



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Jhomar Small</i>		
<b>Board/Commission Name:</b> <i>Southeast Design Review Board</i>		<b>Position Title:</b> <i>SE Board, Development</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>		<b>Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Appointing Authority:</b> <input checked="" type="checkbox"/> Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Specify appointing authority</i>		<b>Term of Office:</b> <i>Term start date 4/4/18 Term end date 4/3/20</i>
<b>Residential Neighborhood:</b> <i>Wallingford</i>	<b>Zip Code:</b> <i>98103</i>	<b>Contact Phone No.:</b> [REDACTED]
<b>Legislated Authority:</b> <i>SMC 23.41.008</i>		
<b>Background:</b> <p>Mr. Small is a Development Manager at Spectrum Development Solutions, a real estate development and advisory company. His work focuses on mixed-use multifamily and student housing, healthcare and civic oriented projects. Mr. Small previously worked for CBRE Commercial Real Estate Services and Skanska USA Building Inc.</p> <p>Mr. Small has worked in the local construction and development industry for the past 12 years. He earned a bachelor degree in construction management from the University of Washington. Mr. Small lives in Wallingford.</p>		
<b>Date of Appointment:</b> <i>03/27/18</i>	<b>Authorizing Signature (original signature):</b> <i>ROB JOHNSON</i>	<b>Appointing Signatory:</b> <i>Councilmember Rob Johnson PLUZ Committee Chair</i>

## JHOMAR G. SMALL

### EXPERIENCE

#### **Spectrum Development Solutions – Seattle, WA Corporate Office**

**September 2017 – Present**

##### *Development Manager*

- Oversee and lead entire project team and development process, reporting to the Principal in Charge.
- Robust command of all phases of real estate development from site selection, due diligence, schedule development, project budgeting, entitlements, design, permitting, construction, marketing, lease-up and occupancy.
- Manage the contractor, architect, and relevant consultants during the preconstruction and construction phases.
- Perform activities such as comprehensive drawing and specification reviews, review of contractor estimates, develop contingency exposure logs, and identify project risks.
- Collaborate with team and third-party sources to research and stay up to date on hard and soft costs, current market rents in different areas, current operating expenses, financing costs and terms and equity costs and terms

#### **CBRE Commercial Real Estate Services – Seattle, WA Corporate Office**

**August 2015 – August 2017**

##### *Project Manager*

- Strategize with clients nationwide regarding tenant improvement needs, including office and medical facilities renovations. Client projects include AVVO, Talyst, Car Toys Wireless Advocates, CDW, Accenture, Moss Adams, CBRE Global Facilities, Coffeman Engineers, Cancer Pathways (formerly Gilda's Group), American Lung, FSG, Nvidia, Juniper Networks, Salal Credit Union, and Davita.
- Manage all facets of tenant improvements including site assessment, cost analysis, budgeting, scheduling, lease review, design, permitting, and construction.
- Recommend revisions to clients' draft lease documents based on reducing risk and adding value.
- Lead construction meetings and implement RFP's for contractors, architects, vendors, and FF&E subcontractors.
- Communicate with landlord and/or building owner on building regulations, tenant allowance disbursements, and tenant move-in and occupancy.
- Provide high-level internal and external updates on project status, case studies, and anticipated cost reporting/forecasting.

#### **Skanska USA Building Inc. – Seattle, WA Corporate Office**

**July 2005 – July 2015**

##### *Senior Project Engineer*

*Oct 2013 – July 2015*

##### **400 Fairview, 14-Story Mixed Used Building – Seattle, WA (GMP) LEED Gold**

- Coordinated and collaborated closely with Skanska Commercial Development, Design Team, Sub Consultants, and the City of Seattle to lead building efforts of new development.
- Managed all aspects of mechanical, electrical, plumbing, and fire protection subcontracts, including self-perform steel and exterior finishes to ensure schedule, budget, and scope implementation.
- Supervised and managed the building information modeling (BIM) process to resolve building clashes and conflicts.

##### *Senior Project Engineer - Special Projects*

*May 2013-April 2014*

##### **Skanska USA Building, Seattle, WA**

- Secured, oversaw, and/or managed tenant improvement work ranging from \$250,000 to \$9 million.
- Relevant projects:
  - 2900 First Avenue - Seattle WA
  - MS Building 40 and 41 - Redmond, WA
  - Washington State Convention Center First Floor Bathroom - Seattle, WA
  - MS Building 83 – Performed Due Diligence of Existing Building - Redmond, WA
  - 600 Plaza 5<sup>th</sup> Floor – 2<sup>nd</sup> Watch Tenant Improvement Project - Seattle, WA

##### *Senior Project Engineer*

*May 2012-May 2013*

##### **Boeing Delivery Center - Everett, WA (Negotiated Cost Plus Fixed Fee) LEED Gold**

- Lead construction coordination, managed schedule, and tracked budget from early design, to final completion of new office building.
- Managed all aspects of mechanical, electrical, plumbing, fire protection, and passenger load bridge subcontractors from the construction phase to final closeout and commissioning.
- Implemented Boeing safety standards for flight line work.
- Advised on creation of Skanska's Digital Resource Center, a cloud based online program that allowed efficient oversight of drawing plans and specifications.

