

DESIGN-BUILD AGREEMENT

FOR

PROJECT NO. 10100114

DESIGN-BUILD SERVICES
FOR THE
COUNTY OF SAN BERNARDINO
323 BUILDING ACQUISITION AND REMODEL PROJECT

DATED: FEBRUARY 11, 2020



SAN BERNARDINO
COUNTY

COUNTY OF SAN BERNARDINO
REAL ESTATE SERVICES DEPARTMENT
PROJECT MANAGEMENT DIVISION
385 NORTH ARROWHEAD AVENUE, THIRD FLOOR
SAN BERNARDINO, CA 92415-0184
www.sbcounty.gov/ae

DESIGN-BUILD AGREEMENT

This Design-Build Agreement ("Agreement") is made effective this 4th day of February, 2020 ("Agreement Date") by and between the COUNTY OF SAN BERNARDINO ("County"), and McCarthy Building Companies, Inc., a Commercial Construction Company ("Design-Builder") for the design, management, and construction of 323 Building Acquisition and Remodel located at 323 West Court Street, San Bernardino, CA, 92401 ("Project").

ARTICLE I CONTRACT DOCUMENTS AND INTERPRETATION

1.1 DEFINITIONS

The meanings of all capitalized terms used in the Contract Documents and not otherwise defined herein are contained in the General Conditions. If not defined in the General Conditions, they shall have the meanings assigned to them elsewhere in the Contract Documents. If not defined in the General Conditions or elsewhere, they shall have the meanings reasonably understood to apply to them by the context of the portion of the Contract Documents where such terms are used.

1.2 CONTRACT DOCUMENTS

The "Contract Documents" except for modifications issued after execution of this Agreement, consist of the following documents, all of which are either attached hereto as exhibits or are incorporated herein by this reference:

1.2.1 This Agreement, including all Exhibits and attachments:

- a. **Exhibit A** – Site Legal Description
- b. **Exhibit B** – Scope of Work and Index of Criteria Documents
- c. **Exhibit C** – Performance Bond – Original to be inserted when provided by Design-Builder
- d. **Exhibit D** – Labor and Material Bond – Original to be inserted when provided by Design-Builder
- e. **Exhibit E** – Design-Builder's Project Representation and Key Personnel
- f. **Exhibit F** – Submittal Schedule

1.2.2 RFP Documents, Design-Builder Proposal, Best and Final Offer. The RFP Documents, the Design-Builder Proposal (if no Best and Final Offers have been submitted) or (if Best and Final Offers have been submitted) the Design-Builder's last submitted Best and Final Offer (including, in the case of a Best and Final Offer that is an amendment to a Design-Builder Proposal, any portion of the Design-Builder's Proposal expressly stated to be a part of the Design-Builder's Best and Final Offer); provided, however, that, with the exception of Approved Deviations, the Contract Documents shall not include any portion of the Design-Builder Proposal or a Best and Final Offer that deviates from the Project criteria.

1.2.3 General Conditions

1.2.4 Supplemental and Special Conditions. The following Supplemental and Special Conditions:

Document	Title	Pages
Special Conditions	323 Court Acquisition and Remodel	3

1.2.5 Final Construction Documents. The Final Construction Drawings to be hereafter prepared by the Design-Builder and its Subconsultants that are approved by the County in accordance with the terms of the Contract Documents; provided, however, that, in the exception of Approved Deviations, the Contract Documents shall not include any portion of the Design-Builder Proposal or a Best and Final Offer that deviates from the Project criteria.

1.2.6 Addenda. The following Addenda listed below:

Number	Title	Pages
1	Addendum No. 1, to the Proposal Package for Design-Build Entities for the 323 Building Acquisition and Remodel Project, dated June 14, 2019.	2
2	Addendum No. 2, to the Proposal Package for Design-Build Entities for the 323 Building Acquisition and Remodel Project, dated June 27, 2019.	4
3	Addendum No. 3, to the Proposal Package for Design-Build Entities for the 323 Building Acquisition and Remodel Project, dated July 23, 2019.	475
4	Addendum No. 4, to the Proposal Package for Design-Build Entities for the 323 Building Acquisition and Remodel Project, dated August 1, 2019.	39
5	Addendum No. 5, to the Proposal Package for Design-Build Entities for the 323 Building Acquisition and Remodel Project, dated August 13, 2019.	3
6	Addendum No. 6, to the Proposal Package for Design-Build Entities for the 323 Building Acquisition and Remodel Project, dated August 19, 2019.	1
7	Addendum No. 7, to the Proposal Package for Design-Build Entities for the 323 Building Acquisition and Remodel Project, dated August 29, 2019.	93
8	Addendum No. 8, to the Proposal Package for Design-Build Entities for the 323 Building Acquisition and Remodel Project, dated September 6, 2019.	2
9	Addendum No. 9, to the Proposal Package for Design-Build Entities for the 323 Building Acquisition and Remodel Project, dated September 12, 2019.	13

1.2.7 Project Safety Program

1.3 REFERENCE DOCUMENTS

The following Reference Documents are not considered Contract Documents and were provided to the Design-Builder for informational purposes. Design-Builder may rely upon the technical data contained in such documents but not upon non-technical data, interpretations, opinions or provisional statements contained therein:

1.3.1 [to be inserted after award]

1.4 ENTIRE AGREEMENT

The Contract Documents represent the entire and integrated agreement between County and Design-Builder, all other representations or statements, whether verbal or written, are merged herein. The Design-Build Contract may be amended only by written modification.

ARTICLE II THE WORK

2.1 SCOPE OF WORK

Design-Builder shall provide, furnish, and perform all necessary planning, architectural, engineering, and all other design services of any type, procurement, permitting and support services, construction, landscaping, clean-up, and all other construction services of any type, provide and furnish all necessary supplies, materials and equipment (except those to be provided by County, if any) and all necessary supervision, labor, and services required for the complete engineering, design, procurement, quality assurance, construction and all necessary installation, start-up and testing required for a complete, operational, and fully functional Project, as further described in Design-Builder's Best and Final Proposal (hereinafter, the all-inclusive obligations of the Design-Builder set forth in this sentence shall be referred to as the "Work"). Except with regard to any material to be provided and/or installed by County, Design-Builder shall fully commission and turn over a complete operational, and fully functional Project to County. Without limiting the generality of this Section, Design-Builder shall provide the following work and services:

2.1.1 Design-Builder shall prepare complete designs, engineering, working drawings, shop drawings and generate drawings and/or engineering analysis setting forth in detail the specifications and requirements for the purchasing and procurement of the services, materials and equipment and for the construction of the complete, operational, and fully functional Project, and shall furnish the services of all necessary supervisors, engineers, designers, draftsmen, and other personnel necessary for preparation of those drawings and specifications required for the Work, including the pertinent information for natural gas, water supply, and any other utilities, as required.

2.1.2 Design-Builder shall provide, install and complete as specified and pay for all labor, materials and equipment, tools, supplies, construction equipment and machinery, construction, start-up and testing, utilities, transportation, and other facilities and services (including any temporary materials, equipment, supplies and facilities) necessary for the proper execution and completion of the complete, operational, and fully functional Project, including the permanent interconnection for electricity, natural gas, water supply, and any other utilities and demonstration of fully satisfactory operation of all systems and equipment.

2.1.3 Design-Builder shall supervise and direct the Work, and shall furnish the services of all supervisors, forepersons, skilled and unskilled labor, and all other personnel necessary to design and construct the complete, operational, and fully functional Project. Design-Builder shall provide, manage and organize such personnel as necessary to complete the Work in accordance with all requirements of the Contract Documents.

2.1.4 Design-Builder shall obtain, at Design-Builder's expense, all governmental and private approvals, licenses, and permits required to complete the Work; provided, however, County will be responsible for paying the cost of all County imposed fees. Design-Builder shall design and construct complete, operational, and fully functional Project in full compliance with all applicable laws, codes and standards (both public and private), including but not limited to, the standards included and warranties expressed in the Contract Documents and manufacturer's recommendations pertaining to individual items of equipment or systems.

2.2 STANDARD OF PERFORMANCE

In addition to and without limiting Design-Builder's other obligations under the Contract Documents, Design-Builder shall at all times in its performance of its obligations under the Contract Documents conform to the following general standards of performance:

2.2.1 Comply with the requirements of the Contract Documents;

2.2.2 Comply with Applicable Laws;

2.2.3 Conform to the standard of care applicable to those who provide design-build project services and construction of the type called for by this Design-Build Contract for projects of a scope and complexity that is comparable to the Project;

2.2.4 Furnish efficient business administration of the Work, utilizing sufficient senior level management and other qualified personnel to manage the Work; and

2.2.5 Apply its best and highest skill and attention to completing the Work in an expeditious and economical manner, consistent with the expressed best interests of the County and within the limitations of the Contract Sum and Contract Time.

ARTICLE III TIME FOR PERFORMANCE

3.1 CONTRACT TIME

The Date of Commencement of the Work shall be fixed in a Notice to Proceed issued by the County. If County's issuance of a Notice to Proceed is delayed due to Design-Builder's failure to return a fully-executed Agreement, insurance documents or bonds within fourteen (14) calendar days after the date of award of the Contract, one (1) calendar day will be deducted from the number of days to achieve Substantial Completion of the Work for every day of delay in County's receipt of such documents. This right is in addition to and does not affect County's right to demand forfeiture of Design-Builder's bid Security, or any other rights or remedies available to County if Design-Builder persistently delays in providing the required documentation. Design-Builder agrees to promptly commence the Work after the Notice to Proceed is issued by the County, to achieve Substantial Completion of the entire Work within 600 **calendar days** after the Date of Commencement ("Contract Time") and to achieve Final Completion of the Work within the time fixed by the County in the Certificate of Substantial Completion. The Contract Time may be extended only with the written authorization of the County.

3.2 LIQUIDATED DAMAGES

3.2.1 County and Design-Builder recognize that time is of the essence if this Agreement and that the County may suffer financial loss in the form of lost grant funds, additional contract administration expenses, loss of

public use if the Work is not completed within the Contract Time, including any extensions thereof allowed in accordance with the Contract Documents.

3.2.2 Design-Builder and County agree to liquidate damages with respect to Design-Builder's failure to achieve Substantial Completion of the Work within the Contract Time. The Parties intend for the liquidated damages set forth herein to apply to this Contract as set forth in Government Code Section 53069.85. Design-Builder acknowledges and agrees that the liquidated damages are intended to compensate County solely for Design-Builder's failure to meet the deadline for Substantial Completion and shall not excuse Design-Builder from liability from any other breach, including any failure of the Work to conform to the requirements of the Contract Documents.

3.2.3 In the event that Design-Builder fails to achieve Substantial Completion of the Work within the Contract Time, Design-Builder agrees to pay County **\$2,500 per day** for each calendar day that Substantial Completion is delayed.

3.2.4 Design-Builder acknowledges and agrees that the foregoing liquidated damages have been set based on an evaluation by County of damages that it will incur in the event of the late completion of the Work. Design-Builder and County agree that because of the nature of the Project it would be impractical or extremely difficult to fix the amount of actual damages incurred by the County due to a delay in completion of the Work. Accordingly, the County and Design-Builder have agreed to such liquidated damages to fix Design-Builder's costs and to avoid later disputes. It is understood and agreed by Design-Builder that any liquidated damages payable pursuant to this Agreement are not a penalty and that such amounts are not manifestly unreasonable under the circumstances existing as of the effective date of this Agreement.

3.2.5 It is further mutually agreed that County shall have the right to deduct liquidated damages against progress payments or retainage and that the County will issue a unilateral Construction Change Directive and reduce the Contract Sum accordingly. In the event the remaining unpaid Contract Sum is insufficient to cover the full amount of liquidated damages, Design-Builder shall pay the difference to County.

ARTICLE IV CONTRACT SUM

4.1 CONTRACT SUM

4.1.1 Total Compensation. County shall pay the Design-Builder in current funds for the Design-Builder's complete performance of the Work in accordance with the Contract Documents the Contract Sum of Twenty-Five Million, Nine Hundred Fifty-Seven Thousand, One Hundred Dollars (\$25,957,100).

4.1.2 Design Fee. The Contract Sum includes a Design Fee of Two Million, Two Hundred Three Thousand and Thirty-Three Dollars (\$2,203,033). The sole purpose of the Design Fee is to determine: (1) the compensation County is obligated to pay to Design-Builder under Article 13 of the General Conditions in the event the Design-Build Contract is terminated, by either the County or Design-Builder, for cause or convenience, prior to commencement of any physical construction at the Site; and (2) the amount that the Design-Builder is entitled pursuant to Paragraph 9.3 of the General Conditions to include in its Applications for Payment seeking progress payments for the design and non-design portions of the Work.

4.1.3 All Inclusive Price. The Contract Sum is the total amount payable by County to Design-Builder for performance of the Work under the Contract Documents and is deemed to cover all costs arising out of or related to the performance of the Work, including, without limitation, the effects of natural elements upon the Work, unforeseen difficulties or obstructions affecting the performance of the Work (including, without limitation, unforeseen conditions at

the Site that do not constitute Differing Site Conditions) and fluctuations in market conditions and price escalations (whether occurring locally, nationally or internationally) from any cause, including, without limitation, causes beyond the control or foreseeability of the Design-Builder.

4.2 ALTERNATES

The Contract Sum is based upon the following Alternates described in the RFP Documents, which are hereby accepted by the County:

Number	Description	Dollar Amount
1	Alternate No. 1, shall provide for 2,600 square feet of new, habitable space in the basement of the new structure	\$0
2	Alternate No. 3, add insulation below level 1 and 2 to reduce sound transmission	\$111,000
3	Alternate No. 6, add 8" mullion extensions to glazing opposite Court Street	\$73,100
4	Alternate No. 12, add Ceramic Tile to Main Entry Stairs and Landing levels 1-3	\$45,000
5	Alternate No. 16, add premium Carpet Tile or Luxury Vinyl Tile at 5000 square feet	\$12,000
6	Alternate No. 17, add window coverings to eight (8) collaboration spaces	\$16,000

4.3 UNIT PRICES

The following unit prices are agreed to by the Design-Builder and County:

Description	Measurement Unit	Dollar Amount
NOT APPLICABLE		

4.4 PAYMENT BY ELECTRONIC FUND TRANSFER

Design-Builder shall accept all payments from County via electronic funds transfer (EFT) directly deposited into the Design-Builder's designated checking or other bank account. Design-Builder shall promptly comply with directions and accurately complete forms provided by County required to process EFT payments.

ARTICLE V DESIGN-BUILDER'S DUTIES AND RESPONSIBILITIES

5.1 GENERAL SCOPE OF WORK

5.1.1 Design-Builder shall furnish all design and other Services, provide all materials and undertake all efforts necessary or appropriate to construct the Project in accordance with the requirements of the Contract Documents, all governmental approvals, the approved Construction Documents, all Applicable Law, and all other applicable safety, environmental and other requirements taking into account the constraints affecting the Project Site.

Except as otherwise specifically provided in this Contract, all materials, services and efforts necessary to achieve Substantial Completion of the Project and elements thereof on or before the deadlines provided in the Contract Documents shall be Design-Builder's sole responsibility. The costs of all such materials, services and efforts are included in the Contract Sum.

5.1.2 The scope of Services to be provided by Design-Builder is set forth in the Contract Documents as more particularly described in Exhibit B and the Criteria Documents.

5.1.3 The Design-Builder and all Subcontractors, shall obtain a Business Tax Registration from the County of San Bernardino Permit Services, (909) 387-8311, prior to commencement of Work.

5.2 BEFORE STARTING WORK

Design-Builder shall submit the following to County for review and acceptance within fourteen (14) calendar days after the Date of Commencement fixed in County's Notice to Proceed, and as a condition to payment: (i) detailed Project Schedule including each deadline specified in the Contract Documents; (ii) Schedule of Submittals; (iii) material Procurement Schedule; and (iv) a Schedule of Values in accordance with the requirements of the General Conditions and other Contract Documents.

5.3 INITIAL CONFERENCE

Within twenty (20) calendar days after the Date of Commencement fixed in County's Notice to Proceed, a conference attended by County and Design-Builder and others as appropriate will be held to establish a working understanding among the Parties as to the Work and to discuss the design concepts, updating schedules, progress meetings, procedures for handling submittals, processing Application for Payment, maintaining required records, coordination with Design-Builder Team Members, and other Project administration matters.

5.4 EVALUATION OF PRELIMINARY SUBMITTALS

At least ten (10) calendar days before submission of the first Application for Payment, a conference attended by Design-Builder, County and others as appropriate, will be held to review for acceptability the submittals required by the Contract Documents. No progress payment shall be made to Design-Builder until the required submittals are acceptable to County. The detailed Project Schedule will be acceptable to County as providing an orderly progression of the Work to completion within any specified Milestones and the Contract Time, but such acceptance will neither impose on County responsibility for the sequencing, scheduling or progress of the Work nor interfere with nor relieve Design-Builder from Design-Builder's full responsibility therefore. The format and structure of the Project Schedule will be set forth in the Contract Documents and approved by County. County's acceptance shall not be deemed to confirm that the schedule is a reasonable plan for performing the Work. Design-Builder's schedule of submittal will be acceptable to County as providing a workable arrangement for reviewing and processing the required submittals.

5.5 DESIGN PROFESSIONAL LICENSING REQUIREMENTS

County does not intend to contract for, pay for, or receive any design services which are in violation of any professional licensing laws, and by execution of this Contract, Design-Builder acknowledges that County has no such intent. It is the intent of the Parties that Design-Builder is fully responsible for furnishing the design of the Project, although the fully licensed design firms designated as members of the Design Team, will perform the design services required by the Contract Documents. Nothing in this Article shall create a contractual relationship between such Persons and the County.

5.6 STANDARD OF CARE

All design Services performed by Design-Builder, the Design Team Members, Subcontractors, and their employees identified by the Design-Builder or other persons approved by the County shall be performed in an expeditious and professional manner using architects, engineers and other professionals properly licensed and duly qualified in the jurisdiction in which the Project is located. The professional obligations of such persons shall be undertaken and performed in the interest of the Design-Builder. All design Services performed pursuant to this Agreement shall be performed with the degree of skill and learning ordinarily possessed by architects and engineers in good standing in the community regularly engaged in the design and construction of an improvement such as this Project and must apply that knowledge with the diligence ordinarily exercised by reputable architects and engineers under similar circumstances ("Standard of Care").

5.7 CONSTRUCTABILITY AND COORDINATION REVIEWS

On at least a monthly basis or such other intervals identified in the Contract Documents, Design-Builder shall meet with the County, its Separate Contractors, and consultants to coordinate the Construction Documents, including the design of building systems delegated to the Design-Builder, for the purpose of continuing construction feasibility, identifying conflicts, missing information or gaps in the planned scope of Work and to take appropriate action to ensure the full scope of intended Work is performed efficiently and economically.

5.8 DESIGN DEVELOPMENT DOCUMENTS – PHASE 1

After County's issuance of the Notice to Proceed and within the times set forth in the Project Schedule accepted by County, Design-Builder shall:

5.8.1 Consult with County to fully understand County's requirements for the Project and review available data;

5.8.2 Advise County as to the necessity of County's providing or obtaining from others additional reports, data or services and assist County in obtaining such reports, data, or services;

5.8.3 Identify and analyze requirements of governmental authorities having jurisdiction to approve the portions of the Project designed or specified by Design-Builder with whom consultation is to be undertaken in connection with the Project; and

5.8.4 Review Criteria Documents provided by County.

5.8.5 Prepared plot plans, landscape, irrigation, civil, architectural, structural, mechanical and electrical floor, elevations, cross-sections and other required drawings; and outline specifications describing the size, character, and quality of the entire Project in its essentials as to kinds and locations of materials, and type of structural, mechanical and electrical systems.

5.8.6 Furnish the above documents, drawings, calculations and specifications to and review them with County for approval within the time indicated in the approved Project Schedule at increments of at least 50% and 100% completion of the Design Development Documents.

5.9 CONSTRUCTION DOCUMENTS – PHASE 2

After written acceptance by County of the Design Development Documents, Design-Builder shall:

5.9.1 On the basis of the accepted Design Development Documents, prepare final Construction Documents showing the scope, extent, and character of the construction to be performed and furnished by Design-

Builder including technical drawings, schedules, diagrams, calculations, and specifications (which, unless otherwise approved by County, will be prepared, where appropriate, in general conformance with the Construction Specifications Institute) setting forth the requirements for construction of the Work which shall provide information customarily necessary for the use of those in building trades.

