



JON CZARNIK

Senior Project Manager

Summary of Qualifications

Jon Czarnik is a seasoned construction professional with 20 years of experience spanning large ground up sites, technology driven projects, educational and new tenant improvement projects. Jon's construction experience in the field has added value at Vanir with his ability to truly understand what it takes to get the job done within budget and on schedule. Jon has a very strong understanding of successful user group relationships, vendor and sub-contractor sourcing, strategic planning and problem solving. Jon has experience working as a representative for both the owner and tenant, and direct construction experience as a general contractor.

Project Experience

Microsoft, Silicon Valley Campus, Mountain View, CA. Senior Project Manager, \$754 million, 660,000 SF, Integrated Project Delivery. Project consisted of new construction and renovation of an existing building to deliver new offices, labs, and technology spaces. Mechanical and electrical design assist for all other disciplines. The redevelopment is comprised of new and renovated office space, labs, and specialty space. Two existing buildings will be renovated and subsumed into the one large building with a rooftop café, structured parking, and associated on and off-site improvements. The project is based on a forward-thinking sustainable platform including LEED Platinum, LBC, and Well Building. Responsible for budget reviews, cost auditing, contract change reviews, risk assessment evaluations, schedule review, schedule analysis, developing and enforcing the Quality Assurance Quality Control Plan, contract conformance, submittal registry development and conformance, payment application review and approval, project closeout conformance, client user coordination, client move out/in coordination, and client direct contractor sourcing, coordination, and execution of work.

Stanford Linear Accelerator Center - SLAC, 2575 Sand Hill Road, Menlo Park, CA. Senior Project Manager, \$50.1 million, Design-Bid-Build. Oversaw 5 projects, responsibilities include project reporting consisting of weekly schedule analysis and recommendations, schedule percentage complete, daily construction activities, safety observations and violations, QA/QC, project photograph progression, Contractor hours and labor, as-built review, and Architectural/Engineering conflicts and resolutions with SLAC's Subject Matter Experts and Users. In addition to reporting activities, ongoing documentation review and recommendations of potential change order requests, independent cost evaluations and validations, justification and validation for field change orders, project billing requisitions, and submittal and RFI responses and durations. When requested, Jon Czarnik assisted SLAC in negotiating and documenting appropriate scope, schedule, and budgets with stakeholders. Projects include:

B950 Utility Relocation. Senior Construction Manager, \$9.6 million, Design-Bid-Build. Demolition of existing mechanical room and equipment to furnish and install new upsized mechanical equipment and infrastructure in a newly built mechanical room on the rooftop of the existing building.

EDUCATION

Bachelor of Fine Arts,
Chico State University

CERTIFICATIONS

Design-Build-Institute of
America (DBIA)

OSHA-30 Hour

CPR

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B006 CryoEM Lab Renovation. Senior Construction Manager, \$5.7 million, Design-Bid-Build. Renovation of the interior of an existing building to provide new electromagnetically shielded rooms and utility relocation and upgrade to support the installation of User supplied Cryo-Electromagnetic Microscopes.

LCLS II Accelerator Infrastructure. Senior Construction Manager, \$26 million, Design-Bid-Build. Full MEP Infrastructure upgrade in the Gallery and the Housing area. Ungraded MEP includes CDA, Helium, N2, Domestic Water, Fire Water, Electrical Transformation and Distribution, and HVAC.

Linac Upgrade. Senior Construction Manager, \$3 million, Design-Bid-Build. Architectural and Mechanical renovations the existing path of egress to support the new LCLS II upgrade.

KSUB Replacement. Senior Construction Manager, \$5.8 million, Design-Bid-Build. Electrical Sub-Service and Main Panel upgrade to support the LCLS II Electrical Transformation and Distribution upgrade.

