

Jeffrey Phillip Weinstein, AIA

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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 Administration
- Construction Manager/Forensic Architect/Design and 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, themed resorts and casinos
- K-12 and university buildings
- Custom and production homes

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:

- **Zaca Creek Estates-** 8 semi-custom single family homes on 1-acre lots in Buellton; **480 Piedra Spring Road-** 3500sf custom home on 1.36 acre hillside lot in Arroyo Grande; **186 Bluff Drive-** 9,000sf custom home on 3 acre hillside lot overlooking Pacific Ocean in Pismo Beach; **420 E. Anapamu-** 3 condo townhomes on 9,000sf lot in Santa Barbara, **255 W. Clark-** 12-room boutique hotel with wine cellar and roof-top deck in Old Town Orcutt; **236 Laurel Street-** 4-unit, 3,000sf apartment building on 4,500sf lot in Avila Beach; **Mad's Farm-** 9 lot single family home development in Nipomo; **320 Stimson Avenue-** 3-story, 4-unit condominium development in Pismo Beach; **401 Shell Beach Road-** 11,000sf mixed-use (restaurant, retail, residential) development on 4-acre lot in Shell Beach; **Firestone Walker Brewery-** tap room, dining area, and beer production tenant improvements at Buellton facility.
- **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.
- **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.

PROJECT EXPERIENCE (continued):

- **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.
- **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.
- **Early Childhood Lab School-** 1 and 2-story, 24,100 square foot facility featuring extensive outdoor play areas for Santa Monica College (SMC) and City of Santa Monica (CoSM), joint-venture partners on the Early Childhood Lab School (ECLS) at the Civic Center. The \$22 million ECLS is a 3-building complex open to all City of Santa Monica residents and employees, as well as SMC students & staff.
- **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.
- **Great Wolf Resort, Garden Grove-** \$250 million, 9-story, 600+ room themed Hotel Resort near Disneyland with 130,000sf indoor Water Park and 120,000sf Lobby Atrium containing restaurants, meeting rooms and entertainment facilities. As Owner's Representative and on-site construction administrator, coordinate Consultants (architectural, structural, mechanical, electrical, etc.) with General and Sub-Contractors to manage RFI, submittal and change order process between Ware Malcolm Architects and Turner Construction.
- **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.
- **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, 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**, 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.

PROJECT EXPERIENCE (continued):

- **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.
- **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.
- **Ojai Residence**- 2,500sf, 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:

- **People’s Self Help Housing, Senior Construction Manager, November 2020 – Present**
For non-profit affordable housing developer along Central Coast, manage design and rehabilitation of 1960’s era 56-unit, 3-building, 2 and 3-story apartment building near UCSB in Goleta. New work includes replacement of all mechanical, plumbing, and electrical systems, sewer and water lateral connections, roofing, seismic upgrade, all cabinetry, interior finishes (countertops, flooring, doors and hardware, plumbing and light fixtures), and appliances. Scope of work also included demolition, asbestos abatement, and installation of new rooftop solar voltaic panels. Total budget: \$8.6 million.
- **Maas Companies, Senior Project Manager/Construction Manager, November 2019 – November 2020**
On behalf of West Los Angeles Community College and Build-LACCD, manage design and construction of \$25 million Technology Learning Center, a 4-story, 41,385sf steel-framed structure with campus server, computer labs and relocated state-of-the-art Sheriff’s Station; \$15 million Watson Center, 1-story, 30’ high interior space housing sound stage, prop shop and costume storage; \$5 million Energy Efficiency Project including chillers, mechanical equipment, and underground utilities connecting facilities throughout campus; and various storm water drainage projects.
- **Vanir Construction Management, Inc., Senior Project Manager, February 2017 – November 2019**
On behalf of Santa Monica College and City of Santa Monica, joint-venture partners on the Early Childhood Lab School (ECLS), serve as on-site Construction Manager for 24,100sf children’s center project at the Civic Center. The \$22 million ECLS is a 3-building complex with extensive outdoor play areas for up to 110 infants, toddlers and preschoolers open to all City of Santa Monica residents and employees, as well as SMC students & staff.
- **Halsell Builders, Director of Pre-Construction, March 2015 – February 2017**
For prominent Central Coast design-build General Contractor (annual volume \$18 million) of custom and production homes, wineries, breweries, and commercial facilities, direct all pre-construction services including planning and entitlements, preparing construction documents, permitting in City and County jurisdictions, estimating, and securing sub-contractor bids for new projects.
- **Great Wolf Resort, Construction Manager, November 2013 – March 2015**
On-site Construction Manager for developer of Great Wolf Resort, \$250 million, 9-story, 600+ room themed Hotel Resort, 130,000sf indoor Water Park, and 120,000sf, 3-story Lobby Atrium near Disneyland. Site observation, consultant coordination, and manage RFI, Submittal and Change Order process with Ware Malcolm Architects and Turner Construction. Prepare 30+ page report involving Standard of Care issues for design professionals on \$100 million, 398-room Hotel Resort with indoor/outdoor Water Park, and testify during deposition by opposing counsel.
- **Hospital Designers, Inc. (HDI), A/E multi-disciplinary firm, subsidiary of Hospital Building & Equipment Corporation (HBE), May 2010 - October 2013**
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.

EMPLOYMENT HISTORY (continued):

- **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, Starbucks 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 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 ('MODS') and safety/technology programs, including HVAC/Plumbing/Electrical upgrades, Paving & Lunch Shelters, Safety & Technology projects, Communication and Data-Transmission systems at various elementary and high schools throughout Los Angeles.

EMPLOYMENT HISTORY (continued):

- **CCL Construction Consultants, Inc.- Forensic Architect, Construction Expert, and Senior Construction Manager, July 1991 – 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.
- **Raznick & Sons- Director of Commercial Development, August 1988 – June 1991**
Secure entitlements and funding, manage design and construction for 86,240 s.f. office building, 40,000 s.f. medical building, 48-unit seniors housing, and 110,000 s.f. mixed-use commercial center in Ventura County.
- **Buckeye Realty- Director of Planning and Construction, July 1985 – July 1988**
Responsible for plans, permits and construction for office, medical, retail and restaurant tenant improvements in 16 buildings containing over two million square feet of leasehold space in Los Angeles and Beverly Hills.
- **Kaiser Permanente- Project Manager, December 1983 – June 1985**
Provide design development, project management and contract administration for major hospital, out-patient clinics and surgical facilities. Develop program with physicians and administrative staff, retain architects and engineers, coordinate interior design, obtain all project approvals from OSHPD, and manage construction.
- **The Hapsmith Company - Owners Representative, April 1981 – November 1983**
Supervising Architect and Project Manager at Union Bank Center, providing on-site construction management, inspection and tenant improvements. Architect: Gruen Associates, General Contractor: H.C.B. Construction.
- **Bank of America- Project Architect, September 1978 – March 1981**
Site analysis, design development, select architects and consultants, coordinate construction for branch banking facilities.

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, June 1982
- AIA Certified in Construction Management, Contract Administration and Specifications
- Member, American Institute of Architects, Urban Land Institute, Construction Specification Institute, Society for Marketing Professional Services, North Santa Barbara County Board of Architectural Review (NBAR)

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.
- *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*, Wall Street Journal, August 31, 2012, by Nancy Keates.