5.9.2 Provide technical criteria, written descriptions and design data required for obtaining approvals of such governmental authorities as have jurisdiction to review or approve the final design of the Project, and assist County in consultations with appropriate authorities.

5.9.3 Furnish the above documents, drawings, calculations and specifications to and review them with County for approval within the time indicated in the approved Project Schedule at increments of at least 50% and 100% completion of the Construction Documents. After County's approval of the final Construction Documents, said documents shall be deemed to be incorporated as Contract Documents. Design-Builder shall not proceed with the construction phase unless and until it receives County's written approval of the Construction Documents or portions thereof.

5.9.4 Design-Builder shall submit to County Construction Documents setting forth in detail drawings and specifications describing the requirements for construction of the Work. The Construction Documents shall be consistent with the latest set of interim design submissions, as such submissions may have been modified in a design review meeting. The parties shall have a design review meeting to discuss, and County shall review and approve, the Construction Documents in accordance with the procedures set forth herein. Design-Builder shall proceed with construction in accordance with the approved Contract Documents and shall submit one set of approved Construction Documents by County prior to commencement of construction.

The Design-Builder shall prepare Construction Documents for the entire Project in full compliance with all applicable building codes, ordinances, and other regulatory authorities. The Construction Documents shall at a minimum comply with all applicable California State Building Codes to include, but not limited to, Title 8 (Industrial Relations) Title 17 (Public Health), and Title 24 (Building Standards). The completed Construction Documents are to be delivered to the County and shall consist of the following: (1) Drawings – Provide one reproducible original and ten (10) printed copies of all approved Construction Document drawings. Provide one copy of all approved Construction Document drawings on compact disks (CD) using Computer-Aided Design (CAD) software, using the latest version of AutoCAD; and (2) Specifications – Provide an original and ten(10) printed copies of approved specifications, bound and organized. Provide approved specifications on compact disks for all sections for all work applicable to the Project in a format complying with the current edition of the Construction Specifications Institute's "MasterFormat", as directed by the County in accordance with the following:

- a. Electronic computer software in Microsoft Word, latest version for Windows.
- b. For articles, materials and equipment identified by brand names, at least two names shall be used, and such names shall be followed by the words "or equal." Specifications shall not contain restrictions that will limit competitive bids. Exceptions shall only be permitted by California Public Contract Code Section 3400.
- c. All disks produced shall be clearly labeled to indicate files contained and date produced.

5.9.5 County's review and approval of interim design submissions and the Contract Documents is for the purpose of mutually establishing a conformed set of Contract Documents compatible with the requirements of the Work. Neither County's review nor approval of any interim design submissions and Construction Documents shall be deemed to transfer any design liability from Design-Builder to County.

5.10 CONSTRUCTION – PHASE 3

Design-Builder shall perform Construction Phase Series in accordance with the requirements of the General Conditions.

5.10.1 Construction Services shall be performed by Design-Builder and/or by qualified and licensed Design-Builder, Subcontractors and suppliers who are selected, paid and acting in the interest of the Design-Builder in accordance with the procedures outlined in the Contract Documents.

5.10.2 The Design-Builder shall keep the County informed of the progress and quality of the Work in the form of periodic written reports, as determined by the County but no less than monthly.

5.10.3 As a condition to final payment to Design-Builder, each Design Team Member shall provide written certification that the Work has been constructed in accordance with the Contract Documents and the design provided by such person.

5.10.4 Design-Builder acknowledges that release of any portion of the retention withheld by County will not occur until, at a minimum, thirty-five (35) days following the County's filing of the Notice of Completion. Release of any retention is subject to the requirements in the General Conditions, including, but not limited to General Conditions Section 9.6, Substantial Completion, and Section 9.8, Final Completion.

5.11 SENATE BILL 854 (CHAPTER 28, STATUTES OF 2014) AND SENATE BILL 96 (CHAPTER 28, STATUTES OF 2017) REQUIREMENTS

5.11.1 Design-Builder shall comply with Senate Bill 854 (signed into law on June 20, 2014) and Senate Bill 96 (signed into law on June 27, 2017). The requirements include, but are not limited to, the following:

a. No contractor or subcontractor may be listed on a bid proposal (submitted on or after March 1, 2015) for a public works project unless registered with the Department of Industrial Relations (DIR) pursuant to Labor Code Section 1725.5, with limited exceptions from this requirement for bid purposes only as allowed under Labor Code Section 1771.1(a).

b. No contractor or subcontractor may be awarded a contract for public work or perform work on a public works project (awarded on or after April 1, 2015) unless registered with the DIR pursuant to Labor Code Section 1725.5.

c. This Project is subject to compliance monitoring and enforcement by the DIR.

d. As required by the DIR, Design-Builder is required to post job site notices, as prescribed by regulation, regarding compliance monitoring and enforcement by the DIR.

e. Design-Builders and all of its subcontractors at every tier must submit certified payroll records online to the Labor Commissioner for all new public works projects issued on or after April 1, 2015, and for all public works projects, new or ongoing, on or after January 1, 2016.

(1) The certified payroll must be submitted at least monthly to the Labor Commissioner.

(2) The County reserves the right to require Design-Builder and all subcontractors at every tier to submit certified payroll records more frequently than monthly to the Labor Commissioner.

(3) The certified payroll records must be in a format prescribed by the Labor Commissioner.

f. Registration with the DIR and the submission of certified payroll records to the Labor Commissioner are not required if the public works project is \$25,000 or less when the project is for construction, alteration, demolition, installation or repair work, or if the public works project is \$15,000 or less when the project is for maintenance work.

g. Labor Code Section 1771.1(a) states the following: "A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded."

5.12 INSURANCE

Design-Builder agrees to provide the County with Certificates of Insurance evidencing the required insurance coverage at the time Design-Builder executes the contract with the County.

5.13 SKILLED AND TRAINED WORKFORCE

The Design-Builder shall comply with all of the requirements of Public Contract Code Section 22164(c). As required by this section Design-Builder agrees that it "and its subcontractors at every tier will use a skilled and trained workforce to perform all work on the project or contract that falls within an apprenticeable occupation in the building and construction trades." Design-Builder agrees that it and all of its subcontractors at every tier will comply with the requirements of Public Contract Code Section 22164(c) and will provide the County with written evidence that Design-Builder and all of its subcontractors at every tier are complying with these requirements by the 10th day of each month that Work is performed.

ARTICLE VI DESIGN-BUILDER'S REPRESENTATIONS AND WARRANTIES

In order to induce County to enter into this Agreement, Design-Builder makes the following representations and warranties:

6.1 Design-Builder has visited the Site and has reasonably examined the nature and extent of the Work, Site, locality, actual conditions, as-built conditions, and all local and federal, state and local laws and regulations that in any manner may affect cost, progress, performance or furnishing of Work or which relate to any aspect of the design and the means, methods, techniques, sequences or procedures of construction to be employed by Design-Builder and safety precautions and programs incident thereto.

6.2 Design-Builder has reasonably examined all reports of exploration and tests of subsurface conditions, as-built drawings, drawings or reports, available for design and construction purposes, of physical conditions, including those which are identified in Paragraph 1.3 hereinabove, or which may be apparent at the Site and accepts the criteria set forth in these documents and the General Conditions to the extent of the information contained in these documents upon which the Design-Builder is entitled to rely. Design-Builder agrees that except for the information so identified, Design-Builder does not and shall not rely on any other information contained in these documents.

6.3 After contract award, Design-Builder, will conduct or obtain any additional examinations, investigations, explorations, tests, reports and studies, including but not limited to geotechnical investigations upon which the design

will be based, that pertain to the surface and subsurface conditions, as-built conditions, underground facilities and all other physical conditions at or contiguous to the Site as Design-Builder considers necessary for the performance or furnishing of Work at the Contract Sum, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents.

6.4 Design-Builder has correlated its knowledge and the results of all such observations, examinations, investigations, explorations, test, reports and studies with the terms and conditions of the Contract Documents.

6.5 Design-Builder has given County prompt written notice of all conflicts, errors, ambiguities, or discrepancies that it has discovered before contract award in or among the Contract Documents and as-built drawings and actual conditions and the written resolution thereof through Addenda issued by County is acceptable to Design-Builder.

6.6 Design-Builder is duly organized, existing and in good standing under applicable state law, and is duly qualified to conduct business in the State of California.

6.7 Design-Builder has duly authorized the execution, delivery and performance of this Agreement, the other Contract Documents and the Work to be performed herein. The Contract Documents do not violate or create a default under any instrument, agreement, order or decree binding on Design-Builder.

6.8 Design-Builder confirms its intent to include in the project the following pre-qualified subcontractors, who were listed in the Design-Builder's Statement of Qualifications earlier in this design-build procurement process. Design-Builder acknowledges its responsibility to provide County with a complete and updated list of subcontractors as they become known on the project, and that such listing shall be in accordance with the requirements of California Public Contract Code Section 22166. As required by Public Contract Code Section 22166(b), following the County's approval of the Contract, the Design-Builder shall award construction subcontracts with a value exceeding 1/2 of 1% of the Contract Sum allocable to construction Work as follows: (1) Provide public notice of the availability of work to be subcontracted in accordance with the publication requirements applicable to the competitive bidding process used by the County, including a fixed date and time when qualification statements, bids or proposals will be due; (2) Establish reasonable qualification criteria and standards; and (3) Award the subcontract either on a best value basis or to the lowest responsible bidder – this process may include prequalification or short-listing and does not apply to construction subcontractors listed in the Design-Builder's Proposal. All construction subcontractors that were identified in the Proposal and awarded as required under Public Contract Code Section 22166 shall be afforded all the protections of Public Contract Code Section 4100 *et seq.*

NAME OF SUBCONTRACTOR AND LOCATION OF MILL OR SHOP	DESCRIPTION OF WORK: REFERENCE TO BID ITEMS	SUBCONTRACTOR'S LICENSE NO.
Haward Baker	Shoring and Soil Development	482246
McCarthy Building Companies, Inc.	Structural Concrete	411173
GGG Demolition	Demolition and Abatement	988669
LD Anderson	Earthwork	636360
Granitex	Site Concrete	624608

NAME OF SUBCONTRACTOR AND LOCATION OF MILL OR SHOP	DESCRIPTION OF WORK: REFERENCE TO BID ITEMS	SUBCONTRACTOR'S LICENSE NO.
Elite Glazing	Glazing	1019426
Nevell group	Drywall	816857
Daart Engineering	Fire Protection	372946
Don Brandell	Plumbing	176778
Berg Electric	Electrical, Low voltage, Fire Alarm, Data	85046
Couts	HVAC	375584

**ARTICLE VII
MISCELLANEOUS PROVISIONS**

7.1 INDEPENDENT DESIGN-BUILDER

Design-Builder is, and shall be, acting at all times in the performance of this Agreement as an independent Design-Builder. Design-Builder shall secure at its expense, and be responsible for any and all payment of all taxes, social security, state disability insurance compensation, unemployment compensation and other payroll deductions for Design-Builder and its officers, agents and employees and all business licenses, if any, in connection with the services to be performed hereunder.

7.2 COUNTY EMPLOYEES AND OFFICIALS

Design-Builder shall employ no County official nor any regular County employee in the Work performed pursuant to this Agreement. No officer or employee of County shall have any financial interest in this Agreement in violation of applicable provisions of law.

Design-Builder agrees to provide or has already provided information on former County of San Bernardino administrative officials (as defined below) who are employed by or represent Design-Builder. The information provided includes a list of former County administrative officials who terminated County employment within the last five years and who are now officers, principals, partners, associates or members of the business. The information also includes the employment with or representation of Design-Builder. For purposes of this provision, "County Administrative Official" is defined as a member of the Board of Supervisors or such officer's staff, Chief Executive Officer or member of such officer's staff, County department or group head, assistant department or group head, or any employee in the Exempt Group, Management Unit or Safety Management Unit.

7.3 IRAN CONTRACTING ACT OF 2010

(Public Contract Code sections 2200 et seq.)

(Applicable for all Contracts of one million dollars (\$1,000,000) or more)

In accordance with Public Contract Code section 2204(a), the Design-Builder certifies that at the time the Contract is signed, the Design-Builder signing the contract is not identified on a list created pursuant to subdivision (b) of Public Contract Code section 2203 (<http://www.dgs.ca.gov/pd/Resources/PDLegislation.aspx>) as a person (as defined in Public Contract Code section 2202(e)) engaging in investment activities in Iran described in subdivision (a) of Public Contract Code section 2202.5, or as a person described in subdivision (b) of Public Contract Code section 2202.5, as applicable.

Contractors are cautioned that making a false certification may subject the contractor to civil penalties, termination of existing contract, and ineligibility to bid on a contract for a period of three (3) years in accordance with Public Contract Code section 2205. Design-Builder agrees that signing the Contract shall constitute signature of this Certification.

7.4 DEBARMENT AND SUSPENSION

The Design-Builder certifies that neither it nor its principals, or other key decision makers, or subcontractors is presently disbarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency or on the Federal Government Excluded Parties List System (www.epls.gov). Design-Builder agrees that signing this Contract shall constitute signature of this Certification.

7.5 INACCURACIES OR MISREPRESENTATIONS

If during the course of the administration of this agreement, the County determines that the Design-Builder has made a material misstatement or misrepresentation or that materially inaccurate information has been provided to the County, this Agreement may be immediately terminated. If this Agreement is terminated according to this provision, the County is entitled to pursue any available legal remedies.

7.6 NOTICES

Any notices or special instruction required to be given in writing under this Agreement shall be given either by personal delivery to Design-Builder's agent (as designated in Section 1 hereinabove) or to County's Engineer and County Counsel as the situation shall warrant, or by enclosing the same in a sealed envelope, postage prepaid, and depositing the same in the United States Postal Service, addressed as follows:

COUNTY

Real Estate Services Dept.
Project Management Division
385 N. Arrowhead Avenue., 3rd
Floor
San Bernardino, CA 92415-0184

DESIGN-BUILDER

McCarthy Building Companies,
Inc.
20401 SW Birch Street
Newport Beach, 92660

7.7 CONTRACTOR'S LICENSE NOTICE

Contractors are required by law to be licensed and regulated by the Contractors State License Board, which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors State License Board, P.O. Box 26000, Sacramento, California 95826.

WHEREFORE, this Design-Builder Contract is entered into as of the day and year first written above.

COUNTY OF SAN BERNARDINO

Curt Hagman, Chairman, Board of Supervisors

Dated: _____

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT
HAS BEEN DELIVERED TO THE CHAIRMAN OF THE BOARD
Lynna Monell
Clerk of the Board of Supervisors
of the County of San Bernardino

By _____

Dated: _____

McCarthy Building Companies, Inc.

(Print or type name of corporation, company, contractor, etc.)

By _____
(Authorized signature – sign in blue ink)

Name: _____
(Print or type name of person signing contract)

Title: _____

Dated: _____

Address: 20401 Birch Street

Newport Beach, 92660

<p>Approved as to Legal Form</p> <p>_____ Katherine Hardy, Deputy County Counsel</p> <p>Date: _____</p>	<p>Reviewed by Contract Compliance</p> <p>_____ Date: _____</p>	<p>Presented to BOS for Signature</p> <p>_____ Terry W. Thompson, Director</p> <p>Date: _____</p>
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EXHIBIT A

SITE LEGAL DESCRIPTION – PAGE 1 OF 3

Real Property in the City of San Bernardino, County of San Bernardino, State of California, described as follows:

APN: 0135-161-38-0000

THAT PORTION OF BLOCK 19, CITY OF SAN BERNARDINO IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 1, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF COURT STREET, AS CONVEYED TO SAID CITY OF SAN BERNARDINO BY DEED RECORDED FEBRUARY 16, 1928, IN BOOK 328, PAGE 339, OFFICIAL RECORDS OF SAID COUNTY, WITH A LINE PARALLEL WITH AND DISTANT 40.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF LOT 2 IN SAID BLOCK 19; THENCE NORTH 89° 56' 58" WEST ALONG SAID SOUTH LINE, 58.72 FEET TO A POINT THAT IS SOUTH 89° 56' 58" EAST, 129.50 FEET FROM THE INTERSECTION OF SAID SOUTH LINE WITH A LINE PARALLEL WITH AND DISTANT 70.58 FEET EASTERLY, MEASURED ALONG THE SOUTH LINE OF SAID BLOCK 19 FROM THE WEST LINE OF LOT 3 IN SAID BLOCK 19; THENCE SOUTH 0° 03' 02" WEST, 128.87 FEET TO A LINE PARALLEL WITH AND DISTANT 128.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM SAID SOUTH LINE OF BLOCK 19; THENCE SOUTH 89° 58' 32" EAST ALONG THE LAST MENTIONED PARALLEL LINE, 58.95 FEET OF SAID PARALLEL LINE, 40.00 FEET WESTERLY OF THE EAST LINE OF LOT 2; THENCE NORTH 0° 03' 04" WEST, 128.84 FEET TO THE POINT OF BEGINNING.

APN: 0135-161-40-0000

PARCEL 34 OF PARCEL MAP NO. 688, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAR RECORDED DECEMBER 9, 1975 IN BOOK 25 AT PAGES 47 THROUGH 58, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY.

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR PASSAGEWAY OVER AND ACROSS THAT PORTION OF LOT 1, BLOCK 19, CITY OF SAN BERNARDINO, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 1, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE EAST LINE OF SAID LOT 1, WHICH IS 150 FEET SOUTH OF THE SOUTHWEST CORNER OF ARROWHEAD AVENUE AND COURT STREET, AS CONVEYED BY DEED RECORDED IN BOOK 328, PAGE 339, OFFICIAL RECORDS; THENCE WESTERLY AND PARALLEL WITH SOUTH LINE OF COURT STREET, 124.20 FEET, MORE OR LESS, TO THE EAST LINE OF THE PROPERTY HEREINABOVE DESCRIBED AS REUSE PARCEL NO. 2; THENCE SOUTHERLY ALONG SUCH EAST LINE OF REUSE PARCEL NO. 2, 12.00 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF COURT STREET, 124.20 FEET, MORE OR LESS, TO THE WEST LINE OF ARROWHEAD AVENUE; THENCE NORTHERLY ALONG SAID WEST LINE, 12.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

SITE LEGAL DESCRIPTION – PAGE 2 OF 3

AN UNDERGROUND EASEMENT FOR THE CONSTRUCTION OF CONCRETE FOOTINGS FOR COLUMNS AND FOUNDATIONS UNDER THAT PORTION OF LOT 1, BLOCK 19, CITY OF SAN BERNARDINO, IN THE CITY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 1, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF ARROWHEAD AVENUE AND COURT STREET, AS DEEDED TO THE CITY OF SAN BERNARDINO BY DEED RECORDED FEBRUARY 18, 1928, IN BOOK 328, PAGE 339, OFFICIAL RECORDS; THENCE WEST ALONG THE SOUTH LINE OF COURT STREET, A DISTANCE OF 62.00 FEET; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 6.00 FEET; THENCE EAST, PARALLEL WITH AND 6.00 FEET NORTH OF AND MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID COURT STREET, A DISTANCE OF 68.00 FEET; THENCE SOUTH, PARALLEL WITH AND 6.00 FEET EAST OF AND MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID ARROWHEAD AVENUE AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 156.00 FEET; THENCE WEST AT RIGHT ANGLES, A DISTANCE OF 6.00 FEET TO A POINT IN THE WEST LINE OF SAID ARROWHEAD AVENUE; THENCE NORTH ALONG THE SAID WEST LINE OF ARROWHEAD AVENUE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT IS LOCATED AT THE SOUTH 6.00 FEET OF A PORTION OF COURT STREET AND THE WEST 6.00 FEET OF A PORTION OF ARROWHEAD AVENUE.

EXHIBIT A

SITE LEGAL DESCRIPTION – PAGE 3 OF 3

SITE LIMITS – APN: 013546138 and 013516140



EXHIBIT B

SCOPE OF WORK AND INDEX OF CRITERIA DOCUMENTS

SCOPE OF WORK

PROJECT DESCRIPTION – General

The County of San Bernardino will demolish the existing 323 West Court Street building and construct a new 3-story building at the same location for the Public Defender Office (Project) to serve the Public. The Project will include the design and construction of an approximately 38,463 square foot building, semi-subterranean parking, and additional ground level parking stalls. The Project will include architectural, structural, mechanical, electrical, plumbing, environmental (related to construction activity), civil, interior finishes, security systems, and other related activities.

