

DAVID T PHUNG

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PROFESSIONAL SUMMARY

Cross-functional operator with over eight years of experience in construction delivery, product ownership, and portfolio coordination. Notably, I managed portfolios exceeding \$125 million in luxury retail tenant improvements, civic projects, and food and beverage facilities, consistently delivering on schedule. In addition, I led a ten-engineer release train for a platform serving one million users in the US, Canada, and the UK, aligning engineering, finance, and operations on a unified delivery schedule. Furthermore, I oversaw a California portfolio across seven regions and more than 40 stakeholders, implementing standardized frameworks and executive reporting.

EXPERIENCE

Project Development and Executive Advisor 2026- Present

Confidential and Government Stakeholders · Los Angeles, CA

- Serve as owner's representative on commercial and infrastructure projects: evaluate site feasibility and entitlement risks, coordinate design and construction teams through permitting and approvals, manage commissioning checklists, and oversee facility turnover. Manage full project lifecycle from market strategy through occupancy.
- Managed tenant improvement and adaptive reuse for boutique coffee and F&B concepts: led site selection and lease negotiation support, coordinated architectural design through permit-ready CDs, and oversaw commercial kitchen construction, including Type I/II hood systems with Ansul fire suppression, grease interceptors, walk-in cooler/freezer installations, makeup air balancing, and heavy-power electrical: coordinated owner-furnished equipment procurement, installation sequencing, and facility turnover with training and commissioning documentation.
- Support legislative working groups on stablecoin regulation and digital asset frameworks by analyzing cross-border transaction structures, compliance requirements for real estate and infrastructure investment vehicles, and tokenization pathways for physical assets.

Founding Team, Deployments & Operations 2023-2025

Happy Friday Coffee · Los Angeles, CA

- Built and retrofit a food and beverage production facility, including equipment installation, utility connections, and production line layout. Managed both construction and operations handoff.
- Scaled production from 250 to 1,400 units per week (+460%), authored SOPs for all stations, and maintained ≥98% OTIF. Negotiated \$1.1M in contracts and reduced landed costs from 18% to 11%.
- Energy audit (\$200 device): identified 40% waste during non-production hours. Cut energy 65%, water 70%. \$42K annual savings.

Product Owner & Data Analytics 2022-2023

Entertainment Partners · Burbank, CA

- Led release train of 10 engineers and 2 designers on a 1M-user platform, achieving 99.98% uptime. Consolidated 12 APIs, reducing reconciliation time by 60%.
- Developed processes to ensure timely stakeholder communication and consolidated 12 APIs, cutting reconciliation time by 60%.

Project Manager 2017-2022

Gruen Associate · Los Angeles, CA

- Managed 4 simultaneous retail/ civic projects (\$25M+) from design through closeout; 95% on-time delivery, zero litigation.
- Luxury retail tenant improvements (TIs) for brands like Louis Vuitton, Balenciaga, and Beverly Loan Co: managed unique material requirements specific to each brand, ensured millimeter-level measurement accuracy, and met strict seasonal project deadlines. Oversaw both renovations inside malls and construction of new base building structures (core & shell).
- Managed 20+ consultants (structural, MEP, civil, fire protection) and 4 GCs. Reviewed pay applications, managed submittals (5-day turnaround), and coordinated utility sequencing.
- Built RFI triage system: 1.8-day avg turnaround vs. 7-14 days industry. Evaluated \$340K in change orders, rejected \$155K with documented justification. CO rate: 3% vs 8-12% avg.
- Navigated city, county, and federal permitting processes. Achieved approval from three government agencies in a single review cycle (where typically 3 to 4 cycles are needed). Saved 7 weeks and \$50,000-\$70,000 in ongoing project costs by coordinating the review processes in parallel instead of sequentially.

Associate Director, AIACA 2019-2021

Government Stakeholders · Los Angeles, CA; Sacramento, CA

- Coordinated 13 AIACA regions across California, managing multi-stakeholder alignment through 40+ executive summits and implementing process improvements that increased program delivery efficiency by 18%.

EDUCATION

Bachelor of Architecture, Minor in Urban Studies, Woodbury University

TOOLS

Bluebeam Revu · MS Project · Procore · AutoCAD · PlanGrid · GIS · Google Earth · Jira/Confluence · Google Suite · Excel