

STEVEN MERCADO

CONSTRUCTION OPERATIONS
& CAPITAL PROJECT DELIVERY
LEADER

(407) 493 - 1100
stevenlmercado@gmail.com
Tampa Bay Area, Florida
www.studio-mercado.com

PROFESSIONAL SUMMARY

Architecture-trained construction operations and project management professional with 10+ years of experience supporting more than 50 commercial, institutional, athletic, educational, restoration, and real estate development projects valued at over \$250 million. Experience coordinating 1.5 million+ square feet of construction and more than 100 trade partners across complex, multi-site programs.

Proven ability to lead projects from early planning and due diligence through design coordination, construction, closeout, and operational readiness. Brings expertise in capital project delivery, BIM coordination, budgeting, scheduling, procurement, QA/QC, field verification, risk mitigation, stakeholder communication, and cross-functional team leadership.

Known for bridging architectural design and construction execution, resolving critical-path challenges, and implementing technology-enabled processes that improve accountability, constructability, and project visibility. Prepared to contribute to Director-level construction, planning, development, facilities, or capital programs roles involving regional expansion, major brands, athletic venues, institutional facilities, and mission-critical environments.

SELECTED ACHIEVEMENTS

- Supported more than \$250 million in combined project value across commercial, institutional, athletic, educational, healthcare, restoration, and real estate development programs.
- Coordinated construction activities across 1.5 million+ square feet and collaborated with more than 100 trade partners.
- Directed BIM coordination and field execution for trade scopes exceeding \$20 million on the University of South Florida's five-story, 86,000-square-foot Judy Genshaft Honors College.
- Led project execution for the transformation of an existing school stadium into a professional-caliber venue for Tampa Bay Sun FC, delivering the facility for a fixed public opening date.
- Managed nationwide retail development and redevelopment initiatives for brands including Burlington, Five Below, and Planet Fitness.

EDUCATION

UNIVERSITY OF FLORIDA

- Master of Architecture

LAFAYETTE COLLEGE

- Bachelor of Arts in Sociology and Architecture

SKILLS

- Construction Operations
- Capital Project Delivery
- BIM Coordination
- QA/QC
- Team Leadership
- Multi-Site Development
- Critical Thinking

CERTIFICATION & CREDENTIALS

- Florida Certified General Contractor License (CGC)
- Project Management Professional (PMP)
- Associate, American Institute of Architects Assoc. AIA

TECHNOLOGY

Navisworks | AutoCAD | Rhino 3D | Primavera Cloud | Procore | Microsoft Project | Microsoft Excel | Microsoft PowerPoint | Leica Laser Scanning | Drone Operations | BIM Platforms | Construction Technology and AI-Workflows

PROFESSIONAL EXPERIENCE

2020 - 2026

ENVISION CONSTRUCTION SERVICES — Tampa, Florida

Operations Manager / Project Manager | Assistant Project Manager / Project Engineer II

Lead construction operations and capital project delivery across concurrent institutional, athletic, educational, and commercial programs. Coordinate project teams, consultants, subcontractors, field personnel, and organizational leadership to maintain alignment across scope, schedule, budget, quality, and stakeholder expectations.

- Direct day-to-day operations across multiple active projects, establishing priorities, monitoring critical milestones, and resolving issues that could affect schedule or financial performance.
- Manage multiple assignments under the University of South Florida Construction Management Continuing Services program.
- Led project execution for Tampa Bay Sun FC stadium improvements, coordinating construction and installation activities to achieve completion for opening day.
- Led the Gary Adult School HVAC infrastructure renewal from initiation through completion, achieving a strong owner performance rating.
- Managed BIM coordination, QA/QC, technical issue resolution, and more than \$20 million in trade partner scopes for the Judy Genshaft Honors College.

2020 - 2022

AVENTINE DEVELOPMENT CORPORATION — Nationwide

Assistant Project Manager / Project Manager

Concurrent Managed commercial real estate development and redevelopment initiatives across geographically distributed markets, supporting projects from site selection and due diligence through permitting, construction, and closeout.

- Supported site evaluation, preliminary budgeting, financial tracking, permitting, scheduling, procurement, contract coordination, and project reporting.
- Managed execution of a \$2.5 million, 50,000-square-foot Burlington rehabilitation within a high-traffic retail corridor.
- Supported structural implementation, shell construction, subcontractor coordination, and brand-standard delivery for a \$4.5 million Planet Fitness development.
- Addressed permitting delays, constructability issues, field conditions, and market-specific delivery constraints while protecting project objectives.

CORE COMPETENCIES

- Construction Operations Leadership
- Capital Project Planning and Delivery
- Multi-Site and Regional Development
- Real Estate Development and Redevelopment
- Design and Construction Coordination
- Procurement and Contract Coordination
- Risk Management and Issue Resolution
- Trade Partner and Vendor Management
- Regulatory Approvals and Permitting
- Executive Reporting and Presentations
- Stakeholder and Consultant Management
- Technology and Process Improvement

PORTFOLIO & ADDITIONAL EXPERIENCE

Additional professional experience, project portfolio, and architectural work samples can be found at www.studio-mercado.com

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