

Sean Cunningham
Senior Project Manager

Blue Rock

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BIOGRAPHY

Sean arrived at Blue Rock as a Project Engineer and earned the title of Senior Project Manager within five years while working on high-profile projects with Amazon, Urban Outfitters, Inc., and Brixmor Property Group. Sean earned a Bachelor of Science degree in Business Administration at Albright College where he competed in football and lacrosse.

PROFESSIONAL PROFILE

As Senior Project Manager, Sean oversees all project activities both onsite and offsite, making sure construction is completed on time and within budget. He coordinates with field operators, clients, and designers, and is knowledgeable in obtaining approvals and any required permits for new projects.

Key Clients

Amazon

Anthropologie

Brixmor Property Group

Urban Outfitters, Inc.

Blue Rock Construction, Inc. – Newtown, PA

Senior Project Manager, 2021 – Present

Project Manager, 2019 – 2021

Project Engineer, 2017 – 2019

Chubb – Philadelphia, PA

Contract Surety Writer, 2014 – 2017

Amberwood Builders – Bucks County, PA

Construction Worker, 2012 – 2014

M & B Renovations – Jamison, PA

Construction Worker, 2006 – 2012

Relevant Experience:

- Amazon UNY4/HNY1, Bethpage, NY – Tenant improvements for a 150,000 SF warehouse for Amazon’s UFF and AMXL program. The project consisted of a 33,000 SF UFF, which included refrigerated and freezer storage. The AMXL was a 36,000 SF improvement to an existing and operational facility. This project included a 7,500 SF office renovation.
- Amazon UNY4/HNY1 – Phase 2 – Bethpage, NY – Renovation of the existing AFO (UFF) facility to include a new Auto Store Storage system.
- Amazon WWS1, Montgomery, PA – 150,000 SF building and site renovation for Amazon Wagon Wheel Program.
- Amazon WNY2 – Bath, NY – 72,000 SF building and site renovation for Amazon Wagon Wheel Program.
- Amazon HDC3, Bethel, PA – 1,100,000 SF Tenant improvements for Amazon SSD program.
- Amazon AMXL Program Multiple projects throughout the Mid-Atlantic and New England region. Each project consists of a complete renovation with a new office fit-out, new dock equipment package, MEPFP upgrade and misc. site work.
 - Amazon HEW2, Rockaway, NJ – 19,000 SF warehouse
 - Amazon HPT1, Coraopolis, PA – 27,500 SF warehouse
 - Amazon HNY2, Maspeth, NY – 15,250 SF warehouse.
 - Amazon HNY3, Elmsford, NY – 62,000 SF warehouse
 - Amazon HBA1, Halethorpe, MD – 17,600 SF warehouse
 - Amazon HPH2, Quakertown, PA – 145,000 SF warehouse
- URBN KFC, Kansas City, KS – 1.5 million SF Urban Outfitters warehouse distribution facility that includes multilevel conveyors throughout five mezzanines and 60,000 SF of office space. It is the company’s largest facility in the United States.
- Brixmor Property, Village at Newtown (Pa.) Shopping Center – Renovated and expanded 176,224 SF shopping center. Featured five new ground-up buildings.
- Anthropologie, Washington, DC. – Full remodel to an existing Anthropologie store that included adding two additional floors. Work expanded the store from 12,000 SF to 20,000 SF.

EDUCATION & CREDENTIALS

- OSHA 30-Hour Certification
- Bachelor of Science – Business Administration and Finance, Albright College