

## Jeffrey Phillip Weinstein, AIA

805-798-0010 cell; email: wenwilpc@aol.com; website: jeffweinsteinaia.com

### PROFESSIONAL SERVICES:

- Architectural, Engineering and Construction (A/E/C) Project Management and Business Development
- Owner's Representative/Real Estate Development/LEED Design-Build
- Director of Operations and Pre-Construction Services/Construction Administrator
- Forensic Architect/Construction Expert Witness

### ARCHITECTURAL, ENGINEERING and CONSTRUCTION (A/E/C) PROJECT MANAGEMENT:

30 years of development, design and construction management and on-site field administration experience in a broad range of building types, new construction and renovation, in the private and public sectors:

- High-rise residential and mixed-use developments
- Public/institutional
- Office buildings, corporate and tenant improvements
- Hospitals and medical facilities
- Multi-family, podium apartments and condominiums
- Retail/mall/big box/multi-store
- Hotels and casino resorts
- K-12 and university buildings
- Custom single family residential

### QUALIFICATIONS SUMMARY:

- Work with owners, developers, client representatives, architects, engineers, specialty consultants, contractors, subcontractors, government officials, inspection & testing services, attorneys, accountants, and lenders.
- Design and construction management includes pre-construction planning, estimating/scope development, project scheduling and cost management, permitting, government approvals, bidding, procurement and close-out.
- Provide financial management, cost and quality control, contract negotiation, and conflict resolution; proven history of completing projects on schedule within budget and without claims.
- Assemble and manage project designers, consultants and construction teams; establish and maintain long-term working relationships.
- Creative problem-solver, project turnaround & reorganization specialist; goal-oriented leader with strong communication skills to address critical project issues quickly and effectively.
- Well versed in construction trades including excavation, sitework, structural systems, mechanical, electrical, plumbing, and fire protection systems, building enclosure, curtainwall, waterproofing and interior finishes.

### 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, California State University, Fullerton (CSUF)**- 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 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.
- **Kaiser Permanente Medical Center**- 628 bed, acute care hospital and related medical facilities in Los Angeles. On-going \$20,000,000 renovation of existing complex; provide design and construction management, meet with doctors, nurses and hospital administrators, direct improvements to acute care, ophthalmology, surgical, and mental health departments within hospital and out-patient facilities.

- **Children's Center-** 1-story, 15,000 square foot facility on 2 acre site, designed by Carde Ten Architects, to provide day care for children of alumni, students, and local community. Project budgeted at \$9,300,000, including all site work, A/E and administrative fees. Manage design and construction documentation, obtain all government approvals from DSA, State Fire Marshall, CEQA, Seismic and HVAC Peer Reviews.
- **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.
- **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.
- **ExxonMobil Service Stations-** 12 fully entitled, approved and built projects, incorporating convenience store, gas pumps and carwash, completed within 30-month period throughout southern California. Construction costs for each service center, excluding land costs, vary between \$1.5 million - \$2 million. Responsibilities include direct all development activities, including entitlement/CUP/land use processing and approvals, manage legal, environmental, architectural, engineering, bidding and construction. Prepare cost analysis, budget and schedule, meet with local community and political leaders, and obtain all government approvals and permits.
- **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,** 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.
- **Sofitel Los Angeles** (\$30,000,000), **San Pedro Sheraton** (\$12,000,000), **Harrah's Atlantic City,** **Las Vegas Excalibur** and **Aladdin/Planet Hollywood Resort Casino** (\$70,000,000)- project architect and construction manager for new and renovated hotels and casinos.
- **Pasadena Unified School District-** Charles Eliot Middle School, \$1,689,000, Loma Alta Elementary School. **Los Angeles Unified School District-** 75th Street Elementary School (ES), Baldwin Hills ES, Corona ES, Hillcrest ES, Manchester ES, and Russell ES. Manage design and construction of multiple school facilities, including Modernization projects ('MODS'), HVAC/Plumbing/Electrical upgrades, Paving & Lunch Shelters, Safety & Technology projects, Communication & Data-Transmission systems at Fremont, Bethune, Miramonte and Edison High Schools
- **Ojai Residence-** 2,500 s.f., 3-bedroom, 2-1/2 bath, contemporary ranch-style, energy-efficient custom home featured in Wall Street Journal and Ventana Magazine, with 20-foot high wood ceilings, metal barrel-vault roof, exhibition-style kitchen, exterior wood shingles and redwood siding, stone fireplaces, and wrap-around decks

