



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.

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

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

📞 614.554.2239

✉ kerry@ncoleary.com

🌐 www.oneKOREsource.com

📍 [linkedin.com/in/kerryoleary](https://www.linkedin.com/in/kerryoleary)

*references available upon request