JULIAN MERCER

CONSTRUCTION MANAGER

San Francisco, CA | (415) 555-0148 | julian.mercer@email.com | linkedin.com/in/julianmercer

PROFESSIONAL SUMMARY

Construction Manager with 11+ years delivering commercial, healthcare, and mixed-use buildings from preconstruction through turnover. Leads superintendents, project engineers, and subcontractors, controls schedule, cost, and safety, and keeps owners informed with accurate reporting.

PROFESSIONAL EXPERIENCE

Senior Construction Manager Mar 2023 - Present
Turner Construction, San Francisco, CA

- Lead delivery of a $96M, 280,000 sq ft mixed-use building, managing six superintendents, a project team of 14, and more than 40 subcontract packages from award through turnover.
- Maintained a recordable incident rate below the company average through daily pre-task plans, weekly site safety walks, and prompt corrective actions tracked to closure.
- Negotiated and bought out $41M of trade packages with the estimating team, closing 3.4% under the budgeted figure while holding scope clarity and bid-leveling discipline.
- Introduced a pull-planning session for interior finishes with every trade foreman that recovered about three weeks of float on a compressed handover date set by the tenant.

Construction Manager Mar 2020 - Feb 2023

- Rebuilt the three-week lookahead schedule with trade foremen, raising planned-activity completion from 71% to 88%.
- Ran weekly owner, architect, and engineer coordination meetings, resolving 160 RFIs with an average response time of four days and keeping a clear decision log for the owner.
- Managed a $27M tenant improvement project for a technology client, coordinating 18 trades and finishing two weeks ahead of the lease commencement date.

Construction Manager Jun 2017 - Feb 2020
Gilbane Building Company, Sacramento, CA

- Managed a $58M outpatient medical facility build for a regional health system, delivering substantial completion two weeks ahead of the contract date and within budget.
- Coordinated infection-control and phasing plans with hospital staff so adjacent departments stayed in operation.
- Tracked change orders in a weekly log, closing 92% within 30 days and keeping approved changes below 4%.
- Mentored two assistant project engineers on RFIs, submittals, and daily reports, and both were promoted to project engineer within 18 months.

Assistant Project Manager Aug 2015 - May 2017
Skanska USA, Oakland, CA

- Supported a $34M occupied office renovation by managing submittals, cost reports, and subcontractor payment applications across 22 trades and four phases.
- Built a shared submittal tracker with the architect and subcontractors that cut average review turnaround from 12 days to eight and reduced long-lead material delays on site.
- Prepared monthly cost-to-complete forecasts for the project manager, improving forecast accuracy to within 2% and giving the owner early warning of cost pressure.
- Verified quantities and percent-complete for monthly billing, catching overbilling that saved the owner about $180K.

CORE SKILLS

Construction management | Schedule control | Cost management | Subcontractor buyout | Preconstruction | Site safety | RFI and submittal management | Pull planning | Contract administration | Owner reporting | Procore | Primavera P6 | Bluebeam | Change order management | Quality control

EDUCATION

B.S. in Construction Management, California Polytechnic State University, San Luis Obispo, CA

CERTIFICATIONS

Project Management Professional (PMP) | OSHA 30-Hour Construction | LEED Green Associate | First Aid and CPR