

# JESSICA T. MURPHY, EIT, B.APSc

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## EDUCATION

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### UCLA ANDERSON SCHOOL OF MANAGEMENT

Los Angeles, CA

*M.B.A., Real Estate & Finance, 3.9 GPA*

June 2020

- *Honors:* Forte Fellow, CREW Scholar, Dean's Honor List
- *Leadership:* Anderson Real Estate Association, Challenge for Charity, Jewish Business Students Association
- *Case Competitions:* Anderson Net Impact Case Competition (1<sup>st</sup> place), HUD Affordable Housing Case Competition

### UNIVERSITY OF BRITISH COLUMBIA

Vancouver, Canada

*B.APSc., Civil Engineering, Minor Commerce*

May 2011

- *Honors:* Class I Graduate (top 10%)
- *Leadership:* President of Alpha Gamma Delta; Philanthropy Chair of Engineers Without Borders; Captain of Field Hockey

## EXPERIENCE

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### CYPRESS EQUITY INVESTMENTS *Market rate and affordable housing real estate development*

Los Angeles, California

*Summer Development Associate*

April 2019 – Present

- Led project management initiatives for 300-unit multi-family project in Denver, Colorado
- Managed project proforma used to source capital for \$70M+ development; conducted sensitivity analysis in response to changing and anticipated project conditions
- Played a key role in the coordination of architect, engineer, and consultants to achieve break-ground milestone

### KIEWIT CONSTRUCTION *Fortune 500 construction company*

Calgary, Canada

*Project Engineer: Project Controls | Cost Estimating | Quality & Completions | Operations Planning*

March 2015 - June 2018

#### Leadership and Teamwork

- Selected to present at 2018/2019 Annual General Meeting to audience of 500; Topic: Innovations in Warehouse Management
- Invited as emerging leader (5 of 300 engineers) to attend 2018 Business Planning Meeting with senior management
- Led quality assurance team on \$150M project; achieved project completion two months ahead of schedule

#### Project and Client Management

- Developed process for managing changes in project scope for \$1.8B construction project; obtained client buy-in and negotiated \$20M in additional revenue to company via approved change orders
- Consulted with software developers and championed full deployment of new project management software; provided training to 15+ project teams; advised on deployment to three other initiating projects based on proven track record

#### Modeling and Data Analysis

- Modeled financial forecasts in response to changing project conditions, analyzed outputs to recommend cost-cutting programs to senior leadership; solutions were implemented to save >\$10M per month
- Synthesized partial data sets and engineering models to prepare bid estimates for successful pursuit of \$700M project

### BUNT & ASSOCIATES ENGINEERING *Transportation engineering consulting firm*

Calgary, Canada

*Transportation Engineer*

June 2014 - March 2015

- Consulted with clients on transportation solutions for new projects; developed data acquisition strategies to model parking, transportation, and active-mode demands; achieved project go-ahead for clients on all development permit applications
- Authored white paper on impact of 200-unit condo with zero parking on City of Calgary; project was approved and delivered

### COMPASSIONATE BEAUTY FRANCHISE *Social enterprise for women undergoing cancer treatment*

Calgary, Canada

*Franchise Strategy and Digital Marketing*

September 2011- June 2014

- Negotiated commercial leases for initial franchise locations in Vancouver and Surrey, BC
- Created financial proformas for prospective franchise locations; first franchises were sold in recommended locations
- Strategized franchise program and created complete suite of franchise operations manuals and document assets

## ADDITIONAL

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- *Memberships:* Association of Professional Engineers and Geoscientists Alberta, Urban Land Institute Los Angeles
- *Additional Education:* Certificate in Social Media Marketing (Mount Royal University, 2013); Construction Management (Mount Royal University, 2014); Intermediate French for Non-Francophones (Universite de Quebec, 2011)
- *Interests:* Watercolor and Mixed-Media Painting, Public Art, Urban Development, Travel