



**Geoffrey Neumayr, SE, DBIA** is a Partner with Progressive Design-Build Consulting. He has over 40 years of experience in the Design and Construction Industry as a design builder, owner advisor, and as an owner. is the former Chief Development Officer for the San Francisco International Airport's Planning, Design & Construction Division and served in this role for thirteen years. In that role he was responsible for the long-term planning, development, and design & construction for all SFO's capital program. In his career he has been responsible for the delivery of over twenty Progressive Design Build projects totaling over \$9 billion. Geoff has unique insight into all levels of project delivery and execution from the many roles he has been responsible for in the Architecture, Engineering & Construction industry. Geoff's responsibilities range from \$12 million Data Centers to \$1 billion Airport Terminal buildings and has provided executive leadership for an \$8 billion dollar capital programs.

Geoff was responsible for implementing Progressive Design Build at SFO in 2008. He participated in the initial and subsequent revision to the City & County of San Francisco Public Administrative Code for Public Works that codified the use of Progressive Design Build in the City of San Francisco. He is an active member of the DBIA on various boards and was National Chair Past Chair of the Institute

Geoff co-developed the DBIA Progressive Design Build Primer and the DBIA Progressive Design Build Done Right course. He has taught the DBIA Progressive Design Build class for the past seven years. He is a sought-out speaker on Progressive Design Build throughout the United States.

Geoff has been involved with PDB projects with federal funding including from the Federal Transportation Administration, the Dept. of Homeland Security/TSA, and the Federal Aviation Administration.

#### **Work Experience**

- ❑ Project Manager, Watry Engineering Incorporate A&E Firm, 1984 - 1987
- ❑ Project Manager, MKM & Associates, Structural Engineering, 1987-1989
- ❑ Associate, Watry Design Group, A&E Firm, 1989 - 1996
- ❑ VP Operations, The Allen Group, LLC, Owners Advisor, 1996 - 2011
- ❑ Chief Development Officer, San Francisco International Airport, 2011-2024

#### **Education:**

- ❑ Bachelor of Science, Architectural Engineering, California Polytechnic State University, San Luis Obispo, 1984

#### **Honors:**

- ❑ 1982 Tau Sigma Delta Honor Society in Architecture & Allied Arts
- ❑ 1983 Tau Beta Pi Honor Society
- ❑ 2020 CMAA of Northern California Owner of the Year
- ❑ 2020 CMAA of National Organization Owner of the Year
- ❑ 2017 CMAA of Northern California Special Award of Innovation
- ❑ 2017 CMAA of National Organization Special Award of Innovation
- ❑ 2017 ENR Top 25 News Maker of the Year

#### **Design Build Profiles as Design Builder**

##### **Stanford Parking Structures (Parking Facility 2, \$8M 1990 dollars, Parking Facility 3, \$5M 1990 dollars)**

Both parking structures are multi-level state-of-the-art parking facilities that provided over 2000 parking spaces for Stanford's Medical Center. The structures were post tensioned concrete long span structures. The University selected the design build team based on qualifications only, and at the end of the design phase negotiated a fixed price for the Parking Facility. Geoff served as the Project Manager for the Design Architect & Structural Engineer. His responsibilities included design management, preconstruction management, construction oversight and management as part of the design Build.

##### **Bay Area Rapid Transit Walnut Creek and Concord Parking Facilities (Walnut Creek, \$6M 1992 dollars, Parking Concord, \$6M 1992 dollars)**

Both parking structures are multi-level parking structures that provided over 1600 parking spaces each. The structures were post tensioned concrete long span structures. The design selection process was a Best Value procurement of which the project team was selected for both structures and awarded two contracts. Geoff served as the Project Manager for the Design Architect & Structural

Engineer' His responsibilities included design management, preconstruction management, construction oversight and management as part of the design Build.

### ***Design Build Profiles as Owners Representative***

**University of San Francisco Mission Bay Building 23B Parking Facility Project (\$25M 2003 dollars)** The parking structure is an 882 space, nine level, precast-hybrid structure. The structure was awarded to the design builder as part of a Best Value selection process. Geoff served as the Project Manager as the Universities owner's representative. His team provided overall project management, program controls, cost engineering and control, schedule management, document management, risk management, contract management, quality management, and construction management.

