

## **J. MARTIN MERCADO**

5124 NW 47<sup>th</sup> Ave.  
Coconut Creek, Fl. 33073  
Tel: 954-675-8418 (cell)  
[jimmercados@gmail.com](mailto:jimmercados@gmail.com)

### **EMPLOYMENT:**

03/2010-Present

**Construction Resources of Atlanta – Florida Division  
National StoneWorks LLC – Weston, Florida  
Manager – Pre-construction**

Hotels, Restaurants, Condos, Multifamily.

- Detailed take-off of all materials.
- Estimating the cost of Material, labor and equipment.
- Scheduling and project logistics.
- Working with project engineer
- Communicating with Architects, owners and developers.
- Preparing contracts and negotiate revisions, changes and additions to contractual agreements with architects, consultants, clients, suppliers and subcontractors.
- Assessing OSHA issues for all projects.
- Evaluating construction methods and determine cost-effectiveness plan.
- Providing Historical cost data to improve the accuracy of future pricing.
- Coordinating with Project Managers and Foremen to assure accuracy in ordering materials or providing services compatible with estimates.

06/2006-05/2009

**Total Flooring Contractors Inc.  
National Flooring Contractor - Coral Springs – Florida  
Director of Pre-construction/ Senior Project Manager**

Hotels, Retail Stores, Restaurants, Malls, Hospitals, Office Buildings.

- Detail estimating the cost - Material, labor and equipment.
- Scheduling and project logistics. including purchasing and operations.
- Project management, in charge of Superintendent and subcontractors,
- Close communication with project team.
- Preparing contracts and negotiate revisions, changes and additions to contractual agreements with all parties.
- Obtaining all necessary permits and licenses.
- Direct supervision of over 45 workers.
- Resourcing.
- Preparing and submit budget estimates and cost tracking reports.
- Developing and implementing quality & safety control programs.
- Take actions to deal with the results of delays, bad weather, or emergencies at construction site.
- Plan, organize, and direct activities concerned with the construction and maintenance of structures, facilities, and systems.

04/2005-06/2006

**RCC Associates General Contractors**

**Deerfield Beach-Florida**

**Senior project manager / Director of Estimating**

- Prepared and implemented project's schedules and budgets; work closely with clients, subcontract negotiation/buyout; customer contact; scheduling; job cost management, vendors and merchants in project coordination. Final close out of projects under budget and before schedule due date. Maintain outstanding relationships with clients.
- Analyzed and approved all estimates of original designed components and monitor progress through store visits and inspections, coordinate design changes with architects and contractors.
- Contract negotiation with all divisions and provide detailed scope of work.
- Detail take off and full estimate for flagship projects.
- Field set up and scheduling. Work closely with the Superintendent and provide a team environment with all parties involved in construction.

05/1998-04/2005

**Federated Department Stores - Division of Macy's Florida**

**Store Planning, Design, Construction & Operations,**

**Miami-Florida**

**Assistant Director**

- Preparing and implementing project schedules and budgets; work closely with Store managers, contractors, vendors and merchants. Draw contracts, negotiate and close project in timely manner.
- Real Estate Analysis and feasibility studies, including demographics and market targets.
- Examine store drawings of original designed components and monitor progress through store visits and inspections, coordinate design changes with architects and contractors. Contract negotiation
- Facilitate all facets of planning and design from city inspectors and architects; oversee all phases of construction in close collaboration with merchandising, buyers and visual employees to ensure compliance with new store design store policies.
- Responsible for production drawing/design, including loose fixture drawing, retail store planning and design; obtain site measurements and drafting up existing conditions covering new floor plans, construction plans, furniture drawings and other design related items.
- Development of new projects and renovations. CAD Management and MS Windows applications trouble shooting. Responsible for 40 stations.

11/1992-04/1998

**PAVLIK DESIGN TEAM. Fort Lauderdale, Florida**

**Design, Planners. Interior Architecture.**

**Senior Project Manager**

Planning & Programming. Responsible budget & schedules, construction management and supervision of projects for May Co. Federated Department Stores, hospitality and retail.

08/1985-10/1992

**Land Design Engineering Services, Inc. Charlotte, N. C.**

**Project Manager Technician. Design and drafting.**

**Architectural Coordinator.**

Commercial Civil Engineering Design.

**CONTINUING EDUCATION:**

Mortgage Broker License

Analytic Estimating.  
UCF, Gainesville-Florida.

Project Management - Advanced  
Federated University. Fort Lauderdale-Florida.

Architectural Planning & Programming  
U.N.C.C. Charlotte North Carolina.

**EDUCATION:**

Strayer University – BS Business Management – Coral Springs, Fl. - Current

Architectural & Civil Engineering Technology – Associates Degree  
Central Piedmont College, Charlotte- North Carolina.

Interior Design.  
Central Piedmont College, Charlotte-North Carolina.

Architecture & Urbanism.  
University Ricardo Palma, Lima- Peru.  
Studies completed up to the sixth semester.

**PROFESSIONAL SKILLS:**

Strong communication.

Organizational and time management skills.

Extremely literate on Computer software:

- Advance AutoCAD.
- Off Screen Take off, estimating software.
- Prolog; project management software.
- MC2 Estimating software.
- MS-Office; Projects, Word, Excel, Power Point, Access.
- 20/20 Cabinet software.

English / Spanish