

Eulalia Gerlein, LEED AP

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Architect | Builder | Commercial & Residential

Respect for architecture, the spirit of neighborhoods, and history.

Bilingual Architect with over 14 years of expertise in urban residential, corporate, and commercial retail and restaurant projects. Strong verbal written communication skills in English and Spanish, with proven ability to bring empathy and cultural understanding to interactions with clients, crews, and vendors to instill confidence, trust, and teamwork. Skilled in creating accurate architectural drawings, surveys, and quality designs, ensuring a relationship of aesthetics and functionality.

Confident innovating with new materials, textures, and colors and incorporating them into building and renovation projects. Track record providing reliable, accurate budgets supported by factual quotes to ensure accurate materials purchases to drive construction, build trust, and credibility. Ability to balance modern/traditional and modern/contemporary architecture within the same structure, keeping in mind the character of the past and the present. Reputation of forging community partnerships to address challenges of gentrification in historic/conservation districts and keeping lines of communication open with Historical Design Review department representatives. Enthusiastic learner with a passion for knowledge of new architectural trends.

Key Skills

Project Management | AutoCAD 2020 | Sketch-Up | MS Office | Salesforce | Proposals | Building Permit Process | Bidding Procedures | Problem Solving | Research | Verbal/Written Spanish & English | Budget Oversight | Work Safety Standards | Millwork Design | Home Staging | Idea Boards | PMI Standards | Metric, British Imperial & US Measuring Systems

Professional Experience

ALBOR HOMES LLC

2012-Present

Owner, Designer, Manager and Builder

Albor Homes is a residential and commercial design and construction company that manages projects for new construction, renovations, and interiors. Our team strives to build dreams, create quality of life, and bring peace of mind to clients.

SAN ANTONIO RESIDENTIAL PROJECTS:

- **Alamo Modern Phase 2:** 410 and 406 Everest St. (Design: Nov 2019-Jul 2020; Construction: Oct 2020-Jun 2021)
Transitional style 4,400 sq. ft. new construction design build project of two innovative single-family homes with a focus on the needs of young families. Entrepreneur project motivated by lack of quality new construction in prime location, near schools, shopping, restaurants, grocery stores and entertainment.
- **815 S Pine Triplex:** (Design: Mar 2020-Jul 2020; Construction: Jan 2021- Sept 2021)
Directed project for design build of new Triplex in Denver Heights neighborhood that was inspired by the vibrant energy of the near downtown community with a need for an efficient, quality designed home on a 5000 sq. ft lot; resulting in 1,237.35 sq. ft of living space per unit, over a total of 3,689.85 sq. ft.
- **285 Post Ave.** (Design: Feb 2019-Jun 2020; Construction: March 2021 - March 2022)
Led Entrepreneur Design Build Project to design two duplexes comprising 7,426 sq. ft. in Historic Westfort Alliance, near Ft. Sam Houston; complying with design guidelines and community requirements to follow the spirit and character of neighborhood platted in 1909 with little new construction.

