

**Scott E. Carlos**  
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#### **AREAS OF EXPERTISE**

- Master Planning and Capital Budgeting
- Project Team (A/E/C) Leadership
- Building Feasibility and End User Analysis
- Conceptual Estimating
- Team Leadership for Internal Departments
- Coordinating Multiple Projects, Budgets, and Teams simultaneously
- Ability to Summarize Capital and Construction Project Requirements for Executive Leadership and Board of Directors
- Developing AE & Contractor Bid Packages
- Pre-job Risk Assessment Planning
- Creative Problem Solving
- QA / QC / Safety
- Contract Administration
- Scheduling
- Bidding and Proposal review
- Communication with Project Team
- Budgeting and Cost Control
- Estimating and Cost Forecasting
- Change Order Management
- FFE Coordination and Delivery
- Mentoring Project Supervisors/Engineers
- Development of Site Logistics Plans

#### **EXPERIENCE:**

10/2011-Present **Advocate Healthcare -- The largest Healthcare Provider in Illinois with 11 hospitals and over 250 sites of care throughout the State.**

#### **Project Manager – Construction**

- Lead Project Teams on Capital Construction projects
- Develop Architect, Engineer, Construction Manager, Commissioning Agent, and Testing Agency Bid Packages for Capital Projects. Various delivery methods including Lump Sum, Design Build, CM at Risk, and Integrated Lean Project Delivery.
- Review Architect, Engineer, Contractor, Commissioning Agent and Testing Agency proposals.
- Architect/Engineer Team, Contractor, and Commissioning Agent Contract Administration throughout project.
- Capital Budget Control including all Construction Costs, Design Costs, IT/IS, FFE, Permit, Utility Impact Fees, etc.
- Change Order Management - both Contractor developed due to project conditions and Staff developed due to Scope Adjustments and requests.
- Capital Project Budget Development and Feasibility Studies for Evaluation and Project Consideration.
- Review project specifications with Building Operations to develop lifetime cost analysis and review Energy Studies for various equipment options.
- Coordinate with Village officials, Public Works departments, and other Authorities Having Jurisdiction to obtain proper permits and approvals.
- Coordinate Mechanical, Electrical and Plumbing shutdowns with Building Operations staff as necessary for project tie-ins.
- Coordinate room closures, staff relocations, and other operational interruptions caused by Construction projects.
- Coordination with Hospital IT/IS staff for computer and phone relocations or installations required.
- Communicate with Hospital and Corporate Executives on project Status including Budget and Schedule.
- Initial Project Request, Project Construction Documentation, and Project Close-out documentation required to be submitted to the Illinois Department of Public Health on CON (Certificate of Need) Projects.
- Facilitate Illinois Department of Public Health Interim Construction Inspections and Final Inspection required for State Occupancy approval.
- Manage Multiple projects throughout the Hospital concurrently.
- Coordination of Post Occupancy Punchlist/Warranty work.
- Mentored Advocate Project Supervisors

01/2009- 10/2011 **Walsh Construction** – Chicago based General Contractor with Revenue's of \$3 Billion annually. Specializing in Large Complex lump sum and Federal Projects throughout the Country.

***Project Manager - focusing on Preconstruction, Planning, Estimating, and Business Development.***

- Lead Estimator on over \$ 500 million dollars in proposals /or Hard Bids
- Coordinated all aspects of multiple construction teams
- Lead project management and field supervision staff
- Oversaw administrative and accounting staff for project support
- Managed Change control with Owner, subcontractors, and suppliers
- Developed, maintained, and reviewed project Schedules with Owner, Field Staff, and Subcontractors to ensure project Completion goals were obtained.
- Worked with Owner, Architect, and Engineer team to meet aggressive Budget constraints through Value Engineering and Scope adjustments.
- Enforced Safety requirements and implement project Safety Initiatives
- Owner and Subcontractor Contract Administration
- Managed group of Project Engineers, Project Supervisors, Foreman and Superintendents working on Multiple projects.

02/1999 - 12/2008 **Pepper Construction Company** – Midwest Contractor with projects ranging from \$100k to \$250 million specializing in Construction Management at Risk projects.

***Senior Project Manager***

- Managed projects from initial Conceptual Budget through Construction Completion. Providing Budget, Schedule, and Logistic updates throughout Design Stages (Schematic Design, Design Development, and Construction Documents)
- Responsible for Cost Management and financial tracking
- Regional Office Safety Committee Manager
- Lead the Development of all subcontractor Bid Packages.
- Managed Bidding process and subcontractor recommendations.
- Developed and managed project Schedule
- Ensured Project team submitted material/equipment submittals and design calculations, in a timely manner to meet the Project Schedules.
- Developed and Reviewed Pay applications with Owner and Architect
- Lead Project Managers and Project Engineers on multiple complex projects.

