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PROFILE

Project Management professional with over 31 years of experience in construction. Worked as a Project Executive for Hammes Company, an important Healthcare Consultant, providing services in large scale projects for University of Miami Health. Also worked as a Senior Project Manager for a large Healthcare Provider, Baptist Health of South Florida, supervising projects in three of the seven Hospitals owned in South Florida. Construction experience includes 7 years serving as a healthcare Superintendent working on both large and small projects.

Responsibilities as a Project Executive consist of blending the strengths in construction management, logistics management, facilities coordination and project controls management to every healthcare engagement.

RELEVANT CONSTRUCTION EXPERIENCE

HEALTHCARE EXPERIENCE

Project Executive

- **University of Miami Health, Miami, Fl. - Surgery Expansion and 5 Story Addition**
This project consists of the addition of a five-story building to the main hospital and the relocation of different departments within the hospital to facilitate the construction of the different areas. The Project is currently on hold due to Coronavirus. Total Contract Value \$91,000,000.00
- **University of Miami Health, Fl. – Infrastructure Upgrade**
Project consists of Chilled Water and Cooling Tower addition, Normal and Emergency Power Upgrades, Boilers replacements, Air Handling Unit replacement and HVAC modifications. Some of the projects are currently on hold due to coronavirus. Construction Value \$36,800,000.00 (excluding equipment).
- **University of Miami Health, Fl. – Proton Therapy Center**
Project consisted of the construction of a new Proton Therapy Building. Services in this project were just for the coordination of Construction due to shortage in Project Managers at UHealth and the complexity of the project. Services were suspended a few days prior to AHCA 100% Survey due to Coronavirus. Construction Value \$19,000,000.00

Senior Project Manager

- **Homestead Hospital, Fl.** – Convert Patient Care to Inpatient Rehab Unit.
This project consisted of the construction of a shelled space located on the first floor of the Hospital into an Observation Unit (Transitional Stay Unit) and the renovation of the third floor of the Medical Arts Building (3 South) to house the Rehab Unit. Total square feet of construction 20,898 for both areas. Transitional Stay Unit was completed, reviewed and approved by AHCA. Project was completed in April 2019. Total Contract Value **\$5,620,000.00**
- **Homestead Hospital, Fl.** – BHMG Homestead Orthopedics Build Out.
This project consisted of 3,000 Sq. Ft. of build out on the first floor Therapy Building for BHMG Orthopedics. The new MOSMI offices and patient area were under design when I left. Construction was expected to start by May 2019 and be completed by August 2019. Total Contract Value **\$1,300,000.00**.
- **Homestead Hospital, Fl.** – Replace Nurse Call System in Patient Care Area.
The project consisted of the replacement of the existing Hill-Rom system with the New Rauland Borg Responder 5 Nurse Call system and the installation of the new Responder 5 Integration system as well as the Versus system. Project started in January 2019 and was expected to be completed by December 2020. Project was a phase project and it was going to be reviewed by AHCA. **Total Contract Value \$4,000,000.00**
- **Tower Professional Plaza, Homestead, Fl.** – Renovation of the 4th Fl. of the Tower Professional Plaza Building.
The project consisted of the renovation of approximately 3,500 Sq. Ft. of the fourth floor to relocate Homestead Hospital Community Health Center which was residing on the second floor of the Tower Building. The project was in the financial stage. Design was expected to start in late March and Construction by August 2019. Estimated Contract Value **\$248,000.00**
- **Homestead Hospital, Fl.** – Main IV Room USP 800 797 Compliance.
The project consisted of the renovation of the IV Room of the Pharmacy located on the second floor of the Hospital to be in compliance with USP 800 and 797 regulations. The project was in the financial stage. Design was expected to start in April 2019 and construction by August 2019. Estimated Contract Value **\$749,000.00**
- **Homestead Hospital, Fl.** – ED Convert Non Patient care Area into ED Sub-Waiting area for Patients.
The project consisted of the renovation of 2,100 Sq. Ft. of office space into a Sub-Waiting area for patients. The project was under design. Construction was expected to start by April 2019 and to be completed by August 2019 but was delayed pending financial approval. Estimated Contract Value **\$450,000.00**.
- **Homestead Hospital, Fl.** - Microbiology Expansion.
This project consisted of the interior renovation of a portion of the Laboratory to add more space to the Microbiology area. The relocation of the Director's office was required as well as the renovation of a portion of the lab's storage. The project was reviewed and approved by AHCA on December 2018. Total Contract Value **\$225,000.00**.