The services provided at the remodeled building will provide the space required for the Public Defender's Office to consolidate three divisions in one location, thereby supporting the County and Chief Executive Officer Goals and Objectives to Improve County Government Operations. The building design is intended to be compatible with existing program documentation and shall be "test fitted" with the project program to confirm that all the requirements can be located within the allotted gross square footage.

- A. Building Area: 38,463 Gross Square Feet
- B. Schedule: As stated in Agreement

PROJECT DESCRIPTION – Building and Site Design Concept

The Design-Builder has been charged with design and construction of a 38,463 sq. ft. building that will house the Public Defender's Office, which includes the Civil Commitment Division, Central Adult Division, Administration Division and conference and training rooms that best serves the needs of the Public Defender's Office – as shared in the Proposed Schematic Design. Exterior improvements include landscaping, public and staff parking areas, as well as more window frontage to provide natural lighting to the Public Defender's staff.

INDEX OF CRITERIA DOCUMENTS

1. Announcement to Pre-Qualified Proposers dated May 24, 2019
2. Proposed Schematic Design, October 1, 2019

EXHIBIT C

Performance Bond No. _____

PERFORMANCE BOND

WHEREAS, the County of San Bernardino ("County") has awarded [insert name of Design-Builder] designated as the "Principal" herein, a contract for the work described as follows:

WHEREAS, on or about _____, 20____, the Principal entered into a Design-Build Contract with the County for the design and construction of the work of improvement, which Design-Build Contract and all Contract Documents set forth therein are incorporated herein and made a part hereof by this reference; and

WHEREAS, Principal is required to furnish a bond guaranteeing the faithful performance of its obligations under the Contract Documents concurrently with delivery to County of the executed Design-Build Contract.

NOW, THEREFORE, Principal and _____ ("Surety"), a duly admitted surety in the State of California, are held and firmly bound to County for payment of the penal sum of \$ _____ ("the Bonded Sum"), in lawful money of the United States, for payment of which sum Principal and Surety jointly and severally bind themselves and their heirs, executors, administrators, successors and assigns.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT if Principal shall promptly and faithfully perform all of its obligations under the Contract Documents, including any and all amendments and supplements thereto, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The following terms and conditions shall apply with respect to this Bond:

1. The Design-Builder and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to County for the complete and proper performance of the Design-Build Contract, which is incorporated herein by reference.
2. If the Design-Builder completely and properly performs all of its obligations under the Design-Build Contract, the Surety and the Design-Builder shall have no obligation under this Bond.
3. If there is no County Default, the Surety's obligation under this Bond shall arise after:
 - 3.1 County has declared a Design-Builder Default under the Design-Build Contract pursuant to the terms of the Design-Build Contract; and
 - 3.2 County has agreed to pay the Balance of the Contract Sum to:
 - 3.2.1 The Surety in accordance with the terms of this Bond and the Design-Build Contract; or
 - 3.2.2 The contractor selected to perform the Design-Build Contract in accordance with the terms of this Bond and the Design-Build Contract.

4. When County has satisfied the conditions of Paragraph 3, the Surety shall promptly (within thirty (30) days) and at the Surety's expense elect to take one of the following actions (provided, that unless and until County has actually terminated Design-Builder for default, the Surety need only respond to County and commence a diligent investigation, not make an election):
 - 4.1 Arrange for the Design-Builder, with consent of County, to perform and complete the Design-Build Contract (but County may withhold consent, in which case the Surety must elect an option described in Paragraphs 4.2, 4.3 or 4.4, below); or
 - 4.2 Undertake to perform and complete the Design-Build Contract itself, through its agents or through independent contractors, but County may reject use of the Design-Builder as an agent or independent contractor; or
 - 4.3 Obtain bids from qualified Design-Builders acceptable to County for a contract for performance and completion of the Design-Build Contract (other than the original Design-Builder), and, upon determination by County of the lowest responsible bidder, arrange for a contract to be prepared for execution by County and the Design-Builder selected with County's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Design-Build Contract; and, if the Surety's obligations defined in Paragraph 6, below, exceed the Balance of the Contract Sum, then the Surety shall pay to County the amount of such excess; or
 - 4.4 Waive its right to perform and complete, arrange for completion, or obtain a new Design-Builder and with reasonable promptness under the circumstances, and, after investigation and consultation with County, determine in good faith its monetary obligation for which it may then be liable to County under Paragraph 6, below, for the performance and completion of the Design-Build Contract and, as soon as practicable after the amount is determined, tender payment therefor to County with full explanation of the payment's calculation. If County accepts the Surety's tender under this Paragraph 4.4, County may still hold Surety liable for future damages then unknown or unliquidated resulting from the Design-Builder Default. If County disputes the amount of Surety's tender under this Paragraph 4.4, County may exercise all remedies available to it at law to enforce the Surety's liability under Paragraph 6 below.
5. If the Surety does not proceed as provided in Paragraph 4, above, then the Surety shall be deemed to be in default on this Bond ten (10) days after receipt of an additional written notice from County to the Surety demanding that the Surety perform its obligations under this Bond. At all times County shall be entitled to enforce any remedy available to County at law or under the Design-Build Contract including, without limitation, and by way of example only, rights to perform work, protect work, mitigate damages, or coordinate work with other consultants or Design-Builders.
6. The Surety's monetary obligation under this Bond is limited to the amount of this Bond, plus the Balance of the Contract Sum paid hereunder. Subject to these limits, the Surety's obligations under this Bond are commensurate with the obligations of the Design-Builder under the Design-Build Contract. The Surety's obligations shall include, but are not limited to:
 - 6.1 The responsibilities of the Design-Builder under the Design-Build Contract for completion of the Design-Build Contract and correction of defective work;
 - 6.2 The responsibilities of the Design-Builder under the Design-Build Contract to pay liquidated damages, and for damages for which no liquidated damages are specified in the Design-Build Contract, actual damages caused by non-performance of the Design-Build Contract, including but not limited to, all valid and proper back charges, offsets, payments, indemnities, or other damages;

- 6.3 Additional legal, design professional and delay costs resulting from the Design-Builder Default or resulting from the actions or failure to act of the Surety under Paragraph 4, above.
7. No right of action shall accrue on this Bond to any person or entity other than County or its heirs, executors, administrators, or successors.
8. The Surety hereby waives notice of any change, alteration or addition to the Design-Build Contract or to related subcontracts, purchase orders and other obligations, including changes of time. The Surety consents to all terms of the Design-Build Contract, including provisions on changes to the Contract. No extension of time, change, alteration, modification, deletion, or addition to the Contract Documents, or of the work required thereunder, shall release or exonerate Surety on this Bond or in any way affect the obligations of Surety on this Bond.
9. Any proceeding, legal or equitable, under this Bond shall be instituted in any court of competent jurisdiction where a proceeding is pending between County and the Design-Builder regarding the Design-Build Contract, or in the courts of the County of San Bernardino, or in a court of competent jurisdiction in the location in which the work is located.
10. Notice to the Surety, County or the Design-Builder shall be mailed or delivered to the address shown on the signature page.
11. Any provision in this Bond conflicting with any statutory or regulatory requirement shall be deemed deleted herefrom and provisions conforming to such statutory requirement shall be deemed incorporated herein.
12. Definitions.
- 12.1 Balance of the Contract Sum: The total amount payable by County to the Design-Builder pursuant to the terms of the Design-Build Contract after all proper adjustments have been made under the Design-Build Contract, for example, deductions for progress payments made, and increases/decreases for approved modifications to the Design-Build Contract.
- 12.2 Design-Build Contract: The agreement between County and the Design-Builder identified on the signature page, including all Contract Documents and changes thereto.
- 12.3 Design-Builder Default: Material failure of the Design-Builder, which has neither been remedied nor waived, to perform or otherwise to comply with the terms of the Design-Build Contract.
- 12.4 County Default: Material failure of County, which has neither been remedied nor waived, to pay the Design-Builder progress payments due under the Design-Build Contract or to perform other material terms of the Design-Build Contract, if such failure is the cause of the asserted Design-Builder Default and is sufficient to justify Design-Builder termination of the Design-Build Contract.
13. Qualification Regarding Extended Warranties. The Surety's liability for extended warranties for Subcontractors and suppliers shall not apply to a breach of any such extended warranty under the Design-Build Contract that occurs more than one year after the applicable warranty commencement date under the Design-Build Contract.

IN WITNESS WHEREOF, three (3) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety of the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant

to authority of its governing body. Principal and Surety have caused this Bond to be duly executed and delivered as of this _____ day of _____, 20__.

SURETY:

PRINCIPAL:

Name

Name

Principal Place of Business

Address

By: _____
Signature

By: _____
Signature

Attorney-In-Fact

Printed Name

Signature

Its: _____
Title

(Attach Attorney-in-Fact Certificate, Corporate Seal and Surety Seal)

END OF DOCUMENT

EXHIBIT D

Payment Bond No. _____

PAYMENT BOND (Labor and Material Bond)

WHEREAS, the County of San Bernardino ("County") has awarded [insert name of Design-Builder] designated as the "Principal" herein, a contract for the work described as follows:

WHEREAS, on or about _____, 20____, the Principal entered into a Design-Build Contract with the County for the design and construction of the work of improvement, which Design-Build Contract and all Contract Documents set forth therein are incorporated herein and made a part hereof by this reference; and

WHEREAS, by terms of the Design-Build Contract, as well as California Civil Code §9550, Principal is required to furnish a bond guaranteeing payment of claims.

NOW, THEREFORE, Principal and _____ ("Surety"), a duly admitted surety in the State of California, are held and firmly bound to the County for payment of the penal sum of \$ _____ ("the Bonded Sum"), in lawful money of the United States, for payment of which sum Principal and Surety jointly and severally bind themselves and their heirs, executors, administrators, successors and assigns.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT if Principal shall fail to pay any of the persons named in California Civil Code §9100 for all labor, materials, equipment or services used or reasonably required for use in performance of the Work of the Project, then Surety shall pay for the same in an amount not-to-exceed the Bonded Sum, otherwise this obligation shall be null and void.

The following terms and conditions shall apply with respect to this Bond:

1. The Design-Builder and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to County and to Claimants, to pay for labor, materials and equipment furnished for use in the performance of the Design-Build Contract, which is incorporated herein by reference.
2. With respect to County, this obligation shall be null and void if the Design-Builder:
 - 2.1 Promptly makes payment, directly or indirectly, for all sums due Claimants, and
 - 2.2 Defends, indemnifies and holds harmless County from all claims, demands, liens or suits by any person or entity who furnished labor, materials or equipment for use in the performance of the Design-Build Contract, provided County has promptly notified the Design-Builder and the Surety (at the address described in Paragraph 10) of any claims, demands, liens or suits and tendered defense of such claims, demands, liens or suits to the Design-Builder and the Surety, and provided there is no County Default.
3. With respect to Claimants, this obligation shall be null and void if the Design-Builder promptly makes payment, directly or indirectly through its subcontractors, for all sums due Claimants. However, if Design-Builder or its subcontractors fail to pay any of the persons named in California Civil Code section 9100, or amounts due

under the Unemployment Insurance Code with respect to work or labor performed under the Contract, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of Design-Builder or subcontractors pursuant to the Unemployment Insurance Code section 13020, with respect to such work and labor, then Surety will pay for the same, and also, in case suit is brought upon this bond, a reasonable attorney's fee, to be fixed by the Court.

4. Consistent with the California Mechanic's Lien Law, California Civil Code §§ 8000, et seq., the Surety shall have no obligation to Claimants under this Bond unless the Claimant has satisfied all applicable notice requirements.
5. The Surety's total obligation shall not exceed the amount of this Bond, and the amount of this Bond shall be credited for any payments made in good faith by the Surety under this Bond.
6. Amounts due the Design-Builder under the Design-Build Contract shall be applied first to satisfy claims, if any, under any Construction Performance Bond and second, to satisfy obligations of the Design-Builder and the Surety under this Bond.
7. County shall not be liable for payment of any costs, expenses, or attorney's fees of any Claimant under this bond, and shall have under this Bond no obligations to make payments to, give notices on behalf of, or otherwise have obligations to Claimants under this Bond.
8. The Surety hereby waives notice of any change, including changes of time, to the Design-Build Contract or to related subcontracts, purchase orders and other obligations.
9. Suit against Surety on this Payment Bond may be brought by any Claimant, or its assigns, at any time after the Claimant has furnished the last of the labor or materials, or both, but, pursuant to California Civil Code §9558, must be commenced before the expiration of six months after the period in which stop notices may be filed as provided in Civil Code §9356.
10. Notice to the Surety, County or the Design-Builder shall be mailed or delivered to the address shown on the signature page. Actual receipt of notice by Surety, County or the Design-Builder, however accomplished, shall be sufficient compliance as of the date received at the address shown on the signature page.
11. This Bond has been furnished to comply with the California Mechanic's Lien Law, including, but not limited to, Civil Code §§9550, et seq. Any provision in this Bond conflicting with said statutory requirements shall be deemed deleted and provisions conforming to such statutory or other legal requirements shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.
12. Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Design-Builder shall promptly furnish a copy of this Bond or shall permit a copy to be made.

13. DEFINITIONS

- 13.1 Claimant: An individual or entity having a direct contract with this Design-Builder or with a subcontractor of the Design-Builder to furnish labor, materials or equipment for use in the performance of the Contract, as further defined in California Civil Code §9100. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Design-Build Contract, architectural and engineering services required for performance of the work of the Design-Builder and the Design-Builder's subcontractors, and all other items for which a stop notice

might be asserted. The term Claimant shall also include the Unemployment Development Department as referred to in California Civil Code §9554(b).

- 13.2 Design-Build Contract: The agreement between County and the Design-Builder identified on the signature page, including all Contract Documents and changes thereto.
- 13.3 County Default: Material failure of County, which has neither been remedied nor waived, to pay the Design-Builder as required by the Design-Build Contract, provided that failure is the cause of the failure of Design-Builder to pay the Claimants and is sufficient to justify termination of the Design-Build Contract.

IN WITNESS WHEREOF, three (3) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety of the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body. Principal and Surety have caused this Bond to be duly executed and delivered as of this _____ day of _____, 20__.

SURETY:

PRINCIPAL:

Name

Name

Principal Place of Business

Address

By: _____
Signature

By: _____
Signature

Attorney-In-Fact

Printed Name

Signature

Its: _____
Title

(Attach Attorney-in-Fact Certificate, Corporate Seal and Surety Seal)

END OF DOCUMENT

EXHIBIT E

DESIGN-BUILDER'S PROJECT REPRESENTATION AND KEY PERSONNEL

EXHIBIT E – PAGE 1 OF 12

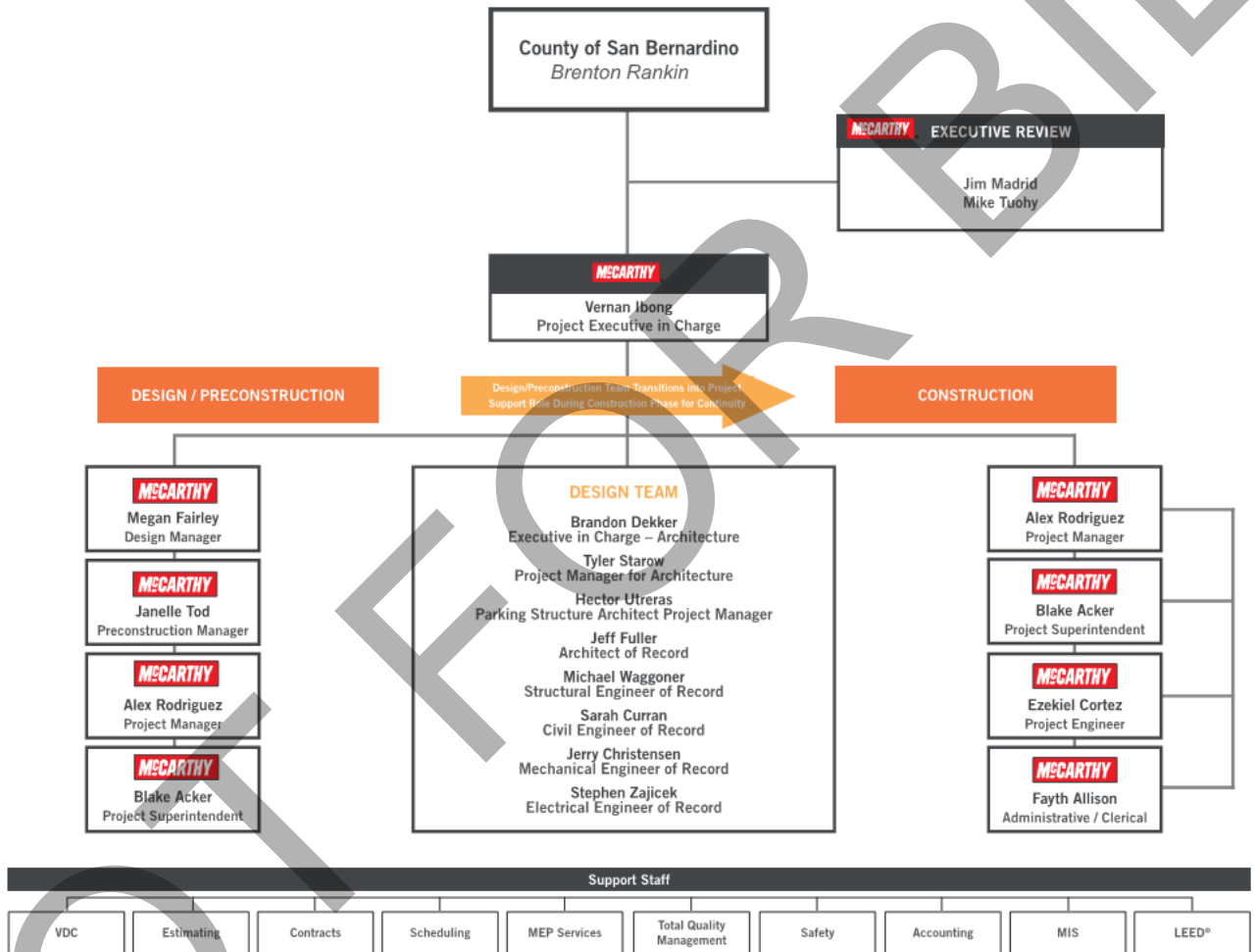


EXHIBIT E

DESIGN-BUILDER'S PROJECT REPRESENTATION AND KEY PERSONNEL

EXHIBIT E – PAGE 2 OF 12

Design-Build Team Members



VERNAN IBONG, LEED AP BD+C

General Contractor Executive-in-Charge of Project

Vernan holds overall responsibility for McCarthy's preconstruction and construction services, and has full authority to allocate the resources of the company as needed. He attends all preconstruction team meetings and coordinates estimating, scheduling, value analysis, design review and subcontracting efforts. Once construction begins, Vernan is present on-site on a regular basis to ensure effective implementation of quality and safety programs, cost control and project close out.

RELEVANT PROJECT EXPERIENCE

BioMed Realty - i3 Tenant Improvements - Illumina; San Diego, CA: \$44.5 million, tenant improvements for our existing i3 project for Illumina.

BioMed Realty Trust i3; San Diego, CA: This \$80 million project consisted of a 750 car subterranean parking garage located below a podium structure with three office buildings above. The total amount of parking is 330,000 SF and the office space totals 235,000 SF. This project also includes a central courtyard located on the podium deck and a vegetated roof system on top of each building. The entire building structure is architectural concrete with glass and metal panel elements.

Kaiser Permanente Hesperia MOB; Hesperia, CA: \$28 million, 54,000-sf modular Medical Office Building with sitework improvements in Hesperia, CA. The building will provide primary and specialty care, along with optometry, physical therapy and various healing spaces.

CSU Los Angeles Student Housing East; Los Angeles, CA: \$165 million, CSULA design-build student housing project is a new 380,000 gross square foot student housing facility containing traditional double and triple residence units for freshman and sophomore housing. The project consists of approximately 1,500 beds, and will house gathering spaces including study, fitness, lounge, wellness, laundry, vending, and common kitchen, learning spaces including community and multi-purpose rooms, study with collaboration space and independent study, and administrative spaces such as offices, conferencing and model unit in addition to other support areas. The project is anticipated to be a 5-6 story Type I or II construction. Additionally the project will provide for approximately 15,000 gross square feet of new dining facilities that will incorporate both the new and existing student housing dining program. The project will include site improvements that incorporate circulation improvements back to the campus core and offers a potential site for a future recreation center project.