- **123 Castillo Ave** (Jan 2020)
Transformed interior of 2,816.81 sq. ft. single-family dwelling, which was illegally converted to multi-family use, by restoring traditional exteriors and designing a trendy and fresh look inside of the five bedrooms, extra living, and open space kitchen, living and dining room; separated from private rooms and office.
- **231 Burr Rd** (Jul 2019 - Jan 2020)
Successfully employed leadership, teamwork, and supervision skills to deliver on time and ready to sell 4,557 sq. ft. Terrell Hills home which required complicated renovations on foreclosed property that had been abandoned by two previous contractors.
- **712, 716 & 544 Rittiman Road** (Jun 2018 – Dec 2018)
Designed and managed complex project to rebuild and renovate three abandoned single-family homes (1,836 1,585 & 1,692.92 sq. ft.) simultaneously for Austin, TX investor. Led two crews, working in tandem against tight deadline, to ultimately, deliver high quality results, and significant enhancement of the properties sale values.
- **402 E Dewey Place** (Aug 2018 – Feb 2019)
Managed and supervised contractors to comply with Historical Design review guidelines to pass inspections for dilapidated 100-year-old 3,676.56 sq. ft. fourplex in Tobin Hill Historic District, near The Pearl Brewery. Designed new layout for salvageable portions of building and renovated façade with historically accurate wood siding, salvaged windows, replaced roof and rotted wood framing, added HVAC, and code compliant electrical, and plumbing systems; oversaw build of kitchens, bathrooms, and finish installation (sheetrock, flooring, kitchen cabinets, countertops, tile, doors, and general millwork).
- **1144 W French Place** (Aug 2018 - Jan 2019)
Project Manager for renovations to 2,519.50 sq. ft. multifamily home in the Beacon Hill Neighborhood Conservation District that had been abandoned for over 20 years. Revitalized property, which had been scene of serious gang violence, by restoring original wood walls, installing classic tile for kitchen and bathroom floors, reclaimed original wood floors. Project resulted in five apartments, close to restaurants and entertainment that were quickly occupied.
- **606 Leigh St.** (July 2018 - Sept 2018)
Interior design and on-site project management for renovation of 1,832 sq. ft. residence located in Lavaca Historic District in San Antonio, which consisted of updating façade & windows, bathrooms, floors, plumbing, and electrical system and oversaw build of new kitchen with freestanding island and integration of converted garage into spacious family room.
- **1035 W French Place** (Dec 2017-Feb 2018)
Led project to support revitalization of home in Beacon Hill Neighborhood Conservation District by giving new life to gutted, abandoned 4,796.19 sq. ft. fourplex, resulting in an interior and exterior design that honored the quality of the structure and character of the neighborhood.
- **1039 W French Place** (Oct-Dec 2017)
Created inventive and functional design for renovation of 2,615 sq. ft. single-family home in downtown Beacon Hill Neighborhood Conservation District; delivered structure for use as co-living space for an Airbnb or rental property.
- **Alamo Modern Phase 1: 402 & 406 Everest St.** (May 2015 - Jul 2017)
Successfully created design, specifications, and provided oversight for two 2,224 and 1,850 sq. ft. newly constructed single-family homes, driven by the scarcity of new construction in a prime location. Delivered contemporary, innovative structures that were inspired by the needs of modern families with easy access to schools, shopping, restaurants, grocery stores, and entertainment.

Bogotá, Colombia Projects:

INTERIOR RENOVATIONS

- **Ossa Residence** (Jun-Nov 2014)
Design Built project of 1,760 sq. ft residence in upscale area, where avant-garde materials were employed to transform style from traditional to contemporary design by introducing more natural light as a main component of the radical change. With no intention to sell the property, the finished residence was purchased by an open house dinner guest.
- **Hernandez Residence** (May-Jul 2014)
Optimized space and budget for 650 sq. ft. tiny home design build project with the luxury and comfort of a high-end condo.
- **Abril-Borrero Residence** (Feb-Jun 2014)
Led design build project that resulted in complete renovation of 2,450 sq. ft home for family of four, with a focus on ample spaces, natural light, and elegant finishes.
- **Escallon Residence** (Mar-Jul 2013)
Design Build Project that resulted in a metamorphosis of 1,100 sq. ft residence, which brought a cramped 1950's condo back to life through creation of a contemporary open-space concept, sparking a life changing experience for the homeowners.
- **Jaramillo Residence** (Feb-May 2013)
Supervised construction project to renovate 2,400 sq. ft by creating a new look for high-end residence in Parque del Virrey of city, by leveraging high ceilings and natural light to achieve classic and urban styles for homeowners.
- **Grillo-Jordan Residence** (Feb-May 2013)
Managed design build total transformation project of deteriorated 1,273 sq. ft. foreclosure into a high-end updated, cozy residence, by preserving its original façade and adding 410 sq. ft of terrace space.
- **Vargas Residence** (Feb-Apr 2013)
Design Build Project of 1,210 sq. ft residence with vintage interior design and construction.
- **Apto Dib-Gerlein** (Oct-Nov 2013)
Design build renovation project of 1,210 sq. ft. to deliver a contemporary style with high end finishes.
- **Gomez Residence** (Sep-Dec 2012)
Oversaw design build project of 1,483 interior space in desired Parque del Virrey area for an art collector, which included renovation of 243 sq. ft. terrace.
- **Keyeux Residence** (Aug-Nov 2012)
Design build project of 2,120 sq. ft. high-end residence, resulting in a transformation to a modern-classic style that included temperature and noise control.

