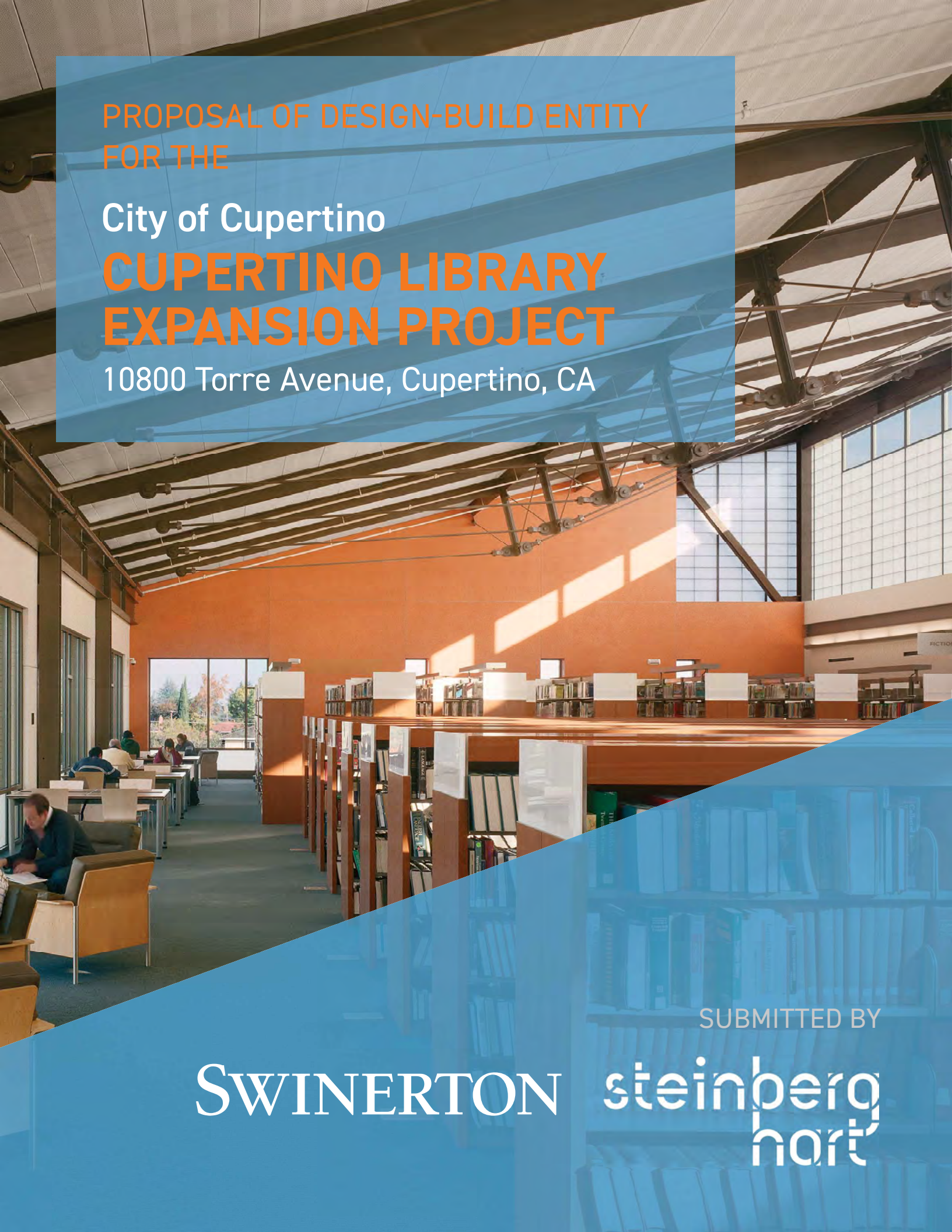

PROPOSAL OF DESIGN-BUILD ENTITY
FOR THE

City of Cupertino

CUPERTINO LIBRARY EXPANSION PROJECT

10800 Torre Avenue, Cupertino, CA

SUBMITTED BY

SWINERTON

steinberg hart

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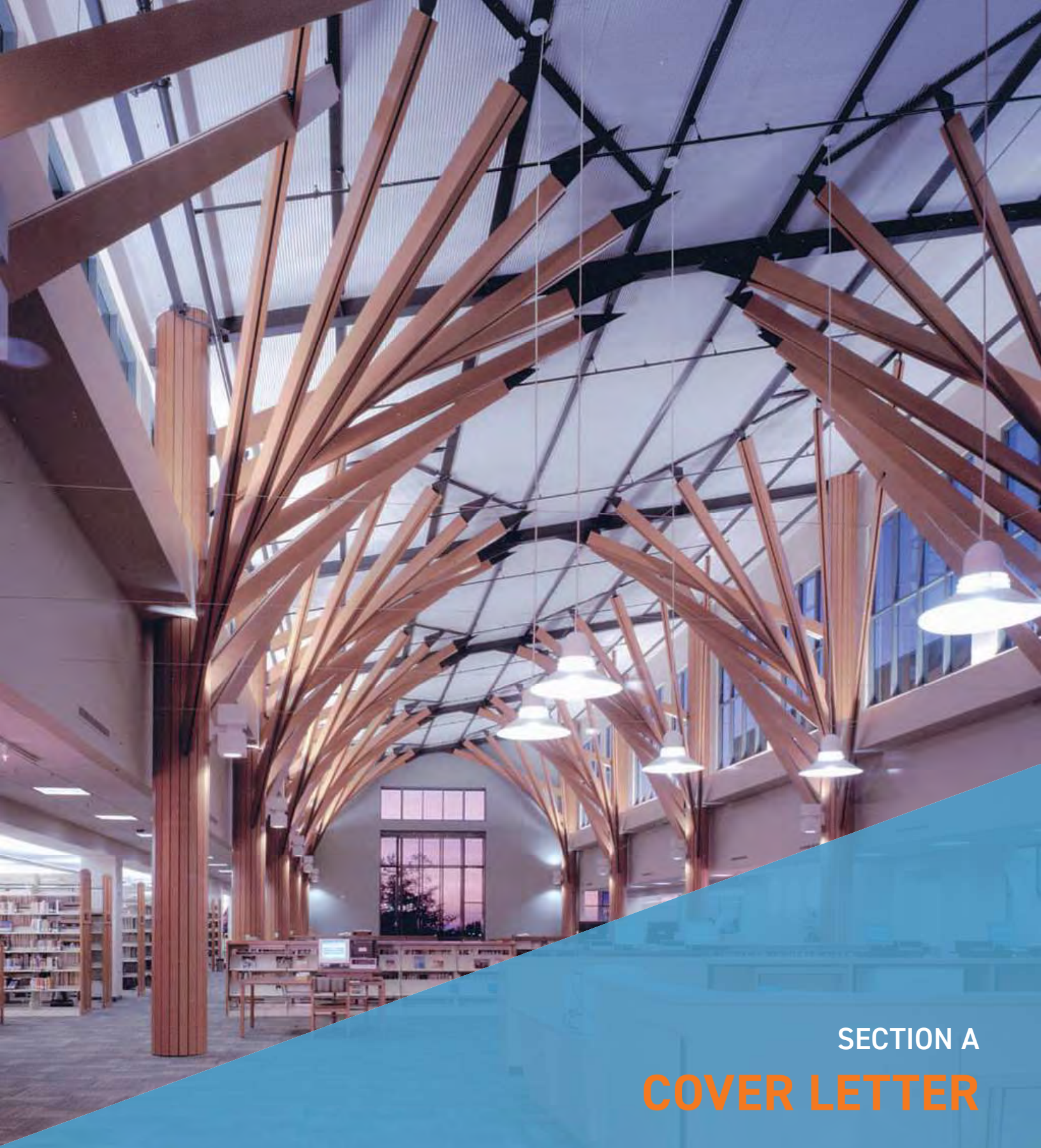
*Per Addendum 1, Appendix forms and any supplemental pages specifically requested by the appendices are not counted toward the 40-page limit.



SECTION A

COVER LETTER

EVERGREEN VALLEY COLLEGE LIBRARY AND TECHNOLOGY CENTER
STEINBERG HART, DESIGNER AND SWINERTON, BUILDER

July 29, 2020

Michael Zimmermann
Capital Improvement Program Manager
City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

Re: Request for Proposal of Design-Build entities for the Cupertino Library Expansion Project

Dear Michael,

We are pleased to submit our design and construction team qualifications for the expansion to the City of Cupertino Library. Escalating the library as a community attraction will physically and symbolically enhance public programs and further spur its connection to the community, increasing opportunities for and contributing to the cultural life of Cupertino. This venue can engage the community while delivering programs and activities of regional interest.

During the last ten years, Steinberg Hart and Swinerton have worked closely together on civic projects of similar community importance. We have planned, programmed, designed and constructed projects similar to yours. Through these projects, and many others dating back decades, we have developed a fluid approach to collaborating with our clients in all phases of the work process. Our team sees public libraries committed to the literacy of their communities defining "literacy" broadly. From computer instruction to entrepreneurial advice to artful expression, public libraries are extending their commitment well beyond providing access to printed materials. We understand the challenges public libraries face as they respond to the rising demand for services, paralleling expanding internet usage and often declining operational budgets. By creating space programs rooted in client's needs and sensitive to financial realities, we develop implementable programs and functional plans.

Our team will work closely with the City of Cupertino in encouraging the participation of a broad range of constituencies. We believe great ideas can come from anyone involved in the process and as a result we create open, participatory meetings that allow the values of the community to be part of the progress.

The Swinerton team as the original builder of the Cupertino Library has seen its evolution from a place for books and quiet study; to a hub for collaboration and exploration, and a center for children and teens. New and innovative technologies and flexible spaces are required to support new activities. Our nationwide experience with the programming, planning, designing and building of library spaces enables us to impart layers of flexibility based on current user input and potential future requirements. Our team will ensure that the Cupertino Public Library fulfills its objectives of significantly enhancing the community in which it stands; providing new spaces that are efficient and high-performance; and creating an atmosphere that promotes intellectual curiosity.

The Swinerton | Steinberg Hart (SSH) DBE Team acknowledges having read and reviewed the proposed Prime Contract for the Project and are confident the Parties will reach mutually agreeable terms to enter into a contractual agreement.

We acknowledge receipt of the Request for Proposals Addendum 1 dated 7/10/20, Addendum 2 dated 7/20/20, Addendum 3 dated 7/24/20, and Addendum 4 dated 7/28/20.

We look forward to discussing your review of our proposal. Should you have any questions or concerns, please feel free to contact either Andrew Pearl or Katia McClain.

Sincerely,

Andrew Pearl
Vice President, Division Manager
Swinerton
415.984.1302
apearl@swinerton.com

Steve Johnson
Snr. Vice President, Region Manager
Swinerton
415.984.1268
sjohnson@swinerton.com

Katia McClain
Managing Principal
Steinberg Hart
408.817.3242
kmcclain@steinberhart.com

SECTION B

PRICE PROPOSAL

SALINAS EL GABILAN LIBRARY
SWINERTON, DESIGN-BUILDER

APPENDIX 6

PRICE PROPOSAL FORM

Directions: Complete and execute this Price Proposal Form as indicated and attach as Part B to the Proposal. The proposed Contract Price for the Services (as those terms are defined in Article 1 of the General Conditions of the Design-Build Contract Documents), must be fully inclusive of all costs, direct and indirect, including, but not limited to, labor, materials, equipment, overhead, permits, licenses, insurance, bonds, taxes, profit, etc.

A. Price Proposal A. Provide the proposed Contract Price to design and build the Project with no reduction in the minimum requirements, including performance criteria, set forth in the RFP and Bridging Documents.

ITEM	DESCRIPTION	PROPOSED PRICE
1	Design Services (as defined in General Conditions)	$ 1,121,735
2	Construction Services (as defined in General Conditions)	$ 7,969,678
3	**Total Contract Price for Price Proposal A**	**$ 9,091,413**

Total Contract Price for Price Proposal A (in words):
Nine million ninety-one thousand four hundred thirteen dollars.

Weekly rate for Construction Phase "General Conditions" costs:* $ 17,482 / week

* Attach separate sheet showing breakdown of "general conditions" costs, but do not include home office overhead.

B. Price Proposal B. If Price Proposal A exceeds the City's cost estimate of $6,500,000, the Proposer may submit Price Proposal B. If Price Proposal A is within the City's cost estimate of $6,500,000, submission of Price Proposal B is optional. If Proposer includes Price Proposal B, by completing the form below, attach a separate document, titled "Price Proposal B Explanation," that clearly and with specificity identifies all modifications to the Bridging Documents to design and build the Project within the City's cost estimate of $6,500,000.

ITEM	DESCRIPTION	PROPOSED PRICE
1	Design Services (as defined in General Conditions)	$ 1,121,735
2	Construction Services (as defined in General Conditions)	$ 6,868,012
3	**Total Contract Price for Price Proposal B**	**$ 7,989,747**

Total Contract Price for Price Proposal B (in words):
Seven million nine hundred eighty-nine thousand seven hundred forty-seven dollars.

Weekly rate for Construction Phase "General Conditions" costs:* $ 17,482 / week

* Attach separate sheet showing breakdown of "general conditions" costs, but do not include home office overhead.

C. City Determination. The City reserves the right, acting in its sole discretion, to award the Design-Build Contract, if at all, based on the Proposal that offers the best value to the City, which may include award based on Price Proposal A or Price Proposal B.

D. Proposer Commitment. If selected by the City, the Proposer agrees to provide the Design Services and Construction Services for the Project for the total Contract Price set forth for Price Proposal A or Price Proposal B (if provided), as set forth above, as

witnessed by the signature(s) below. Each individual signing below warrants that he or she is authorized to do so by the party that he or she represents. (Include a notarized affidavit attesting to the authenticity of each signature. If DBE is a partnership or joint venture, all general partners or members must sign the Price Proposal form.)

[Signature page follows.]

PROPOSER/DESIGN-BUILD ENTITY

Swinerton Builders
(Legal Name of Proposer/DBE)

Signature: 
Date: July 28, 2020
Name & Title: Andrew Pearl, Vice President and Division Manager

Signature: 
Date: July 28, 2020
Name & Title: Jeffrey Gee, Vice President, Division Manager and General Manager

* See Attached Acknowledgment Forms *

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On July 28, 2020 before me, Kimberly Tang, Notary Public
(insert name and title of the officer)

personally appeared Andrew Pearl,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KIMBERLY TANG
Notary Public - California
San Francisco County
Commission # 2241128
My Comm. Expires May 4, 2022

Signature _____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On July 28, 2020 before me, Kimberly Tang, Notary Public
(insert name and title of the officer)

personally appeared Jeffrey Gee,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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KIMBERLY TANG
Notary Public - California
San Francisco County
Commission # 2241128
My Comm. Expires May 4, 2022

Signature _____ (Seal)

SWINERTON
260 Townsend Street
San Francisco, CA 94107
(415) 421-2980 | swinerton.com

Project Name	**City of Cupertino Library Expansion**	Preparer	JN
Client	City of Cupertino	Date	07/28/2020
Location	10800 Torre Avenue, Cupertino, CA 95014	Version	R 0
Architect	Steinberg Hart	Job No.	20090101P

General Conditions Summary

Pre-Construction Phase	QTY	UNIT	UNIT PRICE	TOTALS	NOTES
Administration					
Off-Site Administration	1,187	hr	In Rates	$143,152	
			Sub-Total	**$143,152**	
Office Expenses					
Reproduction costs	7.00	mo	350.00	$2,450	
Shipping / Overnight	7.00	mo	150.00	$1,050	
			Sub-Total	**$3,500**	
			Pre-Construction Total	**$146,652**	

Construction Phase	QTY	UNIT	UNIT PRICE	TOTALS	NOTES
Administration					
On-Site Administration	5,655	hr	In Rates	$657,200	
Design Construction Administration	47	wk	1,500.00	$70,500	
			Sub-Total	**$727,700**	
Field office expenses	QTY	UNIT	UNIT PRICE	TOTALS	NOTES
Office trailer	11.00	mo	1,500.00	$16,500	
Field office supplies	11.00	mo	100.00	$1,100	
Coffee, water, ice, cups	11.00	mo	150.00	$1,650	
Reproduction costs	11.00	mo	350.00	$3,850	
Copier & supplies	11.00	mo	450.00	$4,950	
Shipping / Overnight	11.00	mo	150.00	$1,650	
Btech Network Services	11.00	mo	500.00	$5,500	
Travel, lodging & meals	11.00	mo	100.00	$1,100	
Textura	1.00	ls	3,000.00	$3,000	
BIM 360	11.00	mo	700.00	$7,700	
Labor compliance	11.00	mo	4,268.73	$46,956	
			Sub-Total	**$93,956**	
			Construction Total	**$821,656**	**Weekly GC's rate = $17,482**
			Grand Total	**$968,308**	

SECTION C

TECHNICAL DESIGN EXPERIENCE

SANTA CLARA NORTHSIDE BRANCH LIBRARY
STEINBERG HART, DESIGNER

TECHNICAL DESIGN EXPERTISE

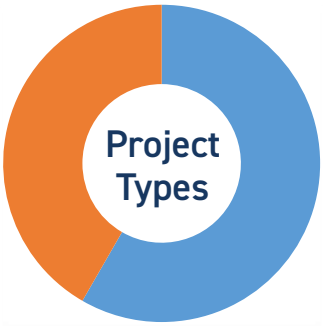
In-House Expertise Libraries

Steinberg Hart brings current, in-depth, and extensive experience to library planning, design, and construction. We've helped plan facilities through the transition from book-focused, quiet environments that support keeping students on-campus and engaged in their education, supported by educational resources, nourishment, and more.

Our design expertise includes a wide range of industries and project types, giving us extensive insight into how design and functionality can affect the overall success of space. This shared knowledge gives us a particular advantage in the planning and mixed-use setting such as libraries, where many services must be combined in one facility to attract the extended community.

Steinberg Hart has worked extensively with clients throughout California on space utilization, planning and design for new libraries, both public and academic. Through our involvement on a variety of projects, we understand how libraries function and have developed an appreciation for the role libraries play within communities. With proper programming and appropriate design, libraries essentially become a "community facility" on a macro scale and a "living room" on a micro scale. An understanding of the roles of collections, librarians, and patrons provides a foundation for designing an appropriate facility.

This team brings particular expertise to the design of flexible program spaces supported by our background in designing civic performance and event spaces. We know that libraries require extraordinary attention to the topics of flexibility, adaptability, security, and ease of staff operations. Multi-purpose rooms in libraries today are hosting a frequently rotating assortment of programs: from children's story time to small group collaboration to educational classes and community events. These program rooms need to support the multitude of important social and educational programming libraries and communities are offering, paying particular attention to room acoustics, maximizing the potential of furniture layouts, and the importance of easy to use technology.



70 CIVIC
City Pop. 3K-4M

50 ACADEMIC
Campus Pop. 400-50K

120
LIBRARY PROJECTS

- **32** NEW
- **24** RENOVATION
- **14** HISTORIC
- **5** CONVERSION
- **45** PLANNING STUDY

PROJECTS IN
48
STATES

66
YEARS
OF PRACTICE

9,201,851
GSF
PLANNED & DESIGNED

591
CLIENTS

Amanda Rienth, proposed Interior Designer, leading a Library Journal workshop.