Career Summary

12 years with McCarthy
17 total years experience

Education

Bachelor of Science
Mechanical Engineering
University of California, San Diego

Licenses & Certificates

LEED AP BD+C
U.S. Green Building Council

Professional & Community Affiliations

U.S. Green Building Council

EXHIBIT E

DESIGN-BUILDER'S PROJECT REPRESENTATION AND KEY PERSONNEL

EXHIBIT E – PAGE 3 OF 12

Design-Build Team Members



MEGAN FAIRLEY, EIT

Designer Manager

Megan works closely with the Project Director, Preconstruction Director and the design team to provide design feedback and evaluate, develop and implement constructible solutions from the construction documents prepared by the architecture and engineering team during procurement, value engineering and preconstruction planning. She will work closely with the design team to ensure that, as a team, we are adhering to schedule deliverables that are within the project scope and budget.

RELEVANT PROJECT EXPERIENCE

Sunset Bronson Studios CUE Office Building, Hollywood, CA; \$28 million, 100,000-sf, 5-story, cast-in-place HUB at Sunset Bronson Studios with GFRC facade and rooftop entertainment space.

Los Angeles Community College District - LA Valley College Monarch Center, Los Angeles, CA; \$29.6 million, 40,482-sf, design-build Student Union which includes a bookstore, food services, Associated Student Union Office Suite and Student Spaces, Student Health Center, Business Office and Loading/Receiving Area.

St. Jude Medical Center Northwest Tower & Central Plant, Fullerton, CA; \$235.6 million, 214,000-sf, design-build, 4-story, acute care building with a connecting bridge to level four of the existing hospital building and a 14,000-square-foot central plant and related site work.

Providence Tarzana Reimagined, Tarzana, CA; \$323 million, 260,000-sf, Providence Tarzana Medical Centers total campus transformation which included: New 200,000-sf Patient Tower & Central Plant, 33,000-sf D&T and Lobby Expansions as well as 95,000-sf of seismic retrofit and renovations to existing Buildings.

Santa Barbara Cottage Hospital Phase 6, Santa Barbara, CA; \$120.2 million, 136,000-sf, Phase 6 of the Santa Barbara Cottage Hospital campus expansion includes the construction of 2 buildings. The Diagnostic and Treatment building is a 4-story (3 up, 1 down), 73,000-sf facility. The Patient Pavilion is a 3-story, 63,000-sf, 90-bed patient tower.

Torrance Memorial Medical Center, Torrance, CA; \$322.8 million, 398,340-sf, 8-level replacement hospital. The patient tower features the latest medical technologies, 256 private rooms and 18 surgical and interventional treatment rooms, including the South Bay's first hybrid operating room. The basement in the 7-level patient tower houses a central utility plant and a tunnel connection leading to the existing hospital facility.

Career Summary

7 years with McCarthy
7 total years experience

Education

Bachelor of Science
Civil Engineering
Loyola Marymount University

Licenses & Certificates

Engineer-In-Training (EIT)
NCEES
First Aid/CPR
American Safety & Health Institute
OSHA 30-Hour Construction Safety & Health
OSHA

Professional & Community Affiliations

Tau Beta Pi National Honor Society in Engineering
General Member, Women in Construction Operations

EXHIBIT E

DESIGN-BUILDER'S PROJECT REPRESENTATION AND KEY PERSONNEL

EXHIBIT E – PAGE 4 OF 12

Design-Build Team Members



ALEX RODRIGUEZ

General Contractor Project Manager

Alex functions as McCarthy's on-site team leader. He is on-site full-time and is the primary point of interface for the architect and the owner throughout construction and project close-out. He assists in negotiation and buy-out of contracts and purchase orders, finalizes the master construction schedule and coordinates contractor activities and manpower requirements. Alex has responsibility for final review and approval of the schedule of values and monthly pay requests. He chairs construction meetings and coordinates equipment start-up, final inspections, owner instructions and building occupancy.

RELEVANT PROJECT EXPERIENCE

Water's Edge III; Playa Vista, CA: \$78.6 million, four-story office over two below and two above grade levels of parking. The building will be integrated within the existing development through landscaped courtyards, parking and open spaces at both the pedestrian and podium levels.

Bob Hope Airport Regional Intermodal Transportation Center (RITC); Burbank, CA: This project was a \$80.9 million, new, 507,766-sf, 3-level design-build Parking Structure (RITC) now used to serve rental car companies and public transportation hub (Buses). The center was finished with complete rental maintenance facilities, Rental Check in/Check out and rental car company offices. Off site improvements include new traffic signals, street improvements and utility infrastructure.

Metro Division 13 Bus Maintenance Facility; Los Angeles, CA: \$93 million, 217,074-sf, 3-level, concrete, cast-in-place parking structure. This Bus Maintenance & Operations Facility is designed to accommodate 200 CNG buses, maintenance building, vehicle washing and service. Project also included an associated street utility tie in and site improvements.

Rancho Santiago Community College District Santa Ana College New Central Plant; Santa Ana, CA: \$45 million new central utility plant and infrastructure upgrades throughout the campus. The Plant also includes athletic restrooms, offices and storage, and will provide a dramatic new entrance to the College's ball fields. Along with the Plant McCarthy is completely replacing the campus's utility infrastructure. This work includes all new sanitary sewer, domestic water, fire water, electrical and communications, chilled water supply and return and gas systems.

Omni West County of Riverside DPSS, Norco; Norco, CA: \$9 million, 50,000-sf, new, 1-level, Regional Self-Sufficiency Office will house up to 261 staff for the Department of Public Social Services. The project also included full site build-out and off-site improvements.

Career Summary

7 years with McCarthy
11 total years experience

Education

Bachelor of Science
Construction Engineering Management
California State University, Long Beach

Licenses & Certificates

Qualified SWPPP Practitioner (QSP)
California Stormwater Quality Association
Certified Erosion, Sediment & Storm Water
Inspector (CESSWI)
Certified Inspector of Sediment and Erosion
Control

EXHIBIT E

DESIGN-BUILDER'S PROJECT REPRESENTATION AND KEY PERSONNEL

EXHIBIT E – PAGE 5 OF 12

Design-Build Team Members



BLAKE ACKER

General Contractor Project Superintendent

Blake is responsible for overall coordination, supervision and inspection of all field installations. He coordinates and provides temporary jobsite facilities. He participates in finalizing the master construction schedule and monthly schedule updates, develops short term schedule activities and provides field construction coordination, supervision and inspection. He reviews and adjusts manpower requirements, coordinates and interfaces with independent and public inspection agencies, and monitors quality of all construction activities on a continuous basis. He attends quality control pre-installation meetings for all subcontractors and is directly responsible for safety of all field personnel.

Career Summary

13 years with McCarthy
32 total years experience

Licenses & Certificates

OSHA 10-Hour Construction
Supervisory Crane Training
Inspector of Record (IOR)
OSHA 30-Hour Construction Safety & Health
Carpenter Apprentice
SATC Carpenters Apprentice Program

RELEVANT PROJECT EXPERIENCE

Water's Edge III; Playa Vista, CA: \$78.6 million, four-story office over two below and two above grade levels of parking. The building will be integrated within the existing development through landscaped courtyards, parking and open spaces at both the pedestrian and podium levels.

Sunset Bronson Studios CUE Office Building, Hollywood, CA; \$28 million, 100,000-sf, 5-story, cast-in-place HUB at Sunset Bronson Studios with GFRC facade and rooftop entertainment space.

Chapman University Musco Center for the Arts; Orange, CA: \$60 million, 88,132-sf, 1,050-seat, integrated performance facility, enhancing the visibility of the Arts on campus, and creating a new front door for the University. The facility features a multi-purpose Proscenium-style theater hall, rehearsal space, associated performer and support space and storage, administrative offices, and a multi-level lobby.

South Orange County Community College District Advanced Technology Education Park; Tustin, CA: \$16 million, design-build, classroom building on the Advanced Technology Education Park (ATEP) Campus.

Torrance Memorial Medical Center Lundquist Tower; Torrance, CA: \$322.8 million, 398,340 sf, 8-level replacement hospital. The patient tower features the latest medical technologies, 256 private rooms and 18 surgical and interventional treatment rooms, including the South Bay's first hybrid operating room. The basement in the 7-level patient tower houses a central utility plant and a tunnel connection leading to the existing hospital facility.

Kaiser Fontana; Fontana, CA: \$426.5 million, 481,000 sf, design-assist, 7-level, 312-bed, steel frame, curtain wall and plaster exterior replacement hospital, 50,000 sf medical office building and 33,000 sf, steel frame with plaster skin Central Utility Plant that houses all electrical and mechanical distribution for main hospital and medical office building.

EXHIBIT E

DESIGN-BUILDER'S PROJECT REPRESENTATION AND KEY PERSONNEL

EXHIBIT E – PAGE 6 OF 12

Design-Build Team Members

CANNONDESIGN



BRANDON DEKKER, M.S., DBIA, LEED GA

Executive in Charge – Architecture

As Principal-in-Charge, Mr. Dekker's responsibilities include building relationships with clients while collaborating with the operations team to deliver "best in class" professional services and quality projects. With a focus on the overall success of the project, Mr. Dekker is an expert in the development of customized solutions for clients that satisfy their unique concerns and needs.

RELEVANT PROJECT EXPERIENCE

County of San Bernardino, District Attorney Fontana Office Relocation; San Bernardino, CA: Provided architectural design services for the relocation of the Fontana District Attorney Office to the 2nd floor of the Rancho Courthouse. The 12,057-sf renovation and remodel houses staff, conference/interview rooms and clerical spaces for the District Attorney, Special Victims Unit and Bureau of Investigation into a single collaborative space.

College of the Desert East Valley Education Center; Indio, CA: The 2.5 acre, \$15 million facility contains administrative and financial offices, 12 classrooms, two labs, two conference/training centers, two meeting rooms, an active learning lab, and retail space as a revenue generator.

City of Orange, Steve Ambriz Memorial Park; Orange, CA: Project Advisor for the construction of a 10.5 acre sport park. Features include two ball fields with associated park lighting, a parking lot, restroom facilities, multipurpose room, play areas, athletic courts, and related amenities.

County of Riverside, Marion V. Ashley Community Center; Romoland, CA: Project Advisor for Riverside County's new 15,000 f Community Center, Childcare Center and 12-acre Park Project which included play areas, a gymnasium, and multi-purpose rooms.

City of Newport Beach, Oasis Senior Center; Newport Beach, CA: Project Liaison for the new 35,000-sf LEED Silver Senior Center. The project includes educational classrooms, an exercise and wellness center, and a kitchen. Project phasing was critical to ensure minimal disruption to staff.

Kern Community College District, Cerro Corso College Main Building Modernization; Ridgecrest, CA: \$13.2 million renovation and remodel of approximately 34,000-sf of an existing, three-story building, including upgrades to the project site, parking, the addition of a bridge to the parking areas, and upgrades to the existing mechanical, electrical, plumbing and fire protection systems.

Career Summary

11 years with CannonDesign
17 total years experience

Education

Master of Science
Construction Management
Drexel University
Bachelor of Arts
Business
Vanguard University

Licenses & Certificates

Designated Design-Build Professional,
Design-Build Institute of America
LEED Green Associate

Professional & Community Affiliations

Board Member, Design-Build Institute of
America (DBIA) Western Pacific Region
Board Member, Construction Management
Association of America, Southern California
Chapter
Member, Urban Land Institute (ULI)

EXHIBIT E

DESIGN-BUILDER'S PROJECT REPRESENTATION AND KEY PERSONNEL

EXHIBIT E – PAGE 7 OF 12

Design-Build Team Members

CANNONDESIGN



JEFF FULLER, LEED GA

Architect of Record

Jeff has 30 years of experience in architecture. His experience includes educational, commercial, industrial, food service and interiors. With knowledge in many types of construction, structural detailing, HVAC design, title 24 compliance, custom light fixture and furniture design, he brings a well-rounded wealth of abilities to a project. Mr. Fuller's abilities support our goal of completing successful educational projects within budget and on schedule.

RELEVANT PROJECT EXPERIENCE

Kramer Wilson Office Building Tenant Improvement; Van Nuys, CA: Century National Insurance Company and its parent company Kramer Wilson were operating out of two buildings and wanted to consolidate from a 40,000-sf building into a smaller two-story 34,970 sf for its 213 employees.

Pomona Valley Hospital Medical Center, Parking Structure and Helipad; Pomona, CA: The project consists of a new 6 story parking structure with a Helipad. It provides parking for 342 cars in the 146,150-sf garage. The exterior of the building utilizes green screens and other landscape elements to mask the nature of its use. The new structure also created a new covered drop off for Emergency Room patients as well and much need Accessible parking for the Emergency department.

College of the Desert East Valley Education Center; Indio, CA: The 2.5-acre, \$15,000,000 facility contains administrative and financial offices, 12 classrooms, two labs, two conference/training centers, two meeting rooms, an active learning lab, and retail space as a revenue generator.

Jerome's Furniture, Various Furniture Showrooms; Architectural services for five showrooms throughout Southern California. Our team developed multiple design concepts for the exteriors along with a complete design budget.

San Diego Community College District, Norco College Soccer Complex Design-Build; Norco, CA: Project Manager for this 10-acre Soccer Complex overlooking the main campus includes two soccer fields, one for competition and the other specifically designed for practice, both constructed of competition grade synthetic turf that allows for consistent play in all weather conditions. The project also includes team lockers, public restrooms, a concession area and support facilities for field maintenance.

Career Summary

20 years with CannonDesign
30 total years experience

Education

Bachelor of Fine Arts
Interior Architectural Design
California State University, Long Beach

Licenses & Certificates

Licensed Architect, CA C81353
LEED Green Associate

EXHIBIT E

DESIGN-BUILDER'S PROJECT REPRESENTATION AND KEY PERSONNEL

EXHIBIT E – PAGE 8 OF 12

Design-Build Team Members

CANNONDESIGN



TYLER STAROW, ASSOC. AIA

Project Manager for Architecture

Tyler is an accomplished and versatile designer with six years of experience. He excels in space planning, digital modeling and 3D rendering. As designer at CannonDesign, Tyler has been instrumental on commercial, healthcare and civic tenant improvement projects. His responsibilities include the assurance of design excellence from project conception through construction. He is highly motivated, dependable and well versed in a wide range of building technologies and multiple architectural modeling styles.

RELEVANT PROJECT EXPERIENCE

Career Summary

4 years with CannonDesign
7 total years experience

Education

Master of Architecture
NewSchool of Architecture & Design
Bachelor of Arts
History
University of Colorado, Boulder

Licenses & Certificates

Associate Member, American
Institute of Architects (AIA)

Professional & Community Affiliations

Associate Member, American Institute of
Architects
Member, National Council of Architectural
Registration Boards
Member, Design-Build Institute of America

Incipio Technologies, Inc. New Headquarters; Irvine, CA: Lead Designer for this design-build, 60,000-sf renovation. Designed to function as one large collaborative workspace. At its core is a large sculptural wooden structure which pays homage to the Incipio Group brand.

CannonDesign, Los Angeles Office Relocation; Los Angeles, CA: CannonDesign's Pasadena and Century City offices are strategically relocating to Downtown Los Angeles. Tyler is the Project Designer for the 15,000-sf design-build tenant improvement of the 48th floor. The space will feature open work areas emphasizing the 360° views overlooking downtown and includes a robot room and model shop.

Incipio Technologies, Inc. Incase Tenant Improvement/Store; Los Angeles, CA: Lead designer for this design-build tenant improvement: first floor and mezzanine level tenant improvement (interior only). 3,835-sf (m) merchantile occupancy. Scope included retail space, conference room and break room new opening in the second-floor slab for a new non-egress stair and a new egress stair from the first floor to mezzanine level. Second floor tenant improvement (interior only) included 3,200-sf (b) business occupancy and three offices, conference room and open area work space.

Children's Hospital of Orange County, Thompson Autism Center; Orange, CA: Project Coordinator; this project will consist of a build-out of approximately 17,000-sf located on all of the first floor and a portion of the second floor. Scope includes administrative offices, executive office space, conference rooms and exam rooms.

Pomona Valley Hospital, East Campus, Medical Staff and Doctor's Lounge; Pomona, CA: Designer for this renovation of existing hospital space which is currently being used as a swing space for administrative support staff, into offices for the Medical Director and his staff, and a doctors' lounge. The new office space and doctors' lounge are designed to meet the medical staff's current needs.

EXHIBIT E

DESIGN-BUILDER'S PROJECT REPRESENTATION AND KEY PERSONNEL

EXHIBIT E – PAGE 9 OF 12

Design-Build Team Members



MICHAEL WAGGONER, SE

Structural Engineer of Record

Michael will serve as the structural engineer of record and will contribute to the team with his strong technical expertise, a broad knowledge of building systems and a singular devotion to high quality construction documents. He will ensure the structure receives creative and sound solutions and oversees quality control to achieve the client's objectives for a safe and durable facility. His leadership in developing economical engineering solutions has been instrumental to many successful projects including over 75 large parking structures throughout California.

RELEVANT PROJECT EXPERIENCE

Career Summary

27 years with FWCSE
32 total years experience

Education

Master of Science
Structural Engineering
University of California, Berkeley
Bachelor of Science
Civil Engineering
California State Polytechnic University,
Pomona

Licenses & Certificates

Structural and Civil Engineer in All Western
States

Professional & Community Affiliations

Structural Engineers Association of Southern
California
Earthquake Engineering Research Institute
American Concrete Institute

County of San Bernardino Building 303 Parking Structure; San Bernardino, CA: 95,600-sf, 2-level, 292-car design-build parking structure to service a San Bernardino Court and Administrative Building.

San Bernardino Valley College Parking Structure; San Bernardino, CA: This is a 5-level, 1,205-car structure with 3 pedestrian bridges connecting it to adjacent buildings. Construction consists of post-tensioned concrete slabs and columns and the lateral system is made up of concrete moment frames.

Azusa Park and Ride Parking Structure; Azusa, CA: A 4-level above grade parking structure with 181,000-sf and 547 parking stalls. The structure consists of post-tensioned concrete and lateral shearwalls and includes rooftop parking, bus bays for loading and unloading passengers and for layover parking, as well as electric bus charging stations.

Henry Mayo Parking Structure; Santa Clarita, CA: 245,000-sf, 5-level, 750-car parking structure with a Helipad on the top level for the Henry Mayo Hospital. The structure has long-span concrete post-tensioned beams and slabs with special concrete shearwalls as the lateral system.

Sharp Memorial Parking Structure Expansion; San Diego, CA: A 5-level, 210,000 -sf, 635-car parking structure. FWC served as engineer of record for the cast-in-place long-span concrete structure which included the design of the connection to the existing structure and the structural steel for roof top shade structures.

Loma Linda FMO Parking Structure; Loma Linda, CA: 6-level, 1,320-car, 334,000-sf post-tensioned concrete structure. FWC designed the exterior cold-formed steel framing and structural steel stairs as well as a pre-cast pedestrian bridge that spans across a 4-lane highway with median to connect the structure to the nearby hospital.

EXHIBIT E

DESIGN-BUILDER'S PROJECT REPRESENTATION AND KEY PERSONNEL

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Design-Build Team Members

PSOMAS



SARAH CURRAN, PE, LEED AP

Civil Engineer of Record

Sarah has over 17 years of civil engineering experience including consulting for site development projects throughout Southern California. As Project Manager, Sarah will oversee the civil engineering elements of the project including grading, drainage, utility and stormwater management designs. Her background, ranging from code enforcement to master planning, final project design, and construction administration, leads to creative, feasible and sustainable civil engineering designs from concept to implementation.

RELEVANT PROJECT EXPERIENCE

Venice High School, Comprehensive Modernization; Venice, CA: Quality control reviewer for Psomas, currently providing civil engineering services for the \$100+ million comprehensive modernization of Venice High School. The scope of services comprised of site and infrastructure improvements which included sanitary sewer, water, stormwater, and upgrades to existing facilities to remove identified and prioritized barriers to program accessibility.

Orange Coast College, Student Housing P3; Costa Mesa, CA: Quality control reviewer from Psomas, currently providing civil engineering services for the design and construction of a new 324,000 SF, 819-bed apartment complex. Psomas' scope of services included schematic design, traffic engineering, design development, construction documents, on-site hydrology study, campus infrastructure connections, DSA processing support, and construction observation. Additional civil engineering services included the development of a Storm Water Pollution Prevention Plan (SWPPP).

Los Angeles County, Martin Luther King Medical Center, Site Utility Make Ready; Los Angeles, CA: Project Manager for civil engineering design and construction administration services including rough grading, drainage, and utilities designs in anticipation of design-build improvements. Documents included rough grading for future buildings; drainage; utilities demolition, relocation and new, as required to prepare the site for design-build projects.

