



## Gerardo Espitia Barraza

Optimize contract management and control of large-scale projects. Improve schedule and cost performance through PMBOK and Lean Construction methodologies. Transform financial analyses into profitable engineering and construction decisions. Lead interdisciplinary teams with a strong focus on contractual and financial control. Enhance bidding, planning, and administrative closeout processes. Represent clients before contractors and legal advisors with a strategic, results-oriented vision. Design control methodologies that reduce operational and financial risks.



### *Independent Consultant | León, Guanajuato. August 2024 – Present*

Currently working as an independent consultant, applying technical and managerial expertise across various fronts.

I advise **condominium associations** on the implementation of **best practices for facility maintenance** and budget management.

I also provide consultancy to **private property owners** for **warranty claims before PROFECO**, and in **contracting, budgeting, and supervision of maintenance and construction works**, including contractor selection and cost validation.

Additionally, I enhanced my English proficiency, obtaining a **C1 certification**, allowing me to collaborate effectively with international teams and corporate clients.

**Commercial Contract Manager. Faithful+Gould México (F+G) – Michelin Projects Mezquite Phases I & II and Huizache | León, Gto.. August 2016 – August 2024.**

For eight years, I led the **comprehensive contractual management** of **EPC projects under Guaranteed Maximum Price (GMP)** schemes, following **Open Book** methodology, controlling a contractual amount of **MXN 5 billion** distributed among seven main EPC contractors.

I managed procurement, progress estimates, change orders, cash flow, and project closeout processes, while actively participating in **bidding, engineering reviews, and high-level negotiations** with the client's senior management.

I implemented **improvements to subcontractor procurement planning**, optimizing delivery times and reducing deviations in critical materials.

I strengthened **change order and estimate review processes**, achieving a **35% reduction in cost impact** during the Mezquite Phase I project and ensuring the EPC contractor remained under budget.

I also supported the **legal and financial strategy for project closeout**, helping the client recover advances and mitigate contractual risks.

### *Ingenieros Civiles Asociados (ICA) 2006 – 2016.*

**Planning by Objectives Manager | Planning, Monitoring, and Risk Control Center November 2012 – March 2016.**

I designed and implemented a **Planning by Objectives methodology** based on **Lean Construction** and the **Last Planner System**, ensuring projects were completed within scheduled deadlines.

I conducted training workshops for project managers and site leaders, implementing **weekly progress controls and deviation analysis**.

This initiative improved **schedule compliance by 15–20% across 70% of key projects**, and **trained over 400 professionals** across 15 different projects, integrating systematic monitoring and performance feedback.

### **Professional profile & objective.**

I am a Civil Engineer with extensive experience in contract management, project controls, strategic planning, and technical consulting for large-scale engineering, construction, and infrastructure projects.

My professional focus combines analytical precision, application of PMBOK and Lean Construction methodologies, and the ability to transform complex technical and financial data into actionable business decisions.

I seek to join an organization where I can lead the planning, execution, and closeout of engineering and construction projects, ensuring full control of cost, schedule, and scope, while contributing to profitability, contractual compliance, and client satisfaction.

### **Education, certifications & languages.**

- B.Sc. in Civil Engineering, Universidad Autónoma de Guadalajara, 1994.
- Diploma in Construction Project Management, International Institute for Learning, 2009.
- PMI Scheduling Professional Certification (PMI-SP), 2012.
- English Language Certification – Level C1, 2025.
- International Presentation: *Tunnelling 20Twenty*, Hong Kong, 2011.
- **Languages:** Spanish (native), English (advanced).

**Project Controls Lead** | *La Concordia Corridor & Mexico City Metro Line 12*  
August 2006 – October 2012

I directed the **planning, cost control, and financial analysis** of major infrastructure projects valued at over **MXN 7 billion**, following **PMBOK** standards.

Developed internal schedules, financial reports, cash flow projections, and performance scenarios that informed **strategic decision-making** for two of ICA's most emblematic projects: **La Concordia Corridor** and **Mexico City Metro Line 12**. My work anticipated deviations and optimized resource allocation, strengthening both profitability and technical compliance.

*Capital Humano del Norte – Condominio Luna Blanca. Administrative Manager / Budget Control* | *Puerto Peñasco, Sonora. January 2005 – August 2006.*

Supervised **budgeting, procurement, and financial control** for the Luna Blanca real estate development.

Prepared weekly cash flow statements and managed **vendor payments, payroll, and tax obligations**.

Implemented internal control procedures that improved purchasing and payment efficiency.

*Consortio Hogar de Occidente. Project Controls* | *Guadalajara, Jalisco*  
October 2003 – December 2004

Managed **contractor registry, bid analysis, and contract awards**.

Developed and standardized **invitation criteria, evaluation parameters, and award guidelines**, and designed an **internal material control system** that improved transparency and operational efficiency in the Guadalajara business unit.

*Servicios Turísticos Exclusivos (Mayan Resorts) Project Coordinator* | *Guadalajara, Jalisco*  
October 2001 – October 2003

Developed and implemented a **cost-reduction methodology** based on the **Total Cost of Ownership** principle, achieving **annual savings of MXN 19.23 million in construction** and **MXN 7.99 million in hotel operations**.

Led multidisciplinary teams focused on supplier negotiation, training, and operational efficiency improvements.

**Other Relevant Positions.**

**Project Controls** | *Ingenieros Civiles Asociados (ICA) – Nitrogen Plant Cantarell (Campeche) and Chiapas Bridge (Chiapas)* | *May 1999 – July 2001*

**Site Resident Engineer** | *Constructora Panter – Guadalajara, Jalisco* | *October 1995 – June 1997*

**I am particularly interested in opportunities that require:**

- Comprehensive EPC, infrastructure, or industrial project management with full cost and schedule control.
- Contract management and administration under Open Book, PMBOK, or Lean Construction frameworks.
- Implementation of planning, control, and monitoring methodologies for large-scale engineering and construction projects.
- Optimization of financial, budgetary, and cash flow processes.
- Leadership of multidisciplinary teams, including contractors, subcontractors, and technical advisors.
- Project performance evaluation, risk control, and deviation analysis.
- Development and execution of project closeout strategies, audits, and financial reconciliations.
- Contract negotiation, scope definition, and change management that drive profitability.
- Strategic planning and technical advisory for industrial, energy, infrastructure, and construction clients.
- Collaboration in corporate or international environments emphasizing efficiency, compliance, and transparency.