

JEFFREY PHILLIP WEINSTEIN, AIA

PROJECT MANAGEMENT SUMMARY:

30 years of development, design and construction management experience in a broad range of building types, new construction and renovation, in the private and public sectors, including.

- **High-rise, multi-family residential and mixed-use developments**
- **K-12 and University Buildings**
- **Historical Preservation**
- **Shopping Centers, Malls, Retail Stores**
- **Banks, office buildings and tenant improvements**
- **Hotels and casinos**
- **Hospitals and medical facilities**

Interface with owners, developers, client representatives, architects, engineers, consultants, contractors, government officials, inspection & testing services, attorneys, accountants, and lenders. Design and construction management includes pre-construction planning, estimating and scope development, project scheduling and cost management, permitting, government approvals, bidding, procurement and close-out. Assemble and manage project designers, consultants and construction teams. Provide construction administration, cost and quality control, contract negotiation, and conflict resolution. Creative problem-solver and goal-oriented leader with strong communication skills to address critical project issues quickly and effectively.

PROJECT EXPERIENCE

- **Goleta Valley Cottage Hospital-** 2-story with full basement, 152,000 square foot, \$105 million state-of-the-art community and surgical subspecialty replacement hospital in Santa Barbara County, with 52 patient rooms and 6 surgical suites, including ICU, Wound Management Center with hyperbaric oxygen chambers, 20 Emergency Department treatment rooms, and comprehensive lab, radiology, physical therapy and respiratory therapy services. As on-site construction administrator, coordinate with architectural, interior design, structural, electrical and mechanical engineering to obtain all required OSHPD approvals and Certificate of Occupancy from Area Compliance Officer (ACO), Deputy Structural Engineer (DSE), Fire Life Safety Officer (FLSO) and Inspectors of Record (IOR) representing State of California governmental authorities.
- **College of Business & Economics-** 5-story, 190,000 square foot building providing assembly and meeting facilities, various size classrooms, faculty and administrative offices, and a Starbucks, budgeted at \$84,630,000; HOK Architects & Turner Construction. Manage on-going construction by Turner and subcontractors, direct Owner-authorized changes to scope of work, provide contract administration and negotiate change order amounts, compile punch list and oversee completion, acquire DSA, ADA and State Fire Marshall approval and final occupancy permit. Manage the design and construction of \$1 million Starbucks café, as well as numerous mechanical, electrical, and finish upgrades requested by Client.
- **Wilshire Malcolm** ('The Californian')- \$80,000,000, 25-story, luxury condominium in Westwood; **Pasadena Collection-** \$19,500,000, 72-unit, mixed-use, residential/retail/office condominium project; **Del Mar Station-** \$120,000,000, 340-unit, mixed-use, transit-oriented village in Pasadena; **Gaslamp Square,** Phase I and II- \$75,000,000, 246-unit, mixed-use, condominium and retail development in San Diego; **Saint Vibiana Cathedral-** rehabilitation, preservation and reuse of 1200 seat assembly hall/performing arts venue in downtown Los Angeles. As Director of Operations, prepare fee proposals, Owner-Architect and Architect-Engineering Consultant Agreements, requests for additional services, and overall fiscal management.
- **Wilshire/Western-** 23-story, \$160,000,000, 192-unit condominium with ground floor retail and restaurants and 683 parking spaces on 6 levels under development adjacent to Metro subway station; **Market @ 9th & Flower-** 267-unit condominium complex above a 58,667 sf Ralph's Market with street level retail and 319 parking spaces; **iHope-** 15-story, 276-unit condominium tower atop 7-level parking/retail podium in downtown Los Angeles; **Aura-** 39-story, 270-unit concrete and glass condominium tower in Sacramento designed by Daniel Libeskind, estimated construction costs exceed \$150,000,000. Provide pre-construction and design phase management for all the above projects, including constructability review, value engineering, checking/coordinating construction documents for quality control purposes, construction cost estimates and scheduling.
- **Hillside Villa Apartments,** \$10,000,000, 124 low and middle-income units in Chinatown; **Franciscan Villas,** upscale 96-unit planned unit development (PUD) in Santa Barbara, \$13,500,000; **Manhattan Village,**

Education

- Bachelor of Arts, Major in Architecture, Washington University, St. Louis, Missouri
- Bachelor of Architecture, Southern California Institute of Architecture (SCI-ARC) Santa Monica, CA
- Master of Real Estate Development, School of Urban and Regional Planning, University of Southern California, Los Angeles, CA