Los Angeles County, Martin Luther King Medical Center Outpatient Center Scoping Documents; Los Angeles, CA: Project Manager for civil engineering modified design development level scoping documents to support the design-build bid process. Prepared modified design development level designs for grading, drainage, utilities, street improvements and stormwater management. Provided bid support in the form of attendance at pre-bid meetings and review of technical bid documents. Provided design-build construction administration support.

Career Summary

4 years with Psomas
17 total years experience

Education

Bachelor of Science
Civil Engineering
University of Vermont

Licenses & Certificates

Professional Engineer/Civil/#69620

Professional & Community Affiliations

ACE Mentor, San Diego

EXHIBIT E

DESIGN-BUILDER'S PROJECT REPRESENTATION AND KEY PERSONNEL

EXHIBIT E – PAGE 11 OF 12

Design-Build Team Members



JERRY CHRISTENSEN, PE

Mechanical Engineer of Record

Lead Mechanical Engineer – Engineering Department Manager Special Projects Design Support. Engineering design for design-build projects from pre-bid concepts through completion. Registered Mechanical Engineer, Design/Technical support for all departments within the company. Value Engineering technical support.

RELEVANT PROJECT EXPERIENCE

Universal Health Services, Inc.; Various Cities, CA: \$1.6 Million, Current projects \$400K / Design – Design Assistance, design-build. Surgery rooms, Pharmacies, Patient rooms, Kitchens, Labs, Equipment replacements, Design Development assistance.

Rancho Los Amigos Rehabilitation Center; Downey, CA: \$5.4 Million Pre-construction design assistance of HVAC systems.

Bellflower Event Center & Fire Museum; Bellflower, CA: \$633K Rooftop VAV's w/Reheat & Kitchen Exhaust.

Edgewater Towers Condominiums; Pacific Palisades, CA: \$6.5 Million HVAC Upgrades & Interior Renovations.

UC Irvine McGaugh Hall; Irvine, CA: \$7.3 Million Design-build. Biological labs & BSL labs/Air locks & containment rooms.

UC Irvine McGaugh Hall; Irvine, CA: \$3 Million+ Research Labs, BTU Meter Projects, Equipment Change outs, Various Lab Projects, air lock and containment rooms, fume hoods and clean rooms.

Needles Middle School; Needles, CA: \$300K Mechanical work – classrooms & locker rooms.

Beckman Coulter; Brea, CA: \$3 Million Large Office Bldg., 2 Central Plants.

HMC World Headquarters; \$1.1 Million Mechanical Engineer of Record – concept to completion.

Fischer Scientific, Chino Industrial Park; Chino, CA: \$3 Million - Industrial ventilation of (5) large tilt up buildings. Mechanical Engineer of Record / Project Manager – Concept to completion.

West Covina Unified School District; West Covina, CA: \$4 Million Modernization projects for seven schools.

Career Summary

3 years with Coutts
37 total years experience

Education

Bachelor of Science
Mechanical Engineering
California State Polytechnic University,
Pomona

Licenses & Certificates

Registered Mechanical Engineer State of
California M25923

Professional & Community Affiliations

LEED Building Green Associate

EXHIBIT E

DESIGN-BUILDER'S PROJECT REPRESENTATION AND KEY PERSONNEL

EXHIBIT E – PAGE 12 OF 12

Design-Build Team Members



STEPHEN R. ZAJICEK, PE

Electrical Engineer of Record

Stephen has extensive experience in a wide variety of Educational, Master Planning/Central Plants, Municipal, Public Works, Institutional, Commercial and Industrial projects. His technical expertise includes Needs Assessments, Energy Audits, and the ability to develop multiple solutions to electrical problems faced by Owners and Building Managers.

Stephen has extensive background in the design and construction of Lighting, Power, and Control Systems with emphasis on Energy-Efficiency and Sustainability. He has personally designed and supervised the design of Fire Alarm, Telecommunications, Television, Public Address and Sound Reinforcement systems, Computer Networks, and Intrusion Detection systems. He is also familiar with Bidding and Contract Administration, including Managed Bids and Phased Construction.

Career Summary

40 years with FBA Engineering
42 total years experience

Education

Bachelor of Science
Electrical Engineering
University of Illinois

Licenses & Certificates

Professional Electrical Engineer, California,
1980 – License # E10372

Professional & Community Affiliations

National Council of Examiners for
Engineering and Surveying – NCEES
Institute of Electrical and Electronic
Engineers – IEEE
Illuminating Engineering Society – IES

RELEVANT PROJECT EXPERIENCE

San Bernardino Courthouse Annex Building; San Bernardino, CA: Design-Bid-Build, Renovation of the 1st, 2nd and 3rd floors totaling 39,000-sf including Office Space and Courtrooms.

2020 Main Street; Irvine, CA: Design-Bid-Build, 12-Story Office Building, 268,000-sf, on-going remodels as required for tenant turn-over.

Experian Corporate Headquarters; Costa Mesa, CA: Design-Bid-Build, Complete Remodel of two 4-Story Office Buildings, totaling 250,000-sf, including Office Space, Breakrooms, ODF and BDF Rooms and a new Network Operations Center.

SpaceX Parking Structure; Hawthorne, CA: Design-Build, Parking Structure of 375,000-sf, approximately 1,200 stalls.

USC Shrine Parking Structure; Los Angeles, CA: Design-Build, Parking Structure 395,000-sf, approximately 1,300 stalls.

LA Harbor College, West Parking Structure; Los Angeles, CA: Design-Build, Level parking structure, 271,000-sf, 926 stalls.

Loma Linda University Parking Structure; Loma Linda, CA: Design-Build, Six Levels with Pedestrian Bridge. New Parking Structure, 335,000-sf, 774 Stalls.

West Los Angeles College Parking Facility Lot 8; Los Angeles, CA: Design-Build Parking Structure of approximately 302,000-sf, with space for 1,000 stalls.

EXHIBIT F

SUBMITTAL SCHEDULE – EXHIBIT F PAGE 1 OF 17

Activity ID	Activity Name	Orig Dur	Start	Finish	2020				2021				2022				
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2		
323 West Court																	
Executive Summary & Milestones																	
MS1003	NTP (Notice To Proceed)	0	13-Jan-20		◆ NTP (Notice To Proceed)												
MS1310	Demolition and Shoring - Design & Permitting	57	13-Jan-20	31-Mar-20	■ Demolition and Shoring - Design & Permitting												
MS1320	Site Make Ready / Grading / Structure - Design & Permitting	110	13-Jan-20	15-Jun-20	■ Site Make Ready / Grading / Structure - Design & Permitting												
MS1330	Architectural Buildout - Design & Permitting	165	13-Jan-20	01-Sep-20	■ Architectural Buildout - Design & Permitting												
MS1300	Demolition	52	01-Apr-20	12-Jun-20	■ Demolition												
MS1160	Start Earthwork	0	18-Jun-20		◆ Start Earthwork												
MS1340	Start of Foundations	0	15-Jul-20		◆ Start of Foundations												
MS1270	Foundations & Podium Structure	153	29-Jul-20	08-Feb-21	■ Foundations & Podium Structure												
MS1080	Site Utilities Complete	0		21-Aug-20	◆ Site Utilities Complete												
MS1250	Start of Slab-on-Grade	0	14-Sep-20		◆ Start of Slab-on-Grade												
MS1070	Concrete Top-Out	0		08-Feb-21	◆ Concrete Top-Out												
MS1105	Interior Buildout	138	09-Feb-21	23-Aug-21	■ Interior Buildout												
MS1290	Exterior Skin	82	12-Feb-21	22-Jun-21	■ Exterior Skin												
MS1095	Building Dry-In	0		03-May-21	◆ Building Dry-In												
MS1340	Substantial Dry-In	0		03-May-21	◆ Substantial Dry-In												
MS1115	MEP Start Up / Testing / Final Inspections	77	01-Jun-21	17-Sep-21	■ MEP Start Up / Testing / Final Inspections												
MS1095	Permanent Power Available	0		04-Jun-21	◆ Permanent Power Available												
MS1260	Telecommunication Available	0		07-Jun-21	◆ Telecommunication Available												
MS1230	Conditioned Air Available	0		16-Jun-21	◆ Conditioned Air Available												
MS1113	Elevators Complete / Ready for Inspection	0		28-Jul-21	◆ Elevators Complete / Ready for Inspection												
MS1220	Indemnet Weather Allowance	10	20-Sep-21	01-Oct-21	◆ Indemnet Weather Allowance												
MS1125	Substantial Completion (Calendar Days)	0		01-Oct-21	◆ Substantial Completion (Calendar Days)												
Design & Preconstruction																	
Demolition and Shoring - Permit																	
SMS1725	Develop & Submit AQMD Notification	20	13-Jan-20	07-Feb-20	■ Develop & Submit AQMD Notification												
DES 100	Develop CD - Demolition and Shoring	25	13-Jan-20	14-Feb-20	■ Develop CD - Demolition and Shoring												
DES 125	County Plan Check Review - Demolition and Shoring	15	17-Feb-20	06-Mar-20	■ County Plan Check Review - Demolition and Shoring												
DES 145	Plan Check Corrections - Demolition and Shoring	7	09-Mar-20	17-Mar-20	■ Plan Check Corrections - Demolition and Shoring												
DES 150	Country Backcheck Review & Approval - Demolition and Shoring	10	18-Mar-20	31-Mar-20	■ Country Backcheck Review & Approval - Demolition and Shoring												
SMS2865	AQMD Notification (Calendar Days)	10	22-Mar-20	31-Mar-20	■ AQMD Notification (Calendar Days)												
DES 155	Building Permit Issued - Demolition and Shoring	0		31-Mar-20	◆ Building Permit Issued - Demolition and Shoring												
Site Make Ready / Grading / Structure - Permit																	
DES 105	Develop DD's - Make Ready / Grading / Structure	30	13-Jan-20	21-Feb-20	■ Develop DD's - Make Ready / Grading / Structure												
DES 110	County User Group Meetings / Verification - DD's	15	13-Jan-20	31-Jan-20	■ County User Group Meetings / Verification - DD's												
DES 130	Develop CD - Site Make Ready / Grading / Structure	40	24-Feb-20	17-Apr-20	■ Develop CD - Site Make Ready / Grading / Structure												
DES 160	County Plan Check Review - Site Make Ready / Grading / Structure	20	20-Apr-20	15-May-20	■ County Plan Check Review - Site Make Ready / Grading / Structure												
DES 170	Plan Check Corrections - Site Make Ready / Grading / Structure	10	18-May-20	01-Jun-20	■ Plan Check Corrections - Site Make Ready / Grading / Structure												
DES 175	Country Backcheck Review & Approval - Site Make Ready / Grading / Structure	10	02-Jun-20	15-Jun-20	■ Country Backcheck Review & Approval - Site Make Ready / Grading / Structure												
DES 180	Building Permit Issued - Site Make Ready / Grading / Structure	0		15-Jun-20	◆ Building Permit Issued - Site Make Ready / Grading / Structure												
Architectural Buildout - Permit																	
DES 115	Develop SD's - Architectural Buildout	30	13-Jan-20	21-Feb-20	■ Develop SD's - Architectural Buildout												
DES 120	County User Group Meetings / Verification - SD's	15	13-Jan-20	07-Feb-20	■ County User Group Meetings / Verification - SD's												
DES 135	Develop DD's - Architectural Buildout	40	24-Feb-20	17-Apr-20	■ Develop DD's - Architectural Buildout												
DES 140	County User Group Meetings / Verification - DD's	20	24-Feb-20	20-Mar-20	■ County User Group Meetings / Verification - DD's												
DES 165	Develop CD - Architectural Buildout	50	20-Apr-20	29-Jun-20	■ Develop CD - Architectural Buildout												
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					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
DES 210	County User Group Meetings / Verification - CD's	20	20-Apr-20	15-May-20												
DES 185	County Plan Check Review - Architectural Bulkout	20	30-Jun-20	28-Jul-20												
DES 190	Plan Check Corrections - Architectural Bulkout	15	29-Jul-20	18-Aug-20												
DES 195	County Backcheck Review & Approval - Architectural Bulkout	10	19-Aug-20	01-Sep-20												
DES 200	Building Permit Issued - Architectural Bulkout	0		01-Sep-20												
Submittals / Material Procurement																
Steel Reinforcement																
SMS4055	Sub: Develop & Submit - Steel Reinforcement Shop Drawings	10	02-Jun-20	15-Jun-20												
SMS4035	M/C: Review & Approve - Steel Reinforcement Shop Drawings	2	16-Jun-20	17-Jun-20												
SMS4045	A/E: Review & Approve - Steel Reinforcement Shop Drawings	14	18-Jun-20	08-Jul-20												
SMS4065	Fab/Deliver - Steel Reinforcement	10	09-Jul-20	22-Jul-20												
Glass & Glazing																
SMS4095	Sub: Develop & Submit - Glass & Glazing Shop Drawings	20	16-Jun-20	14-Jul-20												
SMS4075	M/C: Review & Approve - Glass & Glazing Shop Drawings	2	15-Jul-20	16-Jul-20												
SMS4085	A/E: Review & Approve - Glass & Glazing Shop Drawings	14	17-Jul-20	05-Aug-20												
SMS4105	Fab/Deliver - Glass & Glazing	60	06-Aug-20	29-Oct-20												
Elevator																
SMS4135	Sub: Develop & Submit - Elevator Shop Drawings	20	16-Jun-20	14-Jul-20												
SMS4115	M/C: Review & Approve - Elevator Shop Drawings	2	15-Jul-20	16-Jul-20												
SMS4125	A/E: Review & Approve - Elevator Shop Drawings	14	17-Jul-20	05-Aug-20												
SMS4145	Fab/Deliver - Elevator	70	06-Aug-20	13-Nov-20												
Construction																
Mobilize																
PH2B1020	Mobilize / Setup Construction Fencing	5	01-Apr-20	07-Apr-20												
PH2B1030	Sidewalk and Parking Lane Closure	286	08-Apr-20	24-May-21												
Demolition																
SHOR1045	Install Shoring for Basement Shoring	12	13-Jan-20	28-Jan-20												
AB1000	Abatement of Building U	10	03-Apr-20	16-Apr-20												
AB1020	Safe Off All Utilities	5	10-Apr-20	16-Apr-20												
PH2B1280	Interior Soft Demolition & Roof Demolition	15	17-Apr-20	07-May-20												
PH2B1270	Structural Demolition	15	08-May-20	29-May-20												
SHOR1035	Demolish Underground Utilities	2	01-Jun-20	02-Jun-20												
SHOR1000	Demolish Foundations	8	03-Jun-20	12-Jun-20												
Earthwork																
Basement																
SHOR1055	Install/ Remove Balance of Shoring	2	16-Jun-20	17-Jun-20												
EART1010	Complete Excavation	7	18-Jun-20	26-Jun-20												
EART1020	Earthwork Improvements	10	29-Jun-20	13-Jul-20												
EART1030	Certify Building Pad	1	14-Jul-20	14-Jul-20												
Substructure																
Foundations																
FOUND2960	Layout & Excavate Foundations - East	2	29-Jul-20	30-Jul-20												
FOUND2970	Install Rebar Foundations - East	3	31-Jul-20	04-Aug-20												
FOUND2980	Set Forms Foundations - East	2	05-Aug-20	06-Aug-20												
FOUND2990	Install Rebar Template - East	1	07-Aug-20	07-Aug-20												
FOUND3000	Pour Foundations - East	1	10-Aug-20	10-Aug-20												

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- Remaining Level of Effort
- Actual Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work

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Activity ID	Activity Name	Orig Dur	Start	Finish	2020				2021				2022			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
FOUN2950	Strip & Clean Foundations - East	1	11-Aug-20	11-Aug-20												
West Pour																
FOUN1400	Layout & Excavate Foundations - West	2	31-Jul-20	02-Aug-20												
FOUN1410	Install Rebar Foundations - West	3	05-Aug-20	07-Aug-20												
FOUN1420	Set Forms Foundations - West	2	10-Aug-20	11-Aug-20												
FOUN1430	Install Rebar Template - West	1	12-Aug-20	12-Aug-20												
FOUN1440	Pour Foundations - West	1	13-Aug-20	13-Aug-20												
FOUN2930	Strip & Clean Foundations - West	1	14-Aug-20	14-Aug-20												
Basement Wall Columns East																
FOUN2880	Layout Vertical - East	1	12-Aug-20	12-Aug-20												
FOUN2900	Install Rebar Vertical - East	4	13-Aug-20	18-Aug-20												
FOUN2900	Set Forms - East	3	19-Aug-20	21-Aug-20												
FOUN3230	Pour Vertical - East	1	24-Aug-20	24-Aug-20												
FOUN3240	Strip & Clean Vertical Formwork - East	1	25-Aug-20	25-Aug-20												
Basement Wall Columns West																
FOUN3030	Layout Vertical - West	1	17-Aug-20	17-Aug-20												
FOUN3040	Install Rebar - West	4	18-Aug-20	21-Aug-20												
FOUN3050	Set Forms - West	3	24-Aug-20	24-Aug-20												
FOUN3070	Pour Vertical - West	1	25-Aug-20	25-Aug-20												
FOUN3020	Strip & Clean - West	1	26-Aug-20	26-Aug-20												
Elevator Pits																
Elevator Pit #1																
FOUN1015	Excavate For Elevator Pit	1	12-Aug-20	12-Aug-20												
X.FOUN1025	Form Foundations	2	13-Aug-20	14-Aug-20												
X.FOUN1045	Set Rebar	2	17-Aug-20	18-Aug-20												
X.FOUN1055	Pour Foundations	1	19-Aug-20	19-Aug-20												
X.FOUN1065	Strip Formwork Foundations	1	20-Aug-20	20-Aug-20												
FOUN2870	Set Rebar For Elevator Pit Slab	2	21-Aug-20	24-Aug-20												
FOUN1060	Pour Elevator Pit Slab	1	25-Aug-20	25-Aug-20												
FOUN1020	Place Forms and Rebar For Elevator Pit Walls	3	26-Aug-20	28-Aug-20												
FOUN1090	Pour Elevator Pit Walls	1	31-Aug-20	31-Aug-20												
FOUN2890	Cure Elevator Pit Walls (Calendar Days)	5	01-Sep-20	05-Sep-20												
FOUN1085	Strip Elevator Pit Walls	1	01-Sep-20	01-Sep-20												
FOUN1095	Backfill Elevator Pit Walls	3	02-Sep-20	04-Sep-20												
FOUN1100	Waterproof Elevator Pit	2	02-Sep-20	03-Sep-20												
Underground MEPs																
East																
Plumbing																
X.1770	Layout & Excavate Underground Plumbing - East	1	26-Aug-20	26-Aug-20												
X.1780	Rough-in Underground Plumbing - East	3	27-Aug-20	31-Aug-20												
X.1800	Test & Inspect Underground Plumbing - East	1	31-Aug-20	31-Aug-20												
X.1790	Backfill Underground Plumbing - East	1	01-Sep-20	01-Sep-20												
Electrical																
X.1740	Layout & Excavate Underground Electrical - East	1	02-Sep-20	02-Sep-20												
X.1750	Rough-in Underground Electrical - East	4	03-Sep-20	09-Sep-20												
X.1730	Inspect Underground Electrical - East	1	09-Sep-20	09-Sep-20												
X.1760	Backfill Underground Electrical - East	1	10-Sep-20	10-Sep-20												
West																

