



# KERRY O'LEARY LEED AP

## DIRECTOR OF CAPITAL PLANNING

Strategic, results-driven Director of Capital Projects and Project Manager with a proven record overseeing multi-million-dollar campus developments and architectural renovations. Combines expertise in construction oversight, project planning, and stakeholder alignment with a background in marketing, design, and brand development. Known for bridging design vision with operational execution to elevate both function and identity in projects.



### SKILLS

Capital Project Management |  
Construction Oversight |  
Budget Leadership |  
Architectural Coordination |  
Strategic Planning |  
Vendor & Contractor Relations |  
Stakeholder Communication |  
LEED & Sustainability |  
Space Planning |  
Marketing & Branding Integration

### CONTACT

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\*references available upon request

### EXPERIENCE

#### BELMONT ABBEY COLLEGE - CHARLOTTE, NC

**Director of Capital Planning** | August 2021 - Present  
formally Project Manager

- Led multi-million-dollar campus planning and execution, ensuring budget and schedule alignment across college departments.
- Serve as Owner's Representative for large-scale efforts and General Contractor for smaller builds.
- Directed \$4M historic renovation in Washington, D.C., converting a 4,000 sq. ft. residence into six apartments and an 8,000 sq. ft. student exchange facility.

#### ONE KORE RESOURCE - CHARLOTTE, NC; COLUMBUS, OH

**Principal / Owner** | August 2013 - March 2020

- Founded architectural and interior design firm serving construction and education sectors.
- Achieved 300% revenue growth over two years for Engineering for Kids through strategic business expansion plans.
- Directed high-end renovations across OH, NC, and SC for residential and hospitality clients.
- Consulted on branding for educational institutions to enhance community engagement and visibility.

#### ESCHOOLVIEW - CHARLOTTE, NC; COLUMBUS, OH

**Marketing Director** | 2008 - 2014

- Expanded company presence from 4 to 18 states, increasing revenue from \$1M to \$3.5M in 4 years from outbound to inbound marketing strategies
- Directed digital strategy, SEO, and lead generation campaigns—boosting engagement 600%.
- Inc. 5000 Recognition: Awarded as one of the fastest-growing companies (2014-2015).
- eSchoolView sold to LINQ for three times book value