**City of Alameda Parking Garage Project (\$9.2M in 206 dollars)** The parking structure is a 350 space, six level, post tensioned structure. The structure was awarded to the design builder as part of a Best Value selection process. Geoff served as the Project Manager as the City of Alameda as the owner's representative. His team provided overall project management, program controls, cost engineering and control, schedule management, document management, risk management, contract management, quality management, and construction management.

**City of Alameda Theater Renovation Project (\$37M in 2006 dollars)** The Theater was originally opened in 1932 and was listed on the National Register of Historic Places. The City of Alameda selected the design build team based on qualifications only, and at the end of the design phase negotiated a fixed price for the Theater Renovation. The design, build rehabilitation and renovation of the historic theater (listed on the National Register of Historic Places) included structural, MEP, and architectural improvements. The process construction involved delicate restoration of all lobby finishes, exterior blade and marquee, partial restoration of historical carpet, refurbishing of original doors and architectural woodwork, installation of new stadium seating (484 seats), concession area, and a women's restroom. Geoff served as the Project Manager as the City of Alameda as the owner's representative. His team provided overall project management, program controls, cost engineering and control, schedule management, document management, risk management, contract management, quality management, and construction management.

**San Francisco International Airport Secure Connector T3 to IT Project (\$16.4M in 2007 dollars)** The Secure Connector is an elevated steel framed bridge structure that connects International Terminal to Terminal 3. The Airport utilized Progressive Design Build for this project and was in fact the Airports first design build project. Geoff served as the Project Manager as the Airport's owner's representative. His team provided overall project management, program controls, cost engineering and control, schedule management, document management, risk management, contract management, quality management, and construction management. The Project was completed in 16 months, in June 2008.

**San Francisco International Airport Terminal 2/Boarding Area D Renovation Project (\$400M in 2009 dollars)** The Terminal Project transformed the former international terminal into a 640,000 square foot, 14-gate domestic terminal for American Airlines and Virgin America. The renovation included seismic upgrades, new ticketing areas, security, food and beverage facilities, retail space, and baggage areas. The Airport utilized Progressive Design Build for this Project. Geoff served as the Project Manager as the Airport's owner's representative. His team provided overall project management, program controls, cost engineering and control, schedule management, document management, risk management, contract management, quality management, and construction management. The Project was completed in 32 months, in April 2011.



## *Design Build Profiles as Owner*

As Chief Development Officer, Geoff was responsible for the development of the use of Progressive Design Build model across the entire Airport Capital Program. This included all practices for the management of the Progressive Design Build such as procurement, contracts, reporting structure, workflow process, stakeholder engagement processes, Target Budget Design with Cost Modeling, Target Milestone Scheduling with Last Planner, incorporation of LEAN construction practices and all DBIA best practices.

**San Francisco International Airport Boarding Area E Renovation Project (\$138M in 2012 dollars)** The Terminal Project includes the expansion and upgrade of Boarding Area E to meet the changing needs of the Airport and its airline partners. The project involved complete demolition of the existing boarding area from the concourse level up, and a 30,000 SF expansion of the concourse. Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project was completed in 25 months, in January 2014.

**San Francisco International Airport Terminal 3 East Project (\$253M in 2014 dollars)** The Terminal Project includes the complete transformation of the checkpoint areas and main concourse, which serves United Airlines. This 400,000 SF design-build project includes the expansion and renovation of Terminal 3 East while maintaining 24/7 operations. Work includes a 60,000 SF building addition along with three new gates and a complete update of existing interiors, featuring a new checkpoint and all new MEPF systems. Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project was completed in 30 months, in November 2015.

**San Francisco International Airport Air Traffic Control Tower Project (\$150M in 2015 dollars)** The Replacement Airport Traffic Control Tower (ATCT) was constructed in the heart of the San Francisco International Airport. The new facility provides a modern, efficient workspace for the air traffic controllers in a structure that immediately became an architectural icon. Now the tallest vertical post-tensioned structure in California, the new ATCT is designed to withstand a major earthquake and remain operational. Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project was completed in 25 months, in October 2016.