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					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
Plumbing																
SOG1080	Layout & Excavate Underground Plumbing - West	1	02-Sep-20	02-Sep-20												
SOG1110	Rough-in Underground Plumbing - West	3	03-Sep-20	08-Sep-20												
SOG1530	Test & Inspect Underground Plumbing - West	1	08-Sep-20	08-Sep-20												
SOG1120	Backfill Underground Plumbing - West	2	09-Sep-20	10-Sep-20												
Electrical																
SOG1440	Layout & Excavate Underground Electrical - West	1	11-Sep-20	11-Sep-20												
SOG1450	Rough-in Underground Electrical - West	4	16-Sep-20	21-Sep-20												
SOG1540	Inspect Underground Electrical - West	1	21-Sep-20	21-Sep-20												
SOG1460	Backfill Underground Electrical - West	1	22-Sep-20	22-Sep-20												
Slab on Grade																
East																
SOG1550	Fine Grade Slab-on-Grade	1	11-Sep-20	11-Sep-20												
X.2000	Set Forms Slab-on-Grade - East	2	14-Sep-20	15-Sep-20												
X.2010	Install Sub-Base & Vapor Barrier - Slab-on-Grade - East	3	16-Sep-20	18-Sep-20												
X.1990	Install Rebar - Slab-on-Grade - East	4	21-Sep-20	24-Sep-20												
X.1970	Pour Slab-on-Grade - East	1	25-Sep-20	25-Sep-20												
X.1980	Strip & Clean Slab-on-Grade - East	1	28-Sep-20	28-Sep-20												
West																
SOG1060	Set Forms Slab-on-Grade - West	2	29-Sep-20	30-Sep-20												
SOG1070	Install Sub-Base & Vapor Barrier - Slab-on-Grade - West	3	01-Oct-20	05-Oct-20												
SOG1090	Install Rebar - Slab-on-Grade - West	3	06-Oct-20	08-Oct-20												
SOG1410	Pour Slab-on-Grade - West	1	09-Oct-20	09-Oct-20												
SOG1420	Strip & Clean Slab-on-Grade - West	1	12-Oct-20	12-Oct-20												
Superstructure																
Elevated Concrete Deck - Level B1																
Deck Pour 1																
PD2020	F/R/P Deck Pour 1	15	13-Oct-20	02-Nov-20												
Deck Pour 2																
PD3020	F/R/P Deck Pour 2	15	20-Oct-20	09-Nov-20												
Curbs																
SOG1470	Set Forms Curbs at Deck	1	04-Dec-20	04-Dec-20												
SOG1480	Install Rebar Curbs at Deck	2	07-Dec-20	08-Dec-20												
SOG1430	Pour Curbs at Deck	1	09-Dec-20	09-Dec-20												
SOG1520	Strip & Clean Curbs at Deck	1	10-Dec-20	10-Dec-20												
Elevated Concrete Deck - Level 1																
Deck Pour 1																
PD3030	F/R/P Deck Pour 1	15	03-Nov-20	24-Nov-20												
Deck Pour 2																
PD3040	F/R/P Deck Pour 2	15	10-Nov-20	03-Dec-20												
Curbs																
SOG1570	Set Forms Curbs at Deck	1	28-Dec-20	28-Dec-20												
SOG1580	Install Rebar Curbs at Deck	2	29-Dec-20	30-Dec-20												
SOG1560	Pour Curbs at Deck	1	31-Dec-20	31-Dec-20												
SOG1590	Strip & Clean Curbs at Deck	1	04-Jan-21	04-Jan-21												
Elevated Concrete Deck - Level 2																
Deck Pour 1																
PD3050	F/R/P Deck Pour 1	15	25-Nov-20	17-Dec-20												

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Activity ID	Activity Name	Orig Dur	Start	Finish	2020				2021				2022		
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Deck Pour 2															
PD3060	F/R/P Deck Pour 2	15	04-Dec-20	24-Dec-20											
Curbs															
SOG1610	Set Forms Curbs at Deck	1	19-Jan-21	19-Jan-21											
SOG1620	Install Rebar Curbs at Deck	2	20-Jan-21	21-Jan-21											
SOG1600	Pour Curbs at Deck	1	22-Jan-21	22-Jan-21											
SOG1630	Strip & Clean Curbs at Deck	1	25-Jan-21	25-Jan-21											
Podium Deck - Level 3															
Deck Pour 1															
PD3070	F/R/P Deck Pour 1	15	18-Dec-20	11-Jan-21											
Deck Pour 2															
PD3080	F/R/P Deck Pour 2	15	28-Dec-20	16-Jan-21											
Curbs															
SOG1650	Set Forms Curbs at Deck	1	09-Feb-21	09-Feb-21											
SOG1660	Install Rebar Curbs at Deck	2	10-Feb-21	11-Feb-21											
SOG1640	Pour Curbs at Deck	1	12-Feb-21	12-Feb-21											
SOG1670	Strip & Clean Curbs at Deck	1	15-Feb-21	15-Feb-21											
Podium Deck - Roof															
Deck Pour 1															
PD3090	F/R/P Deck Pour 1	15	12-Jan-21	01-Feb-21											
Deck Pour 2															
PD3100	F/R/P Deck Pour 2	15	19-Jan-21	08-Feb-21											
Curbs															
SOG1680	Set Forms Curbs at Deck	1	09-Feb-21	09-Feb-21											
SOG1700	Install Rebar Curbs at Deck	2	10-Feb-21	11-Feb-21											
SOG1680	Pour Curbs at Deck	1	12-Feb-21	12-Feb-21											
SOG1710	Strip & Clean Curbs at Deck	1	15-Feb-21	15-Feb-21											
Stairs															
Stair 2															
ST2145	Erect Stairs - Stair 2	2	09-Feb-21	10-Feb-21											
ST2115	Align and Weld - Stair 2	5	11-Feb-21	17-Feb-21											
ST2105	Install Metal Decking at Landings - Stair 2	3	18-Feb-21	22-Feb-21											
ST2295	Install Handrail - Stair 2	4	23-Feb-21	28-Feb-21											
ST2135	Pour Concrete for Stairs and Landings - Stair 2	1	01-Mar-21	01-Mar-21											
Stair 3															
ST2195	Erect Stairs - Stair 3	2	01-Mar-21	02-Mar-21											
ST2165	Align and Weld - Stair 3	5	03-Mar-21	09-Mar-21											
ST2155	Install Metal Decking at Landings - Stair 3	3	10-Mar-21	12-Mar-21											
ST2215	Install Handrail - Stair 3	4	15-Mar-21	18-Mar-21											
ST2185	Pour Concrete for Stairs and Landings - Stair 3	1	19-Mar-21	19-Mar-21											
Stair 1															
ST2000	Erect Stairs - Stair 1	2	03-Mar-21	04-Mar-21											
ST2085	Align and Weld - Stair 1	5	05-Mar-21	11-Mar-21											
ST2045	Install Metal Decking at Landings - Stair 1	3	12-Mar-21	16-Mar-21											
ST2015	Install Handrail - Stair 1	4	17-Mar-21	22-Mar-21											
ST2095	Pour Concrete for Stairs and Landings - Stair 1	1	23-Mar-21	23-Mar-21											
Building Enclosure															
East Elevation															

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					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2		
EEEE1000	Erect Scaffolding - East Elevation	2	12-Feb-21	15-Feb-21													
EEEE1312	Layout & Install Exterior Framing Clips - East Elevation	4	16-Feb-21	19-Feb-21													
EEEE1020	Exterior Framing - East Elevation	9	22-Feb-21	04-Mar-21													
EEEE1050	Install Exterior Sheathing - East Elevation	4	05-Mar-21	10-Mar-21													
EEEE1060	Install Metal Lath - East Elevation	4	11-Mar-21	16-Mar-21													
EEEE1110	Install Windows - East Elevation	3	17-Mar-21	19-Mar-21													
EEEE1070	Apply Scratch Coat Plaster - East Elevation	2	22-Mar-21	23-Mar-21													
EEEE1080	Cure Scratch Coat Plaster (Calendar Days) - East Elevation	2	24-Mar-21	25-Mar-21													
EEEE1160	Apply Brown Coat Plaster - East Elevation	2	26-Mar-21	29-Mar-21													
EEEE1170	Cure Brown Coat Plaster (Calendar Days) - East Elevation	7	30-Mar-21	05-Apr-21													
EEEE1090	Apply Finish Coat Plaster - East Elevation	3	05-Apr-21	08-Apr-21													
EEEE1150	Exterior Porcelain Tile - East Elevation	5	09-Apr-21	15-Apr-21													
EEEE1100	Remove Scaffolding - East Elevation	2	16-Apr-21	19-Apr-21													
EEEE1140	Complete Exterior Skin System - East Elevation	20	20-Apr-21	17-May-21													
South Elevation																	
SEEX1000	Erect Scaffolding - South Elevation	2	16-Feb-21	17-Feb-21													
SEEX1322	Layout & Install Exterior Framing Clips - South Elevation	4	22-Feb-21	25-Feb-21													
SEEX1020	Exterior Framing - South Elevation	8	05-Mar-21	10-Mar-21													
SEEX1050	Install Exterior Sheathing - South Elevation	4	17-Mar-21	22-Mar-21													
SEEX1060	Install Metal Lath - South Elevation	4	23-Mar-21	26-Mar-21													
SEEX1110	Install Windows - South Elevation	5	23-Mar-21	02-Apr-21													
SEEX1070	Apply Scratch Coat Plaster - South Elevation	3	05-Apr-21	07-Apr-21													
SEEX1080	Cure Scratch Coat Plaster (Calendar Days) - South Elevation	2	08-Apr-21	09-Apr-21													
SEEX1150	Apply Brown Coat Plaster - South Elevation	3	12-Apr-21	14-Apr-21													
SEEX1160	Cure Brown Coat Plaster (Calendar Days) - South Elevation	7	15-Apr-21	21-Apr-21													
SEEX1090	Apply Plaster Finish Coat - South Elevation	3	22-Apr-21	25-Apr-21													
SEEX1180	Exterior Signage - South Elevation	3	27-Apr-21	29-Apr-21													
SEEX1100	Remove Scaffolding - South Elevation	2	27-Apr-21	28-Apr-21													
SEEX1170	Complete Exterior Skin System - South Elevation	20	29-Apr-21	26-May-21													
West Elevation																	
WEEX1000	Erect Scaffolding - West Elevation	2	18-Feb-21	19-Feb-21													
WEEX1091	Layout & Install Exterior Framing Clips - West Elevation	4	25-Feb-21	03-Mar-21													
WEEX1010	Exterior Framing - West Elevation	8	17-Mar-21	26-Mar-21													
WEEX1220	Insulation - West Elevation	2	29-Mar-21	30-Mar-21													
WEEX1020	Install Exterior Sheathing - West Elevation	4	31-Mar-21	05-Apr-21													
WEEX1230	Install Waterproof Membrane & Flashing - West Elevation	4	06-Apr-21	09-Apr-21													
WEEX1030	Install Metal Lath - West Elevation	4	12-Apr-21	15-Apr-21													
WEEX1070	Install Windows - West Elevation	5	16-Apr-21	22-Apr-21													
WEEX1060	Apply Scratch Coat Plaster - West Elevation	3	23-Apr-21	27-Apr-21													
WEEX1200	Cure Scratch Coat Plaster (Calendar Days) - West Elevation	2	28-Apr-21	29-Apr-21													
WEEX1240	Apply Brown Coat Plaster - West Elevation	3	30-Apr-21	04-May-21													
WEEX1250	Cure Brown Coat Plaster (Calendar Days) - West Elevation	7	05-May-21	11-May-21													
WEEX1210	Apply Finish Coat Plaster - West Elevation	3	12-May-21	14-May-21													
WEEX1110	Remove Scaffolding - West Elevation	2	17-May-21	18-May-21													
WEEX1300	Complete Exterior Skin System - West Elevation	20	17-May-21	14-Jun-21													
North Elevation																	
NE1000	Erect Scaffolding - North Elevation	2	03-Mar-21	03-Mar-21													
NE1001	Layout & Install Exterior Framing Clips - North Elevation	4	04-Mar-21	09-Mar-21													

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					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
NE1020	Exterior Framing - North Elevation	8	29-Mar-21	07-Apr-21												
NE1180	Insulation - North Elevation	2	08-Apr-21	09-Apr-21												
NE1050	Install Exterior Sheathing - North Elevation	4	12-Apr-21	15-Apr-21												
NE1100	Install Waterproof Membrane & Flashing - North Elevation	4	16-Apr-21	21-Apr-21												
NE1060	Install Metal Lath - North Elevation	4	22-Apr-21	27-Apr-21												
NE1110	Install Windows - North Elevation	4	28-Apr-21	03-May-21												
NE1070	Apply Scratch Coat Plaster - North Elevation	2	04-May-21	05-May-21												
NE1080	Cure Scratch Coat Plaster (Calendar Days) - North Elevation	2	06-May-21	07-May-21												
NE1200	Apply Brown Coat Plaster - North Elevation	2	10-May-21	11-May-21												
NE1210	Cure Brown Coat Plaster (Calendar Days) - North Elevation	7	12-May-21	19-May-21												
NE1090	Apply Finish Coat Plaster - North Elevation	2	19-May-21	20-May-21												
NE1250	Exterior Signage - North Elevation	5	21-May-21	27-May-21												
NE1100	Remove Scaffolding - North Elevation	2	21-May-21	24-May-21												
NE1150	Complete Exterior Skin System - North Elevation	20	25-May-21	23-Jun-21												
Roof																
REEX2165	Install Mechanical Pipe & Dust Supports - Roof	8	17-Mar-21	26-Mar-21												
REEX2205	Install Treated Nailer & Plywood - Roof	5	17-Mar-21	23-Mar-21												
REEX1195	Install Rigid Insulation - Roof	5	29-Mar-21	02-Apr-21												
REEX1295	Install Roofing Membrane - Roof	10	05-Apr-21	16-Apr-21												
REEX1295	Water Infiltration Testing - Roof	2	19-Apr-21	20-Apr-21												
REEX1235	Set & Anchor Mechanical Equipment - Roof	5	21-Apr-21	27-Apr-21												
REEX1275	Install Access Roof Ladders - Roof	4	21-Apr-21	26-Apr-21												
REEX2175	Rough-in Plumbing - Roof	5	28-Apr-21	04-May-21												
REEX1245	Rough-in Mechanical Ductwork - Roof	6	28-Apr-21	05-May-21												
REEX1285	Rough-in Mechanical Piping - Roof	4	06-May-21	11-May-21												
REEX2115	Rough-in Electrical - Roof	6	12-May-21	19-May-21												
REEX2185	Pull Wire & Terminate Electrical - Roof	4	20-May-21	25-May-21												
Interior Buildout																
2nd Floor																
East																
Rough Ins																
INTR1490	Layout & Install Interior Framing Clips - 2nd Floor - East	3	09-Feb-21	11-Feb-21												
INTR17190	Install Electrical Hangers & Supports - 2nd Floor - East	3	12-Feb-21	16-Feb-21												
INTR17200	Install Plumbing Hangers & Supports - 2nd Floor - East	3	12-Feb-21	16-Feb-21												
INTR17210	Install Fire Sprinklers Hangers & Supports - 2nd Floor - East	3	12-Feb-21	16-Feb-21												
INTR15370	Install Mechanical Hangers & Supports - 2nd Floor - East	3	12-Feb-21	16-Feb-21												
INTR16080	Rough-in Storm Drain - 2nd Floor - East	5	17-Feb-21	23-Feb-21												
INTR15520	Rough-in Fire Sprinklers - 2nd Floor - East	5	17-Feb-21	23-Feb-21												
INTR15310	Frame Interference Walls & Top Down Drywall - 2nd Floor - East	6	24-Feb-21	03-Mar-21												
INTR10180	Rough-in Mechanical Ductwork - 2nd Floor - East	8	04-Mar-21	13-Mar-21												
INTR10190	Rough-in Mechanical Piping - 2nd Floor - East	8	16-Mar-21	25-Mar-21												
INTR5820	Rough-in Plumbing Piping - 2nd Floor - East	8	16-Mar-21	25-Mar-21												
INTR16920	Rough-in Controls - 2nd Floor - East	6	26-Mar-21	02-Apr-21												
INTR10160	Rough-in Electrical Fire Alarm Conduits - 2nd Floor - East	10	26-Mar-21	06-Apr-21												
Framing / MEP in-Wall / Drywall																
INTR4390	Frame Remaining Walls - 2nd Floor - East	5	29-Mar-21	01-Apr-21												
INTR16980	Set Door Frames - 2nd Floor - East	2	31-Mar-21	01-Apr-21												
INTR16980	Frame Hard Lid Ceilings & Soffits - 2nd Floor - East	5	02-Apr-21	06-Apr-21												

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Activity ID	Activity Name	Orig Dur	Start	Finish	2020				2021				2022			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
INTR12360	In Wall Plumbing Rough-in - 2nd Floor - East	5	02-Apr-21	06-Apr-21												
INTR10340	In Wall Electrical/Fire Alarm Rough-in - 2nd Floor - East	10	05-Apr-21	16-Apr-21												
INTR16990	Rough-in Fire Sprinklers at Hard Lid Ceilings & soffits - 2nd Floor - East	5	09-Apr-21	15-Apr-21												
INTR16900	Rough-in Light Fixtures at Hard Lid Ceilings & soffits - 2nd Floor - East	7	16-Apr-21	26-Apr-21												
INTR16910	Install Countertop Supports - 2nd Floor - East	3	19-Apr-21	21-Apr-21												
INTR12320	Install In-Wall Backing - 2nd Floor - East	2	19-Apr-21	20-Apr-21												
INTR12340	Install Insulation - 2nd Floor - East	2	04-May-21	05-May-21												
INTR4410	Hang Drywall - 2nd Floor - East	5	06-May-21	12-May-21												
INTR4420	Tape & Finish Drywall - 2nd Floor - East	7	13-May-21	21-May-21												
INTR4430	Apply Prime & 1st Coat Paint - 2nd Floor - East	4	24-May-21	27-May-21												
Interior Finishes																
INTR4360	Install Acoustical Grid - 2nd Floor - East	5	28-May-21	04-Jun-21												
INTR12390	Install Device Tiles - 2nd Floor - East	3	07-Jun-21	09-Jun-21												
INTR12060	Install Fire Sprinkler Heads - 2nd Floor - East	5	10-Jun-21	16-Jun-21												
INTR12400	Install HVAC Grilles - 2nd Floor - East	5	10-Jun-21	16-Jun-21												
INTR12410	Install Fire Alarm Devices - 2nd Floor - East	5	10-Jun-21	16-Jun-21												
INTR12420	Install Light Fixtures - 2nd Floor - East	5	10-Jun-21	16-Jun-21												
INTR16180	Install Casework - 2nd Floor - East	8	17-Jun-21	26-Jun-21												
INTR17100	Install Countertops - 2nd Floor - East	3	29-Jun-21	01-Jul-21												
INTR4440	Prep Slab for Flooring - 2nd Floor - East	3	02-Jul-21	07-Jul-21												
INTR12440	Install Plumbing Fixtures - 2nd Floor - East	3	02-Jul-21	07-Jul-21												
INTR4470	Install Flooring & Base - 2nd Floor - East	5	08-Jul-21	14-Jul-21												
INTR12550	Install OTCI Equipment - 2nd Floor - East	4	15-Jul-21	20-Jul-21												
INTR14710	Install Electrical Trim - 2nd Floor - East	5	15-Jul-21	21-Jul-21												
INTR4480	Install Window Shades - 2nd Floor - East	2	15-Jul-21	16-Jul-21												
INTR4450	Hang Doors & Hardware - 2nd Floor - East	4	15-Jul-21	20-Jul-21												
INTR4300	Install Acoustical Ceiling Tile - 2nd Floor - East	3	15-Jul-21	19-Jul-21												
INTR18930	Install Fire Extinguishers & Cabinets - 2nd Floor - East	3	15-Jul-21	19-Jul-21												
INTR16980	Seal Concrete Flooring - 2nd Floor - East	3	21-Jul-21	23-Jul-21												
INTR12540	Install Signage - 2nd Floor - East	2	21-Jul-21	22-Jul-21												
INTR4190	Final Coat Paint - 2nd Floor - East	2	23-Jul-21	26-Jul-21												
West																
Rough Ins																
INTR17340	Layout & Install Interior Framing Clips - 2nd Floor - West	3	12-Feb-21	16-Feb-21												
INTR17350	Install Mechanical Hangers & Supports - 2nd Floor - West	3	17-Feb-21	19-Feb-21												
INTR17780	Install Electrical Hangers & Supports - 2nd Floor - West	3	17-Feb-21	19-Feb-21												
INTR17790	Install Plumbing Hangers & Supports - 2nd Floor - West	3	17-Feb-21	19-Feb-21												
INTR17900	Install Fire Sprinklers Hangers & Supports - 2nd Floor - West	3	17-Feb-21	19-Feb-21												
INTR17280	Rough-in Storm Drain - 2nd Floor - West	5	24-Feb-21	02-Mar-21												
INTR17370	Rough-in Fire Sprinklers - 2nd Floor - West	5	24-Feb-21	02-Mar-21												
INTR17320	Frame Interference Walls & Top Down Drywall - 2nd Floor - West	6	04-Mar-21	11-Mar-21												
INTR17290	Rough-in Mechanical Ductwork - 2nd Floor - West	8	16-Mar-21	25-Mar-21												
INTR17300	Rough-in Mechanical Piping - 2nd Floor - West	8	26-Mar-21	06-Apr-21												
INTR17360	Rough-in Plumbing Piping - 2nd Floor - West	8	26-Mar-21	06-Apr-21												
INTR17700	Rough-in Controls - 2nd Floor - West	6	07-Apr-21	14-Apr-21												
INTR17310	Rough-in Electrical/Fire Alarm Conduits - 2nd Floor - West	10	09-Apr-21	22-Apr-21												
Framing - MEP in Wall Drywall																
INTR17390	Frame Remaining Walls - 2nd Floor - West	5	07-Apr-21	13-Apr-21												

