

JEFFREY PHILLIP WEINSTEIN, AIA

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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, College and University Buildings**
- **Historical Preservation**
- **Shopping Centers, Malls, and Retail Stores**
- **Banks, Office Buildings and Tenant Improvements**
- **Hotels, Themed Resorts and Casinos**
- **Hospitals and Medical Facilities**
- **Custom and Production Single-family Homes**

PROJECT EXPERIENCE

- **Goleta Valley Cottage Hospital-** 3-story, 152,000 square foot, \$105 million state-of-the-art community and surgical replacement hospital in Santa Barbara County, with 52 patient rooms and 6 surgical suites. On-site construction administrator, coordinate with architectural, interior design, structural, electrical and mechanical engineering to obtain all required OSHPD approvals and Certificate of Occupancy.
- **Early Childhood Lab School-** 3 building complex, 24,100 square foot project for Santa Monica College (SMC) and City of Santa Monica, joint-venture partners for teaching and childcare facility. Provide pre-construction and construction management services.
- **Great Wolf Resort-** \$250 million, 9-story, 600+ room themed Hotel Resort near Disneyland with 130,000sf indoor Water Park and 120,000sf Lobby Atrium. On-site owner's representative/construction manager.
- **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.
- **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. Provide pre-construction and design phase management for all the above projects, including constructability review, value engineering, construction cost estimates and scheduling.
- **Zaca Creek Estates-** 8 semi-custom single family homes on 1-acre lots in Solvang; **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; **401 Shell Beach Road-** 11,000sf mixed-use (restaurant, retail, residential) development in Pismo Beach; **Firestone Walker Brewery-** tap room and beer production tenant improvements in Buellton.

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

Website

- <http://jeffweinsteinaia.com>

- **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 podium-style, multi-family townhouse renovation and condominium earthquake rehabilitation projects.
- **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' high wood ceilings, metal barrel-vault roof, exhibition-style kitchen, exterior wood shingles and redwood siding, stone fireplaces, and wrap-around decks.
- **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

- **People's Self Help Housing, Senior Construction Manager, November 2020 – January 2023.** 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.
- **Jeffrey Weinstein, AIA- Construction Manager, November 2013 – November 2020.** On-site Construction Manager at 4-story, 41,385sf Technology Learning Center at West Los Angeles Community College (LACCD), Early Childhood Lab School in Santa Monica (Vanir), One Beverly Hills (Arcadis), Great Wolf Resort, \$250 million, 9-story, 600+ room themed Hotel Resort near Disneyland, and design-build General Contractor Halsell Builders in Santa Maria. Provide pre-construction services, A/E/C coordination and constructability reviews, negotiate subcontracts and consultant agreements, manage RFI, Submittal and Change Order process.
- **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).
- **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 College of Business and Economics and minor capital building 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 Laurel Commons for General Growth Properties and Target properties for Westfield.
- **Tishman Construction Corporation of California- Senior Project Manager, October 2005 – February 2007.** Provide pre-construction, constructability review, value engineering and design phase services for high-rise, mixed-use condominium projects. Projects include Aura in Sacramento, Wilshire/Western, Market @ 9th & Flower, Hope, and Olive Street Lofts in Los Angeles, each with ground floor retail and restaurants.
- **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 for ExxonMobil, including entitlement/CUP/land use processing and approvals for 12 service stations, manage legal, environmental engineering, architectural, bid and construction services. 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.
- **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.