COMMERCIAL SPACES

- **Señor Ostia Restaurant**
Managed interior design construction project, for repeat client, of 150 sq. ft. restaurant housed in a shipping container.
- **Archie's Pizza** (Jan-Dec 2015)
Design development for 25 restaurants, with goal of improving country-wide corporate image and increasing brand value to sell company to international franchisee.
- **Hot and Spicy**
Design, project management, and job supervision for 150 sq. ft. design build project of Mexican restaurant housed in a shipping container.

- **Aita Barcelona** (Jun-Aug 2013)
Led budgeting, project management, and quality control for interior construction, that included finishes and furniture installs for 4,580 sq. ft. Bogotá and 454 sq. ft. Medellín affordable luxury accessories stores, while following brand standards manual provided by the Spanish trademark.
- **Señor Ostia Restaurant** (Oct-Nov 2013)
Design build project for 180 sq. ft. space in Andino Shopping Mall, which involved budget development & control, project management, job supervision, and technical & design phases that complied with shopping mall's brand requirements. Final product resulted in First Prize win in private architectural design competition.

CORPORATE SPACES

- **Inicia Andino Ltd.** (Aug-Oct 2019)
Design build project for first branch of Inicia Andino Colombia's 1,411 sq. ft. location in Bogota for a repeat client.
- **Inicia Andino Ltd Colombia Headquarters** (Feb-May 2018)
Collaborated with Dominican Republic parent office of international investment banking firm for interior design, budget development & control, project management, construction, and job supervision of 1,902 sq. ft. Bogotá project.
- **Lulo Films Bogotá** (Mar-May 2018)
Oversaw interior design and construction project to transform dated office and sound studio by incorporating color and trendy materials, which brought character into 1,021sq. ft. workplace, for Canadian-Colombian film production company with a tight budget.
- **ING Bogota Headquarters** (Jul-Nov 2016)
Collaborated with ING NYC team to meet company standards and requirements for interior design, budget development & control, project management, construction, and job supervision for 1,692 sq. ft. office space.
- **UPI Headquarters** (Aug-Dec 2015)
Design build project for 1,900 sq. ft. private investment banking firm focused on financing large infrastructure projects for Latin America, which resulted in an open office concept with modern, simple finishes inspired by an urban style.
- **Beltrán Correa Abogados at Scotia Bank Tower** (Feb-Mar 2013)
Interior construction, job coordination and project management to adapt law firm's 900 sq. ft. main office.
- **Department of Intellectual Property and Communications for United States Embassy at Bogotá's Attorney General Building** (Sep 2012)
Design build project for 500 sq. ft. space, which included budgeting and project management to adapt private offices following official standards and security requirements from the American entity.

ARQUITECTURA E INTERIORES LTDA (AEI) Bogotá, Colombia

2005–2012

The Collaborative Studio Department

Developed projects originated in the USA, perfected and completed them in Colombia coordinated with American Interior Design and Architecture firms, for construction in different cities of the USA. Executed design development and construction documents for corporate, retail, and commercial spaces, including international clients, such as Citigroup, Primedia, NBC, MTV, ATT, Hess, Hugo Boss, Salvatore Ferragamo, Giorgio Armani, Louis Vuitton, Costco, World Trade Center (NYC), Cinemark, Tom Ford and Coach, etc.

Director (2009–2012)

Negotiated and established business with American Architecture and design companies. Follow up of business development and maintenance of client relationships. Directed and managed work teams from 4 to 14 members depending project size.

- Achieved highest sales score in the history of department (10 years).
- Acquired new business and salvaged former client relationships by incorporating marketing plans established by the company.
- Developed new billing system that allowed higher income for the company.

Quality Control Manager (2007-2009)

Supervised and approved all design and construction documents sets prior to sending them to allied companies in the USA. Oversaw project to delivery, quality standards and international code.

Project Manager (2006-2007)

Managed four of the largest clients in New York and Seattle: TPG Architecture, Callison, Mulvanny G2, and Design Republic. Coordinated and supervised work teams of up to 10 architects.

