



Jason Zieba

Principal

With more than 17 years of experience and specializing in project/office management, operations, client relations, customer service, customer development, marketing/business development, engineering, interior and exterior lighting and controls design, low voltage/SCS engineering, AV design, security systems, fire alarm design, LEED certification/ analysis, MEP commissioning and energy assessments. Completing hundreds of projects throughout the west coast for private sector commercial and industrial facilities.

Jason's responsibilities have included project management and electrical engineering systems from preliminary through construction documentation phase, defining scope of work, estimating design budget hours, estimating probable construction costs, project scheduling, writing specifications, reviewing, and approving contractor submittals, selecting equipment, providing construction support and preparing design and construction packages.

Specializes in commercial ground up construction, commercial tenant improvement, fitness centers, technology industry based project/specifics including: labs, anechoic chambers, screen rooms, clean rooms, alternative energy systems, UPS systems, Inverter systems, grounding systems and life safety/legally required system. Advanced knowledge of educational (DSA submissions), green room and black box video, news production studios, conference centers, large training rooms, class rooms and all hands rooms. Approved and completed GSA based scope of work, and health care applications (including OSHPD submissions). Assisted in several large multi-family residential projects in engineering and lighting design.

Advanced knowledge in low voltage based systems including SCS/low voltage design for MPOE/MDF/IDF layouts, elevations and specifications. SCS pathways/conduit/J-hook, cable tray design and several DAS Systems. Completed designs for AV layouts, elevations and specifications, WAP Heat mapping.

Experience in all relevant editions of industry computer applications and programs with ability to utilize, assist and train others in systems design and engineering.

Education

B.S., Computer Science,
Sacramento State

Associate of Science -
Major in Drafting and
Design
ITT Technical Institute

Registrations and Certifications

LEED Certified (Electrical):
California



Relevant Experience

Director of Engineering

CBF Electric – San Francisco CA in 2018-2020

Union Electrical Contractor (Local 6, Local 617, Local 223)

Director of Engineering for Electrical, Fire Alarm and Low Voltage (AV, Security and SCS) for 2 years. Created all the templates and divisions for CBF Electric and Data who are Union Contractors. Managed all day to day operation for engineering division. Specialized in business development, marketing and sales handling all direct client communication and relations. Created new client base consisting of developers, architects, design build GCs, project management companies, real estate managers, reps, industry partners, distributors and manufactures. Created all divisions processes, forms, engineering templates and processes/methods. Provided all proposals and pricing for all divisions while managing all project costs, overhead, salaries/compensation, division health and overall profitability. Handled all QA/QC for electrical/LV engineering, code relevance and constructability.

(Role: Director of Engineering. YR: 2020)

Senior Associate – TKISC

MEP Engineering Firm

Orange County/San Jose, CA in 2012-2018

Managed day to day operations at San Jose branch for business development/marketing/sales and client communication/relations. Created new clients for firm consisting of architects, design-build contractors, project management companies, developers, GC's, reps, distributors and manufactures.

Attended OAC meetings, conference calls, coordination meetings, programming meetings, site walks, punch walks, permit submittals, proposals and finances negotiations, hourly billing/project health management, project/deadline management, QA/QC processes and employee scheduling for branch. Handled employee coaching/review process, new employee interviewing/hiring processes, training and continued education for team.

(Role: Senior Associate. YR: 2018)

Senior Project Manager – Konsortum 1

MEP Engineering Firm

Orange County/Sacramento, CA in 2006-2012

Project Manager/Project Leader for many large scale ground up core & shell, 2nd generation tenant improvements and design build scope. Managed the project scope including proposal stage, design development, schematic design, construction documents, permit process, submittal review, construction meetings/calls, punch walks and project close out.

Designed/reviewed engineering scope on projects including QA/QC process for power distribution, single line diagrams, feeder schedules, load calcs, panel schedules, transformer schedules, UPS/PDU schedules/specifications, power plans, lighting plans lighting design, lighting control, lighting specifications, fire alarm specifications, electrical details and electrical specifications.

(Role: Senior Associate/Senior PM/Electrical Engineer. YR: 2006-2012)



Designer – Sentinel Fire & Alarm

Fire Alarm Monitoring and Suppression

Sacramento, CA in 2004-2006

Designer for Fire Alarm contractor specializing in installation of systems in large commercial buildings. Engineering experience included education and layouts for notification/suppression for data centers, server rooms, MDF/IDF Rooms with multiple types of suppression systems.

(Role: Designer. YR: 2004-2006)

Commercial Office – Campus

Santa Clara Gateway – Santa Clara, CA

Designed by world-renowned architect Pei Cobb Freed, Santa Clara Gateway is a next-gen workplace community. It's ideal location and wealth of onsite conveniences help cutting-edge companies recruit and retain top talent. Designed and Managed MEP engineering for 900,000 SF of flexible, next-gen workspace. Technology enhanced conference center, wifi-connected outdoor workspace, engaging fitness center and outdoor sports court, abundant and convenient surface parking, certified LEED Gold by US green building council. (Role: Lead Project Manager/Electrical Engineer, YR: 2010-2013)

Santa Clara Square – Santa Clara, CA

Lead Project Manager/Elec Engineer on one 8-Story and seven 6-story buildings, 1.7M square feet of office space with floor to ceiling glass. Certified LEED Gold by US green building council. Communal spaces such as the den, the library and the backyard which are public areas with-in the campus. Two private Gyms, outdoor courts and sports, parking garages and retail/restaurant spaces. (Role: Lead Project Manager/Electrical Engineer, YR: 2014-2020)

