

JOHN L. COSTELLO

Vice President, Owner Representative and Construction Management Services

EDUCATION

B.A., Public Administration

California State University, Long Beach, California

Advanced post graduate courses in Urban Studies

University of California, Irvine and Los Angeles

Project 21 Study Team (Urban Studies)

University of California, Irvine, California

EXPERIENCE

John Costello has over 30 years experience representing private and governmental organizations managing a broad range of development and construction projects, from concept to completion. These projects include multiple-use high-rise towers, residential subdivisions, industrial projects, institutional facilities, mid-rise offices, and unique commercial projects. He has conceived, negotiated and administrated the contractual relationship among the various parties in the site acquisition, development, construction, and facility operation process. As an owner's representative with a background in government, he is proficient in dealing with the regulatory agencies that impact the development process. John has been brought into a number of problem projects to correct deficiencies in budget, schedule and team commitment.

John has managed and scheduled over 100 projects from concept through funding, planning, entitlement, design, contract negotiation, construction and occupancy. He knows the steps that large and small projects must go through, how long they take, and how to ensure on-time completion. He has worked on a wide range of public building projects, ranging from office buildings to institutional, utility, and industrial-type facilities. These projects have included CM/GC projects up to \$150 million and over 1 million square feet. John has represented both government and private owners in the development process including government relations, urban planning, entitlement, zoning, design and construction. He directed, managed and motivated the efforts of technical individuals, groups and staffs involved in the development and operation of major commercial and institutional facilities.

EMPLOYMENT

Construction Consulting

John is presently Vice President of Pinnell Busch, Inc., a firm that has provided consulting for the design, development and construction industry for over 30 years. The firm assists contractors, owners and designers resolve disputes, analyze claims, assign responsibility for impact and delay and investigates construction defects. John specifically concentrates on providing expert testimony and advise on construction deficiencies and standards.

John has been with Pinnell/Busch since 1999.

Director of Development, Supportive Housing Services, Portland, Oregon

John directed the development of assisted living facilities across the United States, from finding the sites through entitlement, permitting, acquisition and construction. With a small but extremely motivated staff, John developed 125 facilities in 15 states within 24 months. The projects are relatively simple, single-story, 39- to 48-unit wood frame complexes with central support facilities. The challenge was

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working with the various state and local planning goals and regulating jurisdictions, under different codes and labor conditions, while fitting the project into each urban fabric.

April 1997 to March 1999

Director of Project Development, PT. Dewata Wibawa, Jakarta, Indonesia

Working directly with the Liem/Salim family, Indonesia's most financially influential family, John developed projects in Asia. John's main focus was to take the Four Seasons/Regent Residences from concept to ground breaking. This project is comprised of four 36-story residential towers in the heart of Jakarta's financial district. As director, John restructured the design team, bringing together a true international group of consultants. Urban planning, land acquisition and consolidation, and government permits took nearly three years to complete. The project was 85% sold at ground breaking, with the smallest unit selling for \$500,000.

August 1992 to January 1997

Director of Construction, Perini Land & Development, San Francisco

As owner's representative, John directed the design refinement and construction of Rincon Center, a \$160 million multi-use, high-rise development covering a full block of San Francisco's financial district. The one-million-square-foot project included the reconstruction of the Rincon Post Office, a building on the national historic register, and included the addition of a five-story atrium surrounded by restaurants and retail stores; the new construction of twin 23-story towers housing 300,000 square feet of office space and 320 residential units. The development was complicated because it was a Federal land lease, redevelopment project, a historic monument, a reconstruction and a new construction project. John directed the negotiation of all major subcontractors' contracts and the efforts of the design entities. He also assisted in the construction of other West Coast projects.

March 1986 to August 1991

Director of Operations, The Shorenstein Companies, San Francisco

John was responsible for all phases of operation and management of the nationwide facilities of Walter Shorenstein's 18 million square feet of commercial and retail space, with locations in Missouri, New York, New Jersey, Texas and California. The position provided intense exposure to creative methods of asset management.

March 1984 to March 1986

Owner's Representative/Project Manager, Olympia & York Properties, Portland, Oregon

As owner's representative, John directed the development of KOIN Center, a 32-story, multi-use tower containing 44 condominiums, 300,000 square feet of offices, three floors of retail space, multiple movie theaters, and the offices and recording studios of a network television station (KOIN). The 32-story tower was a redevelopment project completed by utilizing a general contractor as a construction manager. KOIN Tower is today the premiere high-rise on Portland's skyline.

March 1981 to November 1983

Director of Operations, Department of General Services, State of Oregon, Salem, Oregon

John managed the operation of 2.5 million square feet of state-owned and -leased offices in 732 structures across the state of Oregon. Administrated 180 full-time employees and numerous service contractors in order to provide security, energy management, maintenance, custodial service, alternate modes of transportation and other services necessary to operate state offices.

July 1975 to March 1981

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Manager of New Construction, Dept. of General Services, State of Oregon, Salem, Oregon

John was responsible for all phases of facility planning, budgeting, community master plan analysis, design, funding and construction for the State of Oregon. Developed and justified before the state legislature, the State of Oregon's 1979-1980 General Service Capital Construction Budget; restructured the state's method of employing architects and designing facilities; managed the construction of all state offices, a state motor pool, a state printing plant and a Department of Forestry tree-processing plant.

July 1975 to March 1981

Assistant to the Pres., Sec. of the Board of Directors, Carlton Santee Corp., Inc., Santee, California

John took 7,000 acres of raw ground through the citizen/county master-planning process while constructing 2,500 residential units, and various commercial and light industrial facilities.

March 1969 to July 1975

Assistant to the City Administrator, City of Huntington Beach, Huntington Beach, California

John was involved in master planning, zoning and providing services as a member of the city's administrative team.

1965 to 1969

PROFESSIONAL AND PUBLIC SERVICE ACTIVITIES

- ◆ San Francisco Redevelopment Agency Citizens Advisory Committee
- ◆ Flood Control Commissioner, County of San Diego, California
- ◆ Governor appointed Representative for the University of California, Irvine, at multiple State Conferences on Urban Growth and Local Taxation Impacts
- ◆ Project 21 Study Team (Urban Studies) Representative for the University of California, Irvine, California