



PROFESSIONAL BIO – JULIE CRISCIONE

JMC Owner's Rep Services is recognized by the Cuyahoga County Office of Procurement and Diversity as a certified SBE/ WBE business. Julie Criscione is a registered architect, and skilled owner's representative with experience in all aspects of architectural planning and management. Julie gained a broad breadth of knowledge as a reliable advocate for clients building new facilities and has managed diverse projects ranging in budget from \$500K to \$150M. Many of these projects involved the support of and partnership with non-profit organizations. In her service as a trustee for several non-profits, Julie has prime involvement with the particular stewardship and guidance necessary to balance the organization's budget with their spatial and programmatic needs.

JMC Owner's Rep Service, LLC launched in 2016 with a commitment to assist non-profit organizations and institutions with building projects that provide the best outcome and value. With 20 years of experience as an owner's representative, Julie has diverse exposure to cultural and philanthropic institutions as well as mission-based non-profits serving the disadvantaged community in Cleveland. As a longtime resident of East Cleveland, Julie actively strives to support the unique needs of her community.

Armed with this expertise, Julie can bring highly desirable management skills to renovation and construction projects:

Project Planning

Align various projects with the most beneficial delivery methods: Design-Bid-Build, Design-Build, Construction Manager at Risk and Multiple Prime depending on the size and type of project.

Solicit contractors and administer the selection process, including evaluation and due diligence. Manage the selection process through to final decision by the client.

Develop and confirm the total project budget inclusive of all associated costs to complete the work.

Align the right team with the appropriate project. Create and administer Requests for Proposals, conduct evaluations and interview candidates.

Facilitate the development of the client's program and alignment with operational needs. Enforce roles and responsibilities to manage the team of professionals throughout the process.

Facilitate approvals with the governing authorities having jurisdiction over the building project.

Build consensus through community outreach and meetings with stakeholders as appropriate to provide a successful project outcome.

Budget Management and Oversight

Review construction costs for validity, monitor budget line item expenditures and maintain overall project budget throughout the duration of the project.



Facilitate decision-making between the owner, construction manager, architect and other consultants to ensure timely progress.

Review and align the scope of all work, both the construction hard cost including owner furnished scope and soft costs within a limited budget. Success with completing all projects below or within the established budget.

Assure all building related costs and associated scope are fully included for completion of the capital improvements.

Assist with creating operating and maintenance budgets for non-profit clients.

Project Administration

Review design documents to support the client's program of needs throughout all phases of the project. Coordinate with the design team that all related building codes are addressed in the documents for compliance with local, state and federal law.

Attend all project and construction meetings on site to maintain awareness of project progress during design and construction. Provide committee and board updates at meetings as required throughout project.

Monitor schedule for the total project, assure client decisions are made promptly but thoughtfully and provide direction among parties as needed.

Coordinate procurement of all owner furnished items such as furniture and equipment and manage the bid process on behalf of the client. Facilitate selections and decision-making through installation. Assure efficient delivery and setup with minimal disruption.

Review all construction payment applications and associated invoices for hard and soft costs related to the projects. Prepare cost requisitions for monthly drawdown of funds.

Provide regular reports and update board of trustees and oversight committee members on project progress, schedule and budget.

Assist with compiling due diligence and information for funders, banks and lenders working on the project capital campaign.

Coordinate project closeout: facilitate the completion of punch lists, coordinate design professional's review of and compile all warranties, manuals and as-built documents for client files.

Legal Support

Target review of contract language and align contract business terms with client's project for all consultants involved in the project. Knowledgeable in consultant and construction contracting protocols.



Review insurance requirements and levels of adequate coverage for contractor and professional liability as well as property protection (builder's risk or rider).

Provide oversight with the intention of avoiding any claims and disputes. Support client with recommendations in the event that issues arise during the course of the project.

Education:

Ohio State University, Columbus, Ohio - Degree: B.S.I. D. Industrial Design 1982

Professional Registrations/ Affiliations:

Ohio Architectural Registration No. 11492 -	1996 – Present
American Institute of Architects (AIA) -	1996 – Present
East Cleveland Parks Association Board - Past President & Treasurer	2003 - 2012
City of East Cleveland Architectural Review Board Chair	2008 - Present
A. M. McGregor Home – Board of Directors/ Trustee	2017 – Present
Cleveland Rowing Foundation – Trustee/ Building Committee Chair	2019 - Present

Project Experience - Owner's Representative:

Cleveland Heights - University Heights Libraries	2020 - Present
Cleveland Animal Protective League – Renovation and Addition	2017 - Present
Musical Arts Association – Severance & Blossom Multiple Projects	2017 - Present
ICA – Art Conservation, Renovation	2018 - 2019
City of Willoughby Historic Center Developer Selection	2017
Glenville Produce Market, Cleveland, OH	2016 - 2018

Prior Experience- Primary Owner's Representative with prior firm:

Cleveland Museum of Natural History/Cleveland, OH	2013 - 2016
Tinkham Veale University Ctr., CWRU /Cleveland, OH	2010 - 2013
Near West Theatre, Gordon Square Arts District/Cleveland, OH	2008 - 2012
Museum of Contemporary Art Cleveland (MOCA) /Cleveland, OH	2009 - 2012
Cleveland Hearing and Speech Center /Cleveland, OH	2006 – 2009
Multiple Buildouts for Thompson Hine Law Offices, Cleveland, OH, Columbus, OH, Dayton, OH, Atlanta, GA, Washington DC, NYC	2006 - 2016
Cleveland Heights-University Heights Public Library – Noble	2010 - 2011



LifeBanc /Cleveland, OH	2008 - 2010
Rock and Roll Hall of Fame Museum Library Archives /Cleveland, OH	2007 - 2009
Great Lakes Science Ctr. / William G. Mather Connector /Cleveland, OH	2006 – 2009
University Circle Place - Commodore Place Apartments, Cleveland, Oh	2005 - 2007
Care Alliance Dental Clinic/ Cleveland, OH (pro-bono as board member)	2006 - 2007
East Cleveland Public Library/East Cleveland, OH	2004 - 2006
Cleveland Heights-University Heights Public Library - Main	2003 – 2006
The A.M. McGregor Home/East Cleveland, OH	2001 – 2006
PNC Park, Pittsburgh, PA	2000 – 2001

Prior Experience – Facilitator/ Project Management Consultants, LLC:

Miami Marlins Ballpark/Miami, FL - GMP Facilitation	2007
Kansas City Royals Kauffman Stadium/Kansas City, MO - GMP Facilitation	2007
Cleveland Botanical Gardens/Cleveland, OH – Team Alignment	2005
Akron Art Museum/Akron, OH – Team Alignment	2001
Ohio Schools Facilities Commission /Columbus, OH – K-12 Schools	2000 - 2001

Prior Experience: Project Architect/ Project Manager (Various Past Employers):

Severance Hall/Cleveland, OH	1998 - 2000
Allen Theater/Cleveland, OH	1997 - 1998
WXIX Channel 19/Cincinnati, OH	1994 - 1996
WOIO/WUAB Channel 19 and 43/Cleveland, OH	1992 - 1994