**EMPLOYMENT HISTORY (continued)**

- **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, 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. Provide business development services for architectural, engineering and construction management firms, and conduct power-point presentations on retrofitting existing buildings for energy efficiency using wireless technology to program and control pneumatic HVAC systems.
- **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. Direct architectural design, engineering services, and construction of College of Business and Economics, Children's Center, Faculty Club, Starbuck's Café, and new campus gateway entrance. Obtain all project approvals from State Agencies, including DSA, State Fire Marshall, CEQA, Seismic and HVAC Peer Reviews. Complete work with City of Fullerton, Orange County Transit District, and CalTrans on Highway 57 and Nutwood Avenue roadway improvements.
- **Callison Architects- Senior Project Manager, March 2007 – March 2008**  
For leading retail architect in US, manage conceptual and schematic design, design development and construction documentation with in-house staff and consultants, including structural, MEP, civil, landscape, lighting, signage, elevator, code, parking and land use, for mixed-use retail projects in Northern California, Maryland, Utah, and India. Largest project was 800,000 s.f. expansion and renovation of regional mall, with department store, multi-screen cinema, parking structure, and 440 apartment units on 21-acre site in Laurel, Maryland for General Growth Properties (GGP).
- **Tishman Construction Corporation of California- Senior Project Manager, October 2005 – February 2007**  
With top ten construction management firm in US, provide pre-construction and design phase services for high-rise, mixed-use condominium projects. Projects include Aura in Sacramento, Wilshire/Western, Market @ 9th & Flower, iHope, and Olive Street Lofts in Los Angeles each with ground floor retail/restaurants and subterranean/above grade parking. Provide constructability review, value engineering and checking/coordinating construction documents for quality control purposes. Manage shoring, excavation, and dewatering activities; prepare bid packages, construction schedules and cost estimates; coordinate with government officials. Manage project consultants, including environmental, geotechnical, civil, structural, MEP, acoustical, glazing and curtain wall, waterproofing, telecommunications, life safety, smoke control, landscape, signage, security and traffic.
- **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, office and interior design projects. Oversee business operations in 4 satellite offices and corporate headquarters, working with 15 Project Managers. Coordinate marketing efforts, establish fees, collect payments, negotiate contracts, additional services and settlement agreements, as needed. Prepare fee proposals and contracts, including Owner-Architect and Architect-Consultant Agreements. Manage legal and accounting matters, and draft correspondence relating to insurance, indemnity, claims, and on-going litigation. Perform due diligence, zoning and entitlement investigation and analysis for developer clients. Initiate quality control procedures and practices.
- **Trammell Crow Company- Manager of Project Development, November 2000 – January 2003**  
With Global Services division of nationally prominent real estate company, provide complete development services to ExxonMobil for construction of 3,900 s.f. convenience store, carwash, and gas pump facilities on approximate 1 acre sites off freeway, at major intersection, or in a shopping center under development. Direct all development

**EMPLOYMENT HISTORY (continued)**

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 state licensing. Meet with local community and political leaders to acquire all entitlements, government approvals and permits to build.

- **Perkins & Will Architects- Project Manager, September 1999 – October 2000**

Working with Vanir (construction manager), Martin Partners (structural) and TMAD (MEP engineers), complete design of new science building at Eliot Middle School in Pasadena, valued at \$1,687,735. Manage design and construction of multiple LAUSD facilities, including modernization and safety/technology programs. With 4 construction managers reporting to me, team primarily involved with modernization projects ('MODS'), HVAC/Plumbing/Electrical upgrades, Paving & Lunch Shelters, Safety & Technology projects, Communication and Data-Transmission systems at 75th Street Elementary School (ES), Baldwin Hills ES, Hillcrest ES, Manchester ES, Russell ES, and at Fremont High School (HS), Bethune HS, Miramonte HS and Edison HS.

- **CCL Construction Consultants, Inc.- Forensic Architect, Construction Expert, and Senior Construction Manager, July 1990 – August 1999**

Project Manager and Owner's Representative for multi-family townhouse and condominium earthquake rehabilitation projects. Seismic upgrade and rehabilitation of nearly 1000 residential units in ten (10) projects. Advise Architects, Contractors, Developers, Insurance Companies, Lenders and Homeowner Associations during multi-million dollar construction defect cases. Provide professional services for preparation, analysis and resolution of construction claims and disputes. Market construction consulting services for CCL in southern California following the Northridge Earthquake.

- **Kaiser Permanente- Project Manager, December 1985 – June 1990**

Provide design development, project management and contract administration for major hospital, out-patient clinics and surgical facilities. Develop program with physicians and administrative staff, provide interior design, and obtain all project approvals from OSHPD.

**EDUCATION:**

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

**PROFESSIONAL LICENSES/CERTIFICATES/AFFILIATIONS**

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

**PUBLICATIONS:**

- *Tips to Survive Testing*, Condo Management Magazine, September 1993.
- *Moisture Problems Plague Flooring/Concrete Slabs on Grade*, Condo Management Magazine, October 1993.
- *The Water Below*, Common Ground Magazine, March/April 1994.
- *Apportioning Liability for Construction Defects*, Management Topics Seminar, April 1996.
- *Manhattan Village Solves Sites Drainage and Water Intrusion Issues with Professionalism*, Condo Management Magazine cover story and photo, May 1996.
- *Managing Risk During Project Delivery*, AIA/LA Professional Development Seminar, May 7, 1996.
- *Common Sense Strategies for Avoiding Construction Litigation*, Western Real Estate News cover story, April 1999; Builder and Developer Magazine feature article, May 1999; Condo Management Magazine, October 1999.
- *What's Brewing in the Real Estate Market - 'Conversion Fallout'*, The Wall Street Journal, February 25, 2004.
- *The Art of the Kitchen*, Ventana Monthly. September 2011, by Lisa Snider, photos by Gaszton Gal.
- *Three Bedrooms and One Art Gallery*, The Wall Street Journal, August 31, 2012, by Nancy Keates.