

## Objective

To contribute market expertise and leadership skills that advances the position of a firm in the Real Estate Development and Construction Industry.

## Experience

**April 2016 - Present**      **Related Midwest**      **Chicago, IL**

### **Sr. Project Manager**

- Experience in residential and commercial real estate including:

#### Lathrop Homes Phase 1A - Chicago, IL

Renovation and New Construction Mixed Income Housing | 413 Units  
\$22.5M budget | 108,000 SF

Coordinated and managed the Design/Build team including the General Contractor, Architect, and Consultants through all phases of the project. Coordinated and obtained zoning changes and permits as required. Managed the master development budget, schedule, design, contracts, and consultants. Coordinated all owner site responsibilities, including utilities, roads, permits, etc. Coordinated with the Lease Up and Marketing team for all tenant occupancy phasing. Maintained open and favorable relationships with the local community.

**2013-2015**      **Three Corners Development**      **Chicago, IL**

### **Vice President of Design and Construction**

- Experience in residential and commercial real estate including:

#### The Mills at Riverbend Commons – Moline, IL

New Construction Student Housing | 240 beds | 90 suites | 20,000 sf commercial space  
\$22.5M budget | 108,000 SF

Coordinated and managed the Design/Build team including the General Contractor, Architect, and Consultants through all phases of the project. Coordinated and obtained zoning changes and permits as required. Managed the master development budget, schedule, design, contracts, and consultants. Coordinated all owner site responsibilities, including utilities, roads, permits, etc. Coordinated with the Lease Up and Marketing team for all tenant occupancy phasing. Maintained open and favorable relationships with the local community.

#### Heartland Health Center – Devon, Chicago, IL

New Construction LEED Platinum | 2015 ULI Vision Award for Catalytic Development  
\$4.8M budget | 9,200 SF

Coordinated the real estate transaction between sellers, owner, and development company. Managed master development budget, contracts, schedule, design, and consultants. Acquired energy grants as additional subsidy to obtain LEED Platinum status; this project was the first of its kind to achieve this in the State of Illinois. Oversaw and managed the General Contractor, Architect, Consultants and FF+E install during construction and close out. Coordinated and obtained zoning changes and permits as required. Maintained open and favorable relationships with the local Aldermanic community.

- Established processes and procedures for Design/Build team project collaboration between the GC and Developer. Developed internal real estate development management strategies, established safe documentation practices, worked with senior leadership on long term strategic planning, and oversaw the company's marketing strategies.

**2009-2013**      **Mercy Portfolio Services**      **Chicago, IL**

### **Senior Development and Construction Manager**

- Experience in HUD housing program:

#### \$168M HUD funds for the Neighborhood Stabilization Program (NSP) Chicago, Illinois

Managed the rehabilitation of more than 800 residential units in single family and multifamily buildings. Coordinated and guided over 35 different developers through the preconstruction phases, construction, closeout, and home sale or lease up phases of the program. Managed over 750 draws processed through different lending institutions. Obtained all necessary permits through coordination with the City of Chicago Dept. of Building, Zoning, MOPD, etc. Managed a \$1 million Energy Grant within the NSP. Maintain open and favorable relationships with the local Aldermanic communities, the City of Chicago, and HUD.

# Yanet Garcia, RA

Aurora, IL 60505

- Managed Mercy Portfolio Services (MPS) construction staff and consultants, established progress reporting standards, and managed RFP's, contract negotiations, conflict resolution, staff reviews, etc. Worked in collaboration with the City of Chicago Department of Housing, MPS Acquisitions, Legal, Finance, and Compliance teams to develop the Neighborhood Stabilization Program master process and procedures. Developed and established processes and procedures for effective management of the NSP Development and Construction team through the acquisition, preconstruction, design, construction, property sales, and close out phases.

**2005-2009 Perkins Eastman Architects Chicago, IL**  
**Various roles, including Project Architect (PA), Project Manager(PM) and Construction Manager (CM)**

- Experience in senior living and residential projects including:
  - Council for the Jewish Elderly – Deerfield, Illinois (PA)  
Design and coordination of the renovation of the Gidwitz Place Facility.  
Design and implementation of the renovation of 24,000sf of corporate office space.
  - Classic Residence by Hyatt – various locations in Florida (PM,CM)  
Design, coordination, and construction management of various renovation projects including independent living and assisted living club houses and resident cores.
  - St. John's on the Lake – Milwaukee, Wisconsin (PA)  
Design for new 20-story independent living residence featuring a town center with an art gallery and wellness center.
  - The Cardinal at North Hills – Raleigh, North Carolina (PA)  
Master planning and design for a new CCRC with 335 independent living units, healthcare center, and 14 dementia units. Design and space planning for independent living, clubhouse, and marketing offices.

**2001-2005 Urban Works, Ltd. Chicago, IL**  
**Various roles, including Architectural Designer, Project Manager, and Construction Manager**

- Experience in commercial and residential projects including:

| Project Name                                                 | Project Type                      | Role on the Project                   |
|--------------------------------------------------------------|-----------------------------------|---------------------------------------|
| Safe-Homes for Chicago                                       | Housing                           | Designer                              |
| O'Hare Terminal 6                                            | Airport                           | Project Manager                       |
| City of North Chicago, Sheridan Rd Commercial Revitalization | Urban Design                      | Project Manager                       |
| Chicago Public Schools                                       | Various Institutional Renovations | Project Manager, Construction Manager |
| Lincoln Park Community Shelter                               | Housing Renovation                | Project Manager                       |
| Stateway Gardens Residential Development                     | Housing                           | Designer                              |
| South Chicago Residential DPD Development                    | Housing                           | Designer                              |
| University of Chicago – NKO Charter School                   | Institutional Renovation          | Construction Manager                  |
| 18th & Peoria Residential Development                        | Housing                           | Designer                              |

## Education

**1996-2001 University of Illinois at Chicago Chicago, IL**

- Bachelors of Arts and Architectural Studies
- Senior Year End Architecture & Structures Project Merit

**2004 University of Illinois at Chicago Chicago, IL**

- Id-Media '04 with Doug Garofalo & Amar Aluini
- Exclusive and intense curriculum on principles of 3D design and construction
- Design project was selected for construction and installation in the School of Architecture

## Other Qualifications

- Registered Architect in the State of IL
- Creative and analytical; exceptional communication, organizational, and marketing skills; quick and

# Yanet Garcia, RA

[REDACTED]  
Aurora, IL 60505  
[REDACTED]  
[REDACTED]

## and Skills

focused learner

- Computer skills include: Microsoft Office, Timberline, MS Project, PowerPoint, Adobe Photoshop, Adobe Illustrator, AutoCAD, Sketchup
- Fluent in Spanish – oral and written
- Volunteer board service: Center for Changing Lives, City of Aurora CDBG, The Society of Hispanic Professional Architects, Chicago AIA

## References

- Upon Request