

STANLEY K. CHAN

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EXECUTIVE PROFILE

Senior construction and real estate executive with 30+ years leading owner/developer and general contractor organizations across the Western United States. Ten years as Managing Director of Construction at Greystar, holding full P&L accountability across five concurrent regional business units and \$10.5 billion in construction volume — 2 to 3 times the annual scope of this role — while serving as the primary bridge between investment leadership, asset management, and project execution teams. Deep experience in constructability review, ROM pricing, proforma development, and go/no-go decision support; skilled at building and scaling regional construction teams and holding senior project management staff accountable for performance. Sector background spans multifamily, institutional/education (DSA), industrial/logistics, life science, and hospitality, with direct experience negotiating master agreements, change orders, and trade contracts at scale.

CORE EXPERTISE

- Multi-P&L Executive Leadership: Oversight of five concurrent regional business units at Greystar spanning CA, WA, OR, NV, AZ, HI
- Cross-Functional Bridge Role: Primary liaison between investment leadership, asset management, and project execution teams
- Preconstruction & Financial Oversight: ROM pricing, proforma development, cashflow analysis, deviation reporting, value engineering, go/no-go analysis
- Contract Negotiation: Master agreements, change orders, and competitive bidding with architects, engineers, and general contractors
- Team Building & Operations: Hiring, coaching, and scaling regional construction teams; senior PM-level performance accountability
- Institutional & Regulatory Delivery: DSA-approved projects, P3 structures, and complex public-private partnerships across eight university systems

PROFESSIONAL EXPERIENCE

Greystar | Managing Director, Construction

2016 – 2026

Led construction delivery and division strategy for a multibillion-dollar portfolio spanning multifamily, student housing, P3 institutional, life science, logistics, and mixed-use developments across CA, WA, OR, NV, HI, and AZ. Oversaw five P&Ls and served as primary liaison between investment leadership and project execution teams.

- Completed \$10.5 billion in construction across five regional business units over 10 years; held full P&L accountability for budget performance, cashflow reporting, and deviation management against approved business plans across a portfolio exceeding \$5B in total project value.
- Partnered with development and investment teams during predevelopment to validate budgets, assess schedule risk, and establish execution strategies prior to capital deployment — directly informing go/no-go decisions.
- Directed value engineering reviews and competitive bidding processes with trade partners to optimize cost without compromising design or institutional requirements.
- Built and scaled regional construction teams across multiple Western U.S. markets; directly responsible for hiring, coaching, and performance accountability of senior project management staff across five divisions.
- Led construction delivery of DSA-governed institutional projects, including UC Hastings (656 units, San Francisco), Sacramento State Housing (284 units), Cabrillo College (196 units, Aptos), and Costa Vista at Cabrillo — navigating DSA submittal processes, Inspector of Record requirements, and Division of State Architect compliance.
- Oversaw P3 student housing programs at the University of Washington (4 projects, 1,359 units), University of Hawaii (316 units), Sacramento State, UC Hastings, and SDSU — managing complex public-private partnership structures and institutional client relationships.
- Managed off-site infrastructure coordination with government agencies and utility providers across multiple jurisdictions.

AvalonBay Communities | Superintendent — Senior Director, Construction

2005 – 2016

Executed transit-oriented multifamily developments and major capital programs across Northern California, including podium and high-rise structures adjacent to BART infrastructure. Managed projects from land acquisition through completion in coordination with development, design, and regulatory stakeholders.

- Led design review and entitlement support for complex urban infill developments; coordinated with architects, civil engineers, and agency stakeholders through permit processing and approvals.
- Prepared and maintained project schedules and development budgets; reported deviations and developed alternatives to keep projects aligned with the approved business plan.
- Oversaw BART-adjacent parking structure delivery — Dublin Station (1,550 stalls) and Pleasant Hill (1,600 stalls) — requiring extensive coordination with public transit agencies.
- Managed contracts, change orders, and purchase orders for design consultants; coordinated community landscape, amenities, and site design through construction transition.

Stacey & Witbeck | Senior Project Manager

2003 – 2005

- Managed major civil infrastructure reconstruction in the San Francisco Financial District, including 8 miles of utility replacement across Mission and Kearny Streets.
- Named Project Manager of the Year by the American Public Works Association (APWA).

Enclos Corporation | Project Manager, Curtain Wall and Facade

2002 – 2003

- Delivered architectural facade systems including the San Jose Civic Center (220,000 SF), designed by Richard Meier.

DPR Construction | Project Manager

2000 – 2002

- Oversaw delivery of advanced technology and institutional facilities, including the KLA-Tencor R&D and manufacturing campus TI (1.3M SF, Milpitas) and Gavilan College (60,000 SF) — a DSA-governed educational facility in Morgan Hill. MCI WorldCom colocation TI, Milpitas and Downtown San Jose.

Wentz Group | Assistant Project Manager

1998 – 2000

- Delivered the Ritz-Carlton Half Moon Bay luxury coastal resort (261 keys).

Turner Construction | Project Engineer

1996 – 1998

- Managed development of the PeopleSoft World Headquarters corporate campus (600,000 SF), Pleasanton, CA.

PROJECT PORTFOLIO HIGHLIGHTS

- Multifamily / Market Rate: 34,000+ units across CA, WA, OR, NV, AZ, HI — Type I high-rise, Type III podium, Type V wrap
- Single Family Rental (BFR): Summerwell communities across AZ and CA — Peoria (255 units), Ironwood Ranch (170), Queen Creek (160), La Quinta (240)
- Institutional / Education (DSA): UC Hastings (656 units), Sacramento State (284 units), Cabrillo College (196 units), Gavilan College (60,000 SF)
- P3 Student Housing: University of Washington (4 campuses, 1,359 units), University of Hawaii (316 units), SDSU, Sacramento State, UC Hastings
- Industrial / Logistics: 2.6M SF — Unbound Gateway Phases I & II (Mesa, AZ), Peoria Place Logistics, Rialto
- Life Science: 1.3M SF — Millbrae (637,000 SF), IQHQ Elco Yard, Redwood City (690,000 SF)
- Hospitality: Ritz-Carlton Half Moon Bay — 261 keys
- Civil Infrastructure: 8 miles of utility reconstruction, San Francisco Financial District

COMMUNITY AND INTERESTS

St. Jude Children's Research Hospital • NephCure Foundation • Chinese for Affirmative Action • First Harvest • Scouting America • Wounded Warriors

BBQ Competition • Mountain Biking • Roller Hockey