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Activity ID	Activity Name	Orig Dur	Start	Finish	2020				2021				2022					
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
INTR17650	Set Door Frames - 2nd Floor - West	2	12-Apr-21	13-Apr-21														
INTR17430	In Wall Plumbing Rough-in - 2nd Floor - West	5	14-Apr-21	20-Apr-21														
INTR17660	Frame Hard Lid Ceilings & Soffits - 2nd Floor - West	5	14-Apr-21	20-Apr-21														
INTR17670	Rough-in Fire Sprinklers at Hard Lid Ceilings & Soffits - 2nd Floor - West	5	21-Apr-21	27-Apr-21														
INTR17380	In Wall Electrical/Phone Alarm Rough-in - 2nd Floor - West	10	23-Apr-21	06-May-21														
INTR17680	Rough-in Light Fixtures at Hard Lid Ceilings & Soffits - 2nd Floor - West	7	28-Apr-21	06-May-21														
INTR17440	Install In-Wall Backing - 2nd Floor - West	2	07-May-21	10-May-21														
INTR17690	Install Countertop Supports - 2nd Floor - West	3	07-May-21	11-May-21														
INTR17450	Install Insulation - 2nd Floor - West	2	12-May-21	13-May-21														
INTR17400	Hang Drywall - 2nd Floor - West	5	14-May-21	20-May-21														
INTR17410	Prime & Finish Drywall - 2nd Floor - West	7	24-May-21	02-Jun-21														
INTR17420	Apply Prime & 1st Coat Paint - 2nd Floor - West	4	03-Jun-21	08-Jun-21														
Interior Finishes																		
INTR17540	Install Acoustical Grid - 2nd Floor - West	5	09-Jun-21	15-Jun-21														
INTR17600	Install Device Tiles - 2nd Floor - West	3	16-Jun-21	18-Jun-21														
INTR17520	Install Fire Sprinkler Heads - 2nd Floor - West	4	21-Jun-21	24-Jun-21														
INTR17610	Install HVAC Grilles - 2nd Floor - West	4	21-Jun-21	24-Jun-21														
INTR17620	Install Fire Alarm Devices - 2nd Floor - West	4	21-Jun-21	24-Jun-21														
INTR17630	Install Light Fixtures - 2nd Floor - West	5	21-Jun-21	26-Jun-21														
INTR17530	Install Casework - 2nd Floor - West	8	29-Jun-21	09-Jul-21														
INTR17770	Install Countertops - 2nd Floor - West	3	12-Jul-21	14-Jul-21														
INTR17550	Prep Slab for Flooring - 2nd Floor - West	3	15-Jul-21	19-Jul-21														
INTR17640	Install Plumbing Fixtures - 2nd Floor - West	3	15-Jul-21	19-Jul-21														
INTR17570	Install Flooring & Base - 2nd Floor - West	5	20-Jul-21	26-Jul-21														
INTR17750	Install OTC Equipment - 2nd Floor - West	4	27-Jul-21	30-Jul-21														
INTR17490	Install Electrical Trim - 2nd Floor - West	5	27-Jul-21	02-Aug-21														
INTR17510	Install Window Shades - 2nd Floor - West	2	27-Jul-21	28-Jul-21														
INTR17560	Hang Doors & Hardware - 2nd Floor - West	4	27-Jul-21	30-Jul-21														
INTR17590	Install Acoustical Ceiling Tile - 2nd Floor - West	3	27-Jul-21	29-Jul-21														
INTR18920	Install Fire Extinguishers & Cabinets - 2nd Floor - West	3	27-Jul-21	29-Jul-21														
INTR17740	Seal Concrete Flooring - 2nd Floor - West	3	02-Aug-21	04-Aug-21														
INTR17500	Install Signage - 2nd Floor - West	2	02-Aug-21	03-Aug-21														
INTR17580	Final Coat Paint - 2nd Floor - West	2	04-Aug-21	05-Aug-21														
Restrooms																		
INTR9340	Framing Walls - Restrooms	5	26-Mar-21	01-Apr-21														
INTR16840	Install Countertop Supports - Restrooms	2	02-Apr-21	05-Apr-21														
INTR9350	Rough-in Electrical - Restrooms	10	02-Apr-21	15-Apr-21														
INTR9352	Rough-in Plumbing - Restrooms	10	09-Apr-21	22-Apr-21														
INTR9360	Install Backing - Restrooms	2	23-Apr-21	26-Apr-21														
INTR9370	Frame Ceilings - Restrooms	4	27-Apr-21	30-Apr-21														
INTR9400	Rough-in Fire Sprinkler - Restrooms	3	03-May-21	06-May-21														
INTR9390	Rough-in Ductwork - Restrooms	4	06-May-21	11-May-21														
INTR9380	Rough-in Lighting - Restrooms	5	12-May-21	18-May-21														
INTR9420	Hang Drywall - Restrooms	4	19-May-21	24-May-21														
INTR9440	Prime and Finish Drywall - Restrooms	5	25-May-21	01-Jun-21														
INTR9500	Prime & 1st Coat Paint - Restrooms	2	02-Jun-21	03-Jun-21														
INTR9480	Ceramic Tile - Restrooms	19	04-Jun-21	17-Jun-21														
INTR9510	Install Countertops - Restrooms	3	18-Jun-21	22-Jun-21														

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Activity ID	Activity Name	Orig Dur	Start	Finish	2020				2021				2022					
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
INTR9530	Install HVAC Registers - Restrooms	2	18-Jun-21	21-Jun-21														
INTR9540	Install Fire Sprinkler Heads - Restrooms	2	18-Jun-21	21-Jun-21														
INTR9550	Install Access Panels - Restrooms	2	18-Jun-21	21-Jun-21														
INTR9560	Install Toilet Partitions - Restrooms	5	18-Jun-21	24-Jun-21														
INTR9570	Install Plumbing Fixtures - Restrooms	2	23-Jun-21	24-Jun-21														
INTR9570	Install Toilet Accessories - Restrooms	2	25-Jun-21	28-Jun-21														
INTR9590	Final Coat Paint - Public Restrooms	1	29-Jun-21	29-Jun-21														
Electrical Room																		
INTR4600	Layout and Form Equipment Pads - Electrical Room	2	17-Feb-21	18-Feb-21														
INTR8130	Place Rebar For Equipment Pads - Electrical Room	2	19-Feb-21	22-Feb-21														
INTR8140	Pour Equipment Pads - Electrical Room	1	23-Feb-21	23-Feb-21														
INTR8150	Strip and Clean Equipment Pads - Electrical Room	2	24-Feb-21	25-Feb-21														
INTR8190	Frame Walls - Electrical Room	3	26-Feb-21	02-Mar-21														
INTR8200	Rough-in Electrical Overhead & In-Wall - Electrical Room	12	03-Mar-21	18-Mar-21														
INTR18980	Rough-in Mechanical - Electrical Room	6	03-Mar-21	10-Mar-21														
INTR8210	Install In-Wall Backing - Electrical Room	2	19-Mar-21	22-Mar-21														
INTR8230	Install Insulation - Electrical Room	3	23-Mar-21	25-Mar-21														
INTR8240	Hang Drywall - Electrical Room	3	26-Mar-21	30-Mar-21														
INTR8260	Tape and Finish Walls - Electrical Room	5	31-Mar-21	06-Apr-21														
INTR8270	Prime & 1st Coat Paint - Electrical Room	2	07-Apr-21	08-Apr-21														
INTR8290	Install and Anchor Electrical Equipment - Electrical Room	5	09-Apr-21	15-Apr-21														
INTR8300	Set Electrical Panels - Electrical Room	2	16-Apr-21	19-Apr-21														
INTR8380	Hang Doors & Hardware - Electrical Room	2	16-Apr-21	19-Apr-21														
INTR8310	Pull Wire & Terminate - Electrical Room	10	20-Apr-21	03-May-21														
INTR8340	Install Lighting Fixtures - Electrical Room	2	04-May-21	05-May-21														
INTR8350	Paint Final Coat - Electrical Room	2	06-May-21	07-May-21														
BDF Room																		
INTR18490	Layout and Form Equipment Pads - BDF Room	2	17-Feb-21	18-Feb-21														
INTR18500	Place Rebar For Equipment Pads - BDF Room	2	19-Feb-21	22-Feb-21														
INTR18510	Pour Equipment Pads - BDF Room	1	23-Feb-21	23-Feb-21														
INTR18520	Strip and Clean Equipment Pads - BDF Room	2	24-Feb-21	25-Feb-21														
INTR18530	Frame Walls - BDF Room	3	03-Mar-21	05-Mar-21														
INTR18990	Rough-in Mechanical - BDF Room	6	08-Mar-21	15-Mar-21														
INTR18540	Rough-in Electrical Overhead & In-Wall - BDF Room	8	19-Mar-21	30-Mar-21														
INTR18550	Install In-Wall Backing - BDF Room	2	31-Mar-21	01-Apr-21														
INTR18560	Install Insulation - BDF Room	2	02-Apr-21	05-Apr-21														
INTR18570	Hang Drywall - BDF Room	3	06-Apr-21	08-Apr-21														
INTR18580	Tape and Finish Walls - BDF Room	6	09-Apr-21	16-Apr-21														
INTR18590	Prime & 1st Coat Paint - BDF Room	2	19-Apr-21	20-Apr-21														
INTR17460	Install Fire Treated Plywood - BDF Room	2	21-Apr-21	22-Apr-21														
INTR18600	Install Overhead Cable Tray - BDF Room	5	21-Apr-21	27-Apr-21														
INTR18610	Set Access / Detection Panels - BDF Room	4	23-Apr-21	28-Apr-21														
INTR18670	Install Network Equipment Racks	5	28-Apr-21	04-May-21														
INTR18620	Pull Wire & Terminate - BDF Room	5	29-Apr-21	05-May-21														
INTR18660	Install UPS - BDF Room	3	05-May-21	07-May-21														
INTR18630	Install Lighting Fixtures - BDF Room	4	06-May-21	11-May-21														
INTR18650	Hang Doors & Hardware - BDF Room	3	10-May-21	11-May-21														
INTR18640	Paint Final Coat - BDF Room	2	12-May-21	13-May-21														

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Activity ID	Activity Name	Orig Dur	Start	Finish	2020				2021				2022		
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
3rd Floor															
East															
Rough Ins															
NTR16110	Layout & Install Interior Framing Clips - 3rd Floor - East	3	17-Feb-21	19-Feb-21											Layout & Install Interior Framing Clips - 3rd Floor - East
NTR17220	Install Electrical Hangers & Supports - 3rd Floor - East	3	22-Feb-21	24-Feb-21											Install Electrical Hangers & Supports - 3rd Floor - East
NTR17230	Install Plumbing Hangers & Supports - 3rd Floor - East	3	22-Feb-21	24-Feb-21											Install Plumbing Hangers & Supports - 3rd Floor - East
NTR17240	Install Fire Sprinklers Hangers & Supports - 3rd Floor - East	3	22-Feb-21	24-Feb-21											Install Fire Sprinklers Hangers & Supports - 3rd Floor - East
NTR16120	Install Mechanical Hangers & Supports - 3rd Floor - East	3	22-Feb-21	24-Feb-21											Install Mechanical Hangers & Supports - 3rd Floor - East
NTR16590	Rough-in Fire Sprinklers - 3rd Floor - East	5	03-Mar-21	09-Mar-21											Rough-in Fire Sprinklers - 3rd Floor - East
NTR16620	Rough-in Storm Drain - 3rd Floor - East	5	03-Mar-21	09-Mar-21											Rough-in Storm Drain - 3rd Floor - East
NTR16990	Frame Interference Walls & Top Down Drywall - 3rd Floor - East	6	12-Mar-21	19-Mar-21											Frame Interference Walls & Top Down Drywall - 3rd Floor - East
NTR16900	Rough-in Mechanical Outlets - 3rd Floor - East	8	26-Mar-21	06-Apr-21											Rough-in Mechanical Outlets - 3rd Floor - East
NTR16130	Rough-in Plumbing Piping - 3rd Floor - East	8	07-Apr-21	16-Apr-21											Rough-in Plumbing Piping - 3rd Floor - East
NTR16610	Rough-in Mechanical Piping - 3rd Floor - East	8	07-Apr-21	16-Apr-21											Rough-in Mechanical Piping - 3rd Floor - East
NTR16990	Rough-in Controls - 3rd Floor - East	6	19-Apr-21	26-Apr-21											Rough-in Controls - 3rd Floor - East
NTR16140	Rough-in Electrical Fire Alarm Conduits - 3rd Floor - East	10	23-Apr-21	06-May-21											Rough-in Electrical Fire Alarm Conduits - 3rd Floor - East
Framing / MEP In-Wall / Drywall															
NTR16180	Frame Remaining Walls - 3rd Floor - East	5	19-Apr-21	25-Apr-21											Frame Remaining Walls - 3rd Floor - East
NTR16970	Set Door Frames - 3rd Floor - East	2	22-Apr-21	23-Apr-21											Set Door Frames - 3rd Floor - East
NTR17000	Frame Hard Lid Ceilings & Soffits - 3rd Floor - East	5	26-Apr-21	30-Apr-21											Frame Hard Lid Ceilings & Soffits - 3rd Floor - East
NTR16200	In Wall Plumbing Rough-in - 3rd Floor - East	5	26-Apr-21	30-Apr-21											In Wall Plumbing Rough-in - 3rd Floor - East
NTR17010	Rough-in Fire Sprinklers at Ceilings & Soffits - 3rd Floor - East	5	03-May-21	07-May-21											Rough-in Fire Sprinklers at Ceilings & Soffits - 3rd Floor - East
NTR16150	In Wall Electrical Fire Alarm Rough-in - 3rd Floor - East	10	07-May-21	20-May-21											In Wall Electrical Fire Alarm Rough-in - 3rd Floor - East
NTR17030	Rough-in Light Fixtures at Ceilings & Soffits - 3rd Floor - East	5	10-May-21	14-May-21											Rough-in Light Fixtures at Ceilings & Soffits - 3rd Floor - East
NTR17040	Install Countertop Supports - 3rd Floor - East	3	21-May-21	23-May-21											Install Countertop Supports - 3rd Floor - East
NTR16210	Install In Wall Backing - 3rd Floor - East	2	21-May-21	24-May-21											Install In Wall Backing - 3rd Floor - East
NTR16220	Install Insulation - 3rd Floor - East	2	26-May-21	27-May-21											Install Insulation - 3rd Floor - East
NTR16170	Hang Drywall - 3rd Floor - East	5	28-May-21	04-Jun-21											Hang Drywall - 3rd Floor - East
NTR16180	Tape & Finish Drywall - 3rd Floor - East	7	07-Jun-21	15-Jun-21											Tape & Finish Drywall - 3rd Floor - East
NTR16190	Apply Prime & 1st Coat Paint - 3rd Floor - East	4	16-Jun-21	21-Jun-21											Apply Prime & 1st Coat Paint - 3rd Floor - East
Interior Finishes															
NTR16480	Install Acoustical Grid - 3rd Floor - East	5	22-Jun-21	28-Jun-21											Install Acoustical Grid - 3rd Floor - East
NTR16540	Install Device Tiles - 3rd Floor - East	3	29-Jun-21	01-Jul-21											Install Device Tiles - 3rd Floor - East
NTR16550	Install HVAC Grilles - 3rd Floor - East	4	02-Jul-21	08-Jul-21											Install HVAC Grilles - 3rd Floor - East
NTR16560	Install Fire Alarm Devices - 3rd Floor - East	5	02-Jul-21	09-Jul-21											Install Fire Alarm Devices - 3rd Floor - East
NTR16570	Install Light Fixtures - 3rd Floor - East	5	02-Jul-21	09-Jul-21											Install Light Fixtures - 3rd Floor - East
NTR16460	Install Fire Sprinkler Heads - 3rd Floor - East	4	02-Jul-21	08-Jul-21											Install Fire Sprinkler Heads - 3rd Floor - East
NTR16470	Install Casework - 3rd Floor - East	6	12-Jul-21	19-Jul-21											Install Casework - 3rd Floor - East
NTR17110	Install Countertops - 3rd Floor - East	3	20-Jul-21	22-Jul-21											Install Countertops - 3rd Floor - East
NTR16580	Install Plumbing Fixtures - 3rd Floor - East	3	23-Jul-21	27-Jul-21											Install Plumbing Fixtures - 3rd Floor - East
NTR16490	Prep Slab for Flooring - 3rd Floor - East	3	23-Jul-21	27-Jul-21											Prep Slab for Flooring - 3rd Floor - East
NTR16510	Install Flooring & Base - 3rd Floor - East	5	28-Jul-21	03-Aug-21											Install Flooring & Base - 3rd Floor - East
NTR17130	Install OPCI Equipment - 3rd Floor - East	4	04-Aug-21	09-Aug-21											Install OPCI Equipment - 3rd Floor - East
NTR16530	Install Acoustical Ceiling Tile - 3rd Floor - East	3	04-Aug-21	06-Aug-21											Install Acoustical Ceiling Tile - 3rd Floor - East
NTR16500	Hang Doors & Hardware - 3rd Floor - East	4	04-Aug-21	09-Aug-21											Hang Doors & Hardware - 3rd Floor - East
NTR16630	Install Electrical Trim - 3rd Floor - East	5	04-Aug-21	10-Aug-21											Install Electrical Trim - 3rd Floor - East
NTR17150	Install Fire Extinguishers & Cabinets - 3rd Floor - East	3	04-Aug-21	06-Aug-21											Install Fire Extinguishers & Cabinets - 3rd Floor - East
NTR17120	Seal Concrete Flooring - 3rd Floor - East	3	10-Aug-21	12-Aug-21											Seal Concrete Flooring - 3rd Floor - East