Project Roles We have no changes to our proposed DBE Team members and key personnel from our previously submitted Statement of Qualifications.	Hours Assigned during Design Phase	Total Hours
Steinberg Hart, Architect Steinberg Hart is a nationally recognized firm with award-winning library design experience and has been responsible for the planning, programming, and design of more than 85 libraries, totaling almost 10 million gross square feet of library space. Our relationships with librarians and knowledge of current library operations allows us to exceed client expectations whether conceiving new 21st century facilities, adapting outdated buildings, or renovating historic landmarks for regional municipalities and academic institutions.	1484 (Total Steinberg Hart Team)	2468 (Total Steinberg Hart Team)
Katia McClain AIA, NOMA, DBIA, LEED AP BD+C, Steinberg Hart, Principal Architect in Charge **Ensuring Client satisfaction and bringing Design-Build process expertise** Katia in collaboration with Andrew Pearl (Swinerton) is responsible for ensuring overall City of Cupertino's satisfaction, making sure that project goals and objectives are being realized and that your expectations and all contractual obligations are being met. Her background and training in the Design-Build process for public entitites that support both social and learning needs will be an added value to the team, as well as her familiarity with the Santa Clara Library District and their operational priorities. Years of experience working for a licensed design firm or as a licensed designer: 27 Years of experience working directly on public projects of Group A or B occupancy in California: 21	90	186
Douglas Moss AIA, NCARB, LEED AP, Steinberg Hart, Design Principal **Thought-leader creating the Vision for the Library in concert with the City's community-building Vision** As our library expert, Doug will work with Jeff Stahl (Swinerton), the design team, and the City of Cupertino to create a "big picture" vision for the Library that supports the project goals defined by the City. He will direct the design staff resources and assure that the project's vision and guiding principles are established and implemented throughout the process. Years of experience working for a licensed design firm or as a licensed designer: 30 Years of experience working directly on public projects of Group A or B occupancy in California: N/A	74	122
Edmund Rivera, Steinberg Hart, Design Director **Leading high-performance design, both energy efficient and sustainable** Edmund will work closely with Jeff, Doug, and Amanda on internal planning organization and design integration with the rest of the Library. He will ensure that the project design offers a place for the Cupertino community to gather and learn but also responds directly to the sustainability and energy efficient objectives of the City. Edmund, Katia, and David have worked with the Santa Clara Library District in recent projects. His knowledge of the operation priorities from the Library District will save time in the design development of the project. Years of experience working for a licensed design firm or as a licensed designer: 13 Years of experience working directly on public projects of Group A or B occupancy in California: 10	240	360
Amanda Rienth NCIDQ, LEED Green Associate, Steinberg Hart, Interior Designer **Creating the best experience for the Cupertino community using the new flexible program rooms** Amanda will work with Marc, Doug, and Edmund on designing the experience for the community users of the program rooms. Her expertise working with diverse communities throughout the Country brings the City of Cupertino the latest expertise in library interiors. She will also direct the selection of the project finishes that will work in concert with the existing Library, while maintaining a high level of durability and meeting the City's low life-cycle cost objectives. Years of experience working for a licensed design firm or as a licensed designer: 11 Years of experience working directly on public projects of Group A or B occupancy in California: 1	240	360

Project Roles We have no changes to our proposed DBE Team members and key personnel from our previously submitted Statement of Qualifications.	Hours Assigned during Design Phase	Total Hours
David Ewell AIA, Steinberg Hart, Design Project Manager **Responsible for keeping the project at budget, within schedule, taking into consideration the City's Total Cost of Ownership** David will work intimately with Marc Boulland (Swinerton) and the City as the design teams day-to-day contact. He and Katia will jointly lead the development of the overall documentation, while he will directly lead all technical analysis, including the development of the technical documents. He will provide coordination of all consultant disciplines to ensure a timely and accurate delivery of the project. Years of experience working for a licensed design firm or as a licensed designer: 41 Years of experience working directly on public projects of Group A or B occupancy in California: 41	160	640
Thornton Tomasetti, Structural Engineer **Developing highly efficient structural solutions for a safe and on-budget City of Cupertino Library project** In the past 10 years, Thornton Tomasetti has performed structural engineering services for over 100 public agency buildings which include several libraries and community centers. These institutions have specialized elements of book and media storage and display, multipurpose spaces, auditoriums, community spaces and outdoor plazas. We also specialize in existing building alterations including renovations, retrofits, historic preservation, and evaluations. With this varied experience, we are well positioned to provide the City of Cupertino the expertise, innovation and collaborative nature needed to achieve an inspiring centerpiece that embraces the library's shifting needs and enriches the people it serves.	440	514
Lead Engineer - Steve Ratchey PE, SE, RA, LEED AP Years of experience working for a licensed design firm or as a licensed designer: 23 Years of experience working directly on public projects of Group A or B occupancy in California: 20	58	68
Interface Engineering, Inc., MEP Engineer | Lead Engineer - Hormoz Janssens PE, LEED AP **Extensive experience working with the special needs required by today's city libraries** Interface Engineering, Inc. provides a variety of services, including multimedia centers, technology classrooms and information commons, which blend traditional references with computer resources. Some of our library experience includes: the Brentwood Library (a 20, 700 SF library); Santa Clara Northside Branch Library (a 17,500 SF library and 2,053 SF community room, designed with Steinberg Hart): Atherton Civic Center (a 45,000 SF building which includes a new library); and the Stevens Library at Sacred Heart Schools in Atherton (the first library in the county and the first school in California to achieve the Net Zero Building certification through the Living Building Challenge).	518	587
Lead Engineer - Hormoz Janssens PE, LEED AP Years of experience working for a licensed design firm or as a licensed designer: 25 Years of experience working directly on public projects of Group A or B occupancy in California: 25	14	14
BKF, Civil Engineer **Solving infrastructure improvement challenges** Based on our experience with projects similar to the Cupertino Library addition, we feel well positioned to add value through the design and construction phase of the project while we understand the complexities that come from working on infield environments. Infrastructure improvements generally present an important challenge while needing to fit a new structure within areas already developed. As an added complexity we will need to coordinate utility routes to avoid conflicts with the adjacent utility easements. Keys to our success are the early discussions and coordination with maintenance personnel, site visits to field verify the data provided, and a thorough review of the as-builts plans. Our library addition and renovation experience include projects that have obtained LEED certification even when faced with significant existing site constraints.	282	307

Project Roles We have no changes to our proposed DBE Team members and key personnel from our previously submitted Statement of Qualifications.	Hours Assigned during Design Phase	Total Hours
BKF, Civil Engineer (continued) Lead Engineer - Isaac Kontorovsky PE, QSD/P Years of experience working for a licensed design firm or as a licensed designer: 15 Years of experience working directly on public projects of Group A or B occupancy in California: 15	27	27
Royston Hanamoto Alley & Abey, Landscape Architect **Leader integrating redwood grove and interior courtyard into the program spaces** Royston Hanamoto Alley & Abey (RHAA) is a landscape architecture firm with a broad practice in the design and planning of outdoor spaces. One of our key markets are libraries with clients ranging from university libraries to community libraries. Our projects are designed to support the belief that libraries can be incubators of creativity, incentiveness, and a more sustainable future. From the outset, we engage the client and community and work collaboratively with administration and staff. One recent project that received a national commendation for design was the Half Moon Bay Library. In this design, we included a large child focused garden with outdoor story time spaces, small spaces for family seating and whimsical elements to appeal to children. As Principal in RHAA, Manuela King's portfolio includes multiple library projects including Half Moon Bay Library, Hayward Library, Moffett Library and San Mateo Library.	280	403
Lead Architect - Manuela King Years of experience working for a licensed design firm or as a licensed designer: 30 Years of experience working directly on public projects of Group A or B occupancy in California: 30	18	25
Electrolight, Lighting Designer **Ensuring lighting design meets the program requirements of sustainability, low total cost of ownership for the City and well-being for the occupants** Good lighting in Libraries does more than allow patrons and staff to locate books or read. It makes them feel good and encourages the use of the Library. Electrolight's expertise on Library lighting design will provide the City of Cupertino with program spaces that not only have the appropriate levels of lighting or a variety of task expected in the program rooms, but also glare-free, color-corrected and visually interesting that is fundamental to the health and well-being of the Library's users.	92	95
Lead Designer - Claudio Ramos IALD, CLD Years of experience working for a licensed design firm or as a licensed designer: N/A (Discipline does not require license) Years of experience working directly on public projects of Group A or B occupancy in California: 31	9	10
Sextant Group / NV5, AV, IT and Acoustics **Informing and shaping the built environment for an efficient, cost-effective, future-proofed) project that will serve the community for years to come** The Sextant Group / NV5 serves in the role of technology and acoustical adviser and consultant for the design-build team. Sitting in the midst of the design team, we will help the City of Cupertino and our design team colleagues to explore and articulate emerging needs through our intrinsic understanding of how technology shapes user experiences. This Library in Cupertino represents an opportunity to create flexible spaces and systems that can be reconfigured to suit the continually changing needs of patrons and staff. In addition to technology features, acoustic conditions in the built environment have a profound impact on the health, well-being, and productivity of building occupants.	107	115
Lead Designer - Andrew J Milne PhD Years of experience working for a licensed design firm or as a licensed designer: N/A (Discipline does not require license) Years of experience working directly on public projects of Group A or B occupancy in California: 25	2	2

SECTION D

CONSTRUCTION EXPERIENCE

CSU FRESNO MADDEN LIBRARY ADDITION AND RENOVATION
SWINERTON, BUILDER

CONSTRUCTION EXPERTISE

Swinerton has been instrumental in partnering with local jurisdictions to achieve our goals. We are experts in design-build, general contracting and understand the challenges and complexities of projects from various perspectives. Our team was carefully selected for their commitment to partnering with clients, stakeholders, and critical partners that define a project's success. Our team understands that successful outcomes are the product of listening, understanding, and absorbing the client goals. Progressive, yet structured processes, relationships fostered with open communication, collaboration, and a culture of mutual trust and assistance are the methods this team will use to meet project goals. Our team is identified in the following staffing chart, identifying project roles with an outline of the reporting relationships that will serve as essential drivers through all phases of the work. We've assembled a team that is expert in its abilities, has a history of meeting client objectives with exceptional service, and prepared to act collaboratively in alignment with the Cupertino Library Expansion's design-build delivery.

Our team has successfully completed work on occupied campuses, critical facilities, secured, and sensitive environments. We understand the sensitivity and consideration required of working adjacent to operational spaces. We will apply our experience and expertise in developing a plan that will account for the needs of the library operations while maintaining our construction operations and schedule.

Integrated Process Throughout the Project Timeline

PRECONSTRUCTION SERVICES

Any project's success or failure can be directly traced back to the start of the Preconstruction Phase. Typical issues such as cost overruns and permitting issues can be avoidable if planned for ahead of time. We make a concerted effort in the early stages to craft a blueprint for success which typically includes the following components.

Constructability & Design Coordination

Our philosophy in this process is to drive collaboration in the team, acting on your behalf. Initiating design review meetings, our team will analyze and offer solutions for how to best mitigate complex issues. Working together with our design partners, we will work as experts in our individual disciplines while collectively collaborating to develop the design to your desired goals.

Estimating

Our robust estimating program utilizes proven and collaborative programs such as Plan Swift and On-Screen Takeoff during the estimating phase and consists of a multi-phased approach to developing your program budget. Key components of our estimating program can consist of Conceptual Estimate/Budget Validation, Target Value Design, Design Development Estimate, Construction Document Estimate, and Trade Partner Bidding.

Value Management

Rather than reduce costs to meet a budget by eliminating feature design elements, as is typically done in Cost Engineering programs, we take a more strategic approach by prioritizing value not just cost. By taking a holistic approach of analysis, we seek opportunities throughout the entire preconstruction phase, not just prepare a list of options at set milestones. As the design evolves and scope is further defined, our value management program will continue to develop. Working in concert with the entire team, solutions or options presented will be considered and included in the overall program. To ensure all project stakeholders fully understand the options presented and decisions made, our value management program analyzes elements and conditions, identifies impacts to cost, schedule, or quality, and provides recommendations. The methods employed from our value management program offer guidance, control, and clarity to increase the value of the project to the extent possible in a constructive and collaborative environment while protecting the intent of the design or scope. We understand that solutions derived from comprehensive analysis of construction costs and differing building conditions are imperative to maximizing the value of the Cupertino Library Expansion project.

Trade Partner Solicitation

One of Swinerton's strengths is our long-standing relationships with our trade partners built on trust and shared successes. We value our subcontractors as partners and this enables us to explore their expertise at different phases of the design development process. Our pool of trade partners understand the public bidding process when competitive bidding and sealed bid processes are required. We establish concise, defined rules for bidding and invest time to create bid documents and bid forms which enable us to level bids with certainty. Our approach will include solicitation of MEP and structural steel subcontractors with in-house design abilities.

We solicit only from subcontractors who we know will deliver the highest quality, and we create a competitive bidding environment to ensure the best pricing. We will prequalify all subcontractors in collaboration with the City's program in addition to Swinerton's process. Our "best value" selection process evaluates nine prequalification criteria to ensure we get the most qualified subcontractor at the greatest value. Since our Prequalification Program has been in operation, there have been zero default instances on Swinerton projects. We treat our subcontractors as part of our team and require their participation in all procurement, schedule, and quality control efforts.

OPERATIONS

Once the GMP has been ratified and executed, we will execute the job with efficiency and expediency. Working with Oracle, Swinerton has created and developed custom cloud based project management and reporting tool, CMiC. Our team will use CMiC to relay the projects status to the City. CMiC tightly manages and updates construction operations budgets, document control, change management, meeting minutes, pay applications, and more. Our weekly project meetings include a schedule update, review of document control logs, financial status, inspections, and quality control program results. Throughout the duraction of the project, we maintain a consistent line of communication with all project stakeholders.

SELF PERFORM SERVICES

We have the capability to self-perform concrete, metal framing and drywall, finish carpentry, cabinetry and casework, doors, frames, and hardware, specialties, demolition, and clean-up.

By serving as a highly-skilled, self performing general contractor, we deliver significant value to our clients through a hands-on approach in the execution of our projects. Our motto is "Builders, not Brokers!" With the introduction of self-perform work on our projects, we have greater control of execution, schedule, safety culture, and quality standards. Field staff can share resources to ensure supervision is properly dispatched without adding staff. We acknowledge that any work we wish to self-perform shall be competitively bid.

In the Bay Area, we employ more than 400 union craft personnel who are available to support our projects. If needed, leveraging our strong relationship with the local unions of neighboring regions, we can draw additional resources to support our operations. We take pride in our work force and ensure that all our craft personnel are properly trained in safety and technical skills and equipped to execute the work as representatives of Swinerton and their respective unions.

SCHEDULING

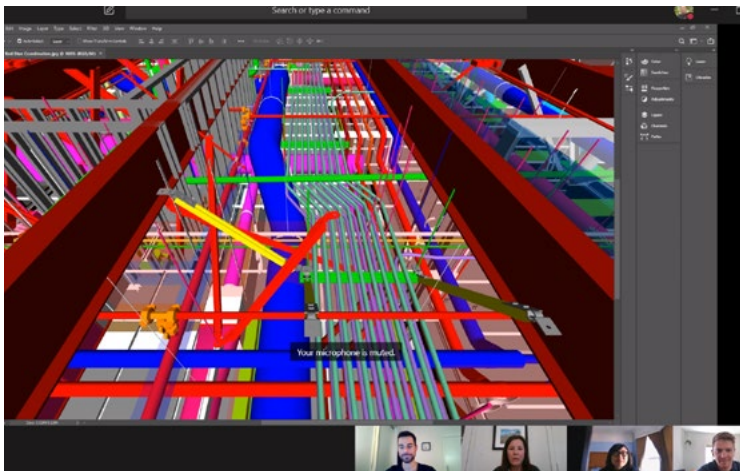
Scheduling is a critical element in the project planning process. To ensure effective management of the schedule, we utilize a Primavera P6 Critical Path Method (CPM) program for preparation and maintenance of the overall project schedule. Within our project schedules we outline construction phases, identify long-lead items, and sequence of installation with input from the project stakeholders to ensure success. Our schedules are updated on a weekly basis and communicated with every tier of the team – from owners down to the sub foreman. This communication allows our teams to modify plans, as required, to maintain the project's defined goals.

SAFETY

Swinerton has an impeccable EMR rating of 0.50, which is a reflection of the processes and preparation of worksite activities prior to the execution of the work. Derived from the petroleum industry, with audits from our internal safety managers, we utilize Job Hazard Analysis, pretask plans, and methods of procedures for activities that we determine are high risk or of special circumstance.

INNOVATION PROGRAM

The Swinerton Innovation program is a corporate R&D initiative to ensure Swinerton continues to thrive for the next 130 years. Our Innovation program focuses on changing business processes in order to drive substantial reductions in costs while increasing quality and safety of the work we deliver. We believe the key to transformative solutions is changing our processes. Applying technology to existing processes delivers incremental improvement.



INNOVATION PROGRAM TENETS

Execute Innovation Projects Our Innovation team partners with our business users to evaluate, pilot, and deploy new solutions. These projects typically start with the hypothesis: can we reduce cost X% by doing Y? From this hypothesis, we follow a defined process for evaluating and measuring solutions.

Drive Innovation Culture Innovation requires everyone across our firm to participate. Innovation cannot be successful in a lab; it has to be validated by the users it will impact. To ensure we have willing users, we have an innovation education program to deliver education training to all new project engineers, superintendents, and project managers as well as up-and-coming leaders.

Corporate Innovation Strategy Every Swinerton division includes innovation as part of their annual business plan. A corporate team works with division leaders to identify innovation initiatives, identify business operations ripe for disruption, and external disruptors to our businesses.

Project Roles We have no changes to our proposed DBE Team members and key personnel from our previously submitted Statement of Qualifications.	Hours Assigned during Construction Phase	Total Hours
Marc Boulland, Swinerton, Project Manager **Leading the design-build team for overall project successful, construction management, and client satisfaction** Marc will be our team's single point of contact and work in collaboration with David Ewell and Hormoz Jannsens to ensure the stakeholders' goals are met throughout the project's timeline. During preconstruction, Marc will be engaged in constructability reviews and alternatives analysis. He will lead long-range planning and scheduling of construction resources, subcontractor materials, manpower, and pursue permits to allow our team to proceed with the field operations and installations. As the project moves into construction documents, Marc will lead the entire buy-out process to ensure the City of Cupertino receives best value from subcontractors. He is responsible for day-to-day cost control, submittal control, schedule maintenance, document control, and overall team communication. Marc brings substantial experience leading design-build teams in successfully delivering renovations of occupied, public facilities where collaboration and working with multiple stakeholders is paramount. Years of experience working for a licensed general contractor: 13 Years of experience working direct on public projects of Group A or B occupancy in California: 4	1252	1724
Jeff Stahl, LEED AP, Swinerton, Design Manager **Facilitate a collaborative working relationship with the City of Cupertino and our design-build partners to achieve design excellence while providing cost certainty** Jeff's professional experience as a licensed Architect serving clients and communities around the Bay Area contributes to building a trusting relationship between designers and builders. Jeff is experienced in a variety of public sector delivery methods and community-supporting project types. He will work collaboratively with the entire DBE team to deliver an integrated team approach that fully utilizes the knowledge and expertise of the entire team. Working across all project phases, he will focus on putting into place collaborative tools, platforms and processes that efficiently communicate, coordinate and monitor program requirements, stakeholder input, design innovation and change management. Years of experience working for a licensed general contractor: 34 Years of experience working direct on public projects of Group A or B occupancy in California: 27	-	74
Joe Neilly, Swinerton, Estimator **Estimating to ensure the City of Cupertino secures the highest value** Joe will develop, manage and certify all estimates and assist with the detailed cost analysis to provide exceptional clarity on cost issues. During preconstruction, Joe will work with our design-build team to provide scheduled and over-the-shoulder pricing and budget reviews. He will define the concept budget and establish reasonable target values that meet needs in both the long- and short-term. As preconstruction progresses, Joe will manage the overall target value design process as an integrated member of the team to control change and adverse budget impacts. Joe will stay engaged through construction providing assistance with change order processing, ensuring subcontractor requests are reasonable and secure highest value for the Library Expansion project. Years of experience working for a licensed general contractor: 10 Years of experience working direct on public projects of Group A or B occupancy in California: 2	-	481

Project Roles We have no changes to our proposed DBE Team members and key personnel from our previously submitted Statement of Qualifications.	Hours Assigned during Construction Phase	Total Hours
Greg Lopez, Swinerton, Superintendent **Execution of the project schedule, coordination of field operations, and safety of the community and project site** Greg will oversee the day-to-day field operations of the project and ensure that all construction is properly planned and executed to minimize the disruption to the Cupertino Library operations and the community. During preconstruction, he will participate in constructability reviews, buy-out preparation, development of the project schedule, and initiate safety and logistics planning. During construction, Greg will be responsible for management of the project schedule, coordination of the work with the subcontractors, site logistics, site safety, and quality. Years of experience working for a licensed general contractor: 40 Years of experience working direct on public projects of Group A or B occupancy in California: 11	1856	1912
Nurzan Demirkol, Swinerton, Project Engineer **Responsible for day-to-day maintenance of project information flow** Our Project Engineer Nurzan's responsibilities include the review and submittal of shop drawings, initiation and coordination of the request for information logs, review and documentation of contract drawing changes, the preparation of job closeout records and warranties, managing the quality control program, and managing the references (contract change work/cost control). For the past 2 years, Nurzan has been working on a variety facilities for public entities including an addition to a medical center in Santa Clara and a K-12 campus modernization program. Years of experience working for a licensed general contractor: 2 Years of experience working direct on public projects of Group A or B occupancy in California: 2	1880	1984

SECTION E

SCHEDULE

TOM GREEN COUNTY LIBRARY
STEINBERG HART, DESIGNER

SCHEDULE

We believe that a good schedule is the key to project's success. The schedule must be agreed upon by all project stakeholders to ensure that the team efforts are coordinated and that design and construction work is executed as planned. With clearly defined project goals and deliverable target dates, our design partners will collaborate with each other and in conjunction with the City to achieve the City's milestones. Our planned approach to the project was derived directly from the City's schedule dates as defined in the RFP. To achieve these dates, our team has developed a phased approach for design, subcontractor partnering procurement, and development of the GMP.