##### *Senior Project Engineer*

*July 2010-May 2012*

##### **200 West Pump and Treat Waste Water Facility - Hanford, WA (GC) LEED Gold Bio Building**

- Served as Quality Assurance and Quality Control Engineer and ensured strict compliance with contract specifications.
- Coordinated and facilitated inspections with engineers, special inspectors, and construction managers for all phases of construction work and sign off.
- Maintained document control for standards implemented by the Department of Energy.
- Oversaw the scheduling, budgeting, and resolution of technical challenges related to integration of Government Furnished Equipment.
- Managed special inspections performed by third-party testing agency.
- Transitioned into Cost Manager and facilitated final closeout for subcontracts, and cost dispute resolution.

**Project Engineer**

*March 2009-July 2010*

University of Washington Medical Center Expansion Project - Seattle, WA (GCCM)

- Instituted Subcontractor buyout of all Subcontracts on the job through competitive bid process.
- Coordinated all instructions and invitations to bid, and answered bid questions during, before, and after award of contracts.
- Negotiated, drafted and instituted all subcontracts and accompanying exhibits for interior finishes. Tracked and maintained the overall 120+ million budget against actual bids and provided recommendations on savings and efficiencies.
- Managed subcontractor compliance with hospital requirements, including mold, dust, electrical shut-downs, and infection controls.

**Project Engineer**

*February 2007-April 2009*

Snoqualmie Casino, Snoqualmie WA (GC)

- Managed multiple components of development, including but not limited to costs, submittals, design, change orders, RFI's, and closeout.
- Worked and developed subcontractor bid packages, contracts, exhibits, and schedules.
- Managed subcontracts for site work and civil scope, exterior and interior finishes, and North Bend highway roundabout.

**Project Estimator**

*July 2005-February 2007*

Skanska USA Building, Seattle, WA

- Completed preconstruction review of logistic plans, overall scope buyout, cost management, and coordination with site project team.
- Performed quantity takeoff and cost estimates for a multitude of projects before and during construction.
- Created bid packages and reviewed all relevant contract documents for inclusion in subcontracts.
  - Relevant Projects: Microsoft Tenant Improvements / Safeco T.I.'s, 9<sup>th</sup> and Stewart Building 8<sup>th</sup>, and Virginia Building – Seattle, WA, Bravern, and Advanta Projects – Bellevue, WA

**EDUCATION**

University of Washington, Seattle, WA

Bachelor of Science in Construction Management

May 2006

- Relevant Courses: Project Management, Cost Estimating, Contract Documents, Safety, Construction Surveying, Real Estate Development, Scheduling, Engineering

**MEMBERSHIPS, CERTIFICATES, AND ACTIVITIES**

- CoreNet – Washington Chapter
- U.S. Green Building Council
- OSHA 30 Certified
- U.S. Corps of Engineers Construction Quality Management Certificate
- Past Member of Skanska USA Quality Assurance and Quality Control committee
- Past Mentor and Coach of North Central Little League Baseball

**SKILLS / OTHER**

- Proficient with Microsoft Excel, Outlook, Word, PowerPoint, Bluebeam, MS Project, Prolog – Document/Cost Management Software, and Project Insight. Knowledge in Primavera, Revit, and AutoCad.
- Team player with a high emotional intelligence that possesses strong analytical, communication and organizational skills, and the ability to multi-task, meet expedited deadlines, learn quickly, set the standard, and work independently and efficiently.
- Part of the pursuit interview team that won the WA State Convention Center Seattle 1.3-billion-dollar expansion while at Skanska.

