

John Costello

Semi-Retired: Owner's Representative and Construction Management Services

Experience

John has over 30 years of experience representing private and governmental organizations managing a broad range of development and construction projects, from concept to completion. These projects exceed a billion dollars in value and include multi-use high-rise towers, mid-rise offices, residential subdivisions, industrial projects, institutional facilities, major utility extensions, 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. John is considered an expert in the processes and procedures related to development and construction. 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.

He has managed over 200 projects from concept through funding, planning, entitlement, design, contract negotiation, construction, and occupancy. He is proficient in utilizing a broad range of project delivery systems including Design/Bid/Build, Design/Build, Construction Management/General Contractor (CM/GC), and Agency CM. He has utilized the CM/GC process in projects over \$200M and over one 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 staff involved in the development and operation of major commercial and institutional facilities.

Employment

John recently retired his position as Principal of Pinnell Busch, Inc., but continues to provide consulting for the design, development, and construction industry on an on-call basis. Offering assistance to contractors, owners, and designers in resolving disputes, analyzing claims, assigning responsibility for impact and delay, John specifically concentrates on providing owner representative services, expert testimony on industry standards related to the processes and procedures of development and construction, and advises on construction deficiencies and standards.

Intervention in problem projects is another service John has performed. Counsel for the owner requested he take over as owner's representative for the Cambridge Condominium Project when the project was 60% through the construction budget without a final design or final building permits. The contractor and owner were having trouble communicating. A major Portland architectural firm had been requested to fill in some of the design voids but no one firm owned the design. John restructured the design effort under one lead architectural firm, clarified the responsibility and authority of all team members, and completed the project significantly under the contractor's estimated cost at the time of his taking over as owner's representative.

Coos County Commissioners were in the middle of bringing natural gas to their coastal communities and port with the construction of an 88 mile cross country pipeline and related community distribution systems when they fell in dispute with the project contractor and the project designer. At the urging of counsel, John took over the project as owner's representative and completed the project with another design engineer and another pipeline contractor. The initial contractor had completed much of the simpler work, sidestepping the technical valving, switching, major river crossings and the steep directional drilling. Over 90 environmental violations were outstanding and had to be corrected. He also needed to resolve a significant disagreement related to the right of way with Bonneville Power Administration. In the final electronic inspection, over \$12M in anomalies in the first contractor's work were discovered. After completion of the project, John worked with counsel in a successful litigation that resulted in Coos County receiving a significant settlement.

Director of Development, Supportive Housing Services, Portland, OR

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 were relatively simple, single-story, 39 to 48-unit wood frame complexes with central support facilities. The challenge was working with the various state and local planning and regulating jurisdictions, under different codes and labor conditions, while fitting the project into each urban fabric.

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's selling for \$500,000.

Director of Construction, Perini Land & Development, San Francisco, CA

As owner's representative, John directed the design refinement and construction of Rincon Center, a \$200M multi-use, high-rise development covering a full block of San Francisco's financial district and a building on the national historic register. It included the addition of a five-story atrium surrounded by restaurants and retail, and the new construction of twin residential 23-story towers resting on a seven-story office base, housing 320 residential units and 300,000 square feet of office space.

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.

Director of Operations, The Shorenstein Companies, San Francisco, CA

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.

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

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 a premiere high-rise on Portland's skyline.

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

John managed the operation of 2.5 million square feet of state-owned and leased offices in 732 structures across the state of Oregon. He 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.

Manager of New Construction, Department of General Services, State of Oregon, Salem, OR

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 and managed the construction of all state offices, state motor pool, state printing plant, and Department of Forestry tree-processing plant.

Assistant to the President, Secretary of the Board of Directors, Carlton Santee Corp., Inc., Santee, CA

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.

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

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

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Education

BA, 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

Professional Development and Community Service

- 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

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