**San Francisco International Airport Grand Hyatt Hotel (\$230M in 2017 dollars)** The hotel is a 12-level post tensioned concrete structure. The project includes 351 sound-proof hotel keys and 21 suites. Associated surface parking includes 215 stalls. Located on airport grounds, the 4.7-acre site is convenient to terminal buildings and parking garages and enjoys direct access to SFO's AirTrain via a fourth-floor light rail station.

The four-star hotel's amenities include more than 14,000 square feet of flexible meeting space, a 70-seat three-meal restaurant, two bars, a grab-and-go market, Hyatt StayFit Gym, yoga room and a massage treatment room. Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project was completed in 26 months, in October 2019.

**San Francisco International Airport Long-Term Parking Structure 2 (\$155M in 2017 dollars)** The project is a 1.2 million square foot post tensioned parking structure with 3,600 spaces, built on Lot DD to accommodate the increased needs for long-term parking capacity. Major features of this project include electrical charging stations for cars, photovoltaic paneling to achieve net-zero energy consumption, and a pedestrian/vehicle bridge that connects Parking Garage No. 2 to the previously existing Parking Garage 1. Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project was completed in 45 months, in April 2019.

**San Francisco International Airport AirTrain Extension to the Long-Term Parking Facilities Project (\$260M in 2017 dollars)** The project is an approximately one-half mile elevated extension of the existing guideway. The structure was a concrete guideway extension and superstructure and included a new Long Term Parking Lot DD AirTrain Station; and a new AirTrain Station for the on-airport hotel (Grand



Hyatt). Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team.

**San Francisco International Airport Boarding Area B Project (\$857M in 2016 dollars)** The Boarding Area was a multi phased 620,000 square foot facility featuring new secure connectors linking Boarding Area A through Boarding Area D, and a unique customs secure connector between Boarding Area B and the International Terminal. In addition, the airfield layout has been reconfigured to allow for more flexibility and greater international flight capacity, serving up to 25 gates for both domestic and international travelers. Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project was completed in 72 months, in July 2019.

**San Francisco International Airport Terminal 1 Project (\$1.3B in 2017 dollars)** The new Terminal Building Phase 1 included nine departure gates, concessions, and the check-in lobby. The second phase in May 2021 included seven departure gates, a new post-security connector to the International Terminal, and a new museum gallery. The second Phase included a new north check-in lobby, a new mezzanine-level security checkpoint, two additional aircraft gates, four new concessions and a new connecting walkway that links all SFO terminals post-security. Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project was completed in 96 months, in July 2024.

**San Francisco International Airport West Field Cargo Building Project (\$36M in 2013 dollars)** The Cargo building is a state of the art 112,520 square foot steel structure. The project included aircraft apron improvements, civil engineering and landscape improvements, utilities infrastructure, foundations, superstructure, envelope, security, special systems, mechanical, electrical, plumbing, fire protection, fire alarm, and telecommunication building systems. The project also included demolition of existing cargo facilities and hazardous material abatement. Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project was completed in 16 months, in August 2014.

**San Francisco International Airport Industrial Waste Treatment Plant Project (\$63M in 2017 dollars)** The project is an industrial wastewater and recycled water treatment facility. The project included a new Title 22 recycled water plant, new and remodeled administrative facilities, new sludge dewatering facilities, and repair of various sanitary wastewater treatment process headworks support equipment. Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project was completed in 22 months, in June 2019.

**San Francisco International Airport Consolidated Administration Office Building Phase 1 Project (\$85M in 2017 dollars)** The building is a 135,000 square foot Office Building four structural steel 4 level office complex. The project includes museum storage warehouse, and common meeting spaces on the lower level, along with office space on the upper three levels. Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project was completed in 22 months, in May 2018.

**San Francisco International Airport Courtyard 3 Connector and Office Building Project (\$293 in 2020 dollars)** The project is a six-level structural steel office building. The facility includes 100,000 square feet of office space, an integrated operations center and a pre and post security connector between Terminal 2 & 3. Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project is ongoing and scheduled to be complete in 2025.

**San Francisco International Airport Terminal 2 Air Traffic Control Tower Demolition and Reconstruction of Office Space Project (\$65M in 2017 dollars)** The project involved the demolition of the original air traffic control tower and the upper four stories of the 1954 Central Terminal structure, followed by the construction of two new levels above the existing structure. The new levels included features like airline lounges, office space,



a café, and an observation deck with views of the runways. Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project was completed in 18 months, in January 2019.

