

# MANISH A. KUMAR, P.E., PMP, LEED AP, DBIA

Greater Denver Metro, CO | [REDACTED] | [REDACTED]

## EXECUTIVE DIRECTOR | COMMUNITY PLANNING & DEVELOPMENT

An experienced, licensed Professional with 18+ years directing high-performing multi-disciplinary teams in various leadership capacities in the Planning, Public Administration, and Project Implementation field. A natural problem solver comfortable using innovative methods to deliver high-quality results within resource constraints. Outstanding interpersonal skills and excel at collaborating with all stakeholders. Trusted to develop and promote core values, operate a positive work environment, and exemplify a culture to reduce turnover, increase loyalty, and train the next generation of leaders.

## PROFESSIONAL EXPERIENCE

**United States Agency for International Development (USAID), Worldwide** **2011 – Present**

### **Foreign Service Officer (U.S. Diplomat)**

Leverage strong leadership, diplomacy, tact, and technical expertise to advance U.S.-directed values. Role involves collaborative efforts with foreign governments, influential representatives, inter-agencies, and non-governmental partners. Demonstrated ability to adeptly design, manage, and evaluate programs to ensure performance and cost-effectiveness to meet/exceed expectations. Effectively respond to crises and emergencies, further contributing to the organization's mission.

**Deputy Director, Washington, DC**

*Length of Assignment: 2019 – Present*

*Program Value: \$6.5B+ Annually*

*Projects: Various*

*Direct Reports: 4*

- Devise U.S.-based policies, procedures, and initiatives to **improve** planning and development principles **in over five countries**, improve land use regulations, zoning, and building codes, and ensure sustainable development practices and principles. This includes aligning strategic partners to U.S. standards and long-term national security interests.
- Create strong and lasting strategic alliances with the public (local, state, and federal) and private sectors to foster collaboration and **improve rapid response capabilities in over ten high-risk countries**.
- Oversee high-performing teams in two countries. Act as a liaison between operations, congress, and the White House **to execute 100% of directives** within resource and political constraints.

**Director of Infrastructure, Israel**

*Length of Assignment: 19 Months*

*Program Value: \$2.8B*

*Projects: 27*

*Direct Reports: 7*

- Cultivated strong relationships with key stakeholders and high-ranking government officials, facilitating constructive communication to **reach agreements** in a politically challenging environment, resulting in the **approval of \$280M** of high-profile projects in the residential, commercial, and heavy civil sectors.
- Led collaborative interactions and reporting across multiple departments while monitoring progress and performance to **mitigate over \$5M** in claims and **eight months** of delays.
- Spearheaded U.S.-Host Country priorities, including negotiations, meetings, and presentations to **develop a 5-year strategic realignment** plan to comply with international, regional, and local policies in strategic planning and policy development with the ability to translate diverse goals and objectives into actionable items.

**Chief Engineer, Afghanistan**

*Length of Assignment: 12 Months*

*Program Value: \$2.3B*

*Projects: 65*

*Direct Reports: 3*

- Demonstrated experience engaging with **over 27+ diverse communities, governments, and stakeholders** to facilitate inclusive and transparent engagement processes, build consensus, and address concerns on high-profile U.S. policies, programs, and goals/objectives.

*Chief Engineer, Afghanistan (continued)*

- **Decreased** U.S. federal contract **costs by 35%** by strategically managing the centralized \$125M engineering support for all in-country U.S.-funded projects while increasing quality and transparency.
- Redeveloped the USG's organizational structure in combination with software and technology to increase efficiency via autonomy and accountability, streamlined schedules, budgets, and resources to **decrease project backlogs by 16 months and increase customer service** to all stakeholders.
- Managed **transformation of the \$1.6B** Power, Transmission, Electrification, and Connection program to realign with U.S. national security policies; secured input from the National Security Council, Department of Defense, and Department of State, resulting in a **reduction of \$179M** in liabilities and **three years** of delays.

*V.P. of Infrastructure Operations, Republic of Haiti*

*Length of Assignment: 36 Months*

*Program Value: \$160.8M*

*Projects: 24*

*Direct Reports: 5*

Introduced processes and operational procedures to ensure best practices were implemented for all projects, participated in short and long-term strategic planning sessions, developed cutting-edge procurement solicitations and contracts, liaised with other USG agencies and departments such as the Overseas Building Operations (OBO) and State Department, assisted in the development of organizational charts and staffing, and developed testing procedures.

