

Oneil Madden, MPA, CSM

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SUMMARY EXPERIENCE

Visionary Sr. Portfolio Manager & AI Product Strategist with over 10 years of experience directing high-value, client-facing product portfolios and driving enterprise technology transformation. Formidable experience in **hyperscale portfolio-level strategy**, directly commanding the optimization of nearly \$3B in annual project pipelines while spearheading commercial AI roadmaps. A transformative operational architect who **built a high-performance PMO model capable of global adaptation**, seamlessly aligning engineering execution with complex product lifecycles & market-driven user journeys. Certified ScrumMaster combining deep technical acumen with an executive track record of positioning enterprise portfolios for next-generation AI scaling, immediate product-market fit, & sustainable growth

CORE COMPETENCIES

1. **Commercial & Business Acumen:** Aligns complex AI investments with enterprise revenue drivers, cost structures, and competitive P&L dynamics.
2. **Enterprise Data Governance:** Establishes robust data practices and compliant frameworks that mitigate risk and build institutional trust.
3. **Cross-Functional AI Literacy:** Translates complex AI capabilities and technical limits into actionable, organization-wide understanding.
4. **Strategic Change Leadership:** Champions large-scale cultural and operational transformations with high clarity and structural empathy.
5. **Agile Continuous Learning:** Cultivates a proactive, cutting-edge mastery of rapidly shifting AI paradigms and emergent tech trends.

PROFESSIONAL EXPERIENCE

GOOGLE | CBRE - Sr. Portfolio Manager (eBuilder & Quickbase SME)

11/21/22 – Present

Remote

Impact: Reduced portfolio expense by 35% through strategic cost control and risk mitigation

- **Directed** a \$2.7 billion construction and retrofit portfolio, ensuring projects remained on schedule and within budget, reducing overall portfolio expenses by **35%** through strategic cost controls and risk mitigation.
- **Developed and implemented** data-driven project controls to track financials, mitigate risks, and optimize construction workflows, improving forecasting accuracy by **15%**.
- **Led** cross-functional teams of engineers, contractors, and financial analysts to streamline operations, enhancing project delivery efficiency by **12%**.
- **Collaborated** with senior executives to define capital allocation strategies, leading to a **8%** increase in portfolio ROI.
- **Supervised** the portfolio governance process globally, reducing potential data discrepancy and ensuring Google's Objectives and Key Results (OKR) are met.

Bloomberg | CBRE - Associate Project Manager PMO (Team Lead)

11/01/21 – 11/18/22

New York, NY

Impact: Reduced project delays by 30% through enhanced monitoring and stakeholder coordination

- **Managed** cost, schedule, and risk for a \$152M construction program, ensuring data integrity through rigorous validation checks, reducing reporting discrepancies by **24%**.
- **Implemented** an advanced cost-tracking system that identified inefficiencies, resulting in **15%** savings across multiple projects.
- **Partnered** with the project leads to setup the annual strategic plans and OKRs, increasing transparency and accountability in project execution.
- **Orchestrated** cross-functional collaborations to design and optimize end-to-end workflows using Lucidchart and Primavera P6, reducing bottlenecks by **30%**.

Department of Environmental Protection | Budget Analyst

01/07/19 – 10/30/21

Trenton, NJ

Impact: Managed a \$50M electric vehicle station project budget, ensuring on-time and within-budget delivery

- **Managed and oversaw a multi-million-dollar budget** for seven federally funded environmental grant programs, ensuring fiscal compliance and alignment with real estate and infrastructure project goals.

- **Prepared and presented quarterly budget plans and funding strategies** to executive leadership, influencing key investment decisions and improving the financial performance of real estate initiatives.
- **Cultivated and maintained strategic stakeholder relationships**, leading contract negotiations for property sales and repair projects that supported asset optimization and accelerated project delivery.
- **Directed asset operations and analyzed financial reports** to resolve complex property management challenges, implementing process improvements that enhanced asset lifecycle management and reduced operating costs.

Newark Alliance | Project Manager
Newark, NJ

10/02/18 – 01/05/19

Impact: Led process improvements that cut administrative workload by 25%, increasing efficiency

- **Managed relationships with internal teams and external stakeholders**, ensuring consistent communication and alignment across all phases of the project lifecycle.
- **Drafted vendor contracts and led cost negotiations**, securing favorable payment terms and reducing overall procurement expenses.
- **Identified and recommended process improvements** to the Project Director, resulting in increased workflow efficiency and streamlined project execution.
- **Delivered weekly project briefings to the executive team**, providing updates on timelines, budgets, and key metrics, while addressing data-driven inquiries during board meetings to support strategic decision-making.

GOOGLE | JLL - Assistant Facility Manager (Finance SME / 7 Direct Reports)
New York, NY

03/06/16 – 04/01/18

Impact: Minimized schedule deviations by 30%, ensuring project milestones were met on time

- **Directed a \$9 million capital budget** for annual office fitout projects and staffing, ensuring effective allocation of funds and alignment with organizational priorities.
 - **Oversaw vendor contracts and daily operations**, driving accountability and maintaining continuous progress on real estate and facilities initiatives.
 - **Led cross-functional teams** to gather data, troubleshoot facility management challenges, and deliver expert advisory solutions that improved operational efficiency and tenant satisfaction.
 - **Tracked and reported construction progress** against key milestones, proactively mitigating risks to keep projects on schedule and within budget.
- Managed vendor relationships and reviewed high-value purchases** for construction materials and supplies, ensuring quality standards and cost-effectiveness across all real estate development activities.

EDUCATION

The CCIM Institute
I am a candidate pursuing the CCIM Designation

Rutgers University
Master's degree Public Administration

Newark, NJ

New Jersey City University
Bachelor's degree Psychology (minor in Economics)

Jersey City, NJ

SKILLS/CERTIFICATIONS

- Microsoft Excel (Pivot Tables, V-lookup), MS Projects, Smartsheets, Access, e-Builder, CRM, SAP, Jira, Trello, Asana, Kanban Boards, G-Suites, Lucidcharts, Quickbase
- Communication Skills (Verbal & Written), Financial Acumen, Scrum Methodology, Project Management Skills
- SCRUM Certified, Project Management School Certification, OSHA 10, Construction Drawing

INTEREST/AFFILIATIONS

- Chairman of the Board; *The Academy 365* (2024 - Present)
- Finance Project Manager & Mentor; *Image Impact Internationals (III)* (2020-2022)
- Chair of Equity, Diversity, and Inclusion Committee; *Young Nonprofit Professionals Network (YNPN)* (2019-2021)
- Vice President of *Rutgers University Public Affairs and Administration Alumni Network (SPAAAN)* (2018-2020)