



GLOBAL MODULAR PARTNERS, LLC

FUAD S. SWEISS, P.E., P.L.S.
FOUNDER



PROFESSIONAL EXPERIENCE

1. Global Modular Partners, LLC

12/2019 – To date

“Founder”, www.globalmodularpartners.com

Founded a new company to revolutionize modular construction to create durable, green, high-quality modular units at affordable prices to be used for assembling multi-unit residential buildings, hotels, offices, homeless shelters, etc. Provide modular project management services, peer review, and permit expediting services for conventional and modular building projects. Advisor for multiple companies with state-of-the-art technologies including modular factories, data centers, crypto mining farms, innovative light rail technology, construction, and green infrastructure projects.

2. STATE OF CALIFORNIA - California Seismic Safety Commission

5/2013 – To date

“California State Commissioner - Vice Chair”, <https://ssc.ca.gov/staff/>

Appointed twice by Governor Jerry Brown and once by Governor Newsom to serve on the State Seismic Safety Commission. The Commission oversees earthquake safety and emergency management programs, funds research studies, and provides technical advice to the Governor and State and local agencies on earthquake science and seismic safety.

3. CITY OF SANTA ANA – ORANGE COUNTY

6/2018 – 12/2019 (1.5 Years)

“Executive Director – Public Works Agency”, www.santa-ana.org/

Lead the Santa Ana Public Works Agency which included the Departments of Water, Sewer, Traffic, Roads, Buildings, Fleet, Maintenance, Accounting, and Administration with a multi-Million CIP budget and over 225 employees.

4. CITY & COUNTY OF SAN FRANCISCO – Mayor’s Office

7/2016 – 6/2018 (2 Years)

“Mayor’s Senior Policy Advisor”, [Office of the Mayor | \(sfmayor.org\)](http://OfficeoftheMayor|sfmayor.org), AND <https://sf.gov/>,

Advised Mayor Ed Lee of San Francisco and his Chief of Staff on Climate Change and Sea Level Rise and its impact on the city’s shoreline, Port, Airport, Transportation, and infrastructure. Worked with City Planning and other city departments, real estate developers, local, state, and federal agencies on various programs including risk assessment, funding options, policies, and specific programs related to SLR and improving the city’s resiliency.

5. CITY & COUNTY OF SAN FRANCISCO – Public Works

1/2009 – 6/2016 (7.5 Years)

“City Engineer/Director of Infrastructure” & Deputy Director of Public Works, www.sfpublishworks.org/

Managed the City’s Design & Construction Division with about 500 employees and a portfolio of 285 projects valued at over \$3.0 Billion. City’s assets include thousands of miles of streets, sidewalks, underground utilities, and over 550 municipal buildings and facilities such as airport, port, police and fire stations, libraries, parks, hospitals, etc.

6. ACCESS Design & Construction

5/2006 – 12/2008 (2.5 Years)

“Founder & President”

Founded a consulting engineering and real estate development firm and managed a team of engineers and consultants working on designs, cost estimates, feasibility studies, and construction management services for various projects.

7. CITY OF OAKLAND – Public Works & Economic Development

3/1988 – 3/2006 (18 Years)

“Manager - Engineering Design Division”, www.oaklandca.gov/departments/public-works

Managed the Engineering Design Division which was responsible for the planning and design of a multimillion improvement program for the City’s infrastructure (sewers, storm drains, sidewalks, and street network).

8. BLACK & VEATCH INTERNATIONAL & CONSULTING ENG. CENTER 8/1981 – 8/1987 (6 Years)

“Senior Engineer”, <https://www.bv.com/> AND <https://sajdi.com/>

Held various positions with the Joint Venture of Black & Veatch International (Kansas City) and Consulting Engineering Center (Amman). Supervised the design and construction of USAID-funded multimillion Dollar infrastructure improvement projects for various cities in Jordan.

EDUCATION

B.S C - Civil Engineering, University of Jordan, Amman, Jordan, June 1981 <http://engineering.ju.edu.jo>

PROFESSIONAL LICENSES & CERTIFICATES

Professional Civil Engineer (PE)	Since 1989	License No: CE45047 www.bpelsg.ca.gov
Professional Land Surveyor (PLS)	Since 2008	License No: L 8433 www.bpelsg.ca.gov
General Engineering Contractor - Class A	Since 1993	License No: A670872 www.cslb.ca.gov/
USGBC LEED AP	Since 2009	USGBC: www.usgbc.org/
Certified Disaster Relief Engineer, OES	Since 1998	License: SAPC51012 www.caloes.ca.gov/
Real Estate Broker License (Expired)	Since 2001	License No: 1334832 www.dre.ca.gov/