Preconstruction

Since the overall project timeframe is aggressive with the design/permitting phase condensed into five months, our team has strategized that the City's suggested three-phased permit approach is the method to achieve the projected start date. Our approach is to develop three sets for permit submission – Site/ Demo, Structural, and MEP/Architectural. This will allow for the start of the sitework and demolition while the rest of the documents are in review by the City. Because of this phased approach, our buyout will also be phased. Our plan is to engage our critical subcontractor partners at 50%CD to allow for early engagement of procurement and contracting. Critical subcontractors in this phase include Structural fabrications and the MEP contractors. These contractors will develop their shop drawings based on the 50% CD set which will then be used to develop the 100% CD and issue for permit set. Our design partners will remain the Engineer of Record and transmit the 100% CD for review and approval after review and integration of the subcontractor's effort into the design documents. This approach will relieve the timeline strain that often occurs in a typical staggered construction approach. With the critical subcontractors engaged early to collaborate with our team prior to the completion of the construction documents, we can finalize details before the trades are in the field thus saving valuable time and money. This approach also gives us the flexibility to select the subcontractors in a competitive bidding process which allows for a best value approach to procuring our trade partners.

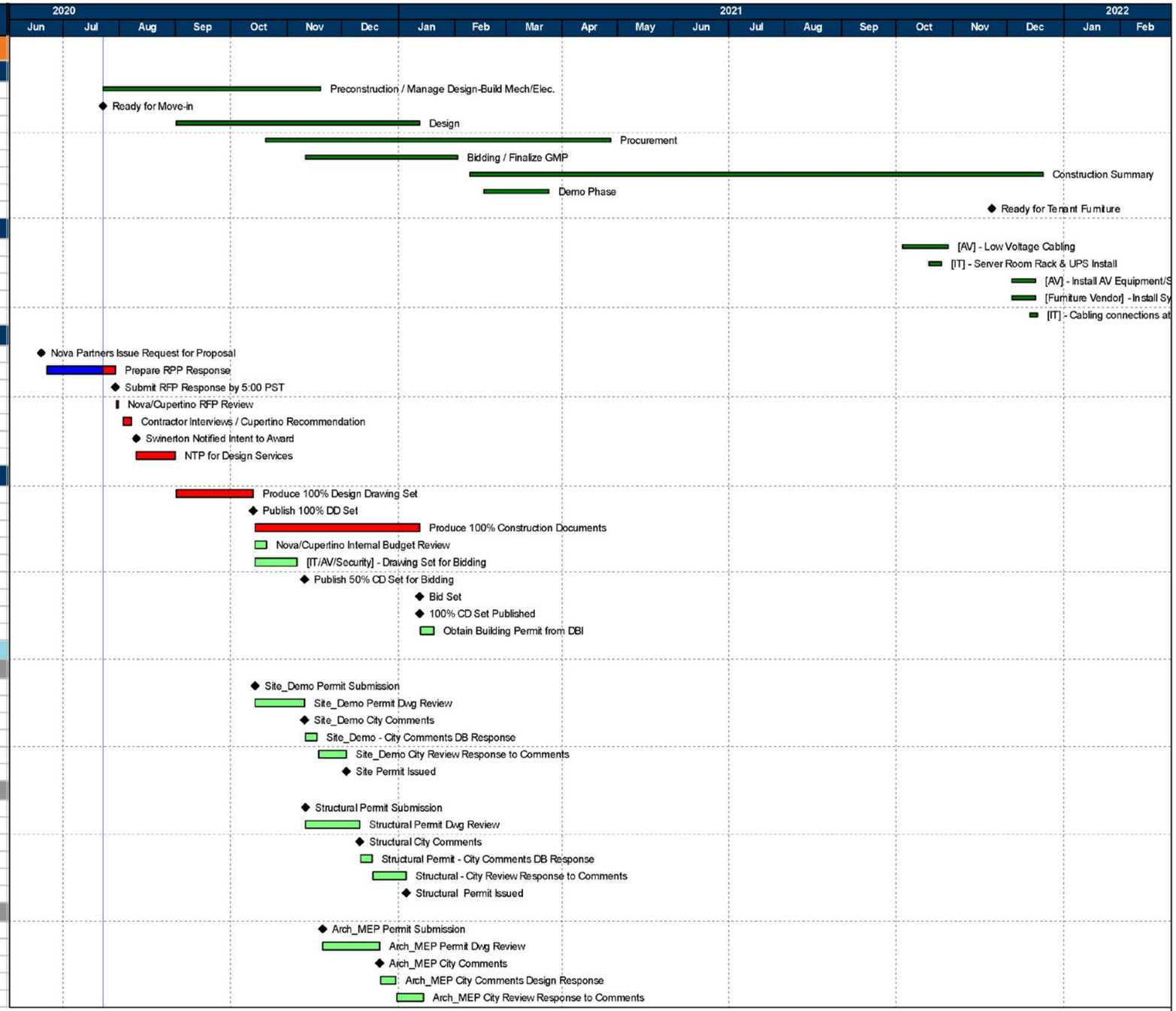
Swinerton's strong self perform portfolio is also advantageous for achieving the City of Cupertino's milestones. This enables us to work collaboratively with our Structural Concrete, Framing, Doors/Frames/Hardware, Demolition, Drywall, and Millwork teams as one team with one goal to achieve the projects overall goals.

Despite the challenging defined milestones, our team will maintain flexibility as we journey through the design and approval process. As the timeframe evolves and details further developed, we will be transparent in communicating our progress and ensure that all parties are involved in the decisions for any unanticipated and required adjustments.

Construction

Our design-build team is experienced in working in occupied areas and maintaining existing, adjacent spaces with minor inconvenience to stakeholders and end users. A key element to our design, ability to deliver the project, and maintain service to the existing space is to keep the existing structure intact and tie-in the new elements to the existing. Our plan maintains the structure of the Children's' Book area so the utilities running through that space which serves other areas of the library remain intact. This allows budgets that would have been used for temporary utility relocations and temporary service to be applied to the new construction. The skin of the existing space will be stripped but structure, ceiling, and MEP infrastructure will be maintained and operational. The new footings and slabs will be cut into the existing slabs and extended areas. The new slab will tie into the existing slab with new structural steel columns placed, and old columns extended with T-beams to the new deck. The old deck will be stripped and reconditioned with the new deck to be placed over the existing and include an interstitial space in between. The second floor structure will continue through with a deck of lightweight concrete comprising the roof level. The sequence of construction consists of structural, exterior skin, interiors, and finally the landscaping and sitework. The following P6 schedule identifies the project sequence from design NTP through final completion.

Activity ID	Activity Name	OD	Start	Finish
City of Cupertino Library Expansion		525	6/19/20 A	1/25/22
Project Summary & Milestones		355	7/23/20	12/20/21
SUM1010	Preconstruction / Manage Design-Build Mech/Elec.	85	7/23/20	11/19/20
SUM1100	Ready for Move-in	0		7/23/20
SUM1000	Design	90	9/1/20	1/12/21
SUM1030	Procurement	129	10/20/20	4/27/21
SUM1040	Bidding / Finalize GMP	54	11/11/20	2/2/21
SUM1020	Construction Summary	219	2/9/21	12/20/21
SUM1150	Demo Phase	26	2/17/21	3/24/21
SUM1050	Ready for Tenant Furniture	0	11/22/21	
Owner Vendor Milestones		53	10/4/21	12/17/21
O-1040	[AV] - Low Voltage Cabling	20	10/4/21	10/29/21
O-1050	[IT] - Server Room Rack & UPS Install	5	10/19/21	10/25/21
O-1070	[AV] - Install AV Equipment/Systems	10	12/3/21	12/16/21
O-1060	[Furniture Vendor] - Install Systems Furniture & Conf Tabl	10	12/3/21	12/16/21
O-1080	[IT] - Cabling connections at systems furniture	5	12/13/21	12/17/21
RFP Response & Contractor Selection		175	6/19/20 A	8/31/20
RFP-1000	Nova Partners Issue Request for Proposal	0	6/19/20 A	
RFP-1010	Prepare RPP Response	20	6/22/20 A	7/29/20*
RFP-1020	Submit RFP Response by 5:00 PST	0		7/29/20*
RFP-1030	Nova/Cupertino RFP Review	2	7/30/20	7/31/20
RFP-1040	Contractor Interviews / Cupertino Recommendation	5	8/3/20	8/7/20
RFP-1050	Swinerton Notified Intent to Award	0	8/10/20*	
RFP-1060	NTP for Design Services	16	8/10/20	8/31/20
Architectural Design & Permit		95	9/1/20	1/20/21
DES-1000	Produce 100% Design Drawing Set	30	9/1/20	10/13/20
DES-1010	Publish 100% DD Set	0		10/13/20
DES-1020	Produce 100% Construction Documents	60	10/14/20	1/12/21
DES-1030	Nova/Cupertino Internal Budget Review	5	10/14/20	10/20/20
DES-1040	[IT/AV/Security] - Drawing Set for Bidding	18	10/14/20	11/6/20
DES-1050	Publish 50% CD Set for Bidding	0		11/10/20
DES-1060	Bid Set	0		1/12/21
DES-1070	100% CD Set Published	0		1/12/21
DES-1080	Obtain Building Permit from DBI	5	1/13/21	1/20/21
100% CD		62	10/14/20	1/14/21
Site_Demo Permit		35	10/14/20	12/3/20
A1000	Site_Demo Permit Submission	0	10/14/20	
A1010	Site_Demo Permit Dwg Review	20	10/14/20	11/10/20
A1020	Site_Demo City Comments	0		11/10/20
A1030	Site_Demo - City Comments DB Response	5	11/11/20	11/17/20
A1040	Site_Demo City Review Response to Comments	10	11/18/20	12/3/20
A1050	Site Permit Issued	0		12/3/20
Structural Permit		35	11/11/20	1/5/21
A1080	Structural Permit Submission	0	11/11/20	
A1090	Structural Permit Dwg Review	20	11/11/20	12/10/20
A1100	Structural City Comments	0		12/10/20
A1110	Structural Permit - City Comments DB Response	5	12/11/20	12/17/20
A1120	Structural - City Review Response to Comments	10	12/18/20	1/5/21
A1130	Structural Permit Issued	0		1/5/21
Arch_MEP Permit		35	11/20/20	1/14/21
A1140	Arch_MEP Permit Submission	0	11/20/20	
A1150	Arch_MEP Permit Dwg Review	20	11/20/20	12/21/20
A1160	Arch_MEP City Comments	0		12/21/20
A1170	Arch_MEP City Comments Design Response	5	12/22/20	12/30/20
A1180	Arch_MEP City Review Response to Comments	10	12/31/20	1/14/21



Remaining Level of Effort
Actual Level of Effort
Actual Work
Remaining Work
Critical Remaining Work
Milestone

City of Cupertino Library Expansion
Preliminary Schedule

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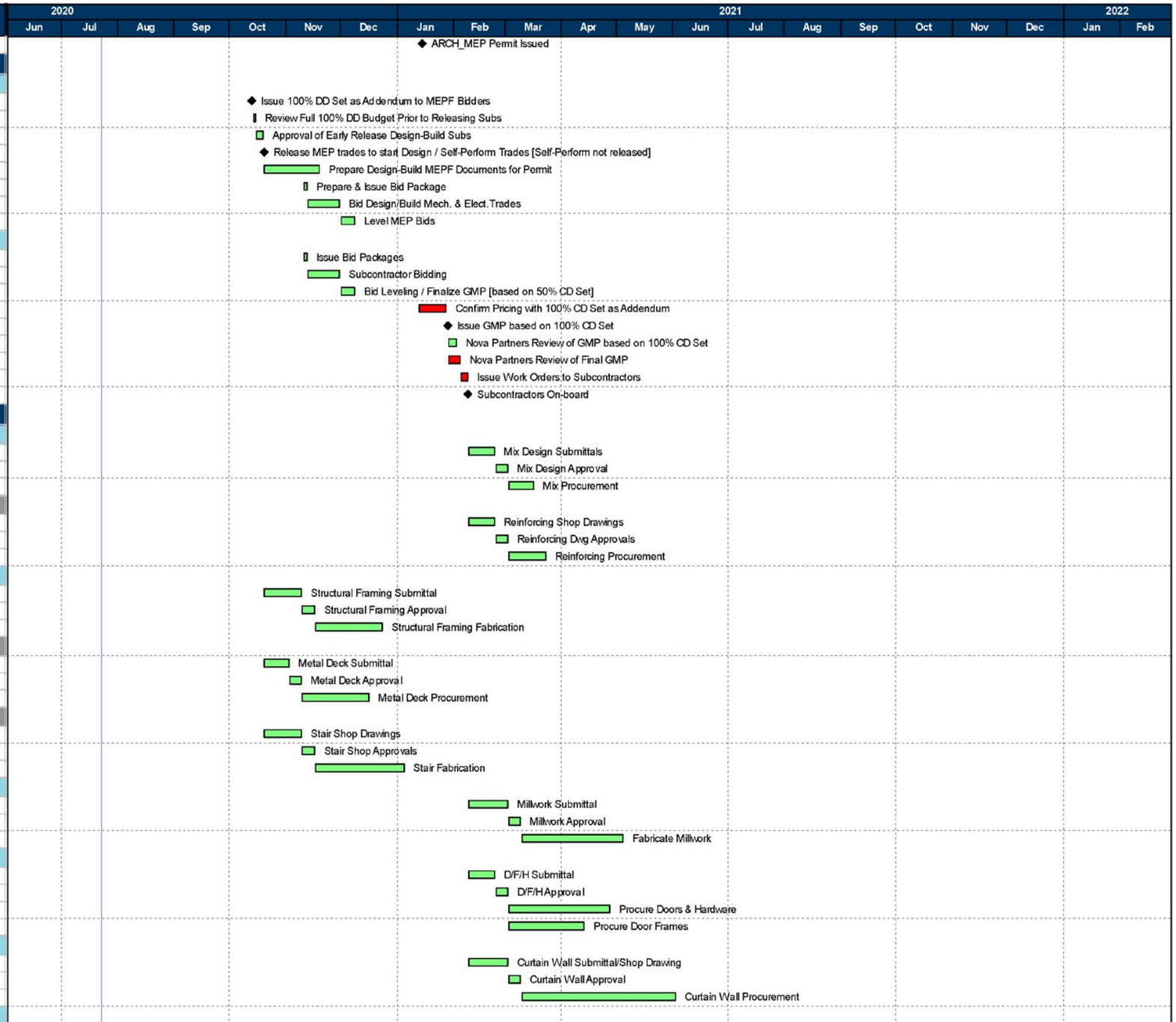
SWINERTON

Activity ID	Activity Name	OD	Start	Finish
A1190	ARCH_MEP Permit Issued	0		1/14/21
Bidding - Subcontractor Trades		78	10/13/20	2/8/21
MEP Early Buyout / Design		38	10/13/20	12/8/20
BID-1000	Issue 100% DD Set as Addendum to MEPF Bidders	0		10/13/20
BID-1010	Review Full 100% DD Budget Prior to Releasing Subs	2	10/14/20	10/15/20
BID-1020	Approval of Early Release Design-Build Subs	2	10/16/20	10/19/20
BID-1030	Release MEP trades to start Design / Self-Perform Trade	0	10/20/20	
BID-1040	Prepare Design-Build MEPF Documents for Permit	23	10/20/20	11/19/20
BID-1050	Prepare & Issue Bid Package	2	11/11/20	11/12/20
BID-1070	Bid Design/Build Mech. & Elect.Trades	10	11/13/20	11/30/20
BID-1090	Level MEP Bids	6	12/1/20	12/8/20
Remaining Buyout		58	11/11/20	2/8/21
BID-1060	Issue Bid Packages	2	11/11/20	11/12/20
BID-1080	Subcontractor Bidding	10	11/13/20	11/30/20
BID-1100	Bid Leveling / Finalize GMP [based on 50% CD Set]	6	12/1/20	12/8/20
BID-1110	Confirm Pricing with 100% CD Set as Addendum	10	1/13/21	1/27/21
BID-1120	Issue GMP based on 100% CD Set	0		1/28/21
BID-1130	Nova Partners Review of GMP based on 100% CD Set	3	1/29/21	2/2/21
BID-1140	Nova Partners Review of Final GMP	5	1/29/21	2/4/21
BID-1150	Issue Work Orders to Subcontractors	2	2/5/21	2/8/21
BID-1160	Subcontractors On-board	0		2/8/21
Submittals & Procurement		154	10/20/20	6/2/21
Concrete		30	2/9/21	3/23/21
SUB-1410	Mix Design Submittals	10	2/9/21	2/23/21
SUB-1500	Mix Design Approval	5	2/24/21	3/2/21
SUB-1640	Mix Procurement	10	3/3/21	3/16/21
Reinforcing		30	2/9/21	3/23/21
SUB-1360	Reinforcing Shop Drawings	10	2/9/21	2/23/21
SUB-1510	Reinforcing Dwg Approvals	5	2/24/21	3/2/21
SUB-1650	Reinforcing Procurement	15	3/3/21	3/23/21
Structural Steel		50	10/20/20	1/4/21
SUB-1060	Structural Framing Submittal	15	10/20/20	11/9/20
SUB-1120	Structural Framing Approval	5	11/10/20	11/16/20
SUB-1200	Structural Framing Fabrication	25	11/17/20	12/23/20
Metal Deck		40	10/20/20	12/16/20
SUB-1070	Metal Deck Submittal	10	10/20/20	11/2/20
SUB-1090	Metal Deck Approval	5	11/3/20	11/9/20
SUB-1130	Metal Deck Procurement	25	11/10/20	12/16/20
Stairs		50	10/20/20	1/4/21
SUB-1080	Stair Shop Drawings	15	10/20/20	11/9/20
SUB-1140	Stair Shop Approvals	5	11/10/20	11/16/20
SUB-1210	Stair Fabrication	30	11/17/20	1/4/21
Millwork		60	2/9/21	5/4/21
SUB-1330	Millwork Submittal	15	2/9/21	3/2/21
SUB-1610	Millwork Approval	5	3/3/21	3/9/21
SUB-1690	Fabricate Millwork	40	3/10/21	5/4/21
Doors/Frames/Hardware		55	2/9/21	4/27/21
SUB-1340	D/F/H Submittal	10	2/9/21	2/23/21
SUB-1480	D/F/H Approval	5	2/24/21	3/2/21
SUB-1590	Procure Doors & Hardware	40	3/3/21	4/27/21
SUB-1600	Procure Door Frames	30	3/3/21	4/13/21
Curtain Wall Systems		80	2/9/21	6/2/21
SUB-1350	Curtain Wall Submittal/Shop Drawing	15	2/9/21	3/2/21
SUB-1630	Curtain Wall Approval	5	3/3/21	3/9/21
SUB-1700	Curtain Wall Procurement	60	3/10/21	6/2/21
Gyp Assemblies		16	2/9/21	3/3/21



