

LISA CARALYNN PODESTO, PE

Sustainable Innovation Leader | Industrialized Construction Enabler | Mass Timber Strategist

SUMMARY

A “unicorn” in the world of sustainable construction technology, Lisa offers 15 years of industry and organizational leadership supporting development, design and construction planning heavily focused on prefabricated and modular buildings. Her well-rounded expertise in building codes, structural engineering, acoustic performance, building envelopes, embodied carbon analysis, fire science, permit approvals, cost planning, supply chain, procurement, logistics, scheduling, and sequencing offers a unique perspective on early project planning to achieve cost and schedule efficiencies. Her strong management and communication skills are topped off with a deep professional, industry, and academic network.

CONSTRUCTION & DEVELOPMENT EXPERIENCE

LENDLEASE

03/2018 – Present

Lendlease is a publicly listed multinational real estate company that combines investment management, development, and construction capabilities to create and manage highly sustainable assets. I occupied multiple roles for different business units within the organization.

Senior Business Development Manager, California Construction Leadership Team

01/2022 - Present

Business Unit: San Francisco/Los Angeles Construction

I manage the west coast business development team creating business strategies to support the success of company growth into new design-build and construction management markets including higher education, aviation, life science and sustainable residential. My role consists of the following responsibilities:

- Leadership – Support business decisions regarding personnel, operations, contracts, and finances. Provide professional development of young design managers, cost planners and project managers. Contribute to a culture of creativity, inclusivity, and collaboration.
- Management – Manage regional financial forecasting, resource allocation and business development efforts. Oversee a team of market specialists to identify project opportunities, develop consultant and client relationships and coordinate responses to Requests for Qualifications/Proposals.
- Strategy – Direct market analysis and strategy development for four new target market sectors.
- Marketing and Outreach – Develop and coordinate execution of marketing plan for each target market.
- Network Development – Build new network of potential clients and partners. Leverage existing network to identify strong project leads and win new work.

Director of Construction Innovation, Internal Start-up “Podium Product Lab”

12/2019 – 06/2022

Business Unit: Sunnyvale, Sydney, Milan, London Software

Lendlease had an internal startup business focused on streamlining and expediting on-construction for a large 15,000-unit development pipeline in the South Bay Area through the development of generative design software and a robust supply chain of off-site construction technologies. The vision was to use the existing supply chain of industrialized construction solutions to enable onsite “assembly” for over 80% of the project trade package. Before dissolution, my responsibilities included:

- Product Development – Heavily supported development of a suite of systems including mass timber and hybrid structural typologies, integrated floor cassettes, mega panel facades, bathroom POD’s, modular vertical circulation, and connectors. Support the development a Master Guideline document for the development team to enable repeatable, cost effective, streamlined design and approval for high density for rent housing in Sunnyvale.
- Strategic Partnerships – Identify products and systems that address onsite construction challenges. Perform cost/benefit analysis comparing prefab solutions to business as usual. Offer opportunities for Supplier/Manufacturer product/process improvement.
- Client Management – Managing internal and external clients and the process of product integration from concept through construction. Direct data collection and database analytics for component procurement and installation.

Industrialized Construction Subject Matter Expert / Design Manager, Design-Build Group

06/2019 – Present

Business Unit(s): New York, Boston, Chicago, San Francisco, Los Angeles Construction & Development

I serve as a nationwide resource for both Development and Construction operations supporting scoping, design and construction phases with subject matter expertise related to cost effective design, material/component sourcing, consultant and subcontractor procurement, and regulatory compliance. Responsibilities include the following as it relates to the use of mass timber, volumetric modular units, prefabricated bathrooms/kitchens, prefabricated facades, and other componentized solutions:

- Predevelopment Advising – Advise on project scoping for project entitlements to improve cost efficient repeatable outcomes.
- Strategic Partnerships –Interface with prefabricated component and modular manufacturers to determine fit for projects and support product and service improvement. Vet other on-site construction delivery innovation technologies including AI, digital data collection, on-site automation, etc.
- Design Management – Advise on selection of key consultants. Manage key consultants and design decisions to ensure successful construction outcomes. Manage building authority approvals.
- Thought Leader – Write internal/external articles and guides. Speak at events/conferences. Participate on research advisory boards and industry panels.

Preconstruction Director, Timber and Innovation Group

03/2018 – 06/2019

Business Unit: Nashville Department of Defense Design Build & Development

Lendlease had a mass timber self-perform design-build unit that built over 630 hotel units on four military bases as part of a larger Public Private Partnership with the Army. My role consisted of the following responsibilities:

- Business Strategy- Develop and maintain of the nationwide Mass Timber business strategy. Support embodied carbon strategies for reaching organizational absolute zero carbon targets.
- Preconstruction Director– Direct all project scoping, consultant selection, design review, cost planning, procurement, and quality control activities. Liaise with suppliers and subcontractors on trade packages impacted by a prefabricated approach.
- Business Development – Generate internal and external marketing and communications. Manage client relationships. Respond to requests for proposals.

INDUSTRY EXPERIENCE

WOODWORKS

11/2007-03/2018

WoodWorks is a non-profit organization funded by a combination of industry and US and Canadian government agencies focused on market development for wood products. They use education and one-on-one project support as their vehicle for market growth. The US Department of Agriculture supports WoodWorks to develop stronger domestic markets for innovative wood products to improve sustainable forest management helping to reduce greenhouse gas emissions and putting rural America at the forefront of an emerging industry.