POSTS & VOLUNTEERING

Commissioner, State of California, Seismic Safety Commission, Governor’s Appointments in 2013, 2015, 2019
Advisory Board Member, University of California, Irvine (UCI), School of Continuing Education, Appointed March 2022
Advisory Board Member, CyberTran International Inc., Since August 2021
American Public Works Association (APWA), Member through 2019
American Society of Civil Engineers (ASCE), Member through 2018
International City Management Association (ICMA), Member through 2019
Advisory Board Member, Holy Land Christian Ecumenical Foundation, 2013-2017
Board Member, Construction Management Association of America (CMAA), 2011-2012
City of San Francisco GIS Advisory Board, San Francisco, 1996-1998
Engineer’s Union/Local 21, Two-term President, Oakland Chapter, Oakland, 1992-1996
St. John Orthodox Church, Vice Chair, Orinda, 2017

PAPERS, PRESENTATIONS & OTHER ACTIVITIES

- **The White House, Washington DC** – Apr 2019 - Invited by the White House Administration to attend meetings on the Opportunity Zones Act and to hear directly from President Trump, HUD Secretary Ben Carson, Treasury Secretary Steven Mnuchin, and other senior administration staff on regulations tranche.
- **California, Sacramento – Governor’s Conference with Mayors of the 13 Largest Cities in California** – Mar 2019 - Attended all-day meetings with Governor and the mayors of the largest cities (including Los Angeles, San Francisco, San Diego, etc.). I represented Santa Ana along with Mayor Pulido and heard directly from various State Senators and Assembly Representatives on solutions for the housing crisis and homelessness in California.
- **New York -Columbia University - Presentation on Actionable Science, Sea Level Rise, and impact on CIP Programs.** Presented at the Sea Level Rise & Coastal Impacts Conference held at Columbia University in July 2017. Conference attended by 350 scientists from 41 countries to discuss findings from latest studies on Sea Level Rise.
- **San Francisco - Infrastructure Summit - October 2017.** Gave a presentation on SLR and the Sea Wall Project. Won the “Project of the Year” Award.
- **San Francisco - West Coast Mayor’s Conference** – December 2016: Helped coordinate agenda and presentations on funding Infrastructure projects.
- **Malta – Gave a one-on-one Presentation to His Excellency Joseph Muscat, Prime Minister of Malta on SLR, building codes, and earthquake early warning systems, 2014.**
- **Haifa – Israel, 2013,** led a delegation to Haifa and gave presentations on Earthquake Early Warning and Emergency Preparedness.
- **Turkey - SF Fleet Week, Humanitarian Disaster Relief, 2011,** Lead a delegation to Van in Eastern Turkey to inspect, assess, and advise on damage caused by two major earthquakes that hit the region in October 2011. Prepared and presented a paper to the Mayor’s office and City Departments on the Van earthquake and how San Francisco can benefit from such experience.
- **San Francisco-Amman Sister City Committee, 2010.** Worked with Consulate and Embassy of Jordan representatives to coordinate a visit by Mayor of Amman Omar Maani to San Francisco, meeting with Mayor Gavin Newsom, and signing the San Francisco-Amman Sister City agreement.

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- **Stanford University & UC Berkeley** – Presented at multiple conferences on Leadership and the profession of Civil Engineering.
- **APWA 2010 Congress, Boston, MA** - Prepared and presented a paper titled “**How You Can Rethink Your City’s Public Realm**” on Complete Streets, Pavements to Parks, and Sunday Streets programs in San Francisco.
- **Pipe User Group (PUG) Annual Conference, Berkeley, 1997**, Prepared and presented a paper on utilizing AutoCAD, GIS, & Digital Maps in the design of sewer and storm drain projects.
- **United States Agency for International Development, USAID, Jordan, 1983-1987**, Participated in several conferences and presentations to international consultants and contractors to solicit proposals and bids for multi-million USAID projects in Jordan.
- **United Nations Relief & Works Agency, UNRWA, Vienna, Austria, 1994**, Selected from a pool of 350 candidates to manage a \$300 Million West Bank and Gaza Strip Water and Wastewater Project.