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City of Cupertino Library Expansion

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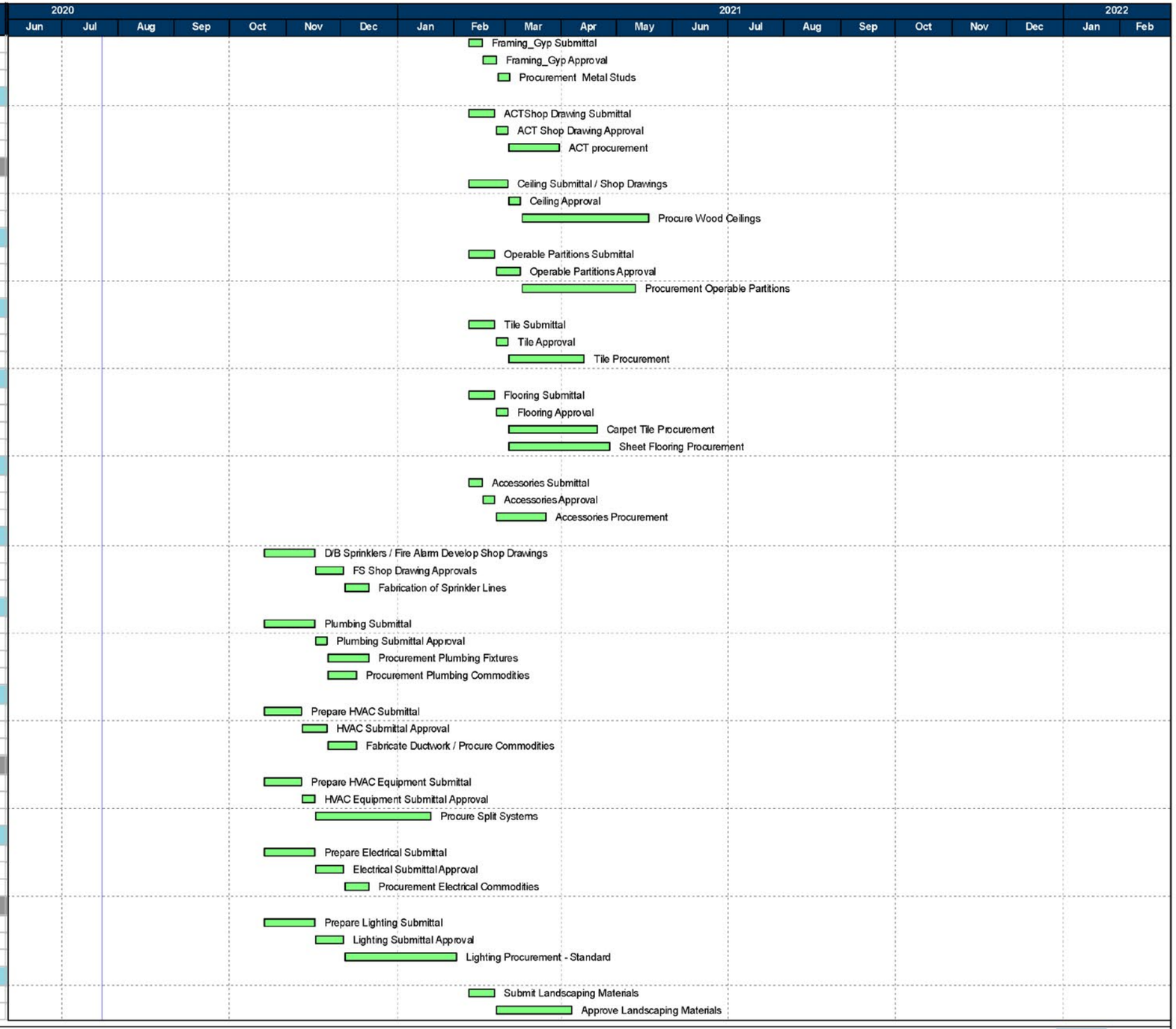
SWINERTON

Activity ID	Activity Name	OD	Start	Finish
SUB-1320	Framing_Gyp Submittal	5	2/9/21	2/16/21
SUB-1420	Framing_Gyp Approval	6	2/17/21	2/24/21
SUB-1550	Procurement Metal Studs	5	2/25/21	3/3/21
Acoustical Ceiling		70	2/9/21	5/18/21
SUB-1390	ACTShop Drawing Submittal	10	2/9/21	2/23/21
SUB-1520	ACT Shop Drawing Approval	5	2/24/21	3/2/21
SUB-1660	ACT procurement	20	3/3/21	3/30/21
Wood Ceiling		70	2/9/21	5/18/21
SUB-1300	Ceiling Submittal / Shop Drawings	15	2/9/21	3/2/21
SUB-1580	Ceiling Approval	5	3/3/21	3/9/21
SUB-1670	Procure Wood Ceilings	50	3/10/21	5/18/21
Operable Partitions		65	2/9/21	5/11/21
SUB-1310	Operable Partitions Submittal	10	2/9/21	2/23/21
SUB-1470	Operable Partitions Approval	10	2/24/21	3/9/21
SUB-1680	Procurement Operable Partitions	45	3/10/21	5/11/21
Tile		45	2/9/21	4/13/21
SUB-1280	Tile Submittal	10	2/9/21	2/23/21
SUB-1450	Tile Approval	5	2/24/21	3/2/21
SUB-1560	Tile Procurement	30	3/3/21	4/13/21
Flooring		55	2/9/21	4/27/21
SUB-1290	Flooring Submittal	10	2/9/21	2/23/21
SUB-1460	Flooring Approval	5	2/24/21	3/2/21
SUB-1570	Carpet Tile Procurement	35	3/3/21	4/20/21
SUB-1620	Sheet Flooring Procurement	40	3/3/21	4/27/21
Restroom Accessories		30	2/9/21	3/23/21
SUB-1380	Accessories Submittal	5	2/9/21	2/16/21
SUB-1440	Accessories Approval	5	2/17/21	2/23/21
SUB-1540	Accessories Procurement	20	2/24/21	3/23/21
Fire Sprinklers		40	10/20/20	12/16/20
SUB-1050	D/B Sprinklers / Fire Alarm Develop Shop Drawings	20	10/20/20	11/16/20
SUB-1180	FS Shop Drawing Approvals	10	11/17/20	12/2/20
SUB-1270	Fabrication of Sprinkler Lines	10	12/3/20	12/16/20
Plumbing		40	10/20/20	12/16/20
SUB-1020	Plumbing Submittal	20	10/20/20	11/16/20
SUB-1170	Plumbing Submittal Approval	5	11/17/20	11/23/20
SUB-1220	Procurement Plumbing Fixtures	15	11/24/20	12/16/20
SUB-1240	Procurement Plumbing Commodities	10	11/24/20	12/9/20
HVAC		60	10/20/20	1/19/21
SUB-1030	Prepare HVAC Submittal	15	10/20/20	11/9/20
SUB-1110	HVAC Submittal Approval	10	11/10/20	11/23/20
SUB-1230	Fabricate Ductwork / Procure Commodities	10	11/24/20	12/9/20
Mechanical Units		60	10/20/20	1/19/21
SUB-1010	Prepare HVAC Equipment Submittal	15	10/20/20	11/9/20
SUB-1100	HVAC Equipment Submittal Approval	5	11/10/20	11/16/20
SUB-1160	Procure Split Systems	40	11/17/20	1/19/21
Electrical		70	10/20/20	2/2/21
SUB-1040	Prepare Electrical Submittal	20	10/20/20	11/16/20
SUB-1190	Electrical Submittal Approval	10	11/17/20	12/2/20
SUB-1260	Procurement Electrical Commodities	10	12/3/20	12/16/20
Lighting		70	10/20/20	2/2/21
SUB-1000	Prepare Lighting Submittal	20	10/20/20	11/16/20
SUB-1150	Lighting Submittal Approval	10	11/17/20	12/2/20
SUB-1250	Lighting Procurement - Standard	40	12/3/20	2/2/21
Landscaping		45	2/9/21	4/13/21
SUB-1370	Submit Landscaping Materials	10	2/9/21	2/23/21
SUB-1530	Approve Landscaping Materials	30	2/24/21	4/6/21



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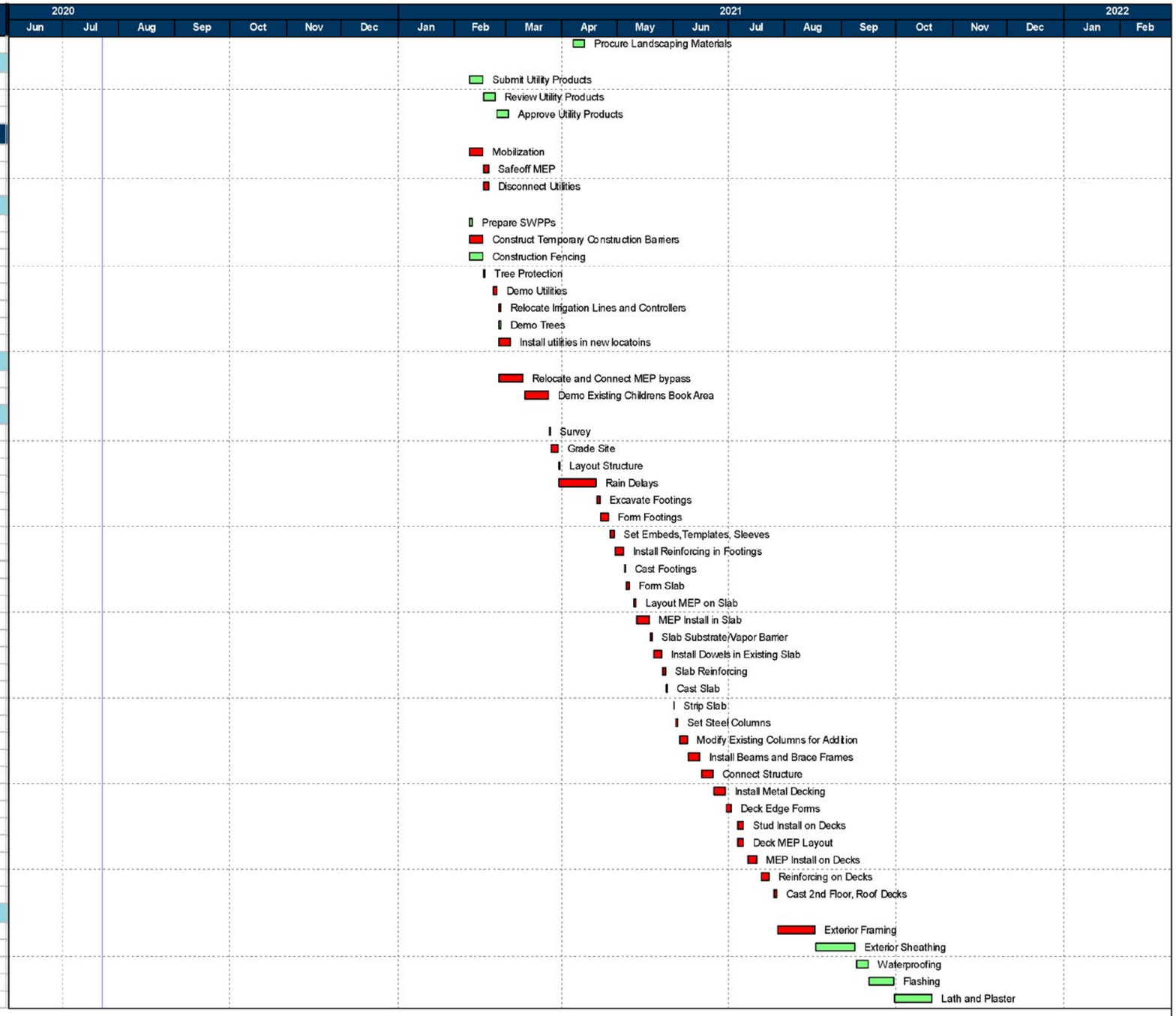
Activity ID	Activity Name	OD	Start	Finish
SUB-1710	Procure Landscaping Materials	5	4/7/21	4/13/21
Utilities		15	2/9/21	3/2/21
SUB-1400	Submit Utility Products	5	2/9/21	2/16/21
SUB-1430	Review Utility Products	5	2/17/21	2/23/21
SUB-1490	Approve Utility Products	5	2/24/21	3/2/21
Construction		242	2/9/21	1/25/22
CON-1000	Mobilization	5	2/9/21*	2/16/21
CON-1040	Safeoff MEP	3	2/17/21	2/19/21
CON-1050	Disconnect Utilities	3	2/17/21	2/19/21
Site Preparation		16	2/9/21	3/3/21
CON-1010	Prepare SWPPs	2	2/9/21	2/10/21
CON-1020	Construct Temporary Construction Barriers	5	2/9/21	2/16/21
CON-1030	Construction Fencing	5	2/9/21	2/16/21
CON-1060	Tree Protection	1	2/17/21	2/17/21
CON-1070	Demo Utilities	3	2/22/21	2/24/21
CON-1080	Relocate Irrigation Lines and Controllers	2	2/25/21	2/26/21
CON-1090	Demo Trees	2	2/25/21	2/26/21
CON-1100	Install utilities in new locatoins	5	2/25/21	3/3/21
Demolition		20	2/25/21	3/24/21
CON-1110	Relocate and Connect MEP bypass	10	2/25/21	3/10/21
CON-1120	Demo Existing Childrens Book Area	10	3/11/21	3/24/21
Structural		87	3/25/21	7/27/21
CON-1130	Survey	1	3/25/21	3/25/21
CON-1140	Grade Site	2	3/26/21	3/29/21
CON-1150	Layout Structure	1	3/30/21	3/30/21
A1200	Rain Delays	15	3/30/21	4/19/21
CON-1160	Excavate Footings	2	4/20/21	4/21/21
CON-1170	Form Footings	3	4/22/21	4/26/21
CON-1180	Set Embeds,Templates, Sleeves	3	4/27/21	4/29/21
CON-1190	Install Reinforcing in Footings	3	4/30/21	5/4/21
CON-1200	Cast Footings	1	5/5/21	5/5/21
CON-1210	Form Slab	2	5/6/21	5/7/21
CON-1220	Layout MEP on Slab	2	5/10/21	5/11/21
CON-1230	MEP Install in Slab	5	5/12/21	5/18/21
CON-1240	Slab Substrate/Vapor Barrier	2	5/19/21	5/20/21
CON-1250	Install Dowels in Existing Slab	3	5/21/21	5/25/21
CON-1260	Slab Reinforcing	2	5/26/21	5/27/21
CON-1270	Cast Slab	1	5/28/21	5/28/21
CON-1280	Strip Slab	1	6/1/21	6/1/21
CON-1290	Set Steel Columns	2	6/2/21	6/3/21
CON-1300	Modify Existing Columns for Addition	3	6/4/21	6/8/21
CON-1310	Install Beams and Brace Frames	5	6/9/21	6/15/21
CON-1320	Connect Structure	5	6/16/21	6/22/21
CON-1330	Install Metal Decking	5	6/23/21	6/29/21
CON-1340	Deck Edge Forms	3	6/30/21	7/2/21
CON-1350	Stud Install on Decks	4	7/6/21	7/9/21
CON-1360	Deck MEP Layout	4	7/6/21	7/9/21
CON-1370	MEP Install on Decks	5	7/12/21	7/16/21
CON-1380	Reinforcing on Decks	5	7/19/21	7/23/21
CON-1390	Cast 2nd Floor, Roof Decks	2	7/26/21	7/27/21
Building Exterior		100	7/28/21	12/17/21
CON-1400	Exterior Framing	15	7/28/21	8/17/21
CON-1420	Exterior Sheathing	15	8/18/21	9/8/21
CON-1500	Waterproofing	5	9/9/21	9/15/21
CON-1550	Flashing	10	9/16/21	9/29/21
CON-1620	Lath and Plaster	15	9/30/21	10/20/21



Remaining Level of Effort
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Actual Work
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Milestone