Corporate Tenant Improvement

Taco Bell / Yum Brands Headquarters – Irvine, CA

Project services included 181,000 square feet of tenant Improvement to provide LEED CI Gold Certification. We used cost effective, adaptive re-use and energy efficient solutions throughout the project to minimize cost and carbon foot print and to provide LEED Certification, while supporting the Taco Bell brand with its energy, sense of play and strong corporate identity. (Role: Lead Project Manager/Electrical Engineer, YR: 2012)

Broadcom Northern California Headquarters – San Jose, CA

1.3 million SF project consisting of demolition and tenant improvement of two existing 6 story office building and two existing 3 story office buildings. Project included open office space, technical lab space, café, fitness center and conference centers. Specialized in the project management and design for MEP systems and equipment that were completely replaced for all of the buildings. This project included 2 new parking garages and a new data center. (Role: Lead Project Manager/Electrical Engineer, YR: 2018)

Corporate Build to Suit

Monster Energy Headquarters – Irvine, CA

tk1sc and StudioK1, working with interior architects H. Hendy Associates, helped to create the new corporate home for Monster Energy, in Corona, California. Providing electrical engineering, voice/data cabling design, access control & security camera system design, data center design, mechanical and plumbing engineering, and StudioK1 providing lighting design, this project showcases all of my design capabilities. In addition, we leveraged the “intelligence” within each of these systems to create a unified Facility Management System or a “single pane



of glass” management display allowing transparent access, monitoring and management for each of these systems in one place. Built-out by JLC Associates, the General Contractor, and their formidable team of MEP subcontractors, this 125,000 square foot 6-story facility was designed to use 12% less lighting energy than stipulated by California’s stringent Title 24 energy code, making it not just a cool place to work, but an energy efficient one. (Role: [Lead Project Manager/Electrical Engineer, YR: 2014](#))

[Manufacturing and Assembly](#)

Lucid Motors – Hot Labs – Newark, CA

This project included the renovation and design for bench labs with-in existing building. These labs serve as R&D research for Lucid Motors and their upcoming vehicle release. Specialized in the Electrical engineering and project management in a design building scenario. (Role: [Project Manager/ Electrical Engineer, YR: 2020](#))

Lucid Motors – High Bay – Newark, CA

This project included the renovation and design for High Bay labs, R&D Battery Lab and Machine Shop with-in existing building. These labs serve as R&D research for Lucid Motors and their upcoming vehicle release. Specialized in the Electrical engineering and project management in a design building scenario. (Role: [Project Manager/ Electrical Engineer, YR: 2020](#))

Meggitt Defense Systems – Corona, CA

This federal defense contractor consolidated three facilities into a single building, which previously housed the southern California headquarters of a major automobile manufacturer. The new facility includes Office areas, Engineering Labs, Manufacturing and Assembly areas. With a limited project budget we were able to re-utilize a majority of the existing mechanical systems despite the new functional requirements. (Role: [Electrical Engineer, YR: 2013](#))

[Data Center](#)

Western Digital – Irvine, CA

Western Digital consolidated its headquarters, moving to a 365,000 SF facility in Irvine, CA. The project began with space planning for a 50-cabinet Enterprise Data Center. After working with Client to determine room requirements based on operational needs, tk1sc space planned the Information Technology equipment layout and coordinated power/cooling layouts with the team. (Role: [Lead Project Manager/Electrical Engineer, YR: 2015](#))

Verizon – Rancho Cordova, CA

This new headquarters facility was completed in separate shell and core and tenant improvements packages. Comprised of five multi-story buildings the campus includes a Data Center, Call Center, full service Cafeteria, and Employee Fitness Center. The Data Center and support spaces are supported by a dedicated central plant with full emergency power back-up. (Role: [Lead Project Manager/Electrical Engineer, YR: 2011](#))

[Semiconductor](#)

Global Foundries – Santa Clara, CA

140,000 SF of first generation tenant improvement on five floors of a new commercial office building. The space is comprised of open as well as private offices, board room, training rooms, conference rooms, break rooms and support areas. tk1sc provided mechanical, electrical and plumbing engineering and commissioning services. (Role: [Lead Project Manager/Electrical Engineer, YR: 2013](#))



Civic

Ronald Reagan Federal Building & United States Courthouse

This Federal Building and United States Courthouse is the centerpiece of revitalization in the downtown Santa Ana area. The project included 14 courtrooms for United States Bankruptcy Court, United States District Court and Special Proceedings Courts. Mechanical and plumbing systems were designed to General Services Administration (GSA) Guidelines including U.S. Attorneys offices, U.S. Marshal holding cell areas and subterranean parking areas ([Role: Electrical Engineer, YR: 2010](#))

Education

UCI Irvine Engineering III - Irvine, CA

This five-story facility houses a research center for the School of Engineering Sciences. The facility features laboratories include wet and dry labs, an auditorium and office space for faculty, staff, postdoctoral researchers, graduate students and visiting scientists. tk1sc provided electrical engineering, architectural lighting design, telecommunications design, audio / visual systems design, security systems design, fire alarm system design, and utility company consulting services for this project. ([Role: Electrical Engineer, YR: 2008](#))

Labs and R&D

Broadcom Headquarters, Northern California – San Jose CA

575,000 SF project consisting of demolition and tenant improvement to two existing 6-story office buildings and two existing 3-story office buildings. Project includes open office space, technical lab space, café, fitness center, and conference centers. MEP systems and equipment are completely replaced for the two 6-story buildings, and existing rooftop mechanical units are reused at the two 3-story buildings. The exterior skin facades of two buildings are renovated, and the project also features a new four-level, 810 stall parking garage and significant site work for Broadcom's new campus in North San Jose. ([Role: Lead Project Manager, YR: 2017](#))