

## CURRICULUM VITAE

### James L. "Rusty" Meadows II

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Citizenship: US

## EMPLOYMENT EXPERIENCE:

### 2009-Present JLM Advisory LLC

#### Principal (Washington, DC, USA)

(Upon the completion of contractual obligations in connection with the sale of Ai to Perkins+Will), the incumbent obtained a commercial real estate license and founded a commercial real estate advisory practice. In this capacity, the incumbent has provided a broad range of real estate advisory services to both large and small, public and private, domestic and international organizations. Services include long-term strategic planning, space/building acquisition and disposition, leasing, program development, project management, and dispute resolution. Completed projects range in size from US\$1M to more than US\$2B.

These include the following:

**International Monetary Fund (2009-2016):** Position was responsible for developing the strategic initiative, and subsequent planning, conceptual development, and establishing the budget and schedule for the \$US450 million renovation of the IMF's 2 MSF headquarters building located in Washington, DC.

**CRESA Global (2010-2020):** This position was responsible for the pursuit and execution of various real estate representation accounts for corporate, association, non-profits, and other private and public sector clients. The value of transactions varied from \$10M to more than \$100M in value.

**Confidential Client (2018 - 2020):** This position was responsible for providing expert witness testimony in a \$40M design/construction dispute. The requirement was to review all relevant design documents, other contract documents, correspondence and participate in discovery in the pursuit of forensic actions and/or inactions leading to the damages that were the basis of the dispute. The dispute settled successfully out of court.

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**2015-2018 Eyrus Incorporated Founder & CEO**

Incumbent founded (and subsequently sold) a construction technology company that developed the hardware and software for a real-time, on-line construction risk management tool that benefits all stakeholders in the project delivery space. Incumbent designed the system, developed the business model, sold product, and managed the business. The product is currently being widely used in the CRE industry.

**1984-2009 Ai/Perkins+Will**

**2005-2009 Vice-President and Managing Director (Washington, DC, USA)**

(Upon the sale of Ai to Perkins+Will), the position was responsible for all aspects of directing and managing the Washington, DC office of this international architecture practice. Specific responsibilities included developing short and long-term development strategies, leading business development efforts (both internationally and domestically), leading and directing larger domestic and international client accounts/projects and overseeing the general administration of the office. The office maintained a full-time professional staff of 125 with annual revenues of \$25 million.

**1984-2005 Ai; President and Founding/Managing Principal (Washington, DC, USA)**

Position was responsible for founding the practice and subsequently responsible for all aspects of directing and managing this multi-disciplined design firm. Specific responsibilities included developing short and long-term business strategies for the development of the firm, leading business development efforts, leading and directing larger clients/projects, and overseeing the general administration of the office. The practice grew to a full-time professional staff of 175 located in four domestic offices with annual revenues of \$25 million.

**1983-1984 Interspace Incorporated; Vice-President (Washington, DC, USA)**

Position was responsible for all aspects of directing and managing the Washington, DC office of this national interior architectural firm. Specific responsibilities included developing short and long-term strategies for the development of the office, leading business development efforts, leading and directing larger client accounts/projects, and overseeing the general administration of the office. The office maintained a full-time professional staff of 45.

**1973-1983 AT&T/C&P Telephone Company**

**1981-1983 Engineering Manager (Silver Spring, MD, USA)**

Position was responsible for the planning, design, and construction of a regional headquarters facility. Responsibilities included working with internal clients to determine specific facility requirements, developing the project budget and

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schedule, selecting and leading architects, engineers and contractors to design and construct the building. The scope of this responsibility covered approximately 1 million square feet with a budget of more than \$80 million.

1977-1980 Engineering Manager (Washington, DC, USA)

Position was responsible for representing real estate interests of the regional operating company with its New York headquarters. The responsibilities of this position included establishing real estate policies and procedures, technical and administrative facility design standards, and directing and reviewing long term regional corporate real estate strategies. The scope of this responsibility covered approximately 1500 facilities regionally and 26,000 facilities nationally.

1973-1977 Engineering Associate (Charleston, WV, USA)

Position was responsible for all aspects of planning, design, construction and operations of both administrative and technical facilities within the Southern region of West Virginia. Responsibilities included working with internal clients to determine specific technical and administrative facility requirements, developing project budgets and schedules, selecting and leading architects, engineers and contractors to design and construct the buildings. The scope of this responsibility covered approximately 40 facilities measuring approximately 1 million square feet.

**EDUCATION**

West Virginia Institute of Technology

Associate of Science Civil Engineering (1971)

Bachelor of Science Business Administration (1973)

Bell System Training Center (1973-1983)

(Technical Writing, Public Speaking, Basic Building Design, Space Planning, Communication System Design, Electrical System Design, Mechanical System Design, Real Estate Management, Real Estate Tax Credit)

**PROFESSIONAL AFFILIATIONS**

Washington, DC Real Estate License (Active)

State of Virginia Real Estate License (Active)

George Washington University - Adjunct Professor

Urban Land Institute

DC Building Industry Association

Washington Building Congress

National Building Museum

CORENET Global

DC Chamber of Commerce (Board Member)