

Mechanical Project Manager — Commercial Mechanical Construction & BIM Coordination

Commercial Mechanical PM | HVAC (Div 23) • Plumbing (Div 22) • Med-Gas & Fire-Protection Piping | Procore • Bluebeam • BIM/Clash Detection | Bilingual (EN/ES)

18+ YEARS IN CONSTRUCTION, DESIGN & PROJECT MANAGEMENT	8 YEARS AT LONGEST-TENURE EMPLOYER	Div 22/23 PLUMBING & HVAC MECHANICAL PM SCOPES	Procore+Bluebeam BIM & DESIGN-COORDINATION FLUENT
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REGION	South Central U.S.
MOST RECENT ROLE	Project Manager, commercial mechanical contractor
TARGET ROLE	Mechanical Project Manager
EXPERIENCE	18+ years across construction, design, and project management
MECHANICAL SCOPES	Commercial HVAC (Div 23), plumbing (Div 22), med-gas piping, RTUs
PM WORKFLOWS	Procurement, scheduling, RFIs, submittals, change orders, SOV management, budget tracking, closeout
SOFTWARE	Procore, Bluebeam, AutoCAD, Revit, Navisworks, AutoSPRINK — BIM coordination & clash detection
DESIGN/BIM	Strong — construction documents, specifications, coordination drawings, clash detection
EDUCATION	B.S. Project Management & Administration (Construction Option); A.S. Drafting & Design
TRAVEL	Open to rotational / site-based assignments
LANGUAGES	English, Spanish (bilingual, per resume — proficiency to confirm)
COMPENSATION	\$110k-\$115k Per Year

CANDIDATE OVERVIEW

This candidate is a project manager with strong project-management fundamentals and an unusually deep design and BIM background layered onto their commercial construction experience. Most recently serving as a Project Manager for a commercial mechanical contractor, they have run commercial mechanical scopes and demonstrated the day-to-day administration the role demands. An articulate communicator and highly coachable, they focus on delivering projects with clean margins and disciplined documentation.

In their most recent mechanical PM role they managed commercial, hospital, and industrial mechanical work across plumbing (Division 22) and HVAC (Division 23), including med-gas piping and rooftop units, on projects including a military installation. Responsibilities spanned material procurement, vendor management, scheduling of union and non-union manpower, submittal oversight, RFIs and change orders, schedule-of-values management, and inspection coordination — running weekly WIP meetings and holding professional, constructive lines with general contractors on scope issues.

A distinguishing strength is their design and BIM fluency. They spent eight years earlier in their career in a project-design capacity producing engineering plans, mechanical and structural designs, installation drawings, and clash-detection coordination, and they carry formal credentials in project management and in drafting and design. They work fluently in AutoCAD, Revit, Navisworks, Procore, and Bluebeam, and read and interpret construction documents and specifications with a designer's eye — an asset on coordination-heavy mechanical projects.

Their broader background rounds out a versatile PM profile, including commercial estimating and project management on multifamily and hospitality projects, and fire-protection PM and design work covering sales turnover, design, permits, budget phasing, and closeout. Bilingual in English and Spanish, they are eager to keep building in mechanical construction, open to travel and rotational site assignments, and available to move forward quickly.

KEY STRENGTHS

- Strong project-management fundamentals — procurement, scheduling, budget tracking, SOV, closeout
- Direct commercial mechanical PM experience across plumbing (Div 22) and HVAC (Div 23)
- Med-gas piping and rooftop-unit scope experience
- Manages RFIs, submittals, and change orders; oversaw APM submittal work
- Exceptional BIM and design depth — AutoCAD, Revit, Navisworks, clash detection, coordination drawings
- Fluent in Procore and Bluebeam
- Formal credentials in project management (Construction Option) and drafting & design
- Reads and interprets construction documents and specifications fluently
- Strong, professional GC-facing communication and documentation discipline
- Bilingual (English/Spanish)
- Coachable, eager to grow, and open to travel/rotational assignments

SKILLS CHECK LIST

- Manages commercial mechanical construction projects — HVAC (Div 23) and plumbing (Div 22)
- Develops and maintains schedules, budgets, and execution/phasing plans
- Oversees procurement of materials, equipment, and subcontractor/manpower scheduling
- Monitors project costs and financials — SOV management, budget tracking, WIP meetings
- Manages RFIs, submittals, change orders, and project documentation
- Serves as primary point of contact with GCs, vendors, and stakeholders
- Coordinates manpower, inspections, and field activities
- Conducts jobsite visits and weekly project/WIP meetings to track progress and quality
- Enforces scope, spec, permit, and code compliance
- Manages project closeout and turnover documentation
- Reads and interprets construction drawings and specifications
- Proficient in Procore, Bluebeam, AutoCAD, Revit, and Navisworks (BIM coordination / clash detection)
- Supports and oversees Assistant Project Manager work
- Design-build / design-coordination experience
- Bilingual (English/Spanish); open to extensive travel and rotational assignments

Interested in an interview?

I've spoken with this candidate directly and they're a sharp, articulate PM with genuinely strong fundamentals and a design/BIM background that sets them apart — fluent in Procore, Bluebeam, and clash-detection coordination, with real commercial mechanical scopes managed across plumbing and HVAC. Transparent about where they're still building depth, highly coachable, and motivated to keep growing in mechanical construction. Bilingual, open to travel and rotational work, and available right away. Contact me and I will release the full candidate details and coordinate a first-round Teams interview.