City of Cupertino Library Expansion

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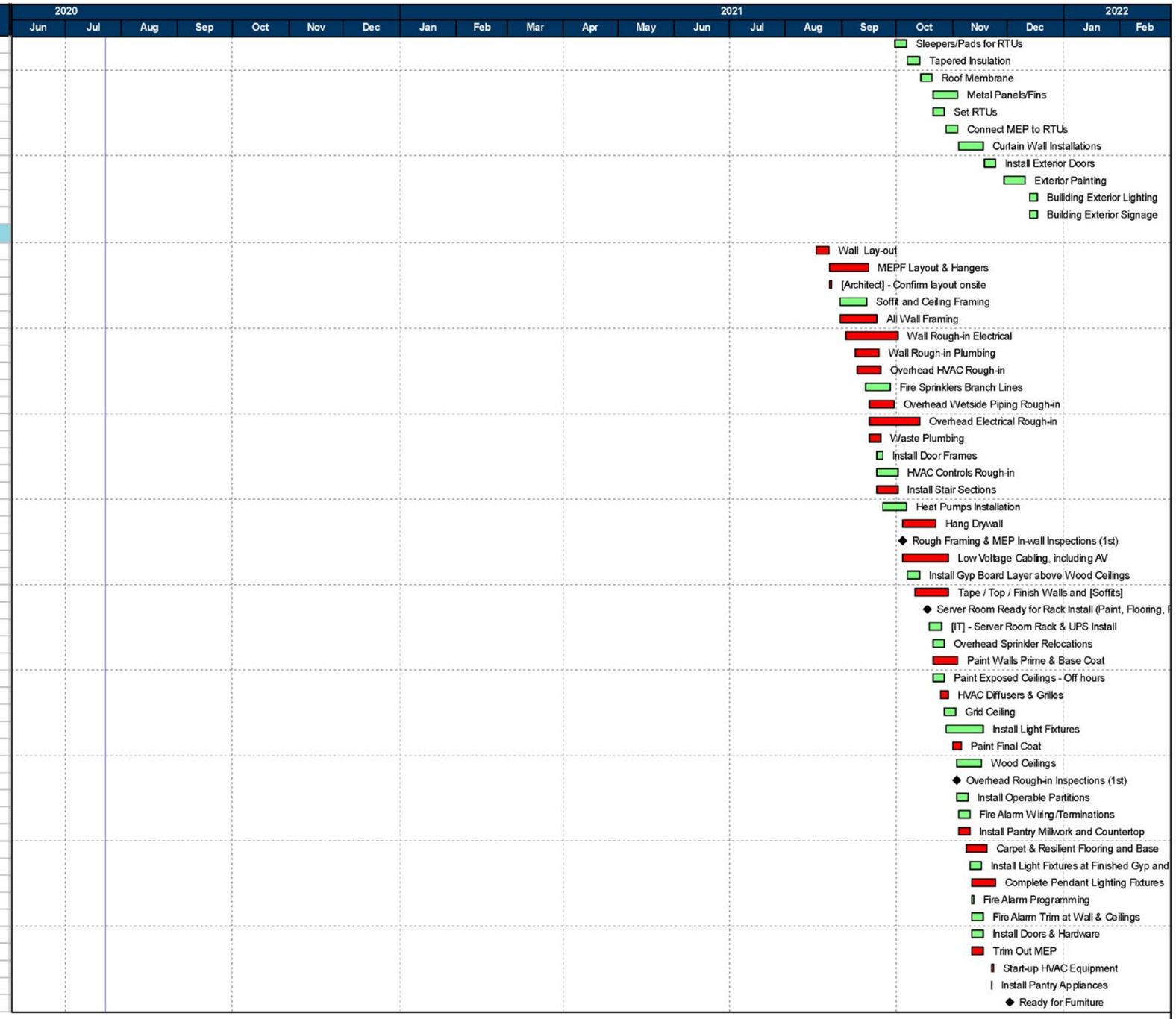
Activity ID	Activity Name	OD	Start	Finish
CON-1630	Sleepers/Pads for RTUs	5	9/30/21	10/6/21
CON-1680	Tapered Insulation	5	10/7/21	10/13/21
CON-1720	Roof Membrane	5	10/14/21	10/20/21
CON-1790	Metal Panels/Fins	10	10/21/21	11/3/21
CON-1800	Set RTUs	5	10/21/21	10/27/21
CON-1850	Connect MEP to RTUs	5	10/28/21	11/3/21
CON-1920	Curtain Wall Installations	10	11/4/21	11/17/21
CON-2050	Install Exterior Doors	5	11/18/21	11/24/21
CON-2160	Exterior Painting	10	11/29/21	12/10/21
CON-2260	Building Exterior Lighting	5	12/13/21	12/17/21
CON-2270	Building Exterior Signage	5	12/13/21	12/17/21
Interiors		92	8/18/21	12/29/21
CON-1410	Wall Lay-out	5	8/18/21	8/24/21
CON-1430	MEPF Layout & Hangers	15	8/25/21	9/15/21
CON-1440	[Architect] - Confirm layout onsite	2	8/25/21	8/26/21
CON-1450	Soffit and Ceiling Framing	10	8/31/21	9/14/21
CON-1460	All Wall Framing	13	8/31/21	9/20/21
CON-1470	Wall Rough-in Electrical	20	9/3/21	10/1/21
CON-1480	Wall Rough-in Plumbing	10	9/8/21	9/21/21
CON-1490	Overhead HVAC Rough-in	10	9/9/21	9/22/21
CON-1510	Fire Sprinklers Branch Lines	10	9/14/21	9/27/21
CON-1520	Overhead Wetside Piping Rough-in	10	9/16/21	9/29/21
CON-1530	Overhead Electrical Rough-in	20	9/16/21	10/13/21
CON-1540	Waste Plumbing	5	9/16/21	9/22/21
CON-1570	Install Door Frames	4	9/20/21	9/23/21
CON-1580	HVAC Controls Rough-in	10	9/20/21	10/1/21
CON-1590	Install Stair Sections	10	9/20/21	10/1/21
CON-1600	Heat Pumps Installation	10	9/23/21	10/6/21
CON-1640	Hang Drywall	15	10/4/21	10/22/21
CON-1650	Rough Framing & MEP In-wall Inspections (1st)	0	10/4/21	
CON-1660	Low Voltage Cabling, including AV	20	10/4/21	10/29/21
CON-1670	Install Gyp Board Layer above Wood Ceilings	5	10/7/21	10/13/21
CON-1700	Tape / Top / Finish Walls and [Soffits]	15	10/11/21	10/29/21
CON-1740	Server Room Ready for Rack Install (Paint, Flooring, Pow	0	10/18/21	
CON-1750	[IT] - Server Room Rack & UPS Install	5	10/19/21	10/25/21
CON-1760	Overhead Sprinkler Relocations	5	10/21/21	10/27/21
CON-1770	Paint Walls Prime & Base Coat	10	10/21/21	11/3/21
CON-1780	Paint Exposed Ceilings - Off hours	5	10/21/21	10/27/21
CON-1810	HVAC Diffusers & Grilles	5	10/25/21	10/29/21
CON-1830	Grid Ceiling	5	10/27/21	11/2/21
CON-1840	Install Light Fixtures	15	10/28/21	11/17/21
CON-1870	Paint Final Coat	5	11/1/21	11/5/21
CON-1880	Wood Ceilings	10	11/3/21	11/16/21
CON-1890	Overhead Rough-in Inspections (1st)	0	11/3/21	
CON-1900	Install Operable Partitions	5	11/3/21	11/9/21
CON-1910	Fire Alarm Wiring/Terminations	5	11/4/21	11/10/21
CON-1940	Install Pantry Millwork and Countertop	5	11/4/21	11/10/21
CON-1950	Carpet & Resilient Flooring and Base	10	11/8/21	11/19/21
CON-1960	Install Light Fixtures at Finished Gyp and Wood Ceilings	5	11/10/21	11/16/21
CON-1980	Complete Pendant Lighting Fixtures	10	11/11/21	11/24/21
CON-1990	Fire Alarm Programming	2	11/11/21	11/12/21
CON-2000	Fire Alarm Trim at Wall & Ceilings	5	11/11/21	11/17/21
CON-2010	Install Doors & Hardware	5	11/11/21	11/17/21
CON-2020	Trim Out MEP	5	11/11/21	11/17/21
CON-2070	Start-up HVAC Equipment	2	11/22/21	11/23/21
CON-2080	Install Pantry Appliances	1	11/22/21	11/22/21
CON-2120	Ready for Furniture	0		12/2/21



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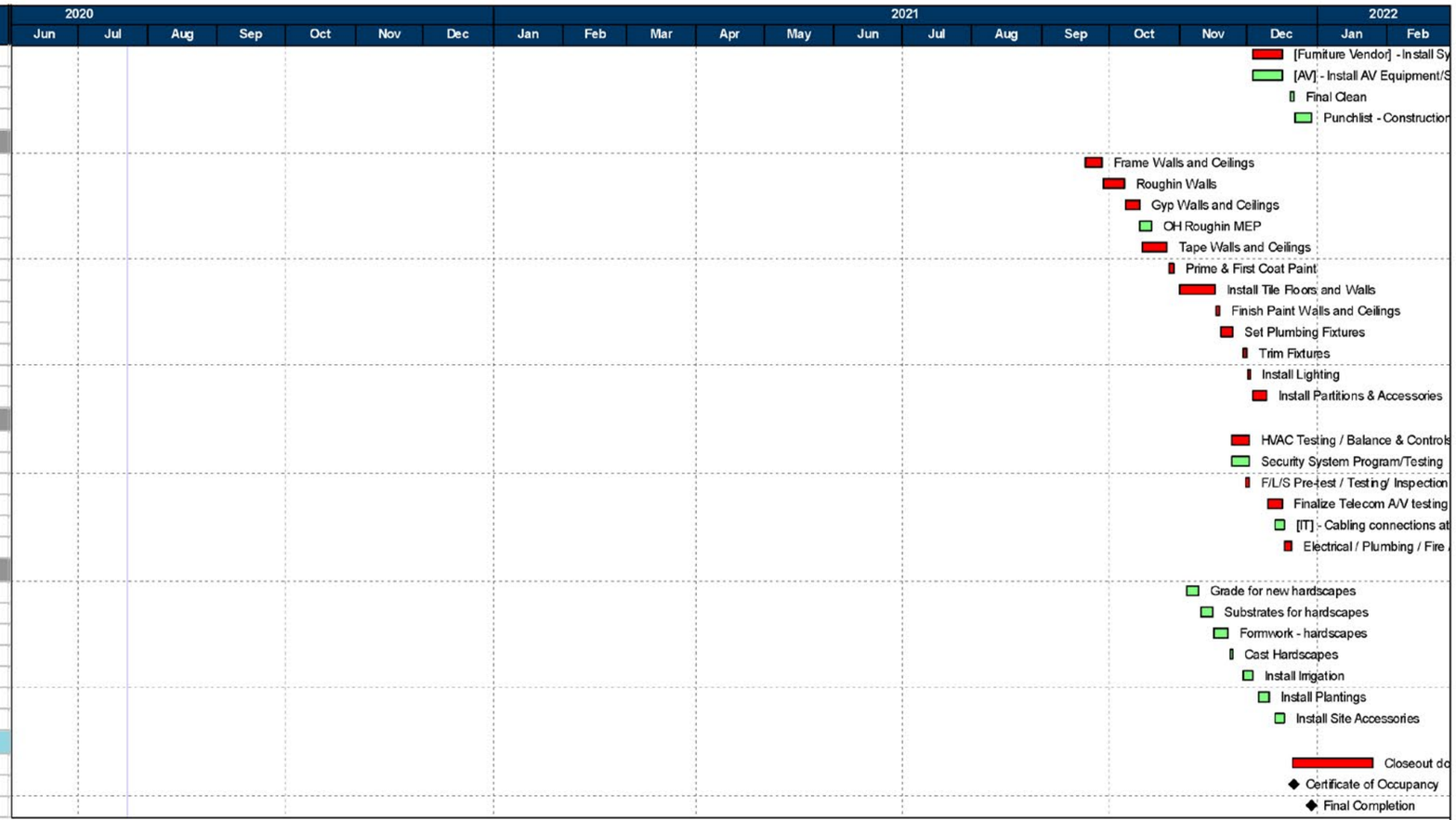
Activity ID	Activity Name	OD	Start	Finish
CON-2140	[Furniture Vendor] - Install Systems Furniture	10	12/3/21	12/16/21
CON-2150	[AV] - Install AV Equipment/Systems	10	12/3/21	12/16/21
CON-2280	Final Clean	2	12/20/21	12/21/21
CON-2290	Punchlist - Construction Completion	5	12/22/21	12/29/21
Restroom Work		57	9/20/21	12/9/21
CON-1560	Frame Walls and Ceilings	6	9/20/21	9/27/21
CON-1610	Roughin Walls	8	9/28/21	10/7/21
CON-1690	Gyp Walls and Ceilings	5	10/8/21	10/14/21
CON-1710	OH Roughin MEP	4	10/14/21	10/19/21
CON-1730	Tape Walls and Ceilings	8	10/15/21	10/26/21
CON-1820	Prime & First Coat Paint	3	10/27/21	10/29/21
CON-1860	Install Tile Floors and Walls	12	11/1/21	11/16/21
CON-2040	Finish Paint Walls and Ceilings	2	11/17/21	11/18/21
CON-2060	Set Plumbing Fixtures	4	11/19/21	11/24/21
CON-2130	Trim Fixtures	2	11/29/21	11/30/21
CON-2190	Install Lighting	2	12/1/21	12/2/21
CON-2200	Install Partitions & Accessories	5	12/3/21	12/9/21
Commissioning		17	11/24/21	12/20/21
CON-2100	HVAC Testing / Balance & Controls Commissioning	4	11/24/21	12/1/21
CON-2110	Security System Program/Testing	4	11/24/21	12/1/21
CON-2180	F/L/S Pre-test / Testing/ Inspections	2	11/30/21	12/1/21
CON-2210	Finalize Telecom A/V testing, programming, commissioni	5	12/10/21	12/16/21
CON-2230	[IT] - Cabling connections at systems furniture	5	12/13/21	12/17/21
CON-2240	Electrical / Plumbing / Fire / Building Sign-offs	2	12/17/21	12/20/21
Site Work_Landscaping		30	11/4/21	12/17/21
CON-1930	Grade for new hardscapes	4	11/4/21	11/9/21
CON-1970	Substrates for hardscapes	4	11/10/21	11/15/21
CON-2030	Formwork - hardscapes	5	11/16/21	11/22/21
CON-2090	Cast Hardscapes	2	11/23/21	11/24/21
CON-2170	Install Irrigation	5	11/29/21	12/3/21
CON-2220	Install Plantings	5	12/6/21	12/10/21
CON-2250	Install Site Accessories	5	12/13/21	12/17/21
Close Out		23	12/21/21	1/25/22
CLOSE-1000	Closeout docs	23	12/21/21	1/25/22
CLOSE-1020	Certificate of Occupancy	0		12/21/21
CLOSE-1030	Final Completion	0		12/29/21



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SWINERTON

SECTION F

DESIGN APPROACH

QUARTZ HILL PUBLIC LIBRARY
SWINERTON, DESIGN-BUILDER

DESIGN APPROACH

SUMMARY

The expanded library will serve as a connector to the existing wings of the library and visually connect the Memorial Grove of redwoods to the courtyard at the heart of the library. A glass-jewel with a rotated façade will draw connections to the angle of the west wing of the current library. This rotation provides great sightlines from the room into the redwood grove and courtyard, creating a feeling of sitting within nature. Furthermore, the corner-wrapping windows in the multi-purpose room will provide sweeping views. In addition to the visual connection, a large sliding door in the 1st floor program room allows for vibrant activity to spill into and activate the courtyard.

IMPLEMENTATION OF PROGRAM

The proposed design features a single, large rectangular room with a centralized operable partition that allows for ultimate usability and clear views to presentation screens. This space will provide the library and city with opportunities to be a social hub within the community and expand the ability to host critical programs. A rectilinear multi-purpose room will create a unified feeling when the room is combined into one space and will allow for division into two smaller program areas on each level. An opaque, acoustical, operable partition will ensure events can happen simultaneously in adjoining rooms. This partition will tuck neatly into the storage area when not in use providing a single cohesive feeling to the enlarged program room on each level. For presentations requiring a darkened environment, manual blackout shades will be installed over the windows. The rotated direction of the program rooms provides improved clear sightlines into these spaces from the entrance doors, increasing visibility and security for librarians.

Balanced acoustical performance will ensure library customers can hear and understand presenters of programs as well as provide a lively gathering space. Keeping in character with the current library design, the ceiling surfaces of the multi-purpose rooms will feature acoustical metal decking paired with floating acoustical clouds to reduce noise. The ceiling design will enhance the unified aesthetic of the combined program rooms when the operable partitions are not in use. The addition of long, shallow storage areas provides two convenient uses: a space for storing flip-top tables and stacks of chairs to support the flexibility of the rooms in addition to providing an acoustical buffer to reduce sound transferred from these active spaces out into the adjacent collection areas. This configuration of storage greatly increases the usability of room storage and ensures items do not get lost towards the back of narrow, deep closets.

Flooring on the 1st floor will be a resilient material appropriate for children to sit on for story time in addition to supporting 'messy' activities including art and crafts. An adjacent pantry on the 1st floor will provide convenient access to water for easy clean up. Flooring on the 2nd floor will be cushion backed carpet tile to support improved room acoustics to support group learning for teens and adults.

EXCEED PROGRAM REQUIREMENTS + VALUE ADDED + GREEN STRATEGIES

The design for the library expansion focuses on multiple ways to employ strategies for innovative uses of existing architectural and site elements to best allocate cost in a strategic manner and allow for the maximization of the building performance and experience to bring added value to the project.

In studying the existing architectural infrastructure, the design build team saw opportunities in maintaining and expanding on the existing steel structural system and associated footings at level 1 and what that strategy could deliver in regards to added value to the design. The first significant value of working with the existing structural framework was the opportunity to maintain the location of the mechanical duct that connects the east and west wings of the building to help minimize disturbance to library operations during construction and avoid the need for temporary relocation during the construction phase. The second value was creating a true separation between the existing structural lid of the first floor and the structural flooring deck of the second to mitigate reverberation and transference of noise from the multipurpose rooms on one level to the next.

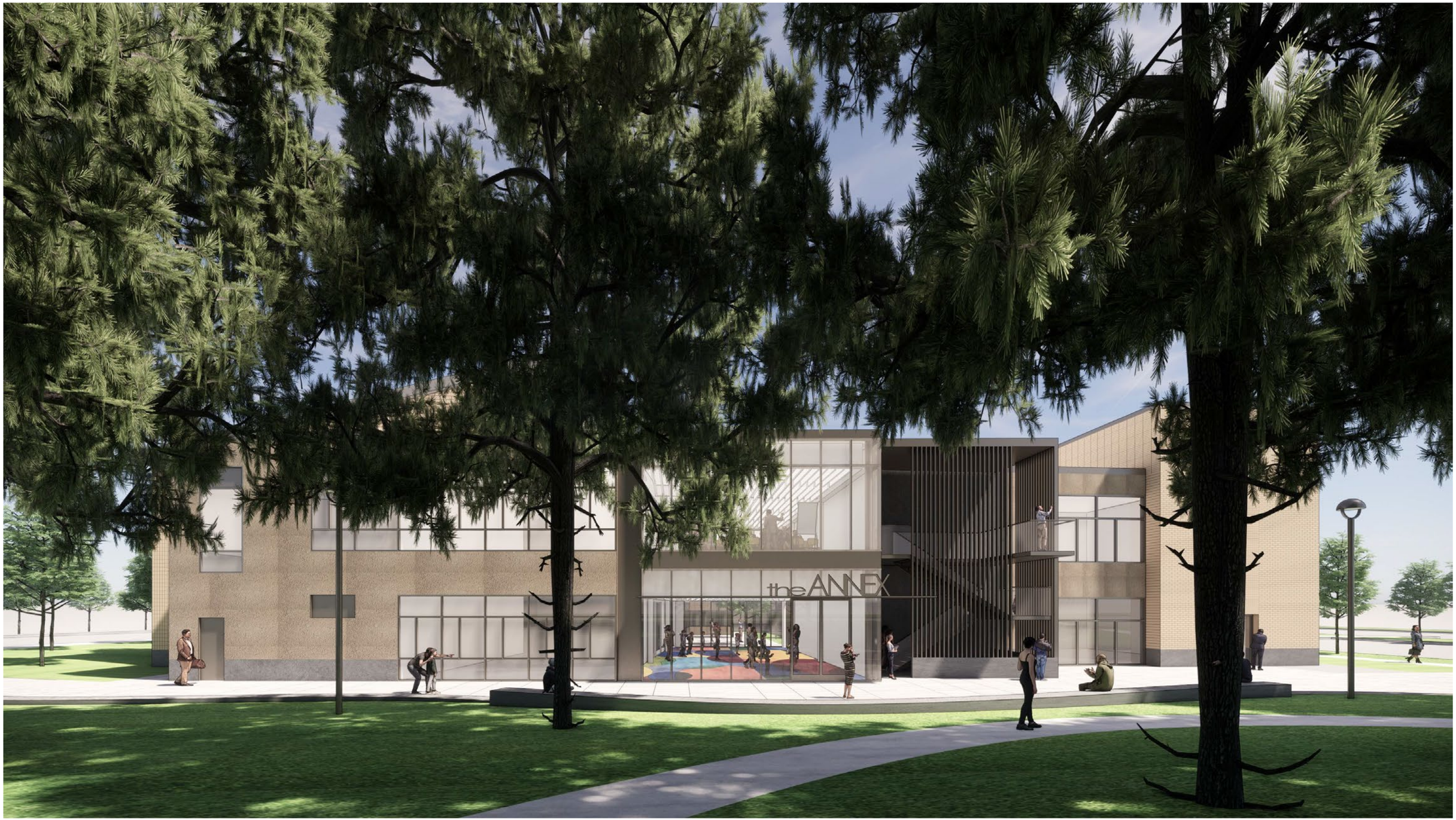
Understanding the relevance of the red wood grove to the unique beauty of the project site, and the desire to create both a physical and visual connection between itself and the users of the library expansion the design looked to maximize the amount of unobstructed vision glass along the south elevation while simultaneously providing a sustainably responsible design in regards to potential solar heat gain. On site observation of the scale, density, and full maturity of the grove lead the team to run a quantitative analysis of the performative qualities of the grove itself and its impact on the building envelope from a passive shading standpoint. What resulted was the realization

therefore allowing the design to avoid over engineering the storefront system with additive shading fins or canopies that could visually obstruct views or add unnecessary cost. Supported by the data driven analysis this strategy of a naturally protected façade not only maximizes transparency and visual connection, but gives the design build team an effective means of solar control to help deliver a sustainable design in regards to controlling cooling loads that can directly impact the engineering and sizing of the mechanical system and both associated day-one and-life cycle costs.