San Francisco Unified School District (SFUSD), Measure A Bond Program, San Francisco, CA. Senior Construction Manager, \$2 million, 100,000 SF, Design-Bid-Build. Jon was responsible for managing and coordinating all aspects of K-12 projects including, but not limited to, review of bid and proposals, preconstruction services, constructability and scheduling, finance and accounting, building code compliance, and move coordination. Projects included:

SFUSD, Lakeshore Elementary School, San Francisco, CA. Senior Construction Manager, \$1.3 million, 78,000 SF, Design-Bid-Build. Responsible for overseeing the roofing and storefront abatement and replacement project that was limited to the summer months to execute.

SFUSD, Mission Education Center, San Francisco, CA. Senior Construction Manager, \$770,000, 22,000 SF, Design-Bid-Build. Responsible for overseeing the window abatement and replacement project that was limited to the summer months to execute.

Gooch & Housego, 44247 Nobel Drive, Palo Alto, CA. Senior Construction Manager, \$10 million, 45,000 SF, Design-Build. The project converted an existing office space into an optic lens and computer component research laboratory/manufacturing facility. MEP systems were delivered using a Design-Build method.

SOMA Capital Partners, 2118 University Avenue: Blue Bottle Coffee, San Francisco, CA. Senior Construction Manager, \$1.2 million, 13,000 SF, CM/GC. This project consisted of demolition of a ground floor facility and build-out of base building improvements for potential future tenants. The project occurred in a busy section of downtown Berkeley in an occupied building.

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City of San Francisco, WeWork Golden Gate, San Francisco, CA. Construction Manager, \$16.7 million, 68,000 SF, Design-Assist. Project consisted of a turn-key tenant improvement of eight floors and base building upgrade, including main domestic and wastewater rises, new Siemen's bus duct and main panel boards, elevator upgrades, facade renovation, system wide FAS replacement and a long-term temporary generator of the historical office partial of Golden Gate Theater.

City of Hollywood, WeWork Hollywood, Los Angeles, CA. Construction and Project Manager, \$5.35 million, 36,800 SF, Design-Build. Project consisted of a turn-key Improvement of the 4th, 5th floors and a portion of the ground floor of a class A building.

City of San Francisco, WeWork SOMA, San Francisco, CA. Construction and Project Manager, \$3.6 million, 37,500 SF, Design-Build. Project consisted of a turn-key tenant improvement in all floors including basement. Responsible for project oversight and coordination including vendor sourcing, scheduling, budgeting, trade coordination, day to day operations and tracking of daily progress from beginning of demolition to project closeout documentation.

City of Berkeley, Berkeley Tower, Berkeley, CA. Project Manager/Owner's Representative, \$2.2 million, 50,000 SF, CM/GC. Worked with specific buyer to produce a fast-passed due diligence report including ADA accessibility and MEP feasibility of the space. Developed a rough order of magnitude cost to correct non-complaint conditions along with implementing ADA accessible base building components. Demolished all previous tenant components to leave a core and shell condition. Implemented a SEOR to structurally evaluate the floor diaphragm capacity for additional dead load and added 22 tons of self-levelers to the existing floor to compensate for the existing severe floor deflection. Developed and executed a design-build scheme to reconfigure the lobby to eliminate and disable person's barrier along with a new frameless glass curtain wall. Remained on the project as the owner's representative during the tenant's build-out of the upper three floors to ensure that build quality and conformance followed the lease terms.

Canning Electric, San Francisco, CA. Senior Project Manager, Design-Build. Responsible for high level project coordination and management such as Electrical Service Upgrades. Spearheading business development to achieve a more diverse field of revenue along with actively staying current with technology and code compliance. (Title 24).

Golden Gate Theater Building, San Francisco, CA. Senior Project Manager, \$830,000, 68,000 SF, Design-Build. Electrical service upgrade which included adding a temporary connection the client supplied 450 kVA temporary generator while the private network vault was expanded to accommodate an additional network transformer and addition switchgear sections were installed to service the new secondary service to the already occupied office partial of the building.