**San Francisco International Airport Interim Boarding Area B Project (\$115M in 2016 dollars)** The project was a temporary facility built to accommodate passenger traffic during the construction of the permanent Terminal 1 and Boarding Area B. The work included improvements to existing systems and the reconfiguration of gates, and supported passenger processing to maintain gate capacity during the demolition and replacement of the original Boarding Area B. Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project was completed in 16 months, in April 2017.

**San Francisco International Airport Boarding Area A Gate Enhancement Project (\$110M in 2020 dollars)** The project was a phased replacement of existing passenger boarding bridges and improvements to associated infrastructure within Boarding Area A to increase flexibility of aircraft parking, including apron and hydrant fueling system improvements, new fixed bridges, new door penetrations and necessary building systems upgrades and other infrastructure. The project also included an airfield and air cargo reconfiguration. Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project was completed in 36 months, in January 2023.

**San Francisco International Airport Security Infrastructure Project (\$150M in 2017 dollars)** The project included the installation of a ground-based radar system for intrusion detection along with associated utility improvements, all new access controls throughout the Airport, and upgrading and adding additional CCTV Cameras throughout the terminal complex. Progressive Design Build was utilized for this project. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project was completed in 32 months, in July 2019.

**San Francisco International Airport REACH Program Phase 1 (\$55M in 2015 dollars)** The project focused on renovating the International Terminal Building Departures Level to improve passenger experience, enlarge Boarding Area A & G to accommodate increased passengers, increase passenger processing capacity, and boost revenue-generating opportunities. The project involved improvements to public areas, including updating and remodeling restrooms, expanded boarding areas and TSA security checkpoints with the latest technology, larger recompose areas, and expanded duty-free retail space. Geoff served on staff for the Airport as the Chief Development Officer for this project where he was responsible for the oversight of the project management team. The Project was completed in 30 months, in April July 2019.

## Professional Affiliations

- ❑ Past Chair of the North America Airports Council International Project Delivery Committee
- ❑ Past member of the International Partnering Institute
- ❑ Past Member of the Architectural Engineering Advisory Board for the College of Architectural & Environmental Design at Cal Poly, San Luis Obispo
- ❑ Member of the Deans Leadership Council for the College of Architectural & Environmental Design at Cal Poly, San Luis Obispo
- ❑ Current member of the DBIA National Board of Directors
- ❑ Past Chair of the DBIA National Board
- ❑ Member of the DBIA Progressive Design Build Committee
- ❑ Current Member of the Western Pacific Region DBIA Board of Directors.

## Presentations

- ❑ ***Progressive Design Build at SFO Terminal 2***, Stanford University, CEE241C – Global Infrastructure Projects Seminar Presentation, Palo Alto, California, May 7. 2010
- ❑ ***Design Build at SFO***, Western Pacific Region Design Build Institute of America Lunch Program, May 22, 2012





