Roofing Contractor License** — passed the state unlimited (commercial) roofing examination; license held in my name.
- **OSHA 30-Hour Outreach — Construction** — 30 credit hours, completed 03/13/2018 (360training.com).
- **USACE EM 385-1-1 Safety & Health — 40 Hours** — completed 04/17/2018, Certificate #000013693949.
- **USACE / NAVFAC Construction Quality Management for Contractors (#784)** — Chicago District, March 2018.
- **Journeyman Roofer — Roofers Union Local 11** — apprenticeship program, 1989–1992.
- **The EDGE Estimating Software** — trained at corporate headquarters.

70 documented safety-training hours (OSHA 30 + USACE 40). Certificate copies available on request.

EDUCATION

Joliet Junior College — Construction coursework, 1990–1992

References available upon request.