

STEVEN MERCADO

CGC, ASSOC.AIA, PMP

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EDUCATION

University of Florida
Master of Architecture
Expected Q1 2027

Lafayette College
Bachelors of Arts: Architecture

CERTIFICATIONS

- **Certified General Contractor License**
- **Assoc. AIA**
- **Project Management Professional (PMP)**
- **FAA Part 107 Pilot license**
- **Xactimate Certified**
- **SWAPP Certified**
- **OSHA 30 & 10 Certified**

TECHNICAL TOOLS & SYSTEMS

- **BIM Coordination**
- **Navisworks**
- **AutoCAD**
- **Rhino3D**
- **Primavera Cloud**
- **Procore**
- **Leica Geosystems Laser Scanning**
- **Drone Operations / FAA Part 107**
- **Construction Technology Integration**
- **Microsoft Project**
- **Scheduling & Cost Controls**
- **QA/QC Coordination**
- **Clash Detection & Model Coordination**

SELECTED ACHIEVEMENTS

AWARDS

Outstanding Design American School & University Architectural Portfolio

AIA Florida, Honor Award of Excellence for New Work First Place from the Florida Educational Facilities Planners' Association (FEFPA) in the College/University Category

PROFESSIONAL SUMMARY

Architecture and construction operations professional with experience supporting complex commercial and institutional projects through BIM coordination, field verification, QA/QC, scheduling, procurement, and cross-functional execution. Proven ability to work across architects, engineers, consultants, superintendents, and trade partners to solve technical and operational challenges in fast-paced environments. Brings a strong combination of architecture education, construction technology experience, site-based problem-solving, and high-energy team collaboration.

EXPERIENCE

Envision, Operations Manager/Project Manager

(Construction Manager) - Tampa, FL
DEC 2020 - PRESENT

- Directed day-to-day construction operations across multiple concurrent projects, ensuring alignment between schedule, budget, field execution, and stakeholder expectations.
- Managed operational workflows between subcontractors, consultants, field teams, and leadership to maintain project momentum and resolve critical path issues in fast-paced environments.
- Led cross-functional coordination efforts involving BIM, QA/QC, drone operations, field verification, and installation tracking to improve operational efficiency and reduce rework.
- Oversaw project logistics, trade sequencing, procurement coordination, and field communication to support efficient execution across all phases of construction.
- Developed and implemented technology-driven operational processes, including AI-assisted coordination workflows, digital tracking systems, and model-based issue resolution strategies.
- Facilitated operational meetings with project teams, trade partners, and stakeholders to drive accountability, improve communication, and maintain execution alignment.

Beck/Envision, Project Engineer II - Judy Genshaft Honors College

(Construction Manager) - Tampa, FL

- Managed operational execution and coordination across multiple trade partner scopes with combined project values exceeding \$20M.
- Led BIM coordination, clash detection, drone operations, and in-field QA/QC verification to improve constructability, streamline installation accuracy, and reduce field conflicts.
- Collaborated with architects, engineers, consultants, superintendents, and subcontractors to resolve technical and operational challenges while maintaining schedule and execution alignment.
- Supported project leadership in driving operational efficiency, issue resolution, risk mitigation, and cross-functional team coordination across complex commercial developments.

SELECTED ACHIEVEMENTS

- **Managed projects exceeding \$20M in total construction value**
- **Led BIM coordination and technical field verification on large-scale institutional projects**
- **Executed nationwide redevelopment projects across distributed teams**
- **FAA-certified drone operator with experience in field data collection and coordination**
- **Founded and launched AddUP, a mobile application deployed across 61+ countries.**

CONTACT

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PROFESSIONAL EXPERIENCE CONT.

Aventine Development, Ast. Project Manager

(Commercial Real Estate Development) - Nationwide

- Managed nationwide commercial redevelopment operations from site acquisition through closeout across multiple concurrent developments.
- Directed coordination between architects, engineers, contractors, consultants, ownership groups, and municipal agencies to maintain project execution and operational alignment.
- Oversaw budgeting, permitting, scheduling, procurement, contract coordination, and field operations for multimillion-dollar developments.
- Led operational problem-solving efforts involving design coordination, permitting challenges, constructability reviews, and field conditions throughout all project phases.
- Implemented technology-driven communication and reporting workflows to improve execution speed, stakeholder coordination, and operational efficiency.

Happy Home Services, Lead Estimator/Project Manager

(General Contractor, Commercial & Home Remodels, Restoration) - Port Charlotte, FL

- Managed estimating, scheduling, vendor coordination, and field operations across multiple restoration and renovation projects throughout Florida.
- Developed scopes of work, cost estimates, procurement plans, and project schedules for commercial and residential work.
- Coordinated subcontractors, suppliers, and field teams to maintain quality standards, project momentum, and client communication.
- Applied digital tools and construction technology to improve estimating workflow, project tracking, and turnaround speed.
- Supported company growth into new regional markets through strong field execution and operational coordination.