



# PACHYDERM GLOBAL

## CRITICAL INFRASTRUCTURE SERVICES

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## CTM Analysis for PAYNE LOUIS DIEZ Owner's Representative – MEP Specialist

### PROFILE

Accomplished Project Controls Professional with over 15 years of experience in large-scale construction programs, offering deep expertise in project controls, budget and schedule management, client-side representation, and stakeholder coordination. Proven ability to lead multi-billion-dollar data center and healthcare infrastructure projects. Demonstrates advanced skill in cost forecasting, change order analysis, contractor oversight, QA/QC review, and PMCS implementation. Adept at collaborating with contractors, design teams, and clients to ensure high-quality delivery and compliance with technical specifications.

### PROJECTS

- **Panasonic EV Battery Plant – \$3B**

**Role:** Deputy Cost Manager (Turner & Townsend)

Oversaw cost control, change management, and GMP validation for Panasonic's flagship facility.

- **Google Hyperscale Data Centers – Multi-site, \$1B+**

**Role:** Senior Project Controls Specialist (Arcadis)

Managed cost and schedule control across AL, TN, and VA, leading coordination and reporting consistency between data center sites.

- **Tampa International Airport – \$550M**

**Role:** Project Controls Manager (Jacobs)

Led PMCS realignment and cost/schedule governance across 5 active construction packages.

- **LaGuardia Redevelopment Program – \$1B+**

**Role:** Cost Control Manager (Jacobs)

Established cost systems, WBS, and contract compliance for the Port Authority program.

- **University Medical Center – \$1.2B**

**Role:** Project Controls Manager (Jacobs)

Coordinated demolition, acquisition, and construction tracking across FEMA/CDBG-funded multi-phase healthcare program.

- **Bayou Greenways 2020 – \$220M**

**Role:** Project Controls Manager (Jacobs)

Developed Prolog-based reporting and managed bond-funded construction progress for Houston's city-wide parks initiative.

### CORE COMPETENCIES

- Owner Representation & Client Advocacy
- MEP Systems Oversight (Electrical, Mechanical, Plumbing)
- Contract Administration & Change Order Review
- QA/QC Documentation, Review & Tracking
- Data Center Infrastructure (HVAC, Power, Life Safety)
- **PMCS Platforms:** Prolog, e-Builder, Primavera P6
- Budgeting, Forecasting, and Cost Control
- Cash Flow Projection and Financial Reconciliation
- Stakeholder Reporting & Meeting Facilitation



- Commissioning Documentation Readiness
- Multi-site & Multi-contractor Coordination
- Technical Specification Validation
- Procore System Oversight (RIF, QCI, IVF, FOD)
- Schedule Analysis, Delay Identification & Mitigation

## EXPERIENCE

### Turner & Townsend | Associate Director

*Panasonic EV Battery Plant, DeSoto, KS | Nov 2022 – Present*

- Led the development of a cost control team for \$3B+ battery manufacturing facility.
- Facilitated contract review for legal/cost language, managed pay apps, streamlined cash flow tracking, and led GMP cost analysis.

### Jacobs | Project Controls Manager

*Tampa Airport, FL | Jul 2021 – Oct 2022*

- Directed PMCS realignment and reconciliations, resulting in more accurate forecasting and improved funding accuracy for CIP projects.

### Arcadis | Senior Project Controls Specialist

*Google Data Centers (AL, TN, VA) | Jan 2018 – Jun 2021*

- Coordinated multi-site cost and schedule teams for billion-dollar hyperscale programs. Oversaw GMP establishment, change order log development, and cashflow analysis.

### Broadbush & Associates | Project Controls Manager

*UT Medical Branch, Galveston, TX | Jan 2017 – Dec 2017*

- Implemented e-Builder PMCS, developed workflows, dashboards, and trained users. Managed \$136M cost reconciliation effort.

### Jacobs | Project Controls Manager | Aug 2007 - Dec 2016

*Cost Control Manager – LaGuardia Redevelopment, NY | Aug 2016 – Dec 2016*

*Project Controls Manager – Houston Parks, TX | Feb 2016 – Jul 2016*

*Project Controls Manager – UMC, LA | Jan 2010 – Jan 2016*

*Project Controls Manager – JPS, MS | Aug 2007 – Dec 2009*

### Roy Anderson Corp | Project Manager | May 2006 – May 2007

### Fountain Construction | Assistant PM | Aug 2002 – May 2006

## EDUCATION

*Bachelor of Science, Construction Management*

*Louisiana State University*

## LICENSES & CERTIFICATIONS

- OSHA-10 Certified



### SPECIALIZED TRAINING

- e-Builder Advanced Cost Procedure

### SOFTWARE PROFICIENCIES

- Procore
- e-Builder
- Primavera P6
- Prolog
- PeopleSoft (Integration)
- Microsoft Office Suite

## GAP Analysis and Recommendations to Improve Fit

### 1. AWS Hyperscale Process Familiarity

While Payne has supported Google data center projects, formal exposure to AWS-specific commissioning milestones (e.g., H2C, NEA) and QA/QC flows would be beneficial.

→ **Recommendation:** Enroll in AWS Construction Standards onboarding or vendor-supplied AWS commissioning methodology overview.

### 2. Procore-Specific QA/QC Workflow Mastery

Procore experience is inferred but not emphasized in QA/QC document flow.

→ **Recommendation:** Demonstrate or receive training on managing RIF, QCI, IVF, and FOD workflows directly in Procore.

### 3. Advanced Commissioning Participation

Resume references support of commissioning but does not explicitly mention L1-L5 participation.

→ **Recommendation:** Participate in full-cycle commissioning activities or shadow an MEP-focused commissioning agent to strengthen exposure.

### 4. Mechanical-Specific QA/QC Oversight

Candidate has strong electrical/plumbing system oversight; deeper mechanical inspections (e.g., pressure testing, torque verification) should be highlighted.

→ **Recommendation:** Document hands-on experience with pre-commissioning inspections and tie-out checklists for mechanical systems.

### 5. Safety Program Leadership

OSHA-10 certification is confirmed, but the role in safety oversight (beyond compliance observation) is underrepresented.

→ **Recommendation:** Lead or co-develop safety plans, inspections, or toolbox talks to deepen authority on-site.

## Qualifying Questions

1. Can you walk us through your role in managing QA/QC documentation and inspections during a large-scale data center buildout? How did you track and escalate quality issues?
2. Describe a time when you had to coordinate multiple contractors and OFCI deliveries to avoid schedule delays. What tools or processes did you use?

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3. How do you handle validating pay applications and change orders while advocating for the owner's budget goals?
  4. Have you directly managed or participated in commissioning meetings (e.g., L3/L4 startup, energization)? How do you contribute to issue resolution during integrated systems testing?
  5. What's your approach to reviewing contractor submittals and ensuring they comply with technical specs, especially when those specs come from hyperscale cloud clients like AWS?