- **Homestead Hospital, Fl.** – Miscellaneous Projects.
 Worked on thirteen small projects at Homestead Hospital with a Total Estimated Value of **\$1,293,000.00** concurrently with the above referenced projects. I also have other projects completed at Mariners and Homestead Hospital which were in closeout by the time I left.
- **Mariners Hospital, Fl.** – Laboratory Renovation for New Equipment.
 The project consisted of the interior renovation of an 815 Sq. Ft. portion of the existing Laboratory at Mariners Hospital to install two (2) new Siemens Vista 500 Analyzers. The project was phased in two (2) to allow the use of the Laboratory while doing the renovation. Work was completed. Project was reviewed and approved by AHCA on October 2018. Total Contract Value **\$517,000.00**
- **West Kendall Baptist Hospital, Kendall, Fl.** – Parking Garage and Early Learning Center.
 This project consisted of the construction of a six story parking garage (853 new parking spaces) with the construction of the Early Learning Center on the first floor as well as support offices. 346,000 total square feet of building with 5,450 Sq. Ft. of Early Learning Center and 32,000 Sq. Ft. of Support Offices. Pre-Construction started on June 2015. Construction started on November 2016 and completed on February 2017. Total Contract Value **\$30 Million**
- **West Kendall Baptist Hospital, Kendall, Fl.** – O.R. Expansion and Renovation
 This project consisted of 7,500 Sq. Ft. of Build Out of two new Operating Rooms along with new Scrub and Sub-Sterile areas. This project also included the renovation of the four existing OR's, the construction of a new O.R. Storage room, the expansion to the existing O.R. Storage Room as well as the renovation to the Surgery Sterile Supplies area and the Build Out of existing rooms into offices. Project was completed in five (5) phases. AHCA reviewed the project and all phases were completed with no comments. Project was completed on December 2015 and under budget. Total Contract Value **\$5,975,000.00**
- **West Kendall Baptist Hospital, Kendall, Fl.** – Revolution CT Installation
 This project consisted of the installation of the first Revolution CT by GE in the world. This equipment was the first of its kind installed by GE in the world and it's been used as a showcase by GE as part of the Contract. AHCA final Survey was approved without comments. The inauguration ceremony was held on October 2014 with International Media attention. Total Contract Value **\$1,855,000.00**
- **West Kendall Baptist Hospital, Kendall, Fl.** – Endoscopy Suite Renovation
 This project consisted of the addition of a Peracetic Acid Monitor system in Endoscopy and O.R. areas. The replacement of the clean sink. The addition of Medical Vacuum and Air connections in Clean Room, Endoscopy Rooms 1 and 2, the installation of new Medical Gas WAGD connections and additional electrical outlets. This project was reviewed by AHCA and approved. Total Contract Value **\$182,000.00**
- **West Kendall Baptist Hospital, Kendall, Fl.** – Pharmacy IV Room Remodeling
 This project consisted of the renovation of the Chemo, IV and Clean Rooms in the existing Pharmacy at West Kendall Baptist Hospital. Due to changes to the standards for Clean Rooms in the State of Florida and to maintain compliance with USP 797, this part of the Pharmacy had to be renovated. Construction started in October 2014 and completed on March 2015. Project was reviewed and approved by AHCA. Total Contract Value **\$210,000.00**

- **West Kendall Baptist Hospital, Kendall, Fl.** – Walk-In Cooler for Morgue
This project consisted of the installation of a Walk-in Cooler to replace the body holding cooler. Construction of this project started in November 2014 and was completed in June 2015. Project was reviewed by AHCA and approved. Total Contract Value **\$120,000.00**

