



# John Aguilar

## Senior Project Manager, Multidiscipline Capital Projects

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### SUMMARY

Senior project manager with 11 years delivering capital improvements, renovations, **infrastructure** upgrades, and **deferred maintenance** across higher education, public facilities, and institutional environments. Civil engineering background supports advanced work across building systems, site development, **contract administration**, public procurement, **occupied facility construction**, and multidisciplinary coordination. Leads projects from feasibility and programming through design, bidding, construction, commissioning, closeout, and warranty follow up. Controls scope, schedules, budgets, risk, quality, safety, accessibility, sustainability, records, and stakeholder decisions. Uses Microsoft Project, Bluebeam, AutoCAD, BIM coordination, Excel, and document management systems for clear project controls. PMP and LEED AP BD+C credentials support sound judgment, practical mentoring, negotiation, technical communication, and accountable delivery.

### EXPERIENCE

#### Senior Capital Project Manager

Keystone Metropolitan College 📅 January 2023 - Present 📍 Pittsburgh, Pennsylvania

Direct campus **capital projects** spanning academic renovations, utility renewal, accessibility upgrades, and deferred maintenance. Guide project managers, designers, contractors, facilities teams, and institutional leaders through planning, delivery, commissioning, and warranty closeout.

- Led academic renovations and utility renewals through programming, construction, **commissioning**, and warranty closeout.
- Established scopes, budgets, milestone schedules, procurement plans, phasing strategies, and **risk controls** for occupied facilities.
- Guided architects and engineers through constructability, code, accessibility, maintainability, sustainability, and operational reviews.
- Administered contracts with Bluebeam and **Microsoft Project**, resolving submittals, RFIs, payments, changes, and schedule impacts.
- Coordinated outages, inspections, testing, commissioning, training, **occupancy approvals**, records, **O&M manuals**, and equipment turnover.
- Mentored project managers while presenting forecasts, critical path risks, claims issues, and recommended decisions to leadership.

#### Project Manager

Allegheny Civic Facilities Authority 📅 March 2020 - December 2022 📍 Pittsburgh, Pennsylvania

Managed public building renovations and infrastructure projects as owner representative, combining procurement discipline, contract administration, cost control, field coordination, and closeout accountability across public facilities.

- Managed public renovations through design, **competitive bidding**, construction, commissioning, and **closeout** as owner representative.
- Prepared procurement scopes and technical requirements, then evaluated proposals under public sector purchasing controls.
- Applied **value engineering** and cost reviews to align design priorities with authorized project funding.
- Reviewed drawings, specifications, shop drawings, submittals, RFIs, estimates, schedules, **testing reports**, and **payment applications**.
- Negotiated change order scope and pricing, documenting schedule effects, claim risks, and fiscal recommendations.
- Coordinated permits, inspections, **punch lists**, commissioning records, asset information, and maintenance turnover for operations teams.

#### Assistant Project Manager

Three Rivers Design & Construction 📅 July 2017 - February 2020 📍 Monroeville, Pennsylvania

### STRENGTHS

- 🏗 **Multidiscipline coordination**  
Brought designers, contractors, and facilities teams together during active building work. Colleagues sought practical answers when interfaces became unclear.
- 👉 **Public procurement**  
Built clear scopes and bid packages for public work. A careful review habit helped teams reach defensible award decisions.
- 🏢 **Occupied facilities**  
Planned access, outages, and work zones around campus activity. Small coordination details often kept occupants confident and operations moving.
- 📊 **Project controls**  
Used schedules, forecasts, commitments, and records to surface risk early. Leadership gained a clearer view of decisions needing attention.
- 💬 **Technical communication**  
Translated drawings, field conditions, cost effects, and contract issues into actionable updates. Project conversations became more focused and easier to resolve.

### SKILLS

Capital project management

Multidiscipline construction

Public procurement

Contract administration

Competitive bidding

Value engineering Change orders

Claims avoidance Commissioning

Construction safety Accessibility

Sustainability Risk management

Budget forecasting

Microsoft Project

## LANGUAGES

English Native

Spanish Intermediate

## MY CAREER



● Senior Capital Project Manager at Keystone Metropolitan College (3.8 Years)

● Project Manager at Allegheny Civic Facilities Authority (2.8 Years)

● Assistant Project Manager at Three Rivers Design & Construction (2.6 Years)

● Civil Project Engineer at Commonwealth Engineering Partners (2 Years)

Supported multidisciplinary institutional construction in active buildings, coordinating design information, field logistics, schedules, records, commissioning, and owner communication across seven major facilities disciplines.

