

# Mario M. Torres, P.E.

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## Construction Project Manager

### — SUMMARY OF QUALIFICATIONS—

Professional Civil Engineer with over 18 years of experience in multi-million-dollar construction projects. Hands-on professional with a culture oriented to details, trouble solver, safety, and consumer service satisfaction. Ability to support and execute from the estimate phase, pre-construction, construction process to the execution, and completion. Ability to manage multiple projects at the same time in dynamic environments. Effectively management conflicting priorities throughout all project phases. Maintain open communication with all parties, engineers, architects, the owner's rep, stakeholders regarding project status. Ensure all construction projects comply with the safety management plan and the highest quality standards. Drive and motivate project teams to meet all deadlines. Skilled in managing cross-functional teams of skilled tradesmen/subcontractors to complete projects on time and budget.

Strong analytical skills and civil engineering competence in industrial, commercial, institutional, healthcare, and renewal energy projects. Work includes new construction, renovation, expansion, and retrofits on existing structures. Perform technical reviews and provide comments on design development documents and contract documents; lead the efforts of the reviewers. Responsible for contract management, risk management, subcontracts, and vendors review and commitments, material and equipment procurement, financial, application for payments, project status reports (PSR), project execution plans. Project controls including, RFI, submittals, changes orders (PCO's PCCO's, SCO's), metrics, specification, and drawings reviews of civil, architectural, structural, and basic mechanical and electrical divisions. Review and implementation of specific safety plans and quality control manuals.

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### CORE COMPETENCIES

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- Cross-functional Team Management
  - Estimate, Bid Proposal Development / Project Scheduling
  - Project Cost Estimation, Control & Budgeting
  - Design Build Contractor
  - Contract Negotiations / Document Control
  - Engineering Drawings /SWPP
  - Construction Project Planning & Management
  - Project Controls & Financials
  - Subcontractor & Vendor Management
  - OSHA Safety Management Planning
  - Risk Management / Earn Value Management
  - Quality Assurance & Regulatory Compliance
  - Mentoring.
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### EXPERIENCES AND ACHIEVEMENTS

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#### — PROFESSIONAL EXPERIENCE—

**LEMARTEC A MASTECCOMPANY**, Miami, FL

**February 2016-Present**

*Coordinated, planned, and managed construction projects from estimate through execution phase to project close-out.*

**CONSTRUCTION PROJECT MANAGER**

Oversaw and managed construction process from estimate, pre-construction to final product delivery, completing high profile Industrial and Commercial projects over \$50M, and Over 1MM of square-feets of Pre-Engineering Metal Building (PEMB). Worked closely with architects, engineers, and subcontractors to evaluate designs and incorporate changes, and ensured complete client satisfaction. Led weekly client/contractor meetings to increase productivity, maintain "0" accident report.

- ◆ Credited for build one of the biggest PEMB in South Florida, in compliances with all High-Velocity Hurricane Zone (HVHZ) requirements.
- ◆ Project direct execution and support on Texas, West Virginia, and Florida
- ◆ Implemented constructability reviews during the preconstruction phase, to increase the project's performances and reduce and mitigate problems during the execution phase.
- ◆ Credited for successfully maintaining and exceeding projected margins, while maintaining highest quality work, meeting all safety standards, and providing customer service that exceeded customer expectations.

**UNIVERSITY OF PUERTO RICO, Utuado, PR**

**November 2015 to February 2016**

*Utilized expert management skills to direct and oversee facility maintenance operations for a university campus.*

**ENGINEER & FACILITY MANAGER**

Leading teams in implementing preventive maintenance programs, directing repair crews and contractors to complete variety of critical facility improvement projects. Developed, managed and forecasted department/project budgets. Processed purchase orders, quotes and project costs. Planned work schedules, allocated tasks and established subcontractor relationships. Analyzed blueprints and managed construction activities and cost controls to maximize resources. Ensured facility operations complied with regulatory agencies and EH&S regulations

- ◆ Develop and execute a Special Building Spaces Project, which included identify and quantify every space of the institution. Creating and maintain recordkeeping (logs) for all components such as doors identification number, keying log, equipment logs, among others.
- ◆ Created and implementation of building maintenance procedures, including logs, schedules, and predictive maintenance process including subcontractor's management.

**SOUTHWEST BUILDERS INC, San Juan, PR**

**April 2015 – November 2015**

*Coordinated, planned, and managed client construction projects, clients turnover process and invoicing.*

**CONSTRUCTION PROJECT MANAGER**

Providing consulting services in the Construction Project Management for the construction of twelve luxury residences in Hacienda Las Ceibas (4.0M). Reviewed and evaluated project designs, including analyzing blueprints and design documentation to prepare time, cost, material, and labor estimates. Planned and execution of work schedules, allocated contractor/subcontractor tasks, evaluated and monitored job performance. Document controls such as submittals, shop drawings, RFI's , among others. Direct engineering values, quotations and purchasing, established subcontractor / vendor relationships to ensure the highest quality of work. Monitored operations to ensure jobsite policies and safety procedures complied with safety rules, vendor contracts, government codes, standards, and regulations.