Project Manager

- **Baptist Hospital of Miami, Kendall, Fl.** - Tower Building Renovation.
This Project consisted of the renovation to four (4) of five (5) floors of the Tower Building at Baptist Hospital. It was a three phase project with a total construction cost of approximately **6M**. The first phase consisted of the replacement of the Air Handling Units (3 Units) that feed the entire building as well as a Fan Coil Unit that fed the Mechanical Room and where the new units were located. The value of the first phase was **1M** and was reviewed by AHCA. The second phase consisted of the replacement of the roof (25.610 square feet of construction) from gravel (R value of 4.17) to a Siplast system 20/30 FRCR (R value of 26). The value of this phase was **\$620,000.00** and the information was submitted to AHCA as a Desk Review. The third phase of the project started on March of 2013 and consisted of the asbestos abatement to all patient rooms and corridors (above ceiling) as well as the replacement of Fan Coil units to all patient rooms (200 Rooms). This project was transferred, in the middle of the last phase, to another Project Manager because I was asked to move to West Kendall to be in charge of all construction in this Hospital. The total cost of the last phase was **\$4,200,000.00**
- **Baptist Hospital of Miami, Kendall, Fl.** – BHM Alarm Doors and Strobes in 3rd Peds Unit
This project consisted of the expansion of the security system to the Pediatric Unit located on the third floor of The Lake Pavilion Building. Total Contract Value of **\$16,000.00**
- **Baptist Hospital of Miami, Kendall, Fl.** – BHM Replace Public Address System
This project consisted of the replacement of the paging system to the entire Hospital. This project will be completed in two phases from which the first consists of the Design and the development of Construction Documents and the second the construction portion of it. Total Contract Value **\$700,000.00**
- **Baptist Hospital of Miami, Kendall, Fl.** – BHM Code Adam Lockdown
This project consisted of the modification of the security system that affected all entrances to the Hospital. The modifications included the installation of electronic equipment as well as new cabling. Total Contract Value **\$75,000.00**
- **Baptist Hospital of Miami, Kendall, Fl.** – BHM BCVI CT Room 9 Upgrades
This project consisted of the replacement of the Philips Brilliance 64 CT Scanner for an iCT 256 CT Platform also from Philips. This equipment was one of the tenth that Philips had in production and at completion the room was used as a showcase by Philips as part of the contract. The project included the expansion of the equipment closet, some finishes and the replacement of the electrical that feeds the equipment. The challenge of this project was to complete the work before the end of September of 2013 with AHCA Survey and all final inspections to meet Philips delivery schedule. Work was completed on time. Total Contract Value **\$1,600,000.00**
- **Baptist Hospital of Miami, Kendall, Fl.** – BHM Replace Med Gas Panels
This project consisted of the replacement of Med Gas Alarm Panels to the Tower and South Buildings. This was a two phase project. The first phase was completed and reviewed by AHCA (100% Survey with no comments) in 2013 and included the replacement of five panels. The

second phase was completed in fiscal year 2014 and included the replacement of four panels.
Total Contract Value **\$130,000.00**

- **Baptist Hospital of Miami, Kendall, Fl. – BHM Surgery Medical Air Compressor Replacement**
The project consisted of the replacement of a Medical Gas Compressor located on the 2nd Floor Mechanical Penthouse of the Cardiac Vascular Building. This equipment fed all Surgery rooms as well as all Procedure rooms located on the 3rd Floor of MCVI Building. The challenge was to do the replacement maintaining the system active and with minimal disruption to the areas affected. Project was completed under budget and ahead of the schedule. AHCA did a Desk Review on this project. Total Contract Value **\$150,000.00**
- **Baptist Hospital of Miami, Kendall, Fl. – BHM Garage 3 Repair Structural Deficiencies**
This project consisted of structural repairs; replacement of all expansion joints as well the waterproofing of the last floor of Parking Garage 3 of Baptist Hospital of Miami. Total Contract Value **\$1,000,000.00**
- **Baptist Hospital of Miami, Kendall, Fl. – BHM Lake Pavilion Surgery Replacement Vacuum Pumps**
This project consisted of the replacement of two Vacuum Pump Systems located in the Miami Cardiac Vascular Building and the other in The Lake Pavilion Building. The completion date was scheduled for July 31st, but the Contractor finished the project on July 19th instead. In this project, the Contractor had to install a Temporary Vacuum System to maintain the coverage needed for all areas of the Hospital (e.g. Surgery, Procedure Rooms, ICU, Labor and Delivery, etc.) without disruption. Total Contract Value **\$350,000.00**
- **Baptist Hospital of Miami, Kendall, Fl. – 5BCVI Main Pharmacy IV Room**
This project consisted of the renovation of 795 square feet of the Chemo, IV and Clean Rooms in the existing Pharmacy at Baptist Hospital of Miami. Due to changes to the standards for Clean Rooms in the State of Florida and to maintain compliance with USP 797, this part of the Pharmacy had to be renovated. The project involved the replacement of the HVAC system, the installation of a sealed glass and stainless steel wall system, the relocation of the hazardous exhaust duct, the installation of a metal wall to protect the HVAC unit from hurricanes in the roof, the installation of a Box Picker (Drug storage and Retrieval system) from Swisslog, the installation of new chemo hoods and other components typical for this type of project. Total Contract Value **\$850,000.00**
- **Baptist Hospital of Miami, Fl. – BCVI Cath Lab Replacement, Room 4.**
The project consisted of the replacement of Philips equipment as well as the renovation of finishes to this Cath Lab. Total Contract Value **\$3 Million (680-square-foot)**
- **Baptist Hospital of Miami, Kendall, Fl. - BCVI Angio Room Replacement, Rooms 3 and 7.**
This project consisted of the Design, Renovation of finishes and Replacement of Philips equipment (one single plane system and a bi-plane system). This project was a fast track project and both rooms were completed in a period of nine (9) weeks including the AHCA 100% Surveys. Total Contract Value **\$6 Million (1,400-square-foot).**
- **Baptist Hospital of Miami, Kendall, Fl. - SW Parking Garage 2.**
This project consisted of minor structural repairs, replacement of expansion joints and waterproofing to Parking Garage 2. Total Contract Value **\$600,000**

