

Ben McGhee - Real Estate Developer and Modular Building Specialist
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Passionate about pushing the boundaries of construction innovation, I am a leading expert in volumetric modular construction currently driving transformative projects across the West Coast. With a natural business acumen and a master's in architecture, I have consistently led projects from concept to completion, shaping the future of construction through pioneering modular solutions.

In my role as Project Director, I have managed directly and/or indirectly all aspects of citizenM's modular hotel developments on the West Coast. This has included management and authorization of all contracts and commitments facilitating the ground-up delivery of:

- citizenM Seattle South Lake Union - 7 story, 264 keys. Steel modules produced in Poland.
- citizenM Downtown Los Angeles - 11 story, 315 keys. Steel modules produced in China. Onboarded new suppliers and redesigned citizenM's rooms to comply with Intermodal shipping standards. Prototyping process required 4 rounds over 14 months. Managed the introduction of steel volumetric modular to LA and CA HDC.
- citizenM Menlo Park, CA (Meta HQ) - 5 story, 240 keys. Steel modules produced in China. Moment frame seismic design. 100% modular from the L1 podium up. Factory installed M&P risers with "plug and play" field connections.

I am actively seeking opportunities to lead marquee modular projects or guide companies through their own modular adoption. My expertise encompasses the intricacies of prototyping, entitlements, permitting, and construction, providing clarity and confidence to complex large scale projects.

I welcome the opportunity to connect with professionals in the industry, sharing insights and exploring collaborative possibilities. I look forward to hearing from you.



Resume Enclosed

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citizenM Hotels - Project Director and Modular Building Specialist 2017-2024

Managed the development and modular construction of the first citizenM Hotel on the West Coast, in Seattle (ENR Owner of the Year). Took those experiences to Los Angeles and designed, entitled, and built the tallest volumetric modular building in the (seismic) world. This included the selection and onboarding of a new modular supplier in China.

Most recently directed the development of citizenM's modular hotel on the Meta campus in Menlo Park, CA. citizenM owns and operates all of its hotels, this has kept me intimately involved in absolutely all aspects of the development, design, construction, and operational process. Traveled and collaborated with colleagues on a daily basis in Europe, North America, and Asia. Previous titles include Design Manager and Project Manager. Additionally responsible for the Product Ownership of the rollout and implementation of Procore (PM software) across citizenM globally.

ZGF Architects - Architectural Designer 2017

Design and entitlement assistance for a million square foot high-rise mixed-use development project in Seattle's South Lake Union.

BDMD Architects - Graduate Architect 2012-2014

Architectural designer for a large quantity and variety of projects, including a 450 unit urban apartment complex. Also fulfilled roles as project manager on a university project.

A3design - Graduate Architect 2011-2012

Involved in all phases of the architectural process within a small architectural firm. Most projects were in the residential sector, from kitchen renovations to \$30 million mixed-use developments. Majority of time spent developing schematic designs, creating presentation material and drafting CDs.

Education

Technische Universiteit Delft / TU Delft 2014-2016

MSc Architecture within the Chair of Methods and Analysis at TU Delft, the Netherlands. Ranked third in the world, TU Delft's rigorous architecture program places equal focus on theoretical and technical aspects.

Ball State University 2007-2011

BSc in Architecture. Magna Cum Laude. Recipient of the Henry Adams Medal of Honor for graduating at the top of my class. Presidential Scholar and Honors College graduate.

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Skills

Computer Skills:

Procore, Smartsheet, AutoCAD, Sketchup, Revit, Adobe CS, Excel, Google gSuite, Jira, others

Excellence In:

Volumetric Modular Construction, Entitlements, Presentations, Project management, Negotiations, Change Management, Construction Management, Real Estate Development, Agile Project Management, Lean Six Sigma

Conference Presentations

Advancing Prefabrication - Space for Continuous Improvement	2024
Bisnow Prefab Conference - Working Title	2024
Procore Groundbreak 2023 - Priceless Piece of Mind	2023
World of Modular - Integrated Modular Delivery	2023
Bisnow Modular Construction - Panel Discussion	2020
CIDCI - Hotels, From the Future*	2018

Awards

ALIS Development of the Year	2021
ENR Owner of the Year	2021
DJC Building of the Year	2020
NAIOP Hospitality Development of the Year	2020
Henry Adams Medal of Honor	2011