- ❑ ***Innovative Processes & Solution to Holistic Sustainability Utilizing Progressive Design Build***, American Association of Airport Executive/Airport Consultants Council Planning, Design, and Construction Symposium, February 7, 2013, New Orleans, Louisiana
- ❑ ***Collaborative Design Build***, Design Build Institute of America Transportation Conference, Orlando, California, March 19, 2013
- ❑ ***Exceptional Project Outcomes using Collaborative Design Build***, Design Build Institute of America Transportation Conference, San Jose, California, March 20, 2014
- ❑ ***PM/CM as “Trustworthy Collaborator”***, Airport Consultants Council/Airports Council International, American General Contractor Airports Construction Strategy Summit, February 20, 2014, Denver, Colorado
- ❑ ***Progressive Design Build***, American Association of Airport Executive/Airport Consultants Council Planning, Design, and Construction Symposium, February 19, 2015, Denver, Colorado
- ❑ ***SFO Progressive Design Build Program***, Stanford University, CEE241C – Global Infrastructure Projects Seminar Presentation, Palo Alto, California, March 28, 2015
- ❑ ***Managing Schedule Risk Collaboratively in Progressive Design Build***, Airport Consultants Council/Airports Council International, American General Contractor Airports Construction Strategy Summit, April 29, 2015, Fort Lauderdale, Florida
- ❑ ***Terminal Velocity – Where is North American Airport Terminal Design & Construction Heading and How Fast will it Get There***, American Council International Airports at Work, April 20, 2016, Austin, Texas
- ❑ ***Innovative Strategies to Deliver Design Build without Bridging Documents***, Design Build Institute of America Transportation and Aviation Conference, Portland, Oregon, March 22, 2018
- ❑ ***Delivering the Future with Progressive Design Build***, American Institute of Architects Project Delivery Symposium, Washington DC, March 11, 2019
- ❑ ***Progressive Design Build Best Practices***, Design Build Institute of America Transportation and Aviation Conference, Cincinnati, Ohio, April 9, 2019
- ❑ ***General Session- Multimodal Owner Panel***, Design Build Institute of America Transportation and Aviation Conference, Cincinnati, Ohio, April 10, 2019
- ❑ ***LEAN Construction in Progressive Design Build***, Design Build Institute of America Transportation and Aviation Conference, Cincinnati, Ohio, April 10, 2019
- ❑ ***Implementing LEAN Construction as Part of a Progressive Design-Build Process***, Western Pacific Region Design Build Institute of America Annual Conference, Napa, California, May 16, 2019
- ❑ ***Training & Retaining Skilled Project Delivery Professionals***, Airport Consultants Council/Airports Council International, American General Contractor Airports Construction Strategy Summit, May 20, 2019, Kansas City, Missouri
- ❑ ***BIM Standards: Setting Realistic Expectations and Deliverables for Project Teams***, Design Build Institute of America National Conference, Las Vegas, Nevada, November 7, 2019
- ❑ ***The One Model Approach to BIM & Progressive Design Build***, Design Build Institute of America National Conference, Las Vegas, Nevada, November 6, 2019
- ❑ ***Up, Up and Away, Airport Taking Off Using Design-Build***, Design Build Institute of America National Conference, Las Vegas, Nevada, November 7, 2019
- ❑ ***Integrating Virtual Design & Construction into Progressive Design Build***, BIM Forum. September 17, 2019, St. Louis, Missouri
- ❑ ***Progressive Design Build***, Canadian Design-Build Institute of America National Conference, October 15, 2020, Virtual
- ❑ ***Exceptional Project Outcomes and Progressive Design Build***, AIA Project Delivery Symposium, February 23, 2021, Virtual
- ❑ ***Progressive Design Build & Integrated Project Delivery Keynote***, Canadian Design-Build Institute National Conference, June 22, 2021, Virtual
- ❑ ***Progressive Design Build, Burns & McDonnell Executive Symposium***, September 29, 2021, Los Angeles, California
- ❑ ***Integration of Progressive Design Build and BIM***, Hensel Phelps Virtual Design & Construction Summit, Pleasanton, California, October 26, 2021
- ❑ ***Making Civil Construction Civil -Progressive Design Build***, ENR Webinar, July 8, 2022, Virtual



- ❑ **LifeCycle Thinking with BIM, ENR FutureTech Conference**, San Francisco, California, June 2, 2022
- ❑ **LEANING out BIM in Progressive Design Build**, Western Pacific Region Design Build Institute of America. Webinar, September 25, 2022
- ❑ **Leadership in Design Build**, Western Pacific Region Design Build Institute of America Annual Conference, Anaheim, California, June 4, 2023
- ❑ **Progressive Design Build Delivering Peak Performance**, American Institute of America's National Conference, San Francisco, June 7, 2023
- ❑ **Progressive Design Build Basics**, Presentation to Cape Town Airports, San Francisco, August 31/2023
- ❑ **Get Your Motor Running: How a Validation Period Jump Starts the PDB Process**, Design Build Institute of America National Conference, National Harbor, Maryland, November 2, 2023
- ❑ **The Human Side of Progressive Design-Build with Geoff Neumayr**, Design Build Institute of America Podcast, August 2024
- ❑ **Project Successes at SFO Utilizing Progressive Design Build**, American Association of Airport Executive/Airport Consultants Council Planning, Design, and Construction Symposium, March 12, 2025, San Antonio, Texas
- ❑ **The Why and What of Progressive Design Build** – San Francisco Department of Public Works April 16, 2025, Virtual
- ❑ **Progressive Design Build with LEAN – Last Planner System Conference**, April 17, 2025. San Mateo, California