- **Baptist Hospital of Miami, Kendall, Fl.** – Emergency Department Exterior Renovation. This project was part of the Bed Tower Addition. Project consisted of the construction of a handicap ramp as well as the renovation of the façade and paint of all exterior walls. Total Contract Value **\$100,000**.
- **Baptist Hospital of Miami, Kendall, Fl.** – BHM/SMH Telecom UPS Replacement. This project consisted of the design of 83 Telecom Rooms to change UPS's to 16 KVA. As well as the upgrade of the HVAC systems that didn't comply with the specifications of the new equipment. Started project, but was transferred to another Project Manager (**No Contract Value assigned**).
- **Baptist Hospital of Miami, Kendall, Fl.** – BHM CT MRI Injectors. This project consisted of the replacement of Injectors for all CT's, Pet CT, MRI's and Cardio Vascular Rooms. **Total Contract Value \$750,000**

HEALTHCARE EXPERIENCE

General Superintendent

- **Coral Springs Medical Center, Coral Springs, Fl.** – Emergency Department Expansion. (Total Contract Value **\$14 Million**. and **29,000-square-foot** of new construction and renovation). This project consisted of the relocation of all utilities (FPL and secondary feeder, sewer, Water main, Fire main, etc.) from the path of the building prior to the construction of the new Emergency.
- **Homestead Hospital, Homestead, Fl.** - 27 Patient Rooms Addition. (Total Contract Value **\$5 Million**. and **18,000 square-foot** addition). This project consisted of the conversion of the 3rd floor of the Medical Arts Building into Patient rooms. The challenge in this project was to add the infrastructure to the rooms working on the 2nd floor ceiling in areas occupied by executive offices, conference room, doctors' lounge and doctors' offices. This project was completed under budget and ahead of schedule.
- **Homestead Hospital, Homestead, Fl.** - Day Care Center. (Total Contract Value **\$700,000** and **9,000 square-foot** of building). This project consisted of the construction of the new Day Care center and the playground area.
- **Memorial Hospital Pembroke, Pembroke Pines, FL.** – Roof Equipment Tie Down. (Contract Value **\$600,000**).
- **Holy Cross Hospital, Broward, FL.** - Parking Garage Addition and Extensive Renovations to Roadways and Street Islands. (Contract Value **\$5Million**.)
- **Holy Cross Hospital, Broward, FL.** – Construction of a Linear Accelerator Room and upgrades to the Emergency Department Parking and Doctor's Parking Lot. (Contract Value **\$5.6Million**.)
- **Doctors Hospital, Coral Gables, FL.** - Renovation of Offices into Data Closets and Data Center. (Contract Value **\$2.4Million**)
- **Baptist Hospital, Kendall, FL.** - Neuro Interventional Procedure Room. This project consisted of the construction of one of a kind Neuro Room designed by one of the Doctors at Baptist Hospital of Miami. The project was completed on time and on budget and the AHCA 100%

Survey was achieved with no comments. There was no punch list in the project and all work was completed and accepted by the Architect at the time of Certificate of Completion was achieved. (Contract Value **\$4.3Million.**)

Superintendent

- **Homestead Hospital, Homestead, Fl.** - 120 Bed Replacement Hospital (Total Contract Value **\$136 Million.** and **388,000-square-foot** facility). This project consisted of the installation of Pre Cast panels, Tilt-Up panels and waterproofing of the Hospital. I was also in charge of the construction of specialty rooms (Operating Rooms, X-Ray, CT Scan, MRI, etc.)