- ◆ Credited for successful completion of the first phase delivery to the sales phase.
- ◆ Outstanding client acceptances for dwelling units' quality and prompt response to any inquiry or request of services.

**VANDERLANDE INDUSTRIES, Atlanta, GA**

January 2014 to December 2014

**CONSTRUCTION PROJECT MANAGER - 50 to 60Hrs/Week**

Directed all facets of construction process, worked closely with project stakeholders, engineers, contractors and client representatives to evaluate designs, estimate costs, plan schedules and implement Safety Management Plan. Interacted with high level officials to ensure customer satisfaction. Managed/coordinated calendars and schedules, establishing project priorities. Conducted inspections to ensure quality of work and compliance to safety practices.

- ◆ Credited for leading team to complete installation of \$25M Baggage Handling System for the Luis Munoz Marin International Airport in San Juan, PR.
- ◆ Facilitated and conducted weekly project review/safety meetings to maintain a zero accident rating.
- ◆ Interfaced with engineers to ensure proper application of all change notices and updated drawing specifications to meet project demands.
- ◆ Maintained and updated construction schedule, tracking and documenting job site activities.
- ◆ Conducted weekly meetings between stakeholder, contractors and TSA representative; prepared and circulated meeting agendas and minutes.
- ◆ Point of contact in supporting engineering office and project site management team regarding execution of designs modifications; assisted team in making project budget and resource decisions.
- ◆ Created project assessments, update reports, and constructability assessments/solutions on any changes to original designs, while providing support documentation for overhead COR to the owner.
- ◆ Interfaced directly with project owners to answer all technical construction questions, document and mitigate contract claims, and resolve any/all construction and installation issues.

**FSMM INC., San Juan, PR**

March 2013 to December 2013

*Utilized expert management skills to direct and oversee facility maintenance operations for high volume critical care hospital.*

**HOSPITAL FACILITY MANAGER – 40HRS/WEEK**

Led teams in implementing preventive maintenance programs, directing repair crews and contractors to complete variety of critical facility improvement projects. Developed, managed and forecasted department/project budgets. Processed purchase orders, quotes and project costs. Planned work schedules, allocated tasks and established subcontractor relationships. Analyzed blueprints and managed construction activities and cost controls to maximize resources. Ensured facility operations complied with regulatory agencies and EH&S regulations

- ◆ Successfully managed all facility operations for 88K sq. ft. Metro Pavia Health System.
- ◆ Created system to better track/monitor all inspections reports, and all updated utility and equipment logs.
- ◆ Served as point of contact in evaluating and coordinating execution of major renovation and expansion projects (CAPEX) with the A/E design firms.
- ◆ Drove process to standardize and document all maintenance and inspection processes; leading team in identifying, locating, and inspecting all systems and utilities, thus increasing operating efficiencies.
- ◆ Utilized internal resources to evaluate and implement changes and reduce costs and use of subcontractors.

**DBM GROUP LLC, Bayamon, PR – 50 to 60Hrs/Week****November 2011 to January 2013**

*Oversaw development and completion of key construction projects, working closely with architects, engineers, and designers to successfully plan and coordinate renovation and new construction projects.*

**PROJECT MANAGER**

Reviewed and evaluated project designs, including analyzing blueprints and design documentation to prepare time, cost, material, and labor estimates. Planned work schedules, allocated contractor/subcontractor tasks, evaluated and monitored job performance. Document controls such as submittals, shop drawings, RFI's , among others. Established subcontractor / vendor relationships to ensure the highest quality of work. Monitored operations to ensure jobsite policies and safety procedures complied with safety rules, vendor contracts, government codes, standards, and regulations.

- ◆ Led team in successfully constructing a Design Build of \$7M, 4.6Acress and 58K sq.ft. of buildings renovation and reconstructions 21st Century School in Utuado, PR.
- ◆ Utilized construction expertise to manage all construction processes, quality controls, costs, and budgets, thus maximizing crew and resource productivity.
- ◆ Leveraged “hands-on” management style to manage punch list and ensure quality of completed work.
- ◆ Credited for developing and implementing an aggressive project schedule mitigation plan that resolved a one-year delay in completing project, keeping all program components up to date.

**CIC CONSTRUCTION GROUP SE, Guaynabo, PR****November 2002 to July 2011**

*Built strong career of excellence and promotion to leading teams to complete multi-million-dollar construction projects.*

**STRUCTURAL STEEL DIVISION MANAGER / PROJECT MANAGER (2006-2011)– 50 to 60Hrs/Week**

Supervised steel fabrication process and installation steel structure installation projects valued at over \$50M for pharmaceutical, commercial and renewable energy projects. Worked closely with architects, engineers, and subcontractors to evaluate designs, and incorporate changes to meet project demands. Planned fabrication and work schedules and documented all phases during construction, monitoring quality and costs. Monitored operations to ensure compliance to Safety Management Plan.