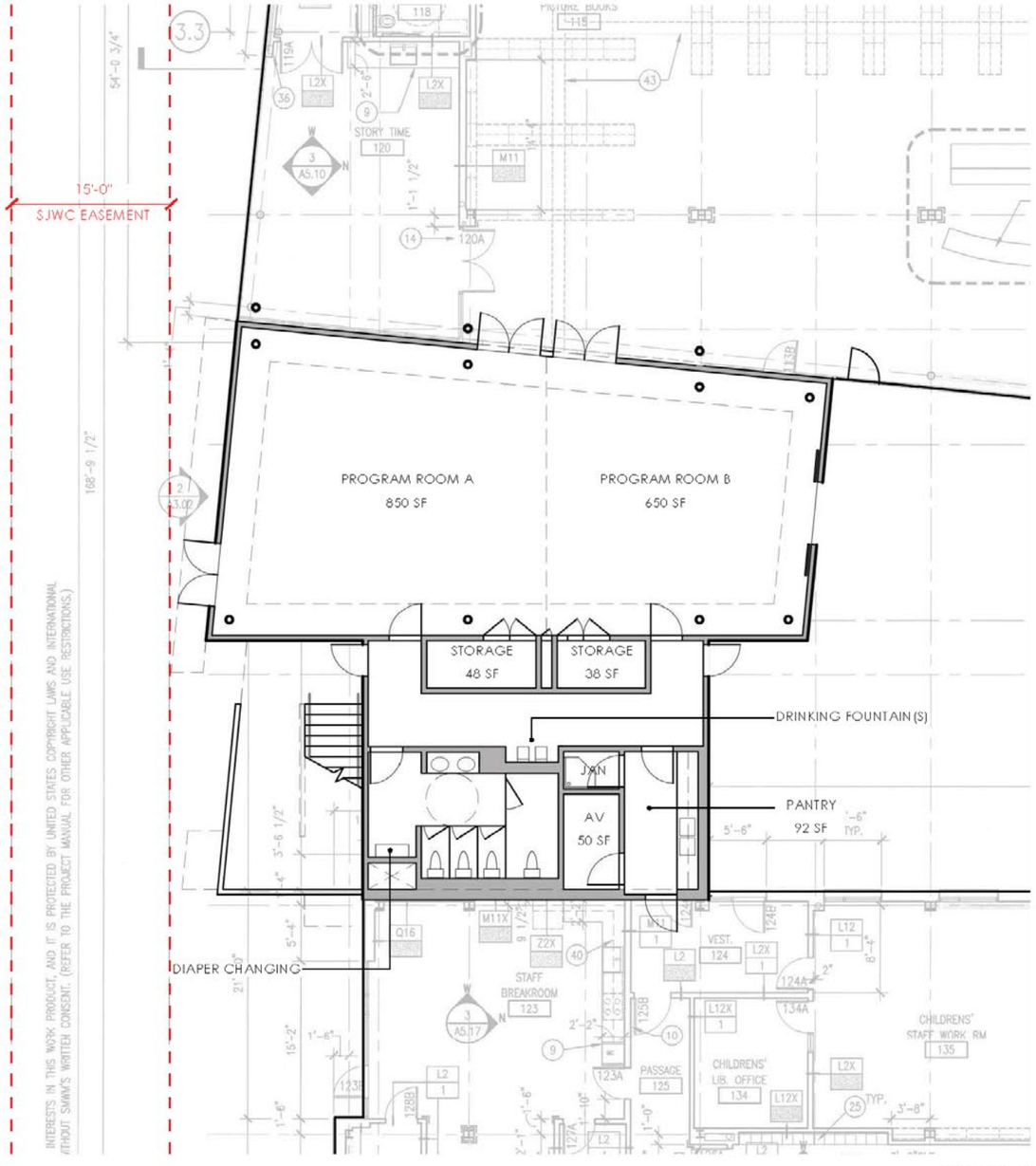
The proposed design also looks to create a defined sense of identity to the south elevation of the library that will elevate the reading of the overall architecture of the building and provide the opportunity for a flexible front door condition for after hours community oriented events when the extension could be used as a self-contained asset for the city of Cupertino. A key architectural element to create this identity is the decision to open the exit stair as an unconditioned element that is screened with a linear lattice of aluminum batons that when illuminated could read as an illuminated lantern that reads as a beacon to the citizens of Cupertino behind the foliage of the Red Wood grove. Working in concert with the reimagined south face of the library is an idea for an expanded landscape design of an arrival plaza and terraced landscape seating elements that allows for a generous outdoor area for pre-function and post-function to support community events and offer a transitional outdoor amenity that can connect the library to the Cupertino Library Park.

VALUE ENGINEERING MODIFICATIONS

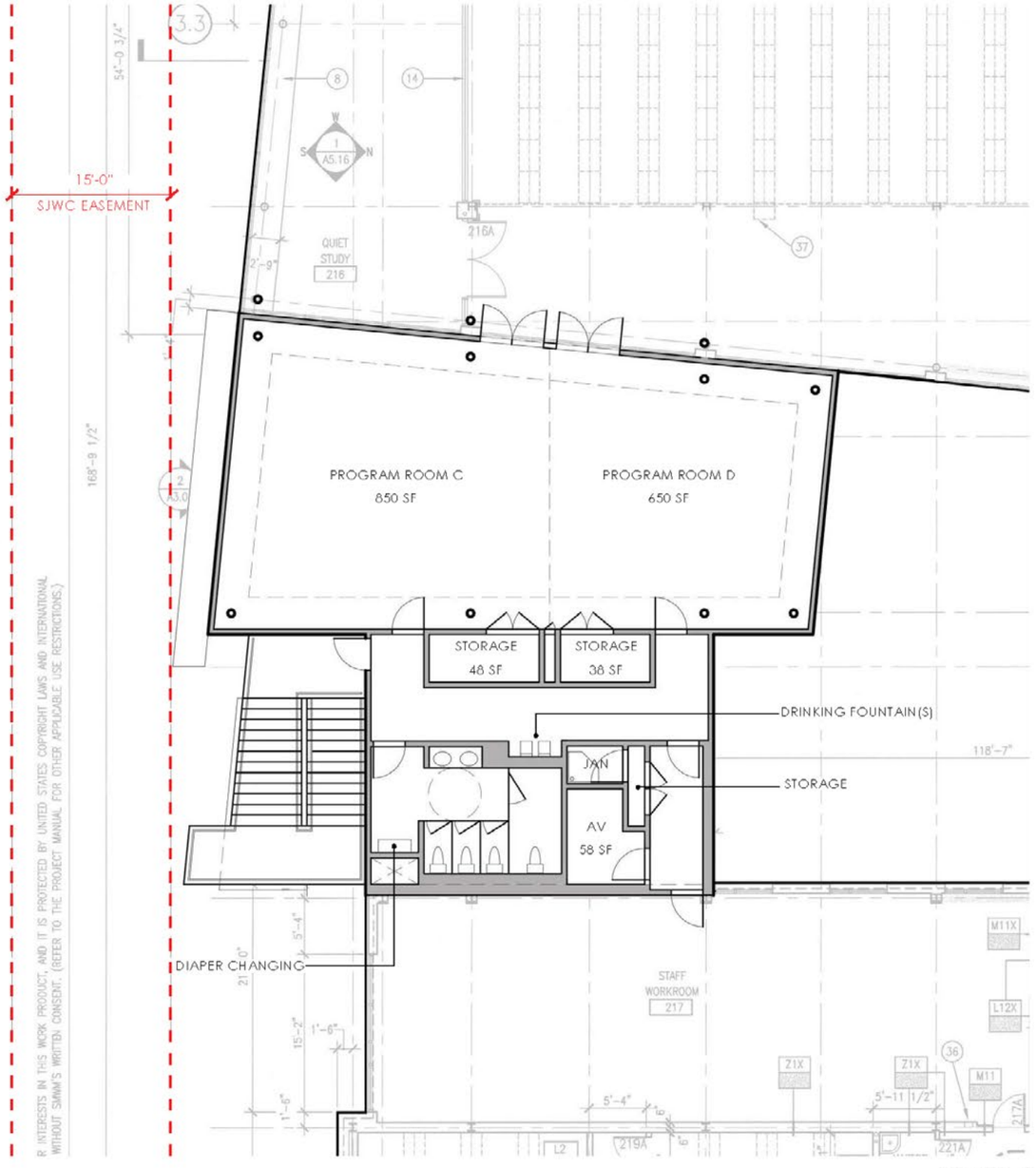
- Opaque operable partition is included in lieu of glass acoustic option. This partition will exceed acoustic requirements set forth for the transparent partition while also saving costs. Glass openings can be provided within this partition if it is desirable to maintain some visibility between spaces.
- Painted open ceilings w/ acoustical cloud features have been provided in lieu of wood. Acoustic gypsum/plywood ceilings included at new structure only.
- A sliding door has been used in lieu of an operable glass wall on the courtyard side of the 1st floor to save costs.
- No linear diffusers, standard diffusers only.
- Manual blackout Mechoshades are included in lieu of motorized Mechoshades.
- Maintain/use existing structure – Demo all interiors/exterior walls but leave columns, SOG, etc. Maintain the MEP systems servicing other side of library. Expand footprint of 1st floor and build 2nd floor on top of existing.
- Delete one (1) pantry on the 2nd level. Allows for increased storage and program room area.
- Storefront system in lieu of curtain wall. No sunshades will be utilized on the exterior of the building.
- STC rated walls only provided at bathrooms, demising walls.
- Communications cabling will be installed with J-hooks, not cable tray.
- Van parking modifications are excluded. No demo, curbs, EV charging relocation, striping, AC paving etc.
- One (1) fire hydrant will be provided in lieu of two (2).
- **BASE DESIGN ENHANCEMENTS**
  - Multipurpose and support rooms shapes are a cleaner geometric design from the bridging documents to allow for more efficient use and greater flexibility
  - Enhanced visual transparency from the courtyard to the grove
  - Cleaner access from the west wing of existing library to multipurpose rooms
  - Reduced mechanical and utility service interruptions in existing library by maintaining existing ductwork and conduit runs
  - Moment frame structural solution at the multipurpose rooms creates less obstruction and visual clutter than the cross braced solution illustrated by the bridging documents
  - Operable partitions pocket cleanly out of multipurpose rooms when retracted
  - South elevation is designed to create iconic building expression and clear identity through maximizing transparency, and architecturally articulating the exit stair
  - Enhanced entry to ground level rooms for ease of after-hours use
  - Cleaner layout of storage space with immediate proximity to multipurpose rooms
- **CLARIFICATIONS OF ELEMENTS OUTSIDE OF THE BASE BID**
  - Dimensional signage at south storefront entry: “The Annex”
  - Ceiling baffles shown on renderings. Base condition is acoustical “clouds”: Armstrong Calla with Armstrong Axiom edge trim.
  - Maximum seating count contingent on Fire Marshall approval



SOUTH PERSPECTIVE



LEVEL 1



LEVEL 2

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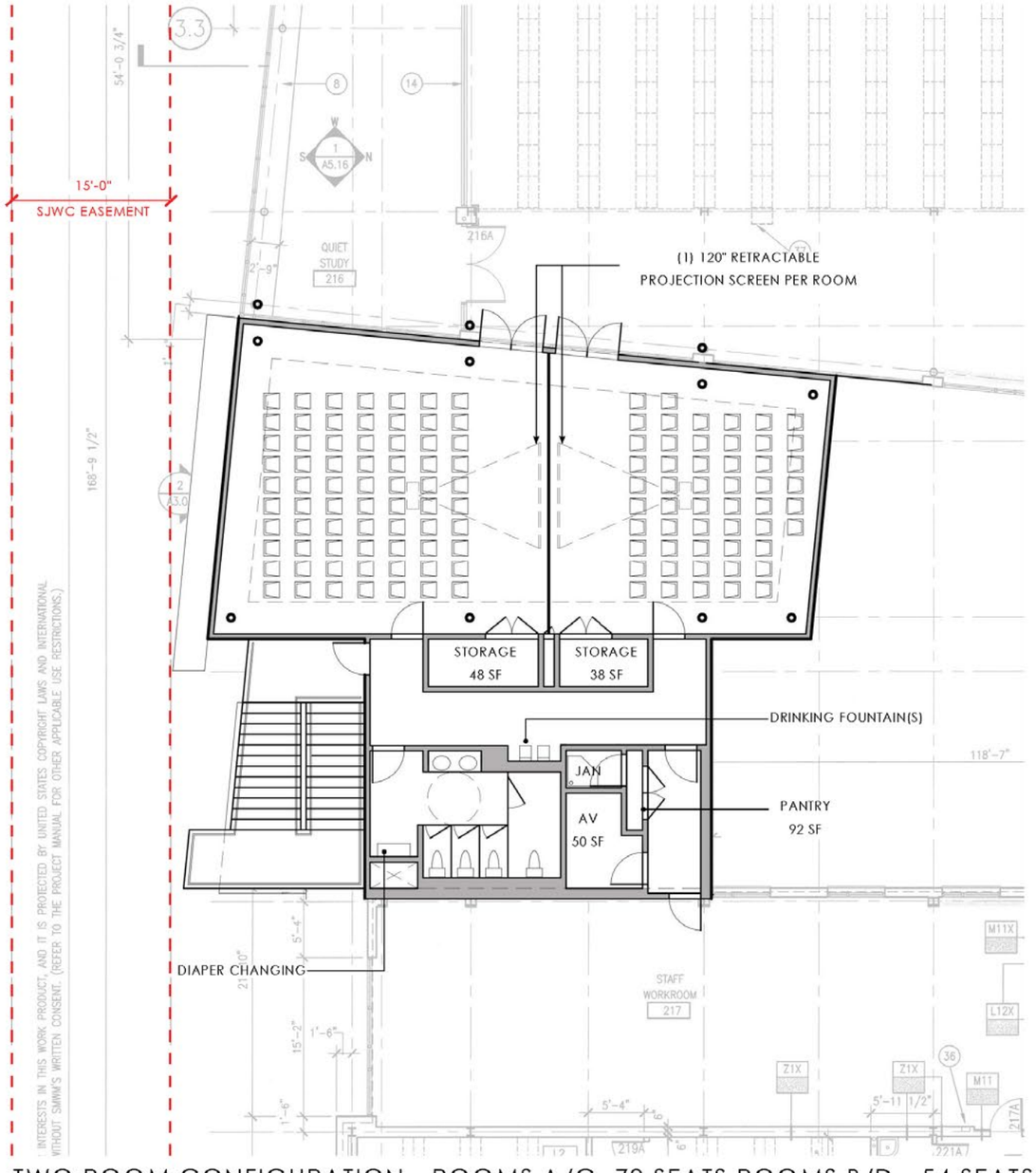
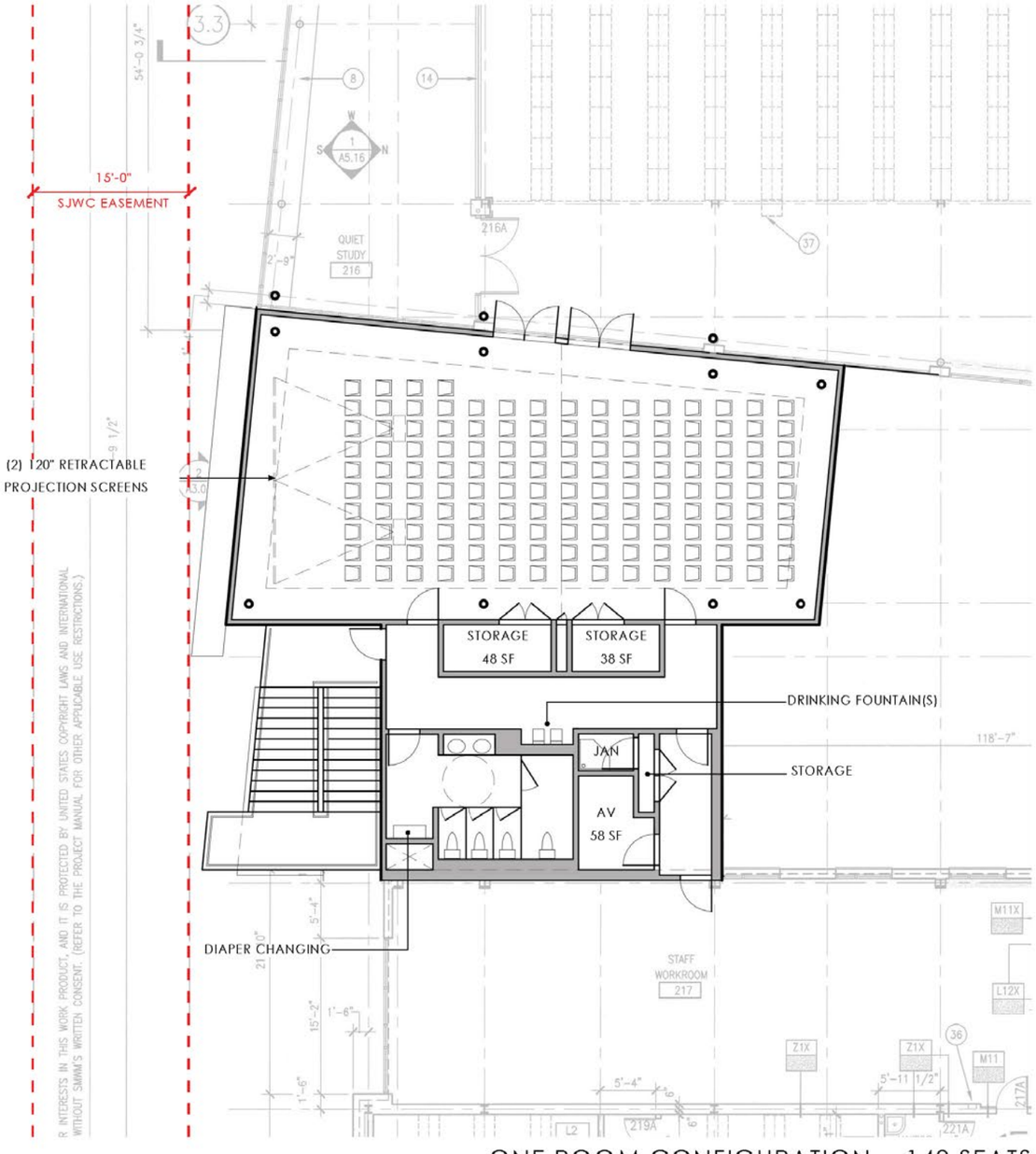
FLOOR PLANS - LEVEL 1 / LEVEL 2



TWO ROOM CONFIGURATION - ROOMS A/C -70 SEATS ROOMS B/D - 54 SEATS



ONE ROOM CONFIGURATION - 140 SEATS

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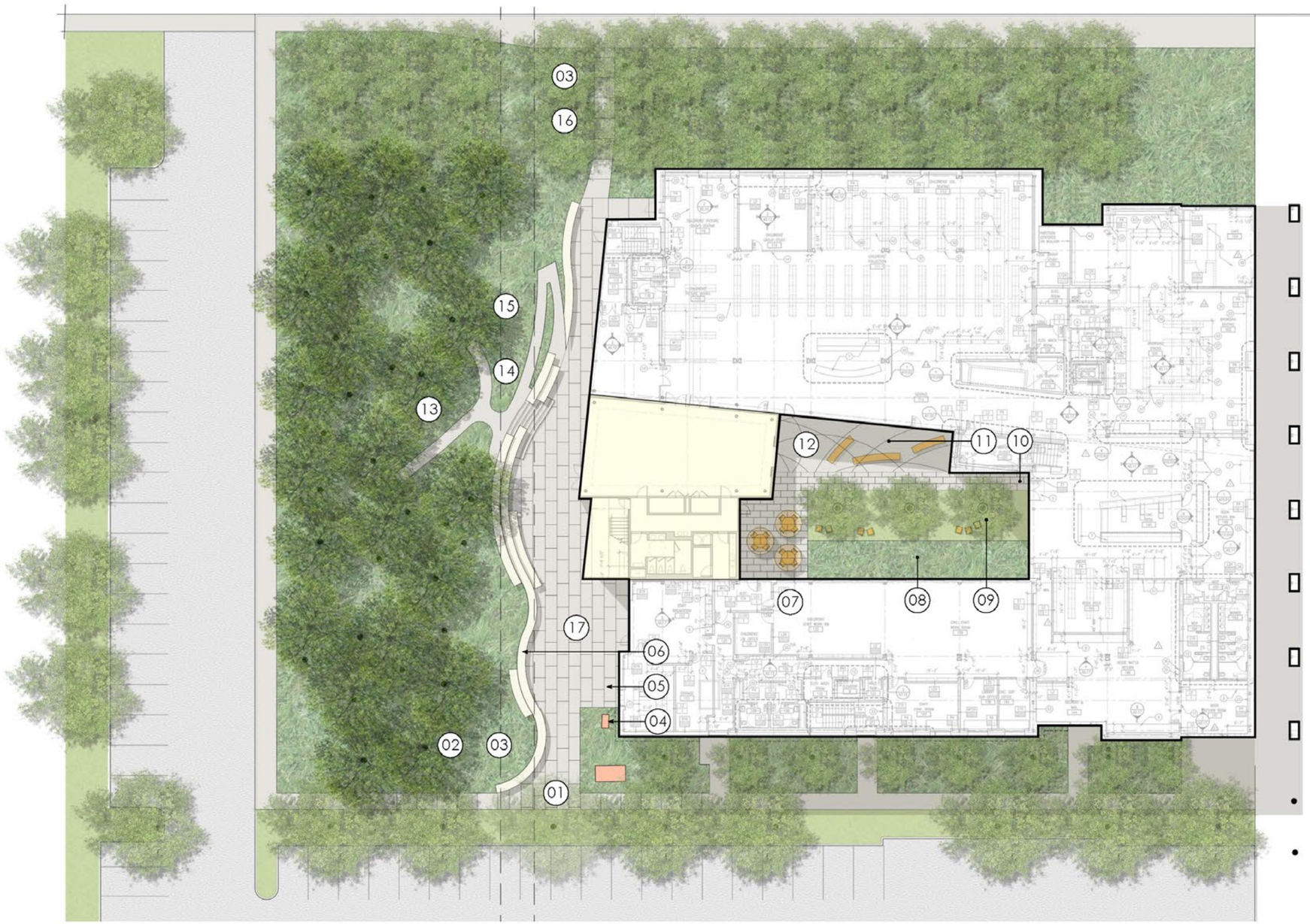
MULTIPURPOSE ROOM FLEXIBLE CONFIGURATIONS