COMMERCIAL EXPERIENCE

- **Lakeview Professional, Coral Springs, FL.** - Construction of Seven, Single-Story Commercial Buildings including Tenant Fit-Outs, Landscaping, Streets, Sidewalks and Parking Lots. (Contract Value **\$11Million.**) **General Superintendent**

EXPERIENCE

Hammes Company LLC – Project Executive 7/2019 – 05/2020
1400 N. Water Street, Suite 500
Milwaukee, Wi. 53202
www.hammesco.com

Baptist Health South Florida – Senior Project Manager 7/2010 – 7/2019
8500 SW 117th Avenue Road, Suite 130
Miami, Fl. 33183
www.baptisthealth.net

Skanska USA Building Inc. - Superintendent 9/2005 – 10/2009
1815 Griffin Road, Suite 204 Dania Beach, Fl. 33004
www.skanska.com

Miller Construction Company – Superintendent 6/2002 – 9/2005
614 South Federal Highway Fort Lauderdale, Fl. 33301
<http://millerconstruction.com/>

CERTIFICATIONS

LEED AP BD+C – Green Building Certification Institute

LEED Accredited Professional - Green Building Certification Institute

Qualified Stormwater Management Inspector - Florida Department of Environmental Protection

Journeyman’s Certificate, United Brotherhood of Carpenters & Joiners of America

ADDITIONAL TRAINING

- Addressing Asbestos and Mold Impacts in Storm Damaged Buildings Webinar, Intertek January 2018
- USP 800 Compliance Webinar, Array Architects September 2017

- Codes, Standards & Corrosion Protection, BNP Media November 2015
- Insulated Metal Wall and Roof Panels Sustainability and Energy Efficient, BNP Media Nov. 2015
- PeopleSoft Basics and navigation for Core Users, Baptist Health University August 2014
- Courses of Microsoft Project 2007, Classes taken at Baptist Health University
- Courses of Microsoft Excel 2007, Classes taken at Baptist Health University
- Courses of Microsoft PowerPoint 2007, Classes taken at Baptist Health University
- Course of Evidence-Based Selection Interviewing (to become a more effective leader), Classes taken at Baptist Health University
- Understanding LEED for Healthcare, ANXIOM Sustainable Consulting
- 30-Hour Occupational Safety and Health Training Course, U.S. Department of Labor
- EMS - ISO 14001 Environmental Awareness Training
- Standard First Aid, American Red Cross Greater Miami & The Keys
- Adult CPR/AED, American Red Cross Greater Miami & The Keys
- 10 Commandments of Project Delivery Class, Skanska University
- Competent Person – Excavation, Subpart P of OSHA Standard Training
- Fall Protection Competent Person and Subpart M Hazard Awareness Training
- Supported Frame Scaffold Competent Person and Subpart L Hazard Awareness Training
- Insurance Training Class, Skanska University
- Preventing Sexual Harassment Class, Skanska University
- Standard First Aid, American Red Cross Broward County
- Adult CPR, American Red Cross Broward County
- 10-hour Occupational Safety and Health Training Course, U.S. Department of Labor
- Courses of Prolog Manager 6.5, Classes taken at MCC main office
- 30-Hour Occupational Safety and Health Training Course, U.S. Department of Labor
- 8 Semester Training in Carpentry, Miami Lakes Technical Education Center

EDUCATION

Miami Dade College, Kendall Campus – Miami, Florida
Associate of Arts (one year completed)

Laredo Junior College, Texas
Associate of Arts (two years completed; made Dean’s List both years)

COMPUTER SKILLS

Microsoft Office (Word, Excel, Outlook, Project and PowerPoint), Prolog, Primavera, Vela Systems, ImageNow, PeopleSoft and Proliance.

FOREIGN LANGUAGE

Fluent in Spanish language and culture

REFERENCES

Available upon request