## Seattle Design Review Boards - March 2018

*36 Design Review Board Members:* Pursuant to SMC 23.41.008, *all* members are subject to City Council confirmation, *two-year* terms that may be re-appointed to a second term:

- *11* City Council-appointed
- *11* Mayor-appointed
- *14* Joint Mayor and Council appointed
- *1* Mayor appointed per SMC 3.51 (*Get Engaged*)

### Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
1	F	7	1.	Local Residential, DT	Leong, Grace	4/4/2017	4/3/2019	2	Mayor/Council
6	F		2.	Local Community, NE	Haima, Katy	4/4/2017	4/3/2019	1	Mayor
6	M		3.	Development, SW	Rosenstock, Scott	4/4/2018	4/3/2020	1	Mayor
1	M	7	4.	Business/Landscape, W	Nishiwaki, Homero	4/4/2017	4/3/2019	2	Mayor/Council
4	F	1	5.	Local Residential, SW	Loya, Crystal	4/4/2017	4/3/2019	1	Mayor
6	F		6.	Business/Landscape, E	Anderson, Betsy	4/4/2018	4/3/2020	1	Mayor/Council
9	M		7.	Local Community, SE	Colley, Chris	4/4/2018	4/3/2020	2	Mayor
9	M		8.	Development, SE	Small, Jhomar	4/4/2018	4/3/2020	1	Council
6	F	6	9.	Local Community, NW	McNichols, Emily	4/4/2018	4/3/2020	2	Council
6	M	6	10.	Local Business, NW	Bell, Chris	4/4/2017	4/3/2019	2	Mayor/Council
9	M		11.	Design Professional, E	Taaca, AJ	4/4/2017	4/3/2019	1	Mayor
6	M		12.	Development, NW	Campbell, Andy	4/4/2018	4/3/2020	1	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2018	4/3/2020	1	Mayor/Council
6	M		14.	Development, E	Townsend, Alistair	4/4/17	4/3/2019	1	Council
6	M	3	15.	Development, NE	Marria, James	4/4/2018	4/3/2020	2	Council
1	M		16.	Local Community, SW	Cheng, John	4/4/2018	4/3/2020	1	Council
6	M		17.	Design Professional, NE	Rusler, Dan	4/4/2018	4/3/2020	1	Council
6	M	1	18.	Design Professional, W	Walters, Brian	4/4/2017	4/3/2019	1	Council
6	M		19.	Local Community, W	Morefield, John	4/4/2018	4/3/2020	1	Mayor
6	F	6	20.	Development, DT	Bail, Belinda	4/4/2017	4/3/2019	1	Council
6	M		21.	Business/Landscape, SW	Hutchins, Matt	4/4/2017	4/3/2019	1	Mayor/Council
6	F	2	22.	Design Professional, SE	Dagliano Holmes, Carey	4/4/2017	4/3/2019	2	Council
6	M	4	23.	Design Professional, NW	Walzak, Keith	4/4/2017	4/3/2019	2	Mayor

6	M	3	24.	Local Community, E	Haas, Andrew	4/4/2017	4/3/2019	1	Council
6	F		25.	Local Residential, NW	Rock, Lauren	4/4/2018	4/3/2020	1	Mayor/Council
6	M	7	26.	Community, DT	Calvert, Bradley	4/4/2018	4/3/2020	2	Mayor
6	M	6	27.	Development, W	Porter, Stephen	4/4/2017	4/3/2019	1	Mayor
1	F	4	28.	Local Residential, NE	Jeerage, Anita	4/4/2017	4/3/2019	1	Mayor/Council
6	M		29.	Design Professional, DT	Palushock, Ed	4/4/2018	4/3/2020	1	Mayor
6	M	1	30.	Design Professional, SW	Caffrey, Donald	4/4/2017	4/3/2019	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Bader, David	4/4/2018	4/3/2020	1	Mayor/Council
6	F	7	32.	Local Residential, W	Martin, Patreese	4/4/2017	4/3/2019	1	Mayor/Council
6	F	3	33.	Local Residential, E	Alexander, Melissa	4/4/3017	4/3/2019	1	Mayor/Council
3	M	2	34	Local Residential, SE	Romero, Charles	4/4/2017	4/3/2019	2	Mayor/Council
6	M		35.	Business/Landscape, NE	Bishop, Brian	4/4/2018	4/3/2020	2	Mayor/Council
2	M	7	36.	Get Engaged, DT	Argyle, Aaron	9/2/2017	9/1/2018		Mayor (SMC 3.51)

New Appointments

Re-appointments

Shifting Roles (NE Board – Brian Bishop into Business/Landscape position for remainder of term)

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	10	2	0	0	0	1	0	1	0	8	0	0	2
Council	7	3	0	0	1	0	0	0	0	8	0	0	1
Joint	8	6	0	0	3	0	1	0	0	10	0	0	0
Total	25	11	0	0	4	1	1	1	0	26	0	0	3

**Key:**

**\*D** List the corresponding *Diversity Chart* number (1 through 9)

**\*\*G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

**RD** Residential Council District number 1 through 7 or N/A

*Diversity information is self-identified and is voluntary.*