Professional Licenses / Certificates / Affiliations

- California Registered Architect, License #12822
- AIA Certified in Construction Management, Contract Administration and Specifications
- Arbitrator, American Arbitration Association
- Member, American Institute of Architects, Urban Land Institute, Construction Specification Institute and Society for Marketing Professional Services

32-acre, 522-unit, luxury town, court and estate homes in Manhattan Beach, **Harbour Island**, 242-unit luxury, ocean-front condominium project in Oxnard. **7800 Topanga Blvd.**, \$3,500,000, 144-unit earthquake rehabilitation project in Canoga Park; **Lindley Condominiums**, \$1,250,000, 72-unit seismic rehabilitation in Encino, **Sherman Way Townhomes**, \$9,000,000, 110-units renovated in Reseda and **Tarzana Villa**, \$11,500,000, 112-units are seismic upgrade and renovation projects. Project Manager and Owner's Representative for all podium-style, multi-family townhouse renovation and condominium earthquake rehabilitation projects.

- **Union Bank Center**- \$30,000,000, 325,000 s.f., 10-story office building and 1,000-car, 7-level parking structure near LAX. On-site Owner's Representative during 2 year construction period and tenant improvements.
- **Regional Mall ("Laurel Commons")**- **\$175 million expansion and renovation of 800,000 sf enclosed mall in Laurel, MD**, including new department store, multi-screen cinema, parking structure, and 440-unit residential component for third-party developer on behalf of private equity investors. Manage conceptual and schematic design, design development, and coordinate work of engineering consultants, including structural, MEP, civil, code and fire protection, traffic, security and signage.

EMPLOYMENT HISTORY

- **Hospital Designers, Inc. (HDI)**, A/E multi-disciplinary firm, subsidiary of **Hospital Building & Equipment Corporation (HBE)**, **November 2011 - present**
Provide on-site Construction Administration services for design-build company, based in St. Louis, that designs and constructs acute-care hospitals and medical facilities, including Goleta Valley Cottage Hospital (\$105,000,000) and Ventura Community Hospital (\$350,000,000). Coordinate A/E/C services and obtain all governmental (OSHPD) approvals. Manage RFI and Change Order process, resolve design/construction conflicts, and interface with hospital project management and medical staff.
- **Jeffrey Weinstein, AIA- Expert Witness, Business Development, LEED Consultant, May 2010 – October 2011**
Expert witness for Seattle Developer of 39-story, \$170 million hotel/condo project and Los Angeles Developer of multi-family residential project regarding Architect's Standard of Care. Provide expert witness services for North Orange County Unified School District, City of West Covina, and Santa Barbara County Attorney regarding Standard of Care for Construction Management firms. Prepare detailed analysis and reports, testify in court and during depositions.
- **California State University, Fullerton- Special Consultant/Senior Project Manager, Office of Design and Construction, April 2008 – April 2010**; At California's largest state university campus, a 225-acre site in North Orange County, manage major and minor capital building and improvement projects.
- **Callison Architects- Senior Project Manager, March 2007 – March 2008**, Senior Project Manager for architectural design and engineering of shopping centers and regional malls, including Target for Westfield.
- **Tishman Construction Corporation of California- Senior Project Manager, October 2005 – February 2007**: Provide pre-construction and design phase services for high-rise, mixed-use condominium projects, between 7 and 39 stories tall. Projects include Aura in Sacramento, Wilshire/Western, Market @ 9th & Flower, Hope, and Olive Street Lofts in Los Angeles each with ground floor retail/restaurants and subterranean/above grade parking. Professional services include constructability review, value engineering and checking/coordinating construction documents for quality control purposes.
- **Nadel Architects, Inc.- Director of Operations, February 2003 – September 2005**; Business Manager of Commercial Division for third-largest architectural firm (based on annual revenues) in Los Angeles County, designing high-rise, multi-family residential, mixed-use, institutional, office and interior design projects.
- **Trammell Crow Company- Manager of Project Development, November 2000 – January 2003**; Direct all development activities, including entitlement/CUP/land use processing and approvals; manage legal, environmental engineering, architectural, bid and construction services. Retain and manage teams of consultants, develop final site plan and permit strategy, prepare cost analysis, budget and schedule, manage multiple contracts, and acquire state licensing certification. Meet with local community and political leaders to acquire all real estate entitlements, government approvals and permits to build free-standing retail stores.
- **CCL Construction Consultants, Inc.- Forensic Architect, Construction Expert and Senior Construction Manager, July 1992 – August 2000**, Project Manager and Owner's Representative for multi-family townhouse and condominium earthquake rehabilitation projects.