

Scott Nilsson Davis

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Objective

Estimating or Construction Management position within the Construction Industry or a Real Estate Development company

Profile

Set and achieve goals through deliberate planning and organization. "Hands on" experience with a diverse set of property types including: **Residential**; New, Remodeling, Additions; custom homes, Brownstone, high-rise, row-housing; **Commercial**: tenant build out, hospital, banks, retail, industrial. Developed Excel applications reducing the time required for estimating, increasing accuracy and more flexible pricing of materials and labor. Developed and introduced new templates for MS Project. Proficient with AutoCAD LT and capable of providing all shop and field drawings in-house. Diligent use of "best practices" in Project Management utilizing Lean Theory to reduce waste/redundancy. Maintained cost and quality control employing Six Sigma DMAIC phases.

Skills Summary

Estimating

- ♦ Conceptual
- ♦ Budget
- ♦ Hard Bid
- ♦ Cost Analysis
- ♦ Risk Analysis
- ♦ Value Engineering
- ♦ LEED Documents

Project Management

- ♦ Due Diligence
- ♦ Construction Document Control
- ♦ Scheduling
- ♦ Project Forecasting
- ♦ Performance Assessment

Site Management

- ♦ Safety Coordination
- ♦ Direct Supervision of Skilled Trades
- ♦ Maintain Project Schedule
- ♦ Liaison to Government Building Authorities
- ♦ Maintain Project Journals

Professional Experience

Estimating & Purchasing

- Review assigned preliminary plan sets for discrepancies i.e. structure, design, material, finish, etc.
- Conceptual estimates developed in Timberline Estimating Software or Excel
- Prepared bidding requirements : prequalification of bidders, instructions to bidders
- Prepared Scope of Work documents and Request for Proposal
- Review for Value Engineering
- Sub Division site development; utilities, roads, common buildings, Cost Forecasting out to 2 years
- Team member in developing construction costs model Pro Forma for Sub Division Development
- Developed control charts for determining standard deviation with 3 Sigma variance for project loss
- Developed theories for assignable cause for Budget and Schedule Variance
- Review all vendor and subcontractor proposals for accuracy and terms
- Issue all purchase orders, variance purchase orders, change orders bid requests
- Write and administer all change orders
- Maintain job costs reports (Timberline Accounting) throughout construction (weekly) to ensure accuracy, and monitor budget
- Review cost over runs, document and submit to committee for Cost Control Analysis
- Review final job cost closing figures for accuracy, errors and omission, submit all documentation to Legal Department for contract closing

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Project Management

- Project Due Diligence
 - Stakeholder Qualifications
 - Credentials
 - Requirements
 - Geo Technical Survey
 - Sub-Contractor Qualification
- Write construction proposals for presentation to clients
- Manage Contract Documents
- Prepared Schedule (Microsoft Project) and Work Breakdown Structures
- Organize and supervise site visits (required by terms of the RFP)
- Coordinate and manage all sub-contractors
 - Manpower requirements
 - Material
 - Responsible for conflict resolution
- Chairman; meetings with clients, bank and investor representatives; architects; designers; vendor representatives; local building, public works, and health officials, corporate construction management.
- Controlled site planning ó Surveying, staking, material management, temporary facility

Site Supervision

- Project Superintendent
 - Direct supervision of all subcontractors; maintaining a clean, safe environment; continually inspecting for quality of work and adherence to building codes.
 - Interpretation of contract documents; Plans, Submittals, Work Letters
 - Maintained project journals, contact lists , photo and written documentation using MS Excel, and Outlook
 - Maintained Project Schedule, scheduling estimates, long term and SIPS
 - Participation in weekly meetings between client, management, architects and designers, building or code officials
 - Review existing safety procedures
 - Inspect job sites for company safety regulation adherence and OSHA / EPA compliance
 - Issued safety violation notices

Employment History

SCOTT NILSSON DAVIS LLC. Construction Management, Estimating, CAD 2010 to present
COMMERCIAL CARPENTRY CORP., Chief Estimator / Sr. Project Manager, 2007 to 2010;
ORREN PICKELL DESIGNER AND BUILDERS, Estimator / Purchasing / Project Manager; 2006-2007
PEPPER CONSTRUCTION COMPANY, Carpenter; 2006
AIROOM ARCHITECTS AND BUILDERS, Sr. Estimator; 2003-2004
HAROLD O. SCHULZ Luxury Residential Construction, Carpenter / Foreman 1998-2003
S. N. DAVIS CARPENTRY Commercial / Residential Carpentry & General Contractor, 1984 -1998, 2004-2006

Education

McHenry Community College	Emergency Medical Technician	2008-9
Northwestern University	Adv. Information Systems Proj. Management	2006-7
Northern Illinois University	Industrial Technology	1976 /1979-80
Kishwaukee College	Industrial Technology	1977-1978