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Activity ID	Activity Name	Orig Dur	Start	Finish	2020												2021				2022				
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2										
INTR16440	Install Signage - 3rd Floor - East	2	10-Aug-21	11-Aug-21																					
INTR16520	Final Coat Paint - 3rd Floor - East	2	12-Aug-21	13-Aug-21																					
West																									
Rough Ins																									
INTR17830	Layout & Install Interior Framing Clips - 3rd Floor - West	3	23-Feb-21	24-Feb-21																					
INTR17840	Install Mechanical Hangers & Supports - 3rd Floor - West	3	25-Feb-21	01-Mar-21																					
INTR18340	Install Fire Sprinklers Hangers & Supports - 3rd Floor - West	3	25-Feb-21	01-Mar-21																					
INTR18320	Install Electrical Hangers & Supports - 3rd Floor - West	3	25-Feb-21	01-Mar-21																					
INTR18330	Install Plumbing Hangers & Supports - 3rd Floor - West	3	25-Feb-21	01-Mar-21																					
INTR17870	Rough-in Fire Sprinklers - 3rd Floor - West	5	10-Mar-21	16-Mar-21																					
INTR17900	Rough-in Storm Drain - 3rd Floor - West	5	10-Mar-21	16-Mar-21																					
INTR17810	Frame Interference Walls & Top Down Drywall - 3rd Floor - West	6	23-Mar-21	29-Mar-21																					
INTR17880	Rough-in Mechanical Ductwork - 3rd Floor - West	8	07-Apr-21	16-Apr-21																					
INTR17850	Rough-in Plumbing Piping - 3rd Floor - West	8	19-Apr-21	28-Apr-21																					
INTR17890	Rough-in Mechanical Piping - 3rd Floor - West	8	19-Apr-21	28-Apr-21																					
INTR18160	Rough-in Controls - 3rd Floor - West	6	29-Apr-21	06-May-21																					
INTR17860	Rough-in Electrical Fire Alarm Conduits - 3rd Floor - West	10	07-May-21	20-May-21																					
Framing / MEP in-Wall / Drywall																									
INTR17920	Frame Remaining Walls - 3rd Floor - West	5	29-Apr-21	05-May-21																					
INTR18150	Set Door Frames - 3rd Floor - West	2	04-May-21	05-May-21																					
INTR17960	In Wall Plumbing Rough-in - 3rd Floor - West	5	06-May-21	12-May-21																					
INTR18170	Frame Hard Lid Ceilings & soffits - 3rd Floor - West	5	06-May-21	12-May-21																					
INTR18180	Rough-in Fire Sprinklers at Ceilings & soffits - 3rd Floor - West	5	13-May-21	19-May-21																					
INTR18190	Rough-in Light Fixtures at Ceilings & soffits - 3rd Floor - West	5	20-May-21	26-May-21																					
INTR17910	In Wall Electrical Fire Alarm Rough-in - 3rd Floor - West	10	21-May-21	04-Jun-21																					
INTR17970	Install In-Wall Backing - 3rd Floor - West	2	07-Jun-21	09-Jun-21																					
INTR18200	Install Countertop Supports - 3rd Floor - West	3	07-Jun-21	09-Jun-21																					
INTR17980	Install Insulation - 3rd Floor - West	2	10-Jun-21	11-Jun-21																					
INTR17930	Hang Drywall - 3rd Floor - West	5	14-Jun-21	18-Jun-21																					
INTR17940	Tape & Finish Drywall - 3rd Floor - West	7	21-Jun-21	29-Jun-21																					
INTR17950	Apply Prime & 1st Coat Paint - 3rd Floor - West	4	30-Jun-21	06-Jul-21																					
Interior Finishes																									
INTR18040	Install Acoustical Grid - 3rd Floor - West	5	07-Jul-21	13-Jul-21																					
INTR18100	Install Device Tiles - 3rd Floor - West	3	14-Jul-21	16-Jul-21																					
INTR18020	Install Fire Sprinkler Heads - 3rd Floor - West	5	19-Jul-21	23-Jul-21																					
INTR18110	Install HVAC Grilles - 3rd Floor - West	5	19-Jul-21	23-Jul-21																					
INTR18120	Install Fire Alarm Devices - 3rd Floor - West	5	19-Jul-21	23-Jul-21																					
INTR18130	Install Light Fixtures - 3rd Floor - West	5	19-Jul-21	23-Jul-21																					
INTR18030	Install Casework - 3rd Floor - West	6	26-Jul-21	27-Jul-21																					
INTR18050	Install Countertops - 3rd Floor - West	3	28-Jul-21	29-Aug-21																					
INTR18050	Prep Slab for Flooring - 3rd Floor - West	3	02-Aug-21	04-Aug-21																					
INTR18140	Install Plumbing Fixtures - 3rd Floor - West	3	02-Aug-21	04-Aug-21																					
INTR18070	Install Flooring & Base - 3rd Floor - West	5	05-Aug-21	11-Aug-21																					
INTR17990	Install Electrical Trim - 3rd Floor - West	5	12-Aug-21	18-Aug-21																					
INTR18060	Hang Doors & Hardware - 3rd Floor - West	4	12-Aug-21	17-Aug-21																					
INTR18090	Install Acoustical Ceiling Tile - 3rd Floor - West	3	12-Aug-21	15-Aug-21																					
INTR18080	Install OTC Equipment - 3rd Floor - West	4	15-Aug-21	17-Aug-21																					
INTR18010	Install Fire Extinguishers & Cabinets - 3rd Floor - West	3	12-Aug-21	16-Aug-21																					
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					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
INTR18000	Install Signage - 3rd Floor - West	2	18-Aug-21	19-Aug-21																
INTR18270	Seal Concrete Flooring - 3rd Floor - West	3	18-Aug-21	20-Aug-21																
INTR18080	Final Coat Paint - 3rd Floor - West	2	20-Aug-21	23-Aug-21																
Restrooms																				
INTR16320	Framing Walls - Restrooms	5	25-Apr-21	30-Apr-21																
INTR16850	Install Countertop Supports - Restrooms	2	03-May-21	04-May-21																
INTR16330	Rough-in Electrical - Restrooms	10	03-May-21	14-May-21																
INTR16370	Rough-in Plumbing - Restrooms	10	10-May-21	21-May-21																
INTR16340	Install Backing - Restrooms	2	24-May-21	25-May-21																
INTR16350	Frame Ceilings - Restrooms	4	25-May-21	01-Jun-21																
INTR16400	Rough-in Fire Sprinkler - Restrooms	3	02-Jun-21	04-Jun-21																
INTR16390	Rough-in Ductwork - Restrooms	4	07-Jun-21	10-Jun-21																
INTR16380	Rough-in Lighting - Restrooms	5	11-Jun-21	17-Jun-21																
INTR16410	Hang Drywall - Restrooms	4	18-Jun-21	23-Jun-21																
INTR16420	Tape and Finish Drywall - Restrooms	5	24-Jun-21	30-Jun-21																
INTR16240	Prime & 1st Coat Paint - Restrooms	2	01-Jul-21	02-Jul-21																
INTR16230	Ceramic Tile - Restrooms	10	06-Jul-21	19-Jul-21																
INTR16250	Install Countertops - Restrooms	3	20-Jul-21	22-Jul-21																
INTR16270	Install HVAC Registers - Restrooms	2	20-Jul-21	21-Jul-21																
INTR16280	Install Fire Sprinkler Heads - Restrooms	2	20-Jul-21	21-Jul-21																
INTR16290	Install Access Panels - Restrooms	2	20-Jul-21	21-Jul-21																
INTR16300	Install Toilet Partitions - Restrooms	5	20-Jul-21	26-Jul-21																
INTR16260	Install Plumbing Fixtures - Restrooms	2	23-Jul-21	26-Jul-21																
INTR16310	Install Toilet Accessories - Restrooms	2	27-Jul-21	28-Jul-21																
INTR16360	Final Coat Paint - Public Restrooms	1	29-Jul-21	29-Jul-21																
Electrical Room																				
INTR16670	Layout and Form Equipment Pads - Electrical Room	2	22-Feb-21	23-Feb-21																
INTR16680	Place Rebar For Equipment Pads - Electrical Room	3	24-Feb-21	26-Feb-21																
INTR16690	Pour Equipment Pads - Electrical Room	1	01-Mar-21	01-Mar-21																
INTR16700	Strip and Clean Equipment Pads - Electrical Room	2	02-Mar-21	03-Mar-21																
INTR16710	Frame Walls - Electrical Room	4	12-Mar-21	17-Mar-21																
INTR16720	Rough-in Electrical Overhead & In-Wall - Electrical Room	15	18-Mar-21	01-Apr-21																
INTR16700	Rough-in Mechanical - Electrical Room	6	18-Mar-21	25-Mar-21																
INTR16730	Install In-Wall Backing - Electrical Room	2	06-Apr-21	06-Apr-21																
INTR16740	Install Insulation - Electrical Room	3	12-Apr-21	14-Apr-21																
INTR16750	Hang Drywall - Electrical Room	3	15-Apr-21	19-Apr-21																
INTR16760	Tape and Finish Walls - Electrical Room	5	20-Apr-21	26-Apr-21																
INTR16770	Prime & 1st Coat Paint - Electrical Room	2	27-Apr-21	28-Apr-21																
INTR16780	Install and Anchor Electrical Equipment - Electrical Room	5	29-Apr-21	05-May-21																
INTR16790	Set Electrical Panels - Electrical Room	2	06-May-21	07-May-21																
INTR16830	Hang Doors & Hardware - Electrical Room	2	06-May-21	07-May-21																
INTR16800	Pull Wire & Terminate - Electrical Room	15	10-May-21	28-May-21																
INTR16810	Install Lighting Fixtures - Electrical Room	2	01-Jun-21	02-Jun-21																
INTR16820	Paint Final Coat Electrical Rm - Electrical Room	2	03-Jun-21	04-Jun-21																
IDF Room																				
INTR18700	Layout and Form Equipment Pads - IDF Room	2	25-Feb-21	26-Feb-21																
INTR18710	Place Rebar For Equipment Pads - IDF Room - 2nd Floor	3	01-Mar-21	03-Mar-21																
INTR18720	Pour Equipment Pads - IDF Room	1	03-Mar-21	03-Mar-21																

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					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2		
INTR18730	Strip and Clean Equipment Pads - IDF Room	2	04-Mar-21	05-Mar-21													
INTR18740	Frame Walls - IDF Room	3	18-Mar-21	22-Mar-21													
INTR19010	Rough-in Mechanical - IDF Room	5	23-Mar-21	29-Mar-21													
INTR18750	Rough-in Electrical Overhead & In-Wall - IDF Room	8	06-Apr-21	19-Apr-21													
INTR18760	Install In-Wall Backing - IDF Room	2	20-Apr-21	21-Apr-21													
INTR18770	Install Insulation - IDF Room	2	22-Apr-21	23-Apr-21													
INTR18780	Hang Drywall - IDF Room	3	26-Apr-21	28-Apr-21													
INTR18790	Tape and Finish Walls - IDF Room	6	29-Apr-21	06-May-21													
INTR18800	Prime & 1st Coat Paint - IDF Room	2	07-May-21	10-May-21													
INTR18690	Install Fire Treated Plywood - IDF Room	2	11-May-21	12-May-21													
INTR18680	Install Overhead Cable Tray - IDF Room	5	11-May-21	17-May-21													
INTR18810	Set Access / Detection Panels - IDF Room	4	13-May-21	18-May-21													
INTR18870	Install Network Equipment Racks	5	18-May-21	24-May-21													
INTR18820	Pull Wire & Terminate - IDF Room - 2nd Floor	5	25-May-21	01-Jun-21													
INTR18850	Hang Doors & Hardware - IDF Room	2	25-May-21	26-May-21													
INTR18830	Install Lighting Fixtures - IDF Room	2	02-Jun-21	03-Jun-21													
INTR18840	Paint Final Coat - IDF Room	2	04-Jun-21	07-Jun-21													
Elevator Buildout																	
ELV3070	3 Side Drywall Elevator Hoistways for Elevators	5	04-May-21	10-May-21													
ELV3080	Install Elevator Pit Ladders	4	11-May-21	14-May-21													
ELV3015	Set Elevator Equipment for Elevators	5	07-Jun-21	11-Jun-21													
Elevator 1																	
ELV3010	Rails & Brackets for Elevators - Elevator 1	4	14-Jun-21	17-Jun-21													
ELV3025	Install Car Sling & Platform Wts & Cable - Elevator 1	4	18-Jun-21	23-Jun-21													
ELV3030	Install Wiring & Fixtures Hoistway Equipment - Elevator 1	3	24-Jun-21	28-Jun-21													
ELV3035	Install Hoistway Equipment / Pipe / Wire - Elevator 1	4	29-Jun-21	02-Jul-21													
ELV3040	Install Elevator Entrances - Elevator 1	4	06-Jul-21	09-Jul-21													
ELV3045	Build Elevator Cabs & Carriots - Elevator 1	4	12-Jul-21	15-Jul-21													
ELV3000	Frame Elevator Fronts - Elevator 1	4	12-Jul-21	15-Jul-21													
ELV3005	Install Electrical Rough-Ins at Elevator Fronts - Elevator 1	4	16-Jul-21	21-Jul-21													
ELV3050	Install Elevator Cab Finishes - Elevator 1	5	16-Jul-21	22-Jul-21													
ELV3065	Install Smoke Containment System Trim - Elevator 1	4	22-Jul-21	27-Jul-21													
ELV3055	Test & Adjust Elevator - Elevator 1	4	23-Jul-21	28-Jul-21													
Site Utilities																	
Storm Drain																	
SITE4590	Layout & Excavate Storm Drain - Site	2	15-Jul-20	16-Jul-20													
SITE4600	Install Storm Drain - Site	3	17-Jul-20	21-Jul-20													
SITE5480	Test & Inspect Storm Drain - Site	2	22-Jul-20	23-Jul-20													
SITE4610	Backfill Storm Drain - Site	2	24-Jul-20	27-Jul-20													
Electrical																	
SITE4680	Layout & Excavate Electrical - Site	1	17-Jul-20	17-Jul-20													
SITE4690	Install Electrical - Site	3	22-Jul-20	24-Jul-20													
SITE5520	Inspect Electrical - Site	1	27-Jul-20	27-Jul-20													
SITE4700	Backfill Electrical - Site	1	28-Jul-20	28-Jul-20													
Sewer																	
SITE1000	Layout & Excavate Sewer - Site	2	29-Jul-20	30-Jul-20													
SITE1010	Install Sewer - Site	4	31-Jul-20	06-Aug-20													

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Remaining Level of Effort
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					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
SITE5470	Test & Inspect Sewer - Site	2	06-Aug-20	07-Aug-20												
SITE1020	Backfill Sewer - Site	2	10-Aug-20	11-Aug-20												
Gas																
SITE4770	Layout & Excavate Gas - Site	2	29-Jul-20	30-Jul-20												
SITE4780	Install Gas - Site	3	31-Jul-20	04-Aug-20												
SITE5490	Test & Inspect Gas - Site	2	05-Aug-20	06-Aug-20												
SITE4790	Backfill Gas - Site	2	07-Aug-20	10-Aug-20												
Fire Water																
SITE4620	Layout & Excavate Fire Water - Site	2	11-Aug-20	12-Aug-20												
SITE4630	Install Fire Water - Site	3	13-Aug-20	17-Aug-20												
SITE5500	Test & Inspect Fire Water - Site	2	18-Aug-20	19-Aug-20												
SITE4640	Backfill Fire Water - Site	2	20-Aug-20	21-Aug-20												
Domestic Water																
SITE4650	Layout & Excavate Domestic Water - Site	2	11-Aug-20	12-Aug-20												
SITE4660	Install Domestic Water - Site	3	13-Aug-20	17-Aug-20												
SITE5510	Test & Inspect Domestic Water - Site	2	18-Aug-20	19-Aug-20												
SITE4670	Backfill Domestic Water - Site	2	20-Aug-20	21-Aug-20												
Site Work																
East Elevation																
SITE4820	Fine Grade	10	15-May-21	01-Jun-21												
SITE5270	U/G Utilities	12	02-Jun-21	17-Jun-21												
SITE5280	F/R/P Hardscape	15	18-Jun-21	09-Jul-21												
SITE5290	Landscaping	12	12-Jul-21	27-Jul-21												
South Elevation																
SITE5610	F/R/P Ramp	15	29-Apr-21	19-May-21												
SITE5620	Backfill Ramp	10	20-May-21	03-Jun-21												
SITE5670	Fine Grade	10	04-Jun-21	17-Jun-21												
SITE5680	U/G Utilities	12	18-Jun-21	06-Jul-21												
SITE5690	F/R/P Hardscape	15	07-Jul-21	27-Jul-21												
SITE5600	Landscaping	12	28-Jul-21	12-Aug-21												
West Elevation																
SITE5630	Fine Grade	10	18-Jun-21	01-Jul-21												
SITE5640	U/G Utilities	12	02-Jul-21	20-Jul-21												
SITE5650	F/R/P Hardscape	15	21-Jul-21	10-Aug-21												
SITE5660	Landscaping	12	11-Aug-21	26-Aug-21												
North Elevation																
SITE5670	F/R/P Ramp	15	13-May-21	03-Jun-21												
SITE5680	Backfill Ramp	10	04-Jun-21	17-Jun-21												
SITE5690	Fine Grade	10	18-Jun-21	01-Jul-21												
SITE5700	U/G Utilities	12	02-Jul-21	20-Jul-21												
SITE5710	F/R/P Hardscape	15	21-Jul-21	10-Aug-21												
SITE5720	Landscaping	12	11-Aug-21	26-Aug-21												
Site Work Punchlist																
INPL3490	Exterior Final Clean - Site Work	2	27-Aug-21	30-Aug-21												
INPL3420	A/E & Owner Site Work Punchlist - Site Work	3	31-Aug-21	02-Sep-21												
INPL3470	A/E & Owner Site Work Punchlist Corrections - Site Work	5	03-Sep-21	10-Sep-21												
INPL3480	A/E & Owner Verify Site Work Punchlist Corrections - Site Work	2	13-Sep-21	14-Sep-21												
MEP Startup & Testing																

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					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
HVAC System															
MEP1900	Flush & Clean CHW	2	07-Jun-21	08-Jun-21											
MEP1700	Flush & Clean HHW	2	09-Jun-21	10-Jun-21											
MEP1110	Start-Up Bldg	2	11-Jun-21	14-Jun-21											
MEP1055	Start-Up Air Handling Units (AHU)	2	15-Jun-21	16-Jun-21											
Fire Sprinkler System															
MEP1065	Fire Sprinkler System Startup & Testing - 1st Floor	5	17-Aug-21	23-Aug-21											
MEP1035	Fire Sprinkler System Startup & Testing - 2nd Floor	5	24-Aug-21	30-Aug-21											
MEP2090	Fire Sprinkler System Startup & Testing - 3rd Floor	5	31-Aug-21	07-Sep-21											
MEP2100	Fire Sprinkler System Startup & Testing - 4th Floor	5	08-Sep-21	14-Sep-21											
Electrical System															
MEP1909	Electrical System Startup & Testing	20	01-Jun-21	28-Jun-21											
Plumbing System															
MEP1010	Flush & Clean / Chlorination Domestic Water System	2	05-Aug-21	06-Aug-21											
MEP1030	Chlorination - Domestic Water System Report	4	09-Aug-21	12-Aug-21											
MEP1005	Start-Up Domestic Hot Water Heaters & Pumps	2	13-Aug-21	16-Aug-21											
HVAC Test & Balance															
MEP1195	HVAC Air Balance	5	19-Aug-21	24-Aug-21											
MEP1170	HVAC Air Balance - Generate Final Report	3	25-Aug-21	27-Aug-21											
MEP1180	Consultant Review/Approve - Final HVAC Air Balance Report	2	30-Aug-21	31-Aug-21											
Fire Alarm System															
MEP1235	Fire Alarm System Startup & Testing	9	25-Aug-21	07-Sep-21											
Interior Punchlist															
1st Floor															
INPL1010	Interior Final Clean - 2nd Floor	1	24-Aug-21	24-Aug-21											
INPL1020	A/E & Owner Interior Punchlist - 2nd Floor	3	25-Aug-21	27-Aug-21											
INPL3350	A/E & Owner Interior Punchlist Corrections - 2nd Floor	4	30-Aug-21	02-Sep-21											
INPL3360	A/E & Owner Verify Interior Punchlist Corrections - 2nd Floor	2	03-Sep-21	07-Sep-21											
INPL1040	Install Owner Furnishings - 2nd Floor	4	07-Sep-21	10-Sep-21											
2nd Floor															
INPL2010	Interior Final Clean - 3rd Floor	1	25-Aug-21	25-Aug-21											
INPL2020	A/E & Owner Interior Punchlist - 3rd Floor	2	26-Aug-21	27-Aug-21											
INPL3370	A/E & Owner Interior Punchlist Corrections - 3rd Floor	4	30-Aug-21	02-Sep-21											
INPL3380	A/E & Owner Verify Interior Punchlist Corrections - 3rd Floor	2	03-Sep-21	07-Sep-21											
INPL2040	Install Owner Furnishings - 3rd Floor	4	13-Sep-21	16-Sep-21											
Commissioning															
Plumbing System															
MEP2050	Plumbing System Commissioning	2	17-Aug-21	18-Aug-21											
Electrical System															
MEP2020	Electrical System Commissioning	5	29-Jun-21	06-Jul-21											
HVAC System															
MEP2080	HVAC System Commissioning	5	25-Aug-21	31-Aug-21											
Fire Sprinkler System															
MEP2030	Fire Sprinkler System Commissioning	5	31-Aug-21	07-Sep-21											
Fire Alarm System															
MEP2070	Fire Alarm System Commissioning	3	08-Sep-21	10-Sep-21											
Final Inspections															
Plumbing System															

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					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
MEP1600	Plumbing System - Final Sign-Off	2	19-Aug-21	20-Aug-21															
Electrical System																			
MEP1980	Electrical System - Final Sign-Off	2	07-Jul-21	08-Jul-21															
Mechanical System																			
MEP1510	Mechanical System - Final Sign-Off	1	01-Sep-21	01-Sep-21															
Fire Sprinkler System																			
MEP1090	Fire Sprinkler System - Final Sign-Off	2	08-Sep-21	09-Sep-21															
Fire Alarm System																			
MEP1670	Fire Alarm Final Sign-Off	2	13-Sep-21	14-Sep-21															
Elevators																			
MEP1205	State Elevator Inspection	2	15-Sep-21	16-Sep-21															
Building Final																			
MEP1620	Building Final Sign-Off	1	17-Sep-21	17-Sep-21															

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Start Date - 13-Jan-20
Finish Date - 01-Oct-21
Data Date - 13-Jan-20

■ Remaining Level of Effort
■ Actual Level of Effort
■ Actual Work
■ Remaining Work
■ Critical Remaining Work

COMM15-10

323 West Court



Classic WBS Layout

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