- Coordinated **architectural**, structural, civil, mechanical, electrical, plumbing, and **fire protection** work in active buildings.
- Maintained Microsoft Project schedules, tracked commitments and expenditures in Excel, and prepared owner status updates.
- Compared field conditions with **drawings** and specifications, documenting discrepancies in Bluebeam for designer resolution.
- Managed submittal and RFI logs, meeting records, **inspections**, and contractor deliverables for auditable **project records**.
- Planned access, work zones, deliveries, and utility interruptions with facility representatives to limit occupant disruption.
- Supported commissioning, equipment **start up**, training, punch lists, record drawings, and O&M manual reviews.

### Civil Project Engineer

Commonwealth Engineering Partners 📅 June 2015 - June 2017 📍 Harrisburg, Pennsylvania

Developed civil and site design packages for public and institutional facilities, supporting technical documentation, field investigation, multidisciplinary coordination, bidding, construction observation, and owner closeout.

- Developed grading, utility, drainage, access, and **construction** phasing packages for public **facilities**.
- Produced AutoCAD drawings, **technical specifications**, quantity estimates, and design calculations under senior engineering oversight.
- Conducted site investigations and field observations, reconciling existing conditions with design documents and constructability needs.
- Coordinated civil interfaces with architectural, **structural**, **mechanical**, and electrical disciplines to resolve utility conflicts.
- Supported bid questions, contractor submittal reviews, and construction observations with documented technical responses.
- Compiled record drawing markups and closeout information for maintenance **planning** and future capital programs.

## PROJECTS

### Campus Utility Renewal Program 📅 2024

Helped coordinate phased utility renewal across occupied academic facilities. Field observations, outage planning, stakeholder meetings, and commissioning records kept campus operations informed during complex work.

### Public Facilities Accessibility Upgrades 📅 2022

Guided accessibility improvements through scope definition, design review, bidding, construction, inspections, and closeout. Practical coordination helped align facility needs, code requirements, and available funding.

### Institutional Site Design Package 📅 2016

Prepared civil design documents for an institutional site, including grading, drainage, utilities, access, estimates, and construction phasing. Field investigation shaped clearer bid information.

## LEADERSHIP & AWARDS

- PMP credential earned in 2021, recognizing disciplined project leadership, schedule control, risk management, and stakeholder coordination.
- LEED AP Building Design + Construction earned in 2022, reflecting practical knowledge of sustainable design and construction delivery.
- Mentor, Regional Facilities Project Management Peer Network, 2024 to Present, supporting peer growth through practical project discussions.

## EDUCATION

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### Bachelor's Degree in Civil Engineering

Pennsylvania State University 🎓 GPA: 3.5 📅 2015 📍 University Park, Pennsylvania

**Coursework:** *Structural systems, construction materials, surveying, fluid mechanics, transportation engineering*

## CERTIFICATIONS

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- Project Management Professional 📅 2021
- LEED AP Building Design + Construction 📅 2022

## TECHNICAL SKILLS

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- **Project Scheduling:** Microsoft Project, critical path scheduling, recovery planning
- **Document Management:** Bluebeam, document workflows, project archives
- **Design Software:** AutoCAD, Revit, BIM coordination
- **Microsoft Office:** Excel, Word, PowerPoint, Outlook, Teams
- **Construction Controls:** Cost estimating, budget forecasting, commitments tracking
- **Contract Administration:** Submittals, RFIs, payment applications, change orders
- **Public Procurement:** Competitive bidding, bid documents, purchase requisitions
- **Building Systems:** Civil, structural, mechanical, electrical, plumbing
- **Life Safety:** Fire protection, fire codes, occupancy approvals
- **Project Closeout:** Commissioning, O&M manuals, warranties, record documents
- **Compliance:** Accessibility, sustainability, environmental requirements
- **Field Delivery:** Inspections, testing, utility outages, site investigations

## PROFESSIONAL AFFILIATIONS

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- Regional Facilities Project Management Peer Network, mentor since 2024.
- Higher education facilities community, active participant in project delivery and operational coordination discussions.

## ADDITIONAL INFORMATION

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**Work Status** : Authorized to work in United States. No sponsorship required.

## REFERENCES

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AVAILABLE ON REQUEST