- **Redeveloped** the U.S. Embassy's inter-agency **project management approach** to include stakeholder engagement, budgeting, scheduling, and resource allocation to ensure compliance with all federal regulatory requirements for all earthquake rebuilding efforts.
- Revived high-profile medical and nursing school and associated housing projects by updating contract documents to incorporate Design-Build best practices, added sustainability features, negotiated a **reduction of costs by \$10M**, and **obtained \$2.6M in private donations**.
- Renegotiated the Architectural and Engineering services contract to **reduce costs by 15%**, improving services provided for rural and urban real estate development programs.
- Developed an Indefinite Quantity - Indefinite Delivery contract for constructing 16 healthcare facilities and associated transportation networks, **reducing** procurement lead time by **13 months**, construction costs by **43%**, and implementation timeframes by **three months** for each center.

*Engineering Officer, Washington, DC*

*Length of Assignment: 24 Months*

*Program Value: \$200M*

*Projects: 18*

*Direct Reports: 1*

Foreign Service Officer. Provided global assistance and advisement in planning, analyzing, negotiating, implementing, and evaluating USAID engineering and construction projects.

- Advanced USAID global directive on implementation of infrastructure programs, **reducing implementation risk on \$5.6B** of annual programming.
- Developed a central engineering management operations center integrated with new technologies to allow for **efficient collaboration** among all Agency Engineers, resulting in an average of **43% savings** in project costs and implementation timelines.
- Synthesized consultation services involving planning and implementation of programs, including preparing critical documents such as the Country's Strategic Plans, Annual Reports, and Congressional Budget Justifications to **hire 28 additional** FSO Engineers.

**Regional Transportation District (RTD), Denver, CO**

**01/2011 - 09/2011**

**Program Engineer II**

*Program Value: \$5.6B*

*Projects: 3*

*Direct Reports: 1*

- Negotiated with key stakeholders and facilitated communication between the public, governmental agencies, and railroad to **resolve critical issues**, saving **\$1.6M per day** in liquidated damages.
- Liaised with the Colorado Department of Transportation on **effectively placing bus lanes/ramps** and using a **dynamic tolling system** on the U.S. 36 expansion, permitting efficient vehicle movement.

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## Regional Transportation District

### *Program Engineer II (continued)*

- Managed project-related tasks, including **investigating, negotiating, and preparing** contractual language for change orders and contract amendments **valued at \$190M** and **reviewing and auditing project payment submittals**, saving RTD on **average \$1.1M per invoice**.

**LHI Development Group LLC**, Greater Denver Area, CO & San Jose, CA

**08/2007 – Present**

### **Manager**

As executive leader, orchestrate dynamic partnerships with local developers, banks, city staff, and the public to foster collaborative relationships that drive project success. Excel in commercial and residential property developments.

- Employ strategic acumen to negotiate property prices and ensure regulatory compliance with local and state authorities. Prioritize outstanding customer service and competitive investor returns. Demonstrated ability to connect with diverse stakeholders; recognized for success, bridging gaps, and driving collective achievement.
- In CA, oversaw the redevelopment of 37 single and multifamily residences while managing a budget of \$31.5M and a dedicated team of 8 talented professionals.

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## EDUCATION

### **Executive Master of Business Administration (EMBA)**

Kellogg School of Management at Northwestern University-WHU, Evanston, IL, USA and Vallender, Germany

### **Master of Science in Civil and Environmental Engineering (MSCE) with emphasis in Real Estate**

Stanford University, Stanford, CA, USA

### **Bachelor of Science in Civil Engineering (BSCE) with emphasis in Construction Management**

University of Colorado at Boulder, Boulder, CO, USA

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## LICENSURE | CERTIFICATIONS | EXECUTIVE TRAINING

- Professional Engineer (*PE.0045983, Exp 10/2025*), State of Colorado
- Class A and C General Contractor – Denver, CO
- Project Management Professional (PMP) by the Project Management Institute (PMI) (*Exp 08/2024*)
- LEED Accredited Professional (LEED AP)
- Design-Build Institute of America Accredited Professional (DBIA)
- "The Leadership Edge," Wharton Business School
- "Financial Management for the Non-Financial Manager," Chicago Booth School of Business
- "Public-Private Partnerships in Infrastructure," Harvard Kennedy School
- "Advanced Management for Executives," American General Contractors Association
- "Cost-Benefit and Effectiveness Analysis," John Deutsch International, Queens University

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## LEADERSHIP | AWARDS

*Intercultural Competence: Proven Experience Working with and Leading Teams in 15+ Countries*

Awarded "**Congressional Citation**," U.S. House of Representatives (*2016*)

**"State Department Superior Honor Award,"** (*2015, 2017, 2019*)

**"State Department Meritorious Honor Award"** (*2012 – 2023*)