LEGEND

01. EAST PARKING CONNECTION
02. SELECTIVE PLANTING ON SLOPE
03. NEW SIGNAGE
04. (E) BACKFLOW SCREEN W/PLANTING
05. RELOCATE BIKE LOCKERS
06. TERRACED SEATING
07. MOVABLE FURNISHINGS
08. PLANTING AREA
09. ARTIFICIAL TURF
10. (E) PAVING
11. CURVED BENCHES
12. FLEX SPACE / EVENT SEATING
13. DONOR GROVE CONNECTION
14. STEPS TO GROVE CONNECTION PATH
15. RAMP INTEGRATED W/SEAT WALLS
16. WEST ACCESS PATH
17. ARRIVAL PLAZA W/PIP INTEG. CONC OR PAVERS

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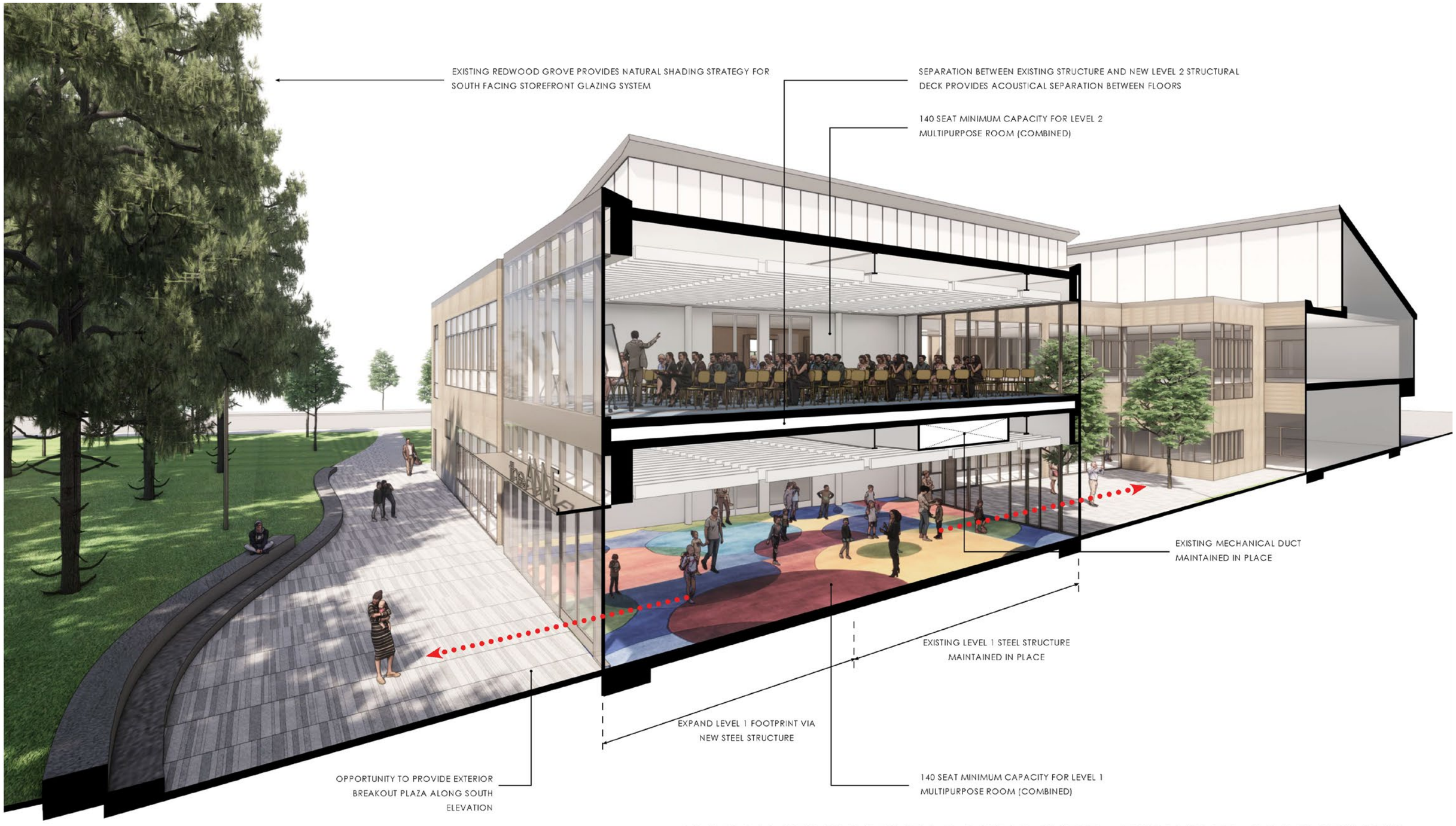
SITE PLAN - EXPANDED OPPORTUNITY



SECTION PERSPECTIVE LOOKING WEST - EXPANDED OPPORTUNITY

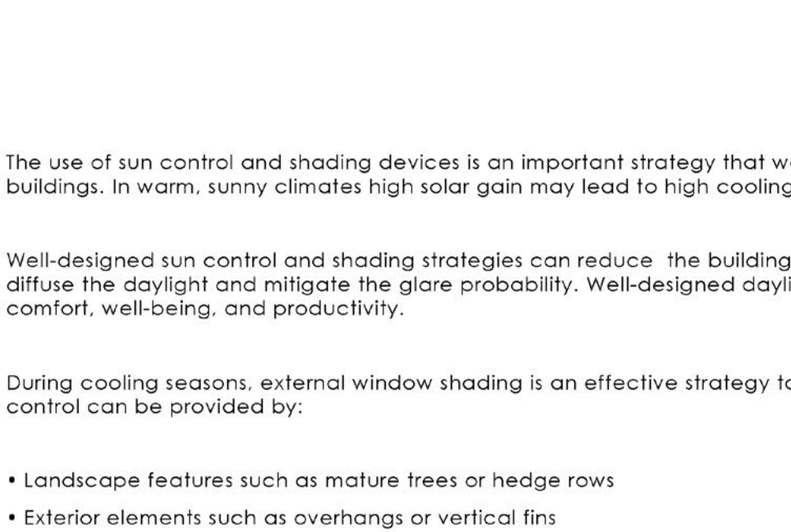
The use of sun control and shading devices is an important strategy that we can implement when designing high-performance buildings. In warm, sunny climates high solar gain may lead to high cooling energy use in the building.

Well-designed sun control and shading strategies can reduce the building peak heat gain and cooling requirement. It also can diffuse the daylight and mitigate the glare probability. Well-designed daylit space has powerful positive impact on occupant's comfort, well-being, and productivity.

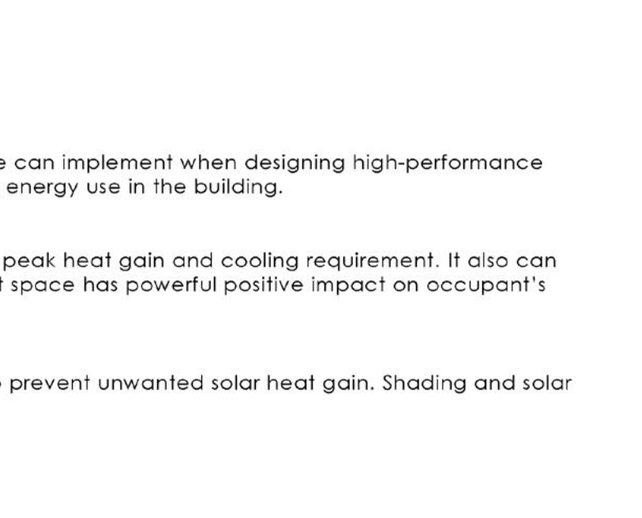
During cooling seasons, external window shading is an effective strategy to prevent unwanted solar heat gain. Shading and solar control can be provided by:

- Landscape features such as mature trees or hedge rows
- Exterior elements such as overhangs or vertical fins
- Light shelves
- Low shading coefficient glass (SHGC)

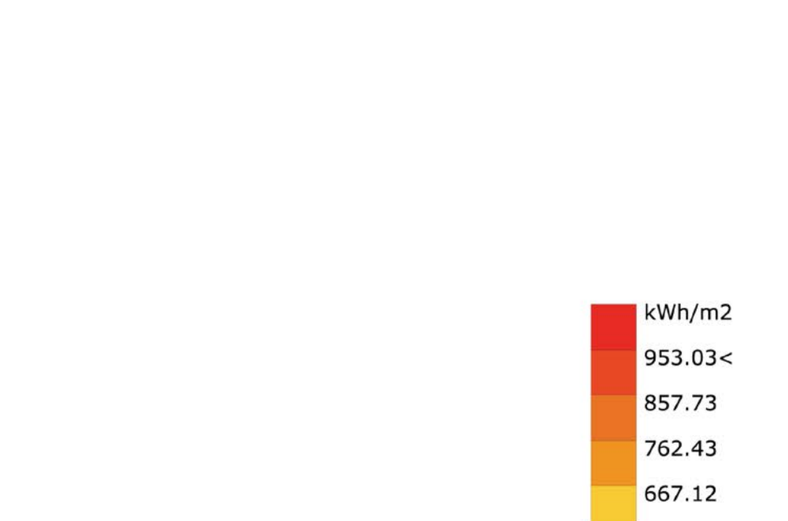
SOLAR RADIATION ANALYSIS DURING COOLING SEASONS (HARMFUL SUN)



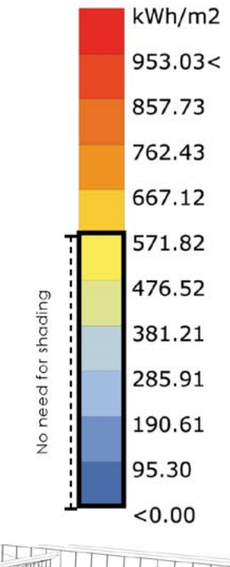
ELEVATED SW PERSPECTIVE



ELEVATED S PERSPECTIVE



ELEVATED SE PERSPECTIVE



SOLAR RADIATION ANALYSIS

LEVEL 2 MULTI PURPOSE

COURTYARD PERSPECTIVE

SOUTH PERSPECTIVE

EAST APPROACH

LEVEL 1 MULTI PURPOSE

SECTION G

LIFE CYCLE COST ANALYSIS

LENEXA CITY CENTER LIBRARY
STEINBERG HART, DESIGNER

LIFE CYCLE COST ANALYSIS

Our design build team, having worked for many public entities throughout the State fully understand and value the life cycle cost analysis. We have seen the reality of construction funding without much additional annual increase in maintenance and operations budget. We feel that our team, with our Library expertise and financial acumen will be able to provide you with detailed, accurate information in a user-friendly format to assist in decision making that has implications that go decades beyond the initial construction of the addition.

We are advocates of detailed LCCA modeling and discussions at the earliest stages of any project and value your request to have this project require these deliverables. In this section, we outline an example of our LCCA strategy for a similar project to showcase our team's strategy and how we work with you.

Step One

Our initial starting point is identifying the alternatives that our desirable to analyze, in this sample case, alternate mechanical systems. Our construction team will work together with our design team to provide early stage capital cost information.

HVAC Alternative	Capital Costs
Heat Pump + Radiant	$29,100,000
VRF + Radiant	$30,900,000
VRF Fan Coils	$22,600,000
Electric Resistance + SHW	$16,600,000

Step Two

The next step we take is to validate with our team if each alternate will meet our desired energy use targets and energy cost targets.

HVAC Alternative	Site EUI (kBtu/ft²)	Total Energy Cost ($)	Energy Cost Savings (%)
Heat Pump + Radiant	22.4	$1,098,290	0%
VRF + Radiant	22.4	$1,098,290	0%
VRF Fan Coils	22.6	$1,108,096	-1%
Electric Resistance + SHW	23.4	$1,147,321	-4%

Step Three

We validate the rate of cost increases for maintenance, replacement, utility rates, and work with you on selecting the desire analysis period.

Maintenance Escalation	3%
Replacement Escalation	2.7%
Utility Rate Escalation	3%
Analysis Period	40 Years

Step Four

We use the information gathered from the Owner, historical costs, and maintenance contractors to determine the maintenance costs over time.

HVAC Alternative	Maintenance Costs ($ Annual)	Maintenance Costs Year 40	Total Maintenance Costs Over 40 Years
Heat Pump + Radiant	$192,484	$627,890	$15,141,426
VRF + Radiant	$155,674	$507,814	$12,245,830
VRF Fan Coils	$460,594	$1,502,475	$36,231,843
Electric Resistance + SHW	$87,274	$284,691	$6,865,261

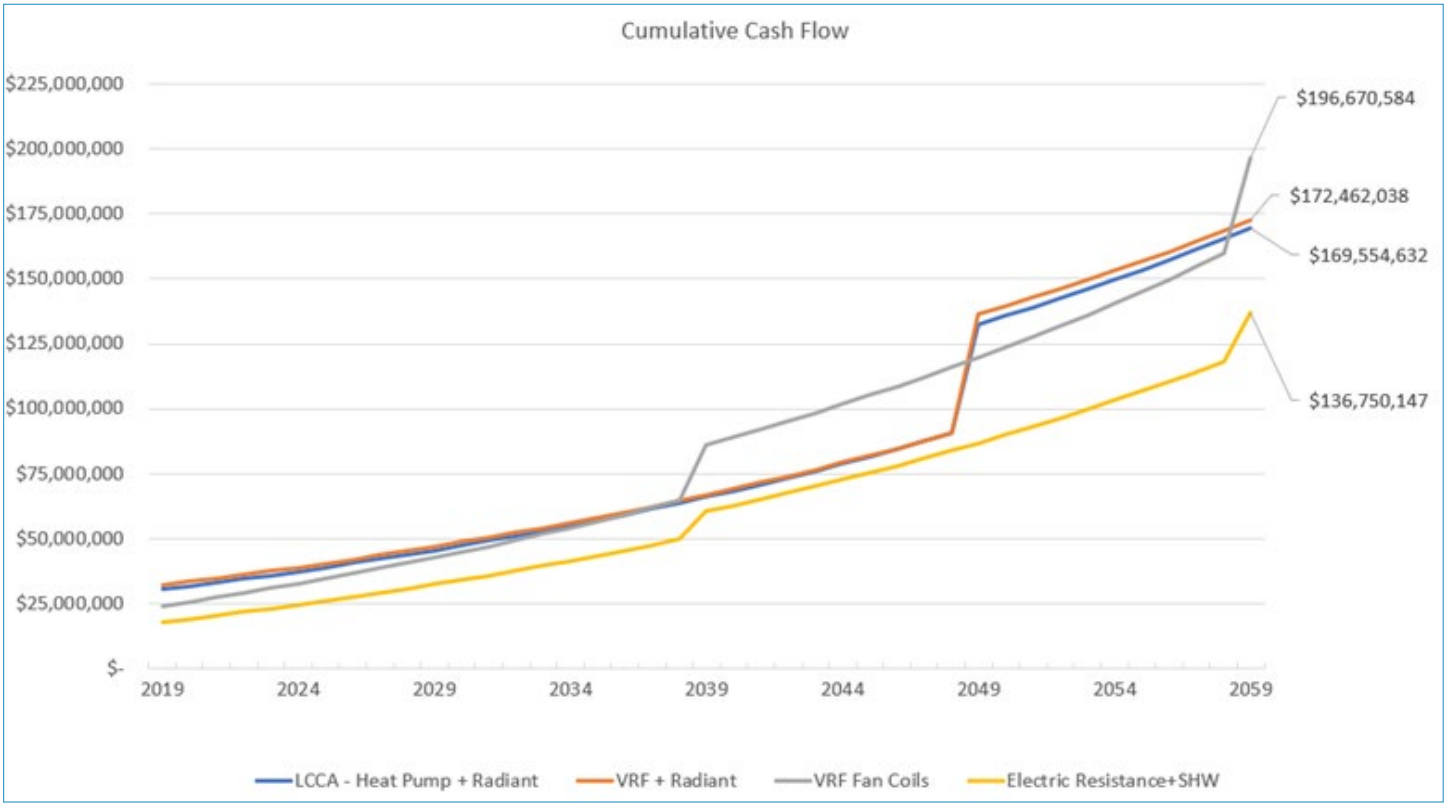
Step Five

As important as the maintenance cost is determining the lifespan of equipment and the associated, escalated cost of replacement. As can be seen below, this can be the most expensive cost to the Owner over time.

HVAC Alternative	Lifespan	Replacement Cost (Today's Dollars)	First Replacement	Second Replacement
Heat Pump + Radiant	30	$17,500,000	$38,918,076	$86,549,520
VRF + Radiant	30	$19,300,000	$42,921,078	$95,451,757
VRF Fan Coils	20	$11,000,000	$18,741,380	$31,930,846
Electric Resistance + SHW	20	$5,000,000	$8,518,809	$14,514,021

Step Six

All of the information gathered in the steps above, allows our team to apply financial analysis tools to help you make the wisest decisions and show responsibility to the all constituents. This financial data, as shown to the left, will be the guiding decision-making tool. The same principles can be provided to achieve LCCA information on other measures, such as this example where carbon was the parameter desired. This can be extended to embodied carbon. All of this important data can be achieved parametrically by our Design Build Team.