Team Leader (2005-2006)

Led numerous corporate, commercial, and retail architectural and interior design projects for various brands and companies in the USA, with the majority of construction in the USA, Dubai, and Mexico. Participated in architectural and interior design projects at American Interior Design and Architecture companies as a Consulting Architect for organizations including, TPG, Burt Hill and Callison.

ALVAREZ Y ASOCIADOS ARQUITECTOS S.A. Bogotá, Colombia

2004–2005

Resident Architect

In field finishes of high-end residential projects. Director of after sales services & finishes, and quality control for residential high-end projects in seven-story buildings of Plaza de la Fuente 93,345.8 sq. ft project with 39 dwellings.

Adriana Aristizabal Arquitecta Bogotá, Colombia

2004–2004

Assistant Architect

Design, construction, and supervision of high-end country homes and residential projects. Assisted in design of office spaces, business schools, stands, and mall food courts.

ACEAL S.A., Bogotá, Colombia

2003–2003

Architect

Successfully served as Team Architect for design and renovation of Bayer's corporate headquarters. Oversaw interior design of various assigned areas, materials selection, and budget development. Interior design and on-site job supervision of 11 assigned restaurant locations.

- Team Architect for the nationwide design, renovation and change of corporate image of "Presto", the most traditional hamburger chain in the country.

Studio San Gaetano - Dott. Arch. Antonio Draghi, Padova, Italy

2002–2002

Architect

Team Architect for renovation and change of use of former Court of Law building to convert it into the Main Municipal Cultural Centre for the city. Documented, drew, and detailed new and existing doors, windows, and enclosure items, including existing architectural ornaments to scale of 1:5 and 1:2. Contributed to materials selection and meetings with providers. Developed and verified site surveys and conducted graphic presentations for architectural projects using various visual technics.

- Detailing collaborator for the staircases department, scale 1:5
- Collaborator in Architectural competition "La ex- incompiuta", to adapt an old unfinished church from the post-war period into a cultural complex for the area of Brendola, Italy. Winner of the First Prize.

Lombardi Associati. Venecia, Italia

2002–2002

Collaborator in urban and architectural restoration of the Civic Hospital of Venice.

Education

Bachelor of Architecture

Pontificia Universidad Javeriana, Bogotá, Colombia (08/1997-01/2003)

License No. A25242004-52454578

Diploma in Project Management, Universidad Peruana de Ciencias Aplicadas UPC (05/05/09 – 11/04/09)

LEED AP, Leadership in Energy and Environmental Design Accredited Professional (07/ 2009)

Diploma, Stage Design and Commercial Exhibit, Javeriana University (05/18/04 – 09/03/04)

Continuing Education and Seminars

- Downtown Urban Renovation: The Spanish Case, Universidad Javeriana, Bogotá, Colombia (05/18/2001)
- Latin-American Convention of Architecture Students ELEA, Los Ángeles, USA (10/2000)
- Residential Rehabilitation, An essential topic for an urban renovation, Universidad Javeriana, Bogotá Colombia (08/04/2000)

Languages

Fluent English and Spanish (Verbal/written) | Intermediate Italian | Basic French

Consulting

- Urbanas Building Company, Bucaramanga (04/2012): Training for LEED New Construction projects for the design and construction team of the company.
- Pontificia Bolivariana University of Bucaramanga (12/2010): Invited Architect to teach about Leed New Construction guidelines at the master's in civil engineering program.
- Arquitectura S.A. Building Company, Bogotá (07/2011): Design of environmental guidelines for a residential project (Nogales de Cajicà) sponsored by the Netherlands Government, according to LEED for New Construction's standards and specific requirements for social inclusion given by the IFC.

Publications

Architectural competition for the expansion of the Colombian National Museum. (11/2003).

Degree Project: Bucaramanga Kinetic City (01/2003). Nominated for the students' annual traditional exhibition of Architecture in Cartagena, Colombia. (05/2004).

Invited to Expo Diseño 2004, Bogotá, Colombia

Ibaguè City and Region Project. Exemplary Project of the multi-level Genesis education program. - Universidad Javeriana (11 /2001).