JULIAN MERCER

CONSTRUCTION PROJECT MANAGER

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PROFESSIONAL SUMMARY

Construction Project Manager with 10+ years delivering commercial and healthcare builds from preconstruction through closeout. Controls schedule, cost, and subcontractor performance with disciplined reporting, safety focus, and clear client communication.

PROFESSIONAL EXPERIENCE

Senior Project Manager Mar 2023 - Present
Turner Construction, Dallas, TX

- Managed a $48M medical office building from preconstruction to turnover, finishing 12 days ahead of the baseline schedule.
- Controlled costs across 34 subcontract packages, holding final variance to 1.4% through monthly forecasts and change-order reviews.
- Led weekly owner-architect-contractor meetings, resolving 220 RFIs with an average response time of 3.5 days.

Project Manager Jun 2021 - Feb 2023
Skanska USA, Houston, TX

- Delivered three office renovations totaling $27M, meeting owner occupancy dates despite two late equipment deliveries.
- Built Primavera P6 look-ahead schedules that identified two critical-path conflicts and avoided an estimated three-week delay.
- Negotiated subcontractor change orders, saving approximately $310K through value-engineering alternatives.

Project Manager Aug 2019 - May 2021
Balfour Beatty, Dallas, TX

- Managed a $22M senior-living building from foundation through turnover, tracking schedule and subcontractor milestones weekly in Procore.
- Coordinated trade sequencing for a 120,000-square-foot warehouse, delivering substantial completion two weeks ahead of baseline.
- Closed out punch lists for 1,100 items using a tracking board, completing closeout 18 days faster than prior projects.

Assistant Project Manager Jun 2017 - Jul 2019
Jacobs, Dallas, TX

- Processed submittals and pay applications for a $15M infrastructure project, maintaining accurate cost records.
- Documented daily field conditions and coordinated inspections, helping pass 96% of first-time inspections.

Project Engineer Jul 2016 - May 2017
Kiewit, Houston, TX

- Tracked RFIs and shop drawings for a $30M bridge project, keeping a log reviewed weekly with design engineers.
- Updated drawings in Procore and surveyed layout points with the field crew, reducing rework caused by outdated sheets.

CORE SKILLS

Construction scheduling | Cost control | Subcontractor management | Primavera P6 | Procore | RFI management | Change orders | Budget forecasting | Site safety | Owner communication | Preconstruction | Contract administration | Closeout | Value engineering

CERTIFICATIONS

OSHA 30-Hour Construction | Certified Construction Manager (CCM)

EDUCATION

B.S. in Construction Science, Texas A&M University, College Station, TX