Senior Technical Director -National Leadership Team

01/2013-03/2018

Building Innovation Lead & Technical Director– Western Region Field Staff

11/2007-12/2012

As one of the first employees hired when WoodWorks was a small pilot program, I helped develop many of the processes and methods that led to the sustained success of the program. I spearheaded our technical support team, managed a help desk, developed internal tools for knowledge sharing, curated content for education events, and led research teams.

- Strategy - Nationwide market research and development activities including assessing new commercial, industrial and multi residential market opportunities and developing geographic market expansion strategies.
- Marketing and Outreach – Serve as content coordinator and technical editor for website, media publications and case studies. Coordinate technical content for more than 30 live events annually. Develop in house technical presentations and train technical team. Develop technical marketing materials including writing, editing, and directing content for white papers, articles, guides, and case studies used to educate the AEC community.
- Research and Development – Collected and analyzed national construction market data and trends. Wrote two successful grants proposals for funding full scale CLT blast resistance testing. Managed a two phased research program establishing a new design methodology for the blast resistance of CLT.
- Industry Partnerships - Act as liaison for universities, research institutions, suppliers, and associations creating continuous feedback to promote market growth.
- Industry Expert - Serve as an in-house wood industry expert on fire/life safety, mass timber & cross laminated timber systems, panelized-roofs, innovative technologies, force protection, sustainable policy, Life Cycle Assessment and Embodied Carbon. Establish a network of timber experts, suppliers, and design professionals.

STRUCTURAL DESIGN & ENGINEERING EXPERIENCE

STRUCTURAL ENGINEERS ASSOCIATION OF CALIFORNIA

2009- Present

The mission of SEAOC is to advance the practice of structural engineering, to build community among members and to educate the public regarding the structural engineering profession.

Central California Sustainable Design Committee Chair 2009- Present
State Sustainable Design Committee Chair (Rotating) 2009 - Present

The Sustainable Design committee advocates the role of the structural engineer in the sustainable design process and importance of incorporating sustainable design principles in practice often offering the voice of the structural engineer in sustainable codes and policies within the state.

- **Industry Expert**- Establishing expertise on Life Cycle Assessment (LCA) and Low Carbon technologies
- **Research and Development** - Liaise with organizations focused on low embodied carbon solutions for construction and infrastructure (such as Carbon Leadership Forum, Architecture 2030, etc.) and LCA Software (Athena Institute, Tally, OneClick, GaBi, SimaPro, etc.)
- **Network Building** -Network with low carbon construction innovators in the supply chain regionally and nationally
- **Advocacy** - Led/Participated in Initiatives: CALGreen Code Development, Functional Recovery Working Group

Principal Engineer/Owner- VIRENT DESIGN & ENGINEERING, Varies 11/2007- 12/2012
Lead Structural Engineer/Project Manager - CORNERSTONE D.E.C., Lake Almanor, CA 02/2005-11/2007
Junior Structural Engineer - ADAMES DESIGN GROUP, San Luis Obispo, CA 10/2001-07/2004
Junior Structural Engineer - J.C. ENGINEERING, Pacifica, CA 02/2003-10/2003

RESEARCH ADVISORY ROLES (abbreviated list)

National Science Foundation Pathways to Enable Open-Source Ecosystem: Research Award Panel 2023
TallWood Design Institute Research Advisory Committee 2021, 2020, 2019
Council of Tall Buildings and Urban Habitat Future Timber City: Advisory Board 2020-2022
Council of Tall Buildings and Urban Habitat Future Potential of Steel Timber Composite Structures: Advisory Board 2021-2023
NIBS/HUD Industrialized Construction Research Road Map – Project Technical Committee 2021
State of California/WoodWorks - Juror for the California Mass Timber Building Competition 2019

PUBLISHED PAPERS (abbreviated list)

[Future Timber City Technical Guide \(Author and Peer Reviewer\)– CTBUH 2022](#)
[Ask an Expert: Why is Mass Timber the Future of Construction – CTBUH Journal Special Issue 2021](#)
[Timber Rising Podcast: Achieving Leasing Velocity – CTBUH 2020](#)
[TimberTalks Podcast: The Evolution of Mass Timber – Wood Solutions 2021](#)
[Blast Testing of Loaded Cross-Laminated Timber Structures – 2018 ASCE SEI Structures Congress](#)
[Blast-Resistant testing for Mass Timber Exterior Walls – 2016 ASCE SEI Structures Congress](#)
[Sustainable Design – It’s the Least You Can Do – 2017 SEAOC Conference](#)
Using Life Cycle Assessment to Compare Environmental Impacts of Structural Systems– 2014 Sustainable Structures Symposium
NLT Design and Construction Guide (Peer Reviewer) - 2016
US CLT Handbook (Peer Reviewer) - 2013
[Resource Assessment: Impact of CLT on the Forest Environmental Chapter \(11\) of the US CLT Handbook- 2013](#)

LICENCING

California Licensed Professional Engineer
License Type: Civil Engineer
License Number: 70530
2006- Present

EDUCATION

San Francisco State University, San Francisco, CA
Master of Science in Civil Engineering
Concentration in Structural Engineering

California Polytechnic State University, S.L.O., CA
Bachelor of Science in General Engineering
Concentration in Aerospace/Aeronautics