- ◆ Prepared bid estimates, selected contractors, completed build outs, while maintaining project schedules, constructability reviews, document control, cost estimates, quality controls, and meeting all safety goals.
- ◆ Drove process to improve product quality, safety and customer relations that led to improvement of manufacturing process by establishing cost metric thus increasing profitability on each projects.
- ◆ Oversaw management of Structural Steel Division while simultaneously directing construction and completion of \$1.5 (CSA & MEP) commercial building project.
- ◆ Managed entire process from pre-construction phase to final client approvals of commercial renewable energy projects (PV Panel System), installing 5,600+ PV Panels on two commercial buildings and facilities.

**PROJECT MANAGER (2002 – 2006) – 50 to 60Hrs/Week**

Oversaw and managed construction process from pre-construction to final product delivery, completing high profile Pharmaceutical Construction Projects value at over \$100M. Worked closely with architects, engineers, and subcontractors to evaluate designs and incorporate changes, and ensured complete client satisfaction. Led weekly client/contractor meetings to increase productivity, maintain “0” accident report.

- ◆ Credited for completing high profile Pharmaceutical Construction Projects value at over \$50M.
- ◆ Directly managed construction/installation of renewable energy projects for commercial building.
- ◆ Served as point of contact to such clients as BMS, iPR, Cordis, Lilly, Abbott, GSK, Schering Plough Ortho - J&J, Amgen, and Power Energy Co among others in all construction phases.

- ◆ Credited for successfully maintaining and exceeding projected yields, while maintaining highest quality work, meeting all safety standards, and providing customer service that exceeded customer expectations.

**MUNICIPALITY OF UTUADO**, Utuado, Puerto Rico - **50 to 60Hrs/Week**  
**MANAGER OF FEMA OFFICE**

April 2002 – November 2002

Managed the FEMA Office in Utuado, serving as an Engineering Technician to provide expert guidance and direct the work of consulting architectural, engineering and environmental firms. Oversaw all of the pending projects of the disaster Hurricane George, valued at approximately \$16M specially in Bridge Construction Projects.

- ◆ Prepared correspondence, technical reports, estimates, fact sheets, status reports and schedules.
- ◆ Supervised working crews.
- ◆ Designed or controlled the design of multidiscipline projects; this included the engineering disciplines of electrical, mechanical, structural and architectural fields.
- ◆ Coordinated the construction activities between subcontractors and workers.
- ◆ Provided field engineering support: i.e. RFI's, drawings clarification, submittals, monthly certifications and change orders.
- ◆ Handled and monitored procurement for the entire project.
- ◆ Updated management with status reports on overall progress. In addition, provided backup to the Audit Closure Office of the US Inspector General and Government Authorized Representative of Puerto Rico.

— **TRAINING & COURSEWORK** —

- Project Manager Professional (PMP) Training (ongoing) for PMP examination and certification.
- Codes and Welding Procedure ASME Section 9 and AWS D1.1 in Structural Steel
- Visual Inspection Workshop
- Road Map through the D1.1 2006: Structural Welding Code
- Wood Design and Selection
- Concrete Quality Control Measures
- Evaluation of In-Place Concrete in the Structures
- GMP Training Focusing on the Construction Environment
- NFPA 101 Life Safety Code & NFPA 99 for Joint Commission Compliance
- Forensic Structural Inspections: Examination, Diagnosis, and Remedy for Building Structures

— **EDUCATION** —

- Polytechnic University of Puerto Rico; Hato Rey, Puerto Rico  
Bachelor of Science Degree in Civil Engineering; 2001 GPA: 3.00
- Luis Muñoz Rivera High School; Utuado, Puerto Rico; Graduated 1995

— **LANGUAGES** —

- Fluent in Spanish
- Fluent in English

— **MEMBERSHIPS & AFFILIATIONS** —

- Colegio de Ingenieros y Agrimensores de Puerto Rico (CIAPR) – College of Engineers and Surveyors of Puerto Rico Lic. 20121
- American Institute of Steel Construction (AISC) # 3116928
- American Welding Society (AWS) # 2065878

- Boys Scout Troop 848 – Support Parent

—**CERTIFICATIONS AND LICENSES**—

- Professional Engineer (PE), Department of State - College of Engineers and Surveyors of Puerto Rico, Lic. 20121
- Advance Rigging Certification #21-1224
- OSHA Construction Industry; 30 hours Training #30-600675654
- US Army Corps of Engineers Construction Quality Management for Contractor #784 -SAJ-06-13-00061 (need renewal)

—**TECHNICAL SKILLS**—

- MS Office Suite, Primavera Contract Manager, Procore, Sage, Vista, Primavera P6 (Basic), Bluebeam.