

Marianne McCrea Tuttle

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ABOUT

My experience encompasses more than 25 years of planning, design and construction management in real estate and related industries. My career path has been about people, collaboration, mentoring, learning and growth. Experience gained by leading teams of various sizes with a common focus on quality, timing and cost has provided me with opportunities to work with clients ranging from start-ups to Fortune 100 companies. Through a highly diverse practice over the course of my career, I have acquired skillsets that offer my clients exceptional creativity and knowledge that can be applied to projects being undertaken within any phase of the life cycle of real estate property.

SUMMARY OF QUALIFICATIONS

- Extensive management experience in corporate work/life spaces, retail and hospitality.
- Highly successful in meeting the demands associated with dual responsibilities of project management and executive level decision making; ability to cultivate productive working relationships.
- Excellent negotiating skills that provide cost-effective solutions contributing to the bottom line.
- Demonstrated emphasis on quality, time, cost and achieving and LEED standards.

CBRE EXPERIENCE

03/2019 – 05/2020 Senior Project Manager: CBRE/Skye, New York, NY

- Concentration of process, time and methods in tandem with quality and cost. Completed the planning and construction management of Camp, a new concept, retail/family experience. Design/builds totaling over 40,000 square feet in 2019 (NYC, BKLYN, TX, CT).
- Closely managed construction, planning and openings of medical offices (VA, PA, NY). Totaling over 13,000 square feet within 8 week concurrent construction schedules.
- Total managed budget in 2019 \$3,000,000+ annually.

PRIOR EXPERIENCE

2016 -2019 Senior Director of Construction: The Yard, New York, NY

- Led construction, planning, design and procurement teams for multi-level co-working spaces.
- Design/builds 30,000+ square feet per location. Opened a total of 7 locations, doubling the real estate of the company. New builds totaled 180,000+ square feet (DC, Philadelphia, Brooklyn, NYC, Boston).
- Reduced design development and construction documentation time by 50% while aggressively expediting permitting to reduce float time within the overall planning and construction schedules.
- Strong professional network improved quality, service and cost reductions by more than 25%. Construction schedules were reduced by 25% by partnering with prominent vendors and trades with proven track records.
- Implemented procurement and improved specifications in support of LEED requirements within several real estate locations.
- Managed design and construction budget totaling \$20,000,000+ annually.

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2015 – 2016 Director of Construction and Procurement: John Barrett, LLC, New York, NY

- Reduced architectural cost and time over 35% by combining architectural and MEP documentation from one firm. Reduced millwork cost well over 50% and impactfully improved the fixture design with quality building materials and fabricators.
- Strong negotiating skills. Substantially reduced construction change order costs from \$81,000 to under \$56,000 on the first multi-level salon/spa - 54 Bond Street, NYC.
- Produced documentation for landmarks buildings in NYC; 16,000 square feet located on West 56th Street and 3,700 square feet at WTC Calatrava Oculus. Completed construction of 2 salons for Saks Fifth Avenue (construction documentation for 9 additional locations).

1992 – 2014 Additional Construction, Design, Planning and Procurement Experience

- **The Children’s Place, Secaucus, NJ - Manager of Store Design**
Designed more than 150 stores for the retail chain.
- **The Disney Store, Secaucus, NJ – Manager of Store Design**
Designed 35+ stores for the retail division.
- **J. Crew, New York, NY - Manager of Store Planning**
Managed consultants and planning of 100+ stores, doubling the real estate of J.Crew by 2002.
- **Nine West Group, White Plains, NY - Director of International and Wholesale Store Planning**
Managed department teams for domestic ‘shop-in-shops’ and international stores. Annually built more than 300 ‘shop-in-shops’ and 50+ international stores.
- **Federated Department Stores, New York, NY - Senior Designer**
Designed Macy’s department stores and managed junior staff.
- **Brooks Brothers, New York, NY - Senior Designer**
Designed stores within contracted firm of EMI exclusively for Brooks Brothers. Successfully opened over 50 retail stores and renovated the flagship store located on 45th Street and Madison Avenue, NYC.

Education

- New York Institute of Technology - BFA, Interior Design - Architectural Technology
- New York University (Department of Construction Management) - AutoCAD

Skills and Affiliations

- Proficient with Microsoft 365 and MacOS
- Hand sketching, AutoCAD
- Competence in Architectural and MEP plan review.
- PMI member, PMP and LEED certification (in progress).
- CBRE Tri-State Women’s Network, SCUP, CoreNet Global

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Abbreviated view of selected projects:

