

NIKOLAS MIRANDO

ESG Strategy & Data | Reporting Operations | AI Product Builder
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Sustainability reporting and strategy leader with six years owning assurance-ready disclosures, investor diligence, portfolio data governance, and reporting operations. I partner with Compliance, sustainability leadership, FP&A, and enterprise data teams to shape strategy and standards - then build the analytics, integrations, and AI products that make ESG work credible and operational.

SUSTAINABILITY & DATA LEADERSHIP

Kayne Anderson Real Estate - Associate, Sustainability
Sustainability Data & Reporting Lead | Boca Raton, FL

- Serve as data manager and reporting lead across 1,100+ assets, working hand-in-hand with FP&A and enterprise data teams on warehouse/SQL structures, reporting logic, data ownership, controls, and portfolio-wide standards.
- Write the annual Responsible Investing reports for Kayne Anderson Real Estate and Kayne Anderson Capital Advisors; the real-estate report is GRI-aligned. Serve on the Responsible Investing Taskforce coordinating firmwide inputs and review.
- Own 80+ investor ESG DDQs across asset, fund, and firm levels; partner directly with the Head of Compliance on DDQs, UN PRI, SFDR Article 8/9, annual reporting, review, and assurance-ready processes.
- Established recurring quarterly reporting standards and automated delivery through Power BI and SQL; integrated the EPA ENERGY STAR Portfolio Manager API to streamline KPIs, benchmarking, completeness monitoring, and QA.
- Lead GRESB reporting and consultant QC end to end; increased Scope 1 coverage to 100% for directly controlled assets and delivered the firm's first 5-Star fund, a top peer-group score for attainable housing, and 2x Sector Leader recognition for the core strategy.
- Calculate annual GHG inventories using GHG Protocol-aligned methodologies and emissions factors; commissioned a GHG Protocol-aligned portfolio pathway study for the core open-end strategy.
- Shape strategy with Compliance and sustainability leadership: designed IC-memo tracking, developed a 20% EUI-reduction methodology after the attainable-housing fund shifted from net zero to closed end, and translate performance surveys into capital plans and certification pipelines.
- Manage and QC GRESB, due-diligence, and regulatory-compliance vendors for benchmarking and Building Performance Standards.
- Developed Baseline, an AI-powered ASHRAE 211-aligned due-diligence engine for PCA/utility extraction, archetype calibration, ECM economics, energy/GHG savings, incentives, and BPS exposure.
- Built and open-sourced ESPM MCP, a local-first server exposing nine typed tools over the ENERGY STAR Portfolio Manager API, including portfolio/group aggregations for property, score, EUI, GHG, and certification data.

Mar 2024 - Present

Verdani Partners - Senior ESG Data Analyst
Data Management Lead

- Led data management for the firm's largest client across 1,400+ assets and 26 funds; owned Measurabl integrity, GRESB submissions, ENERGY STAR benchmarking/certification, and portfolio utility-data QA standards.
- Converted reporting requirements into repeatable portfolio controls, resolving gaps across property teams, utility sources, platform records, and submission outputs.

Jun 2022 - Mar 2024

Firststead - Energy & Sustainability Data Analyst

- Owned portfolio energy and cost data, improved data accuracy 65% in the first month, and contributed to the annual ESG report.

Jan 2022 - Jun 2022

APPLIED AI & PRODUCT LEADERSHIP

RootWurx - Founder & Principal Product Builder
Client-embedded AI and operating systems

- Created [ESG Almanac](#), a multi-tenant reporting agent that ingests firm data into isolated retrieval against current GRESB guidance, reasons through reporting gaps, and generates Excel what-if scenarios.
- Deliver and operate two client portals using React/Next.js, FastAPI, Supabase/Postgres, and row-level security for deal, lease, document, commission, receivables, and reporting workflows; the second launched with 16 modules and 19 migrations.
- Added private document intelligence to those platforms: Google Drive sync, OCR for scanned files, section-aware chunking, pgvector retrieval, and source-grounded answers that combine client documents with live operations data.
- Engineered a Slack-native AI operations agent with iterative cross-system tool use, thread context, audited calls, persistent self-writing skills, scoped writes, saved queries, and scheduled digests.
- Productized six public-data MCP connectors, multi-tenant AI lead qualification/calendar routing, and approval-gated review automation; lead discovery through production handoff and operate systems with scoped access, CI/CD, monitoring, runbooks, and ongoing support.

2025 - Present

CORE CAPABILITIES

Reporting	GRI, GRESB, UN PRI, SFDR Article 8/9, GHG Protocol Scope 1/2/3, TCFD, investor DDQs, assurance support and controls
Data	FP&A/data partnership, warehouse/SQL requirements, Power BI, Excel/Power Query, pandas, ENERGY STAR Portfolio Manager/API, Measurabl
AI/Product	Discovery, workflow design, prototyping, RAG, tool-use agents, MCP, document intelligence, stakeholder demos and feedback
Technical	Python, SQL, TypeScript/JavaScript, FastAPI, Next.js/React, Supabase/Postgres, pgvector, Docker, CI/CD, OAuth2/APIs

EDUCATION

Stevens Institute of Technology - M.S. Sustainability Management	2021
Rowan University - B.A. Environmental Studies; Minor: Planning & Sustainable Built Environments	2019