JULIAN MERCER

GENERAL CONTRACTOR

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PROFESSIONAL SUMMARY

General contracting professional with 16+ years building and renovating homes and light commercial space, from carpenter and superintendent to project manager at a national builder. Manages bids, subcontractors, permits, and schedules on projects up to $4M. Known for finishing on budget and passing inspections first time.

PROFESSIONAL EXPERIENCE

Project Manager Jan 2021 - Present
Swinerton, San Francisco, CA

- Deliver tenant improvement and renovation projects of $500,000 to $4M, with 11 projects completed and an average cost variance within 2% of budget.
- Prepare bids from trade quotes and takeoffs, and won 6 of 15 negotiated proposals over two years.
- Manage 8 to 12 subcontractors per project, using weekly progress meetings and a punch-list tracker to close projects ahead of the contract date.
- Coordinate permits and inspections with the San Francisco Department of Building Inspection, passing 90% of inspections on the first visit.
- Hold weekly owner calls with cost and schedule summaries, which cut change-order disputes to one in two years.
- Enforce site safety standards, and completed 2,300 labor hours on the last two jobs without a recordable injury.

Project Superintendent Feb 2018 - Dec 2020

- Ran daily field operations for ground-up and renovation work of up to $5M, with crews of up to 35 trades people.
- Built three-week lookahead schedules that kept framing, MEP rough-in, and inspections in sequence and avoided trade stacking.
- Resolved field conflicts with architects and engineers using photos and marked-up drawings, saving an estimated 12 days on one job.
- Completed OSHA 30-Hour training and the EPA lead-safe renovator course, then ran weekly toolbox talks for crews of up to 35.

Assistant Superintendent May 2013 - Jan 2018
Shea Homes, Pleasanton, CA

- Supported construction of 90 single-family homes, scheduling trades and inspecting framing, drywall, and finish work.
- Reduced punch-list items per home from 38 to 22 through pre-drywall quality walks with each trade.
- Handled homeowner walkthroughs and warranty requests, with about 95% of items closed inside 30 days.

Lead Carpenter Jun 2010 - Apr 2013
Granite Construction, Watsonville, CA

- Framed forms and structures for civil and building projects, working from plans and field direction.
- Led a crew of four carpenters and trained two apprentices on layout and tool safety.

CORE SKILLS

Bid preparation and estimating | Subcontractor management | Permitting and inspections | Schedule development | Cost control | Contract administration | Residential renovation | Tenant improvements | Building code (CBC) | Site safety (OSHA) | Procore | Bluebeam | Client communication

EDUCATION

Associate of Science in Construction Technology, Cabrillo College, Aptos, CA

CERTIFICATIONS

OSHA 30-Hour Construction | EPA Lead-Safe Certified Renovator (RRP)