05/1996- 02/1999 **Scheck Mechanical - Countryside, IL**

***Project Engineer***

- Project Engineer on Process and Mechanical Piping Projects in Commercial, Food, and Petrochemical Industries
- Developed material list from Isometric and Architectural drawings
- Procured pipe, valves, pumps, hangers, tools and all consumable materials required for projects
- Contract Employee for Clark Oil Company responsible for several Capital projects

05/1992 – 05/1996 **Bunge Foods – Bradley, IL**

***Plant Engineer – Co-Op***

- Managed various Maintenance/Building Improvement Projects throughout an Edible Oil Refinery
- Worked Closely with Building Operations and Maintenance Staff

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**EDUCATION:**

May 1996 BS in Civil Engineering Purdue University West Lafayette, IN  
Completed 5-yr Co-Op program

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**ADDITIONAL INFORMATION:**

- American Society of Healthcare Engineers Certified Healthcare Contractor
- Completed ASHE Infection Control course
- Completed OSHA 10 hour safety course
- CPR / First Aid Trained
- Trenching & Excavation Competent Person
- Completed Crane Safety Course
- Guest Lecturer for Construction Management Course at Purdue University

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## **PROJECT LIST**

### ADVOCATE CHRIST MEDICAL CENTER – OAK LAWN, IL

- Outpatient Pavilion
  - \$168,000,000 Project budget
  - 9 Story, 325,000 s.f.
  - 14 Operating Rooms, 3 MRI's, 3 CT's, 8 General Radiology Rooms
  - Cancer Center
  - Heart Institute
  - Nuerosciences Clinic
- Pediatric Radiology Room Renovation
  - \$1,500,000 Project Budget
- Hybrid OR Expansion
  - \$7,500,000 Project Budget
- Emergency Department Expansion and Renovation
  - \$52,000,000 Projected Budget
  - Currently in the planning stages
  - Multi-phased renovation of Chicago Area's busiest Emergency Department
- Inpatient Bedtower
  - \$ 224,000,000 Project Budget
  - 7 Story, 300,000 s.f. addition to the Hospital
  - Demolition of Parking Garage attached to Hospital
  - 36 Intensive Care Rooms
  - Storm Trap Detention system installed at the Main Entrance to the Hospital

### WALSH CONSTRUCTION - Chicago, IL

- Mercy Entrance Addition & Renovation
  - 16,000 s.f. – 3 story New Entrance and Lobby Addition
  - \$10 Million Construction budget
  - Multi-phased project
  - Pain Clinic Renovation
  - New Chiller for Hospital central plant
  - Interior water feature, Ornamental Stair.
- HSHS St. John's Hospital Main Surgery Addition
  - \$77 Million Construction Budget
  - 16 surgical suites, PACU, 35 Surgical Prep/Recovery rooms, new Central Sterile, Connecting link to hospital
  - Enabling work includes power plant modifications, demolition of two existing buildings, relocation of staff/departments.
- HSHS St. John's Hospital Patient Tower Renovation
  - \$35 Million Construction Budget
  - Complete demolition and remodel of 4 floors in existing patient tower
- Mercy Walworth Expansion
  - 126,000 s.f. Addition to existing hospital
  - 36,000 s.f. renovation of existing space
  - Multiple phases for the new construction and renovation spaces
  - 21 new patient rooms

- 5 new LDR rooms, C-section suite, nursery
- New Cafeteria
- \$31.5 Million Contract Value
- Central DuPage Hospital Cancer Center
  - 48,000 s.f. New Cancer Center Building
  - \$15 Million Construction Cost
  - PET/CT, MRI, Linac, Tomotherapy, Chemo Rooms, Exam Rooms, Office Space

#### PEPPER CONSTRUCTION – Tinley Park, IL

- Monmouth College Athletic Center
  - New 120,000 s.f. athletic center with running track, 3 basketball/tennis/volleyball courts, natatorium, sauna/steam rooms, locker rooms
  - 33,000 s.f. renovation of existing buildings including fitness center, climbing wall, concessions area, refinished gymnasium floor, new bleachers, and Alumni room.
  - \$19 Million Construction GMP
- Harrah's Horseshoe Casino
  - \$245 Million Construction Budget
  - 370,000 s.f. Floating casino with event center and buffet
  - 800 car parking garage expansion
  - Renovation of Existing Pavilion Building
  - Marina modifications to accommodate new Casino
  - One of three Team Leaders managing the project
  - Managed a Team of 4 Project Engineers
- Rush Copley Medical Center – Aurora, IL
  - Emergency Department Expansion including triage, treatment rooms, isolation rooms, nurse stations, and waiting room
  - Multi-phased project within functioning hospital
  - Temporary ED waiting room, Ambulance entrance, and patient entrance.
  - Renovation to Radiology Department including new CT, Interventional radiology, General Radiology, and central station.
  - \$20 Million construction GMP
- Elkhart General Hospital – New Parking Structure
  - 160,000 s.f. precast parking structure designed for 500 cars.
  - Auger Cast Pile foundations
  - Associated sitework and traffic management for hospital
- Edward Hospital – North Building Addition
  - 75,000 s.f. four story hospital addition
  - Two level Auditorium, conference spaces, patient education, human resources, physician suites, medical office space.
  - Medical Records area renovation including high density storage system.
  - \$15 Million Construction GMP
- Edward Hospital – West Building Addition
  - 150,000 s.f. addition built within 5 fully functioning hospital buildings.
  - Women's center, nursery, MRI, ICU, day surgery, chapel, hydrotherapy, pain clinic, new lobby and registration
  - Associated sitework

## SCHECK MECHANICAL

- Clark Oil Refinery
  - Crude Unit Turnaround
  - Tank Farm Dike Modifications
  - Tank Bottom Replacement Projects
  - Refinery Relief Valve Replacement Project
- Waste Management Landfill Gas to Energy Plant
  - Installation of Methane Gas to Energy Turbine
- Waste Management Call Center
  - New 10,000 s.f. call center and office space
- Plochman Mustard
  - Relocate existing mustard factory from Chicago to Manteno
- Kellogs Capital Projects

## BUNGE FOODS

- Roof Replacement Project
- Palletizer Installation
- Co-Generation Plant Upgrades/Modifications
- Office Renovation
- Rail Car Loading Platform Replacement