GENERAL OVERVIEW OF PROJECT MANAGEMENT

Between January 2009 and July 2016, Fuad served as “City Engineer” for the City & County of San Francisco (CCSF). At that time, CCSF had 32 departments, about 35,000 employees, an annual budget of \$11.0 Billion, and its 10-year CIP exceeded \$32.0 Billion. As City Engineer, Fuad supervised the Public Works Engineering and Construction Division which included the Bureaus of Engineering, Architecture, Construction Management, Project Management, and Street Use and Mapping. The five bureaus had 500 employees mostly engineers, architects, and project managers with a wide variety of expertise and responsibilities. Specifically, the Bureau of Project Management was directly in charge of the delivery of major projects on behalf of other CCSF departments such as the Departments of Public Health, Police, Sheriff, Fire, Port, Airport, Transportation, parks, and recreation, public utilities, etc. The Bureaus of Engineering and Architecture operated similar to A/E firms to design certain projects, while the Bureau of Construction Management was responsible for managing the construction of various projects built by outside contractors. The Bureau of Street Use and Mapping was responsible for managing and permitting projects within the Public Right-of-Way and handling all Land Surveying responsibilities for CCSF. The total number of projects managed by Fuad’s department at any given time exceeded 385 projects and was valued between \$2.0-\$3.0 Billion.

MAJOR PROGRAMS & PROJECTS

CCSF owned over 800 buildings including hospitals, fire stations, libraries, jail, airport and port facilities, park and recreation facilities, water and sewer projects, treatment plants, and a convention center. Given the large number of projects that Fuad was responsible for, here is a list of some of the major projects completed under his supervision:

1. SF General Hospital at a cost of \$1.02 Billion, completed November 2015, www.zuckerbergsanfranciscogeneral.org
2. The Laguna Honda Skilled Nursing and Rehabilitation Center, \$594 Million, was completed in March 2014. www.lagunahonda.org
3. SFPUC Headquarters, \$201 Million, completed June 2012, www.sfpuc.org
4. Twelve Branch Libraries, \$180 Million, completed over 5 years.
5. Parks and recreation facilities such as War Memorial and Performing Arts Center, Betty Ong recreation center, McLaren Park, mission, and Palega recreation centers. www.sfrecpark.org/685/Recreation-Facilities
6. Public safety Building/Police Headquarters, \$243 Million, completed April 2015, www.sanfranciscopolice.org/your-sfpd/sfpd-headquarters
7. San Francisco Cruise Ship Terminal at Pier 27, \$110 Million, completed October 2014, www.fpublicworks.org/cruiseshipterminal
8. The Expansion of Moscone Center, \$500 Million, was completed in December 2018, www.moscone.com
9. Multiple recreation facilities, fire stations, public buildings, etc.

For a detailed list and description of each project please visit www.sfpuc.org/projects

The largest project that Fuad was responsible for was the rebuild of the San Francisco General Hospital on Potrero Hill (later named Mark Zuckerberg Hospital) at a total cost of \$1.02 Billion. Groundbreaking was in early 2009 and project completion was in November 2015 utilizing a CMGC project delivery method. Designed by Fong & Chan and built by WEBCOR, the 9-story, 550,000 sq. ft hospital building has 284 beds, a Level 1 trauma center, ICU units, and a state-of-the-art general acute care center. The building structure is a steel frame on base isolators providing a very safe facility designed to resist strong earthquakes. The project was mainly financed by an \$884 Million General Obligation Bond that was approved in 2008 by the voters of San Francisco with 84% approval vote/rate. The project team that supervised the programming, design, and construction work reported to the manager of the Bureau of Project Management who reported directly to Fuad. Weekly meetings were held with the team and their manager to ensure that the project goals were accomplished.

PROJECT DELIVERY METHODS:

The conventional project delivery method used by CCSF Public Works on most projects was Design-Bid-Build. However, on larger projects that were mostly funded using G.O. bonds we used a Construction Manager/General Contractor (CMGC) project delivery method mainly because we had to abide by strict budgets and delivery schedules/deadlines that were promised to the voters. This method was developed by our team in San Francisco and it combined features from Design-Build and CM at Risk methods. The

method proved highly successful in completing all projects within their budgets and schedules. Additionally, Fuad became very familiar with Job Order Contracting (JOC) because it was utilized on several building rehab projects especially when dealing with certain hidden project conditions unknown at the time of starting the project. Fuad perfected other project deliver methods such as P3 and Lease/Lease Back, because these methods were used on certain projects in partnership with other agencies such as Caltrans and Orange County that used P-3 on some of their larger projects. While working for the City of Santa Ana, Fuad invested a lot of time on understanding and working on the Opportunity Zones and how the tax benefits could be utilized to attract private developers to invest in government owned properties to build downtown commercial centers using Lease/Lease Back concepts. Fuad participated in meetings at the White House with federal official in launching the opportunity zones regulations in 2019. The following link shows a presentation prepared under Fuad's guidance and leadership by staff and an planning and architecture to revitalize the Civic Center of Santa Ana. See <https://vimeo.com/378658802>