



# JNM CONSULTING

## CONSTRUCTION PROJECT MANAGEMENT

**Joel N. Meltzer**

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JNM Consulting is an independent construction management firm directed by Joel N. Meltzer. Joel has more than 30 years experience in the construction industry. He served as Vice President of Operations at BBI Construction for over ten years. Joel has extensive experience in the following: new construction (high-rise buildings, condominiums, custom residences and high-tech facilities), engineering projects (roads and bridges), tenant improvements and renovations. His primary responsibility is to oversee project teams and ensure accountability in meeting clients' goals. Other professional services include business development, preparation of preliminary budgets and construction cost estimates, contract negotiation and administration, scheduling, value engineering, quality control management and construction management.

### SAMPLE PROJECT EXPERIENCE

**The Magnes Museum Foundation** (\$5.5M) Berkeley, CA

Renovation of a commercial warehouse building into a new research museum, art galleries and public event space. Project included a seismic and mechanical systems upgrade, all new interior and exterior finishes, custom built museum casework and state of the art security, lighting and low voltage systems.

**Continuing Education of the Bar – UCLA** (\$2.5M) Oakland, CA

35,000 sf fast-track tenant improvement project involving both renovation and new construction of corporate office space in a Class A commercial building incorporating extensive data systems and high-end finishes.

**Brandeis Hillel Day School** (\$3.5M) San Francisco, CA

Renovations, ADA and seismic upgrades to an existing gymnasium and several classroom buildings. This project included new mechanical and data systems, acoustical assemblies, new elevator and site infrastructure.

**Alameda County Waste Management Authority** (\$3.3M) Oakland, CA

A foundation to roof renovation of this downtown office building. The first LEED® Platinum Certified building in the City of Oakland with many innovative features and finishes.

**66 Franklin Street** (\$6.3M) Jack London Square, Oakland, CA

Seismic upgrade and renovation of a 100,000 sf office building in historic district. The building's façade was restored to its original 1926 design with new multi-paned, metal sash windows, parapets and pilasters, storefronts and awnings.

**Congregation Beth El** (\$11.3M) Berkeley, CA

Construction of a 34,000 sf structural steel and wood frame building housing classrooms, administrative offices, library, synagogue, and social hall.

**Redwood Day School** (\$4.8M) Phase II, Oakland, CA

Construction of multiple wood-frame buildings for classrooms, recreation and performance space with significant site infrastructure improvements.

**Goldman School of Public Policy Annex** (\$5.6M) UC Berkeley, Berkeley, CA

Construction of a three-story structural steel, wood-frame and concrete building for classrooms, administrative offices and other facilities.

**UC Berkeley Art Museum** (\$3.2M) Berkeley, CA

Installation of structural steel exoskeleton to provide a temporary seismic retrofit to the exterior and interior of a unique four-story building on six levels.

**Central Services Building 64, Bayer Corporation** (\$8.4M) Berkeley, CA

Design-assist and construction of a new, three-story, 50,000 sf steel framed building used for a full-service cafeteria, company store, medical facilities, and corporate offices.

**Mills College Education Department & Laboratory School** (\$6.4M) Oakland, CA

Construction of three new wood-frame buildings which include offices and classrooms for the Education Department as well as a primary school and a preschool.



**Emergency Operations and Fire Dispatch Center, City of Oakland** (\$6.5M) Oakland, CA  
Construction of a three-story, 35,000 sf steel frame addition and remodel of existing firehouse. Project included extensive security, data, electrical and mechanical systems geared for 24 hour disaster operations.



**Electron Microscope Building 72C, Lawrence Berkeley Laboratory** (\$1.1M) Berkeley, CA  
Construction of a two-story addition to house a state-of-the-art, high-resolution laboratory and offices. Scope included installation of complex energy monitoring and control systems to maintain an optimum environment for sensitive electron microscopes.

**San Francisco Mart II Communications Offices** (\$1.7M) San Francisco, CA  
35,000 sf fast-track tenant improvement project involving conversion of existing showroom spaces into City of San Francisco temporary administrative offices.

**PREVIOUS EXPERIENCE (1981 - 1995)**

**Bacarra Resort & Spa, Santa Barbara, Construction Manager**  
Site development, roads, bridges and infrastructure for this \$100M world-class resort hotel.

**BCI Construction / Bedford Properties, Project Superintendent**  
II Corporate Center, Concord: New construction of multiple low and high rise office buildings including all tenant improvements.

**Tishman Construction Corporation, Project Superintendent**  
Concord Centre: New construction of 17-story steel frame office tower and five story post-tensioned concrete parking structure.

**Coastal Contractors, Owner / General Manager**  
A full service General Contracting firm specializing in high-end residential construction. Multiple projects involving complete renovations, additions and fine homes from raw site through turn-key completion.



**OTHER BUSINESS AFFILIATIONS**

20/20 Builders, *Owner / Principal*  
Specializes in custom home building, residential remodeling, commercial and institutional construction, seismic retrofits and renovations.

**PROFESSIONAL DATA**

Bachelor of Science, Mechanical Engineering  
University of California Berkeley, Berkeley, CA



**REFERENCES**

**OWNERS:**

**The Magnes Museum Foundation**  
2121 Allston Way, Berkeley, CA  
President: Barry Cohn  
510-267-6003

**Brandeis Hillel Day School**  
650 Brotherhood Way, San Francisco, CA  
Head of Campus: Bruce Werber  
415-406-1035

**CEB – UCLA**  
2100 Franklin St., Oakland, CA  
Director of Finance: Frances Donovan  
510-302-2000

**University of California Berkeley**  
2000 Carleton St., Berkeley, CA  
Project Manager: Darril de la Torre  
510-643-2962



**DESIGN PROFESSIONALS:**

**Pfau/Long Architects**  
98 Jack London Alley, San Francisco, CA  
Principal: Peter Pfau  
415-908-6408

**Studio Bergtraun Architects**  
5500 Doyle St., Emeryville, CA  
Principal: Alex Bergtraun, AIA  
510-652-0612

**Yu-Strandberg Engineers**  
410 12<sup>th</sup> St. Ste. 200, Oakland, CA  
Principals: Peter Yu, David Strandberg  
510-763-0475

**Forell/Elsesser Engineers, Inc.**  
160 Pine St., Suite 600 San Francisco, CA  
Principal: Grace Kang  
415-837-0700