

Matt Patterson

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Results-driven real estate and project management professional with 10+ years of experience leading pre-construction, design, construction, and governance teams. Experience with ground up and retrofit projects in retail, industrial, office, and mission critical environments. Strong focus on safety, process improvement, change management and data.

Professional Experience

Walgreens, Retail Program Director

09/2021 – present | NYC, Remote

- Recruited to build a PMO team to standardize and deliver pre-construction and risk mitigation services for a design and construction team that completes \$400M in capital projects annually. Expanded the role to include dedicated procurement, safety, and permitting services.
- Managed, mentored and coached a team of (5) internal and (18) consultant team members. Scaled the team 400% over two years.
- Drove change management of new initiatives in data and reporting, due diligence and capital planning, and safety to over 200 design and construction professionals. Collaborated with executive stakeholders to foster organizational buy-in and delivered roadmaps to communicate benefits, rationale, and timing of all changes.
- Developed and managed a procurement team to focus on building and maintaining relationships with vendor partners. This team provided supply chain analysis, vendor roadmaps, bid-leveling, contract review, and negotiation of MSA's. Annual savings from this group were ~\$3M.
- Conducted strategic planning to create and execute the roadmap to bring best in class technology and solutions into the real estate team including new delivery methods, LLM's, construction systems, and project management systems.
- Developed and implemented custom data analytics operational dashboards that reduced reporting time by 60% to measure and benchmark performance of project health, safety, procurement, OKR's, resource utilization, and data quality. Required extensive retooling of of the Project Management System of Record to match industry best practices.
- Led a team of (4) dedicated permitting and entitlements team members that managed jurisdictional risk. Successfully partnered with jurisdictions to annually deliver and close out over 500 permits, with estimated savings of \$1M annually in reduced expediting services.
- Established a construction safety program, resulting in a 70% reduction in incident rates YoY. Trained 60 program managers and design professionals on OSHA 10, and conducted more than 250 safety audits annually to identify and mitigate safety hazards.
- Completed property condition assessments at over 3,200 locations utilizing Matterport 3D site survey technology. Advanced due diligence reduced typical cycle times by 6-weeks per project and created the basis for a \$2B capital plan.
- Changed the delivery method for lease abstraction services, which reduced cost basis by 70% while maintaining quality levels for over 8,000 retail leases.
- Managed resourcing budget of \$6M and monitored utilization and engagement metrics to actively lead the team.
- Established a successful internship program in partnership with Construct Reach, a non-profit that focuses on diversity within the construction industry. This program created a pipeline of young talent and had 100% retention to full-time employment after two years of the program.

JLL

Senior Project Manager

01/2020 – 09/2021 | NYC, Remote

- Managed team to evaluate and select over 150 retail locations for the implementation of integrated primary care and pharmacy model. Evaluated acceptance of the model by monitoring patient outcomes, prescriptions, and retail sales impact.
- Formed a Project Management Office to spearhead change management of process standardization for over 50 project managers delivering \$500M of capital programs annually. Acted as an internal consultant to evaluate and streamline end-to-end delivery of retail and construction programs.
- Led trainings and informational sessions for 100+ team members.

Project Manager

12/2016 – 01/2020 | Chicago

- Managed ground up construction of a 1.5M SF distribution center, with a project budget of \$100M. Signed off on GC disbursements, performed site inspections to ensure plan compliance, mitigated material delays, and managed construction budget and schedule.
- Executed Tenant Improvement (TI) projects ranging from \$1M-\$8M for a large health insurance company
- Completed projects in a mission-critical environment with no downtime of the facility, that enabled complete electrical redundancy of data center and fulfillment automation equipment.
- Developed and executed 3-year capital plan for infrastructure projects across 50+ locations totaling \$50M.

Associate Project Manager

08/2015 – 12/2016 | Chicago

- Managed over 65 infrastructure projects totaling \$15M from initiation to project close.
- Standardized process for disposition of MEP equipment during the decommissioning of office or industrial space.
- Spearheaded an initiative to promote safety, resulting in the completion of OSHA 10 certifications by over 40 project managers.

The Hill Group, Project Engineer

06/2014 – 08/2015 | Chicago

- Managed mechanical work for a major hospital renovation including work in: operating rooms, sterile environments, labor and delivery, administrative, and ICU. Oversaw design and mechanical work for office build out of over 250k SF.

Education

Engineering Mechanics, University of Wisconsin - Madison

2014

Mathematics Minor, University of Wisconsin - Madison

2014

Project Management Professional (PMP) Certification,

2020

Project Management Institute

Skills

Project Management (Procore, Planview, ProTrack)

Facility Maintenance (Corrigo, BuildingEngine, Service Channel)

Scheduling (MS Projects)

Design (AutoCAD & BIM)

Data/Reporting (PowerBI, Smartsheets, SQL)

Estimating/Bid-Leveling (Excel, Smartsheets)