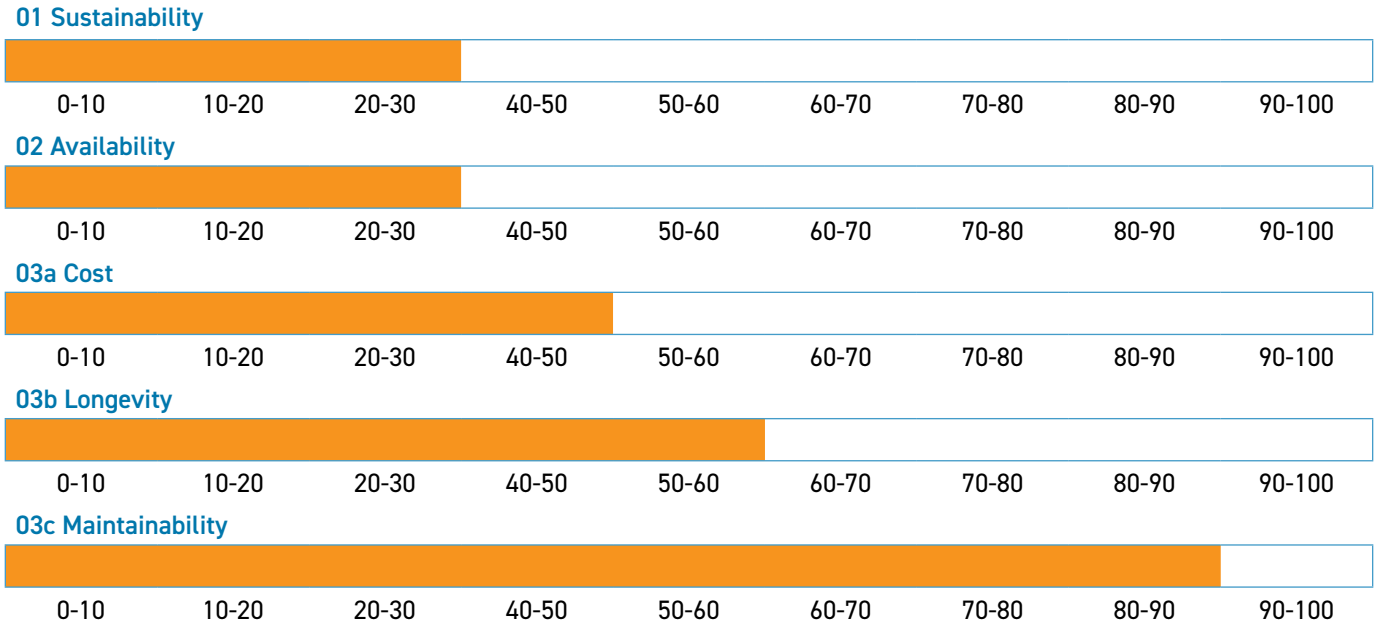


Measure	Net Present Value ($)	Annual Utility Cost Savings Over Base Replacement	Life-Cycle Utility Cost Savings Over Base Replacement	Annual Energy Use (Million BTU)	Energy Reduction Over Base Replacement	Life-Cycle CO_2 Reduction Over Base Replacement (MT)	CO_2 Reduction Over Base Replacement
ECM 1.1 - Night Set-Back	-$234,262	$12,202	$291,359	43,010	20.8%	3,066	9.5%
ECM 1.2 - Full VAV	-$456,284	$19,479	$465,118	67,564	32.7%	4,892	15.2%
ECM 2 - Heat Recovery	-$432,571	$2,466	$58,883	22,792	11.0%	643	2.0%
ECM 1.1+2 - Night Set-Back with HR	-$694,365	$13,515	$322,710	55,677	27.0%	3,409	10.6%
ECM1.2+2 - Full VAV with HR	-$930,689	$20,193	$482,167	75,200	36.4%	5,080	15.8%

When looking at materials for the Library, we can draw upon the work we have done in other Libraries as a benchmark. We will have an initial meeting with you to identify and define the critical Life Cycle Cost Analysis parameters important to you and critical to the project. The materials are then evaluated for each one of these categories and a selection is made based on their value to the project. See example of Selection Criteria template below:

00 SELECTION CRITERIA

Weighted value of each category



We look forward to the opportunity to present our talented team and our ability to provide you with the best analysis tools to ensure the Owner makes appropriate data driven decisions.

SECTION H

CONSTRUCTION APPROACH

CUPERTINO LIBRARY
SWINERTON, ORIGINAL BUILDER

CONSTRUCTION APPROACH

Ensuring the right team members are engaged at the right time is paramount to success in any endeavor. As the lead on our design-build team, we will ensure that continuity is maintained from the design NTP through the certificate of occupancy. The Swinerton | Steinberg Hart team has demonstrated, as a team, that we support and complement each other through each phase of the design-build process. Our construction team will be engaged early to develop and refine budgets and schedule projections as the drawings are developed. We will engage our design partners to address any field issues or unexpected issues throughout construction. The strength of our Swinerton | Steinberg Hart team lies in the active partnership between our firms and team members.

Our team is focused on total commitment to client service and project delivery. Delivering optimal service can only be achieved by developing and maintaining a high level of trust with you and your teams. Our commitment to collaborative partnering is demonstrated in our team's success on previous, design-build, public projects where partnering activities and behaviors have transformed project challenges into opportunities for innovation. Combining our expertise with principled engagement of integrity and professionalism, our design-build team will partner with you to address changes and challenges that may occur with open and intentional communication, intensive planning and diligent execution.

We conduct coordination meetings during the preconstruction period to define the project goals and produce a project budget and schedule which identifies major activities and project objectives. Our planning can include the use of 3D models to develop different logistics plans for each phase of the project.

Once construction has commenced, our team will host weekly meetings with our trade partners and project stakeholders. These coordination meetings provide opportunities to plan for upcoming activities and address any issues that may arise. We engage our trade partners for feedback and buy-in for sequencing and durations. By engaging our trade partners early in the process, we are able to identify potential issues and control quality before the work starts in the field.

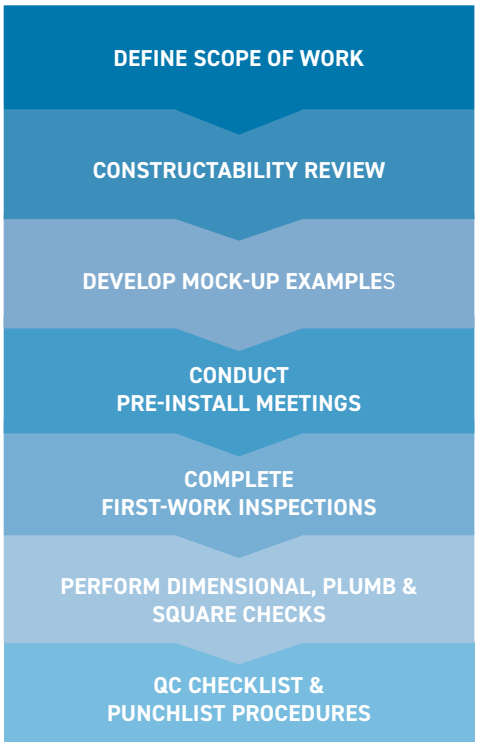
QUALITY ASSURANCE AND QUALITY CONTROL PLAN

"The Quality of Our Products" is a Swinerton core value. We have been building high-quality projects, including numerous public projects, for decades. We define quality as not only the appearance of the finished product but also confidence in the fact that the building's unseen components are strong. The quality of work performed on each project is ensured by a management process that begins with preconstruction and continues throughout the construction and post-construction phases. A high-quality project requires the successful development and execution of a Site Specific Quality Management Plan (SSQMP). The following are highlights of our SSQMP as it pertains to the preconstruction/ design, construction, and post-construction phases of projects.

PRECONSTRUCTION PHASE

Constructability Review of Design Document Before beginning construction, and as early as development of plans and specifications allow, our team will evaluate conflicts within the plans and identify potential design conflicts. Our team will be at the forefront of constructability reviews, be involved and accountable for tasks related to quality, and communicate quality concerns and status.

Third-Party Design Peer Review Our goals include the development of a strategy to address all the horizontal and vertical building envelopes and their performance which we recognize as a significant challenge facing our industry today. Solving the issues that concern building envelope performance will be a team effort. We will conduct design peer reviews to address special concerns, including roofing, window systems, exterior plaster, precast, or other skin



systems, sealants, above grade waterproofing, flashing, and any other unique or unusual features of work. We employ both internal and external resources to perform building performance reviews. The same attention to detail, review, and planning will be employed toward other quality requirements including but are not limited to noise control, ADA standards, as well as each horizontal and vertical element specific concerns for internal environment considerations.

Budget and Schedule Development Our budget will include line items that identify the various elements of the SSQMP, including the necessary Swinerton personnel, consulting services, testing, inspection and commissioning services, travel for off-site inspections, mock-ups, etc. Likewise, our initial schedule demonstrates our consideration of the activities and sequences that are critical to the SSQMP, including mock-ups, weatherization, pre-installation meeting, 1st work inspections, and in-place testing.

Subcontractor Selection Development of a bidders' list to be comprised of subcontractors who have the appropriate experience, financial capacity, and workforce diversity to successfully perform the required work is a vital component of our SSQMP.

CONSTRUCTION PHASE

We will integrate our entire SSQMP, commissioning, punchlist, and warranty processes using collaborative software called BIM 360 Field. All members of the project team, including subcontractors of all tiers and third-party inspection companies, will have access to this program to allow for more timely responses to quality issues.

Designers Steinberg Hart, Interface, and Thornton Tomasetti will continue to play an important role during the construction phase. Ensuring the designs are executed as envisioned in the field, the designers will continue participating throughout the construction process. The designers will participate in weekly meetings as necessary, will provide timely inspections, be involved in field coordination, and participate in the quality control during first work installs for first work inspections, review and approve in field mockups, and signoff of the work.

Subcontracting Our development of each trade's subcontract scope of work includes quality management requirements and can be tailored to describe specific project requirements for each subcontractor.

Submittals, Samples, and Mock-Ups At the start of the construction phase, we will prepare an anticipated submittal log that includes all submittals for the project from its inception all the way through the closeout phase. In addition to those that are specifically required by the contract documents, we will include additional samples that may be required to help establish the visual quality standards for the project. Appropriate mock-ups will be constructed to work out uncertainties in constructability, aesthetics, or performance.

Pre-Installation Meetings The project team will conduct pre-installation meetings with appropriate subcontractors before they commence work on site. These meetings review each definable feature of the subcontractors' work. The goal of these meetings is to focus quality control efforts on preventing rather than detecting deficiencies.

First Work Quality Control First Work Quality Control inspections will be performed after the initial installation of every definable feature of work to ensure compliance with project requirements. We will record unsatisfactory work on a deficiency log and promptly distribute it to appropriate subcontractors.

Follow-Up Quality Control Subcontractors are responsible for continuous follow-up quality control inspections to ensure that their work complies with established requirements. Our team will conduct periodic follow-up inspections as necessary until completion of all work and any outstanding deficiencies have been signed off as completed.

Verification of Material and Equipment Deliveries Subcontractors will verify that all materials and equipment delivered to the jobsite are in conformance with contract documents and approved submittals. This responsibility is typically assigned to the subcontractor's designated, on-site quality representative who will provide evidence of verification to Swinerton. This will also include off-site inspections to confirm properly fabricated components.

Mechanical, Electrical, Plumbing, Fire (MEPF) Commissioning We will provide a comprehensive program for the quality management of this phase of the project and ensure it is coordinated with the City of Cupertino and our commissioning service.

Third-Party Inspections Certain work may require inspection or testing by an independent firm, as identified during the preconstruction phase quality planning. Permitting authorities have their own building inspectors and inspection processes. Public or private utility companies that provide water, gas, and electric services may also have inspection requirements that must be integrated with the SSQMP.

Punch List The term "punch list" is commonly used during the final inspection and acceptance process by the owner and the architects. By the time the punch list process begins, the remaining open items on the deficiency log will be few, if any. Achieving substantial completion with few unresolved deficiencies is one of the major objectives of our quality management program.

Training and Closeout Documentation An initial job closeout meeting will be held early in the project so that the closeout process can be properly planned and start as soon as possible. Job closeout requirements are included in the anticipated submittal log developed at the beginning of the project. A smooth, well-planned transition from the construction phase toward occupancy is critical for client satisfaction and minimizes future issues.

POST-CONSTRUCTION PHASE

Quality management continues well after we leave the jobsite. It is important to have personnel and procedures in place to ensure a smooth transition from the project team that built the project to, possibly, a different team that will respond to any issues that may arise during and after the warranty period. Prior to the expiration of each warranty, we will schedule a warranty inspection with the City of Cupertino to ensure that any necessary items are identified in time to give notice of any discovered warranty items to the appropriate subcontractors.

SUBCONTRACTOR QUALIFICATION CRITERIA AND STANDARDS

The selection of qualified subcontractors is critical to managing the cost, schedule and quality risks in the project. As a result, we carefully pre-qualify subcontractors based on their financial stability, current workload and safety performance. Our subcontractor prequalification process will confirm the subcontractor to be an equitable partner in the project. This process assures that each subcontractor considered has a proven track record of performing similar projects. Our "best value" selection process evaluates nine prequalification criteria - which includes relevant experience, past performance, strength of team, resource capabilities, safety history, and competiveness - to ensure we recruit the most qualified subcontractor at the greatest value to your budget. We treat our subcontractors as part of our team and they will participate in all procurement, schedule, and quality control efforts. As always, we remain flexible to edit the subcontractor solicitation list based on the experiences of the collective team to ensure we are 100% confident that our subcontractor partners are fully committed to the project's success.

Marc Boulland, proposed Project Manager, at a Swinerton Silicon Valley outreach event for DVBE subcontractors

Technical Assistance Our team will reach out to subcontractors to provide any assistance they may need in assembling their proposal. This assistance takes place in many forms, including bid form questions, insurance/bonding issues, technical scope questions, cash flow assistance, schedule input, etc. We want to make sure the subs submit complete, responsive and competitive bids per our work plan.

Bid Leveling Sheets Once bids are received, they are entered into a bid leveling sheet to assure their scope is complete and reflective of our work plan. When preparing the bid leveling sheets, we also look at opportunities for DBE firms to perform portions of the work as a second tier subcontractor.

INTEGRATION AND COORDINATION OF DESIGN AND CONSTRUCTION

Our Swinerton | Steinberg Hart partnership is a team of designers and contractors who have successfully worked together on the design and construction of library facilities in public and college campus environments. Our key team members are Swinerton Builders, Steinberg Hart, Thornton Thomasetti and Interface Engineering. We have worked together on a variety of projects throughout the Bay Area and Northern California.

The key to strong team coordination is solid and consistent leadership. Swinerton Project Manager, Marc Boulland, is the leader of our team and will be your single point of contact. Marc has been our team leader through the RFP process and will remain for the entire project. This consistent leadership provides the history and knowledge needed to facilitate team collaboration and communication with City of Cupertino. With all team members being local, we plan to hold regular (starting bi-weekly) design meetings led by Marc to coordinate the many disciplines involved.

As our team leader, Marc, will lead the entire preconstruction process (from RFP phase to design, regulatory, and permits), as well as lead the construction and commissioning work. Marc's familiarity with our design-build team and project evolution from inception through completion will assure a seamless transition from preconstruction into construction.

This project presents many unique challenges and involves a large and diverse cast of stakeholders. The Swinerton | Steinberg Hart team recognizes and appreciates the complexity of these stakeholders and are prepared to assist City of Cupertino in successfully obtaining the myriad of required approvals. Our entire team is located in the immediate Bay Area and available to accompany the City of Cupertino to critical meetings during the design review process. We will collaborate with the City of Cupertino to ensure that stakeholders' suggestions and concerns are addressed in the design and presented in a positive manner.

CITY REVIEWS AND JURISDICTIONAL APPROVALS

An important element in our recommended approach is to integrate the design review with the regulatory review process. Advancing the review of design and engineering simultaneously with the regulatory process will ensure we are addressing the concerns of project stakeholders at all levels of review. Working with Cupertino DBI, we will strive to deliver an accelerated project approach to ensure that this facility is opened to the public as quickly as possible.

Our team will aid the design submittal and review process by preparing code summary sheets during the design development phases. We aim to build our understanding of each AHJ's needs and requirements collectively, so we are in alignment with all AHJs by the final design submission. Various stakeholders will provide review comments over the course of the design review process. Our best practice approach for gaining AHJ trust is to establish a process that allows us to record, assign, and track responses. We propose using our web-based tool, Smartsheet, as the initial platform for this documentation process but are open to other methods of ensuring we address all concerns adequately.

COST CONTROL PLAN

We utilize CMiC to perform cost control and to manage RFIs, submittals, meeting minutes, change order requests, change order log management, owner change orders, superintendent dailies, and cost forecasting.

CMiC also interfaces with Textura, the billing system that Swinerton uses for managing subcontractor invoices. CMiC is capable of tracking subcontractors' current commitment, potential change orders, and forecasted cost for the project and to drill down on specific line items or cost codes to understand what has been expended to date.

Our team will work with you to ensure a thorough understanding of the costs that have been committed to date and the potential cost exposures. Reports can be printed from CMiC daily in PDF or Excel format to track cost and schedule impacts and for outstanding potential change orders.

PACKAGING AND PHASING

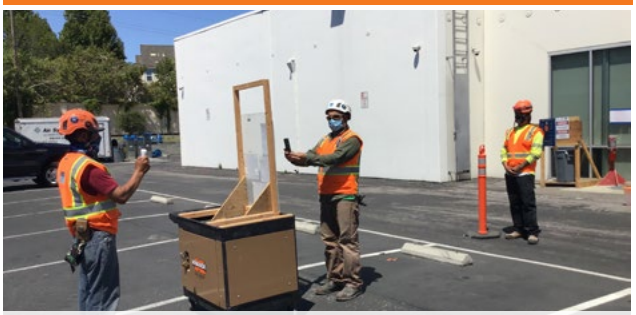
In our Master Project Schedule, we include our strategy and timeline for the procurement of subcontractors, vendors and equipment suppliers. These assumptions will be confirmed with the project team and memorialized in the Trade Package Plan which focuses on identify early scope packages needed to meet key early schedule milestones. The Master Project Schedule will include milestones for the issuance of appropriate bid documents such as plans, specifications, soils report etc., to be included in our bid packages. As directed, the Trade Package Plan will be updated accordingly in alignment with the phased milestones.

SAFETY PLAN

Starting at the executive level, creation and execution of a safe work environment are among our top priorities. Our proven track record (EMR 0.50) demonstrates that the safety of all workers and the protection of the environment are essential to our guiding business principles. We are committed to achieving incident and injury free projects. On our construction effort building the original Cupertino Library, our safety record had NO lost time accidents, recordables or fatalities and the frequency rate was 0. We consider the prevention of accidents to be an integral part of our operations, and to accomplish this, we have established a comprehensive Site Specific Safety Plan that directly reflects our longstanding safety culture, as well as a COVID-19 Plan which is continuously updated in response to changing conditions.

CA EXPERIENCE MODIFICATION RATE

2019 0.50 2018 0.46 2017 0.43

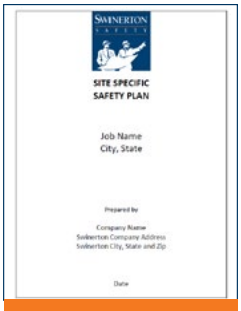


Swinerton's Covid-19 protocol implemented at a current project located in Cupertino.

GO TO PROGRAM

Injury & Illness Prevention Program (IIPP)

Our Injury & Illness Prevention Program (IIPP) conforms to Cal-OSHA standards and meets, or exceeds, the requirements of all local, state, and federal regulations which includes a comprehensive safety training program. The program provides written guidance and clear direction for safety operations across Swinerton's offices. Our in-house safety department consists of 20 credentialed safety professionals, multiple project-specific safety managers and support personnel, hygienist/environmental expert on retainer as a 24/7 consultant in the Bay Area in addition to our Corporate Safety Director who is responsible for implementation and administration of Swinerton's IIPP for all of our company operations. All Swinerton superintendents achieve and maintain the Safety Trained Supervisor Construction (STSC) certification, a program recognized nationwide by OSHA and Cal/OSHA and issued by the Board of Certified Safety Professionals (BCSP).



GO TO SAMPLE

Site Specific Safety Plan

From the corporate-level program and policies, each of our project teams develop safety plans specific to client and site expectations. Our site-specific safety plan and daily pre-task plans will consider all potential risks of construction for the Cupertino Library Expansion project. We understand that each project involves a completely different set of stakeholders and requirements so that our safety measures must be customized to meet your project site's conditions. Our site-specific safety plan will consider all potential risks of construction for the Cupertino Library Expansion project and incorporate appropriate mitigation measures and prevention practices. We strive to have all personnel not only adhere to the safety program but adopt a proactive approach to safety.

COMMISSIONING PLAN

While we understand that the City of Cupertino will hire a third party to commission the building, our commissioning (CxA) process starts at the beginning of the job when we engage your team to develop the commissioning plan. We expect the CxA to outline all requirements of the Critical Path Commissioning Plan for incorporation into our schedule with input from the local utilities and AHJs as needed. Early on, we assemble submittals to ensure that our trade partners have a complete understanding of our expectations and play a major role in detailed documentation.

Startup Startup activities confirm systems are delivered in a safe, reliable and operable condition. We will coordinate with the CxA and your facilities management team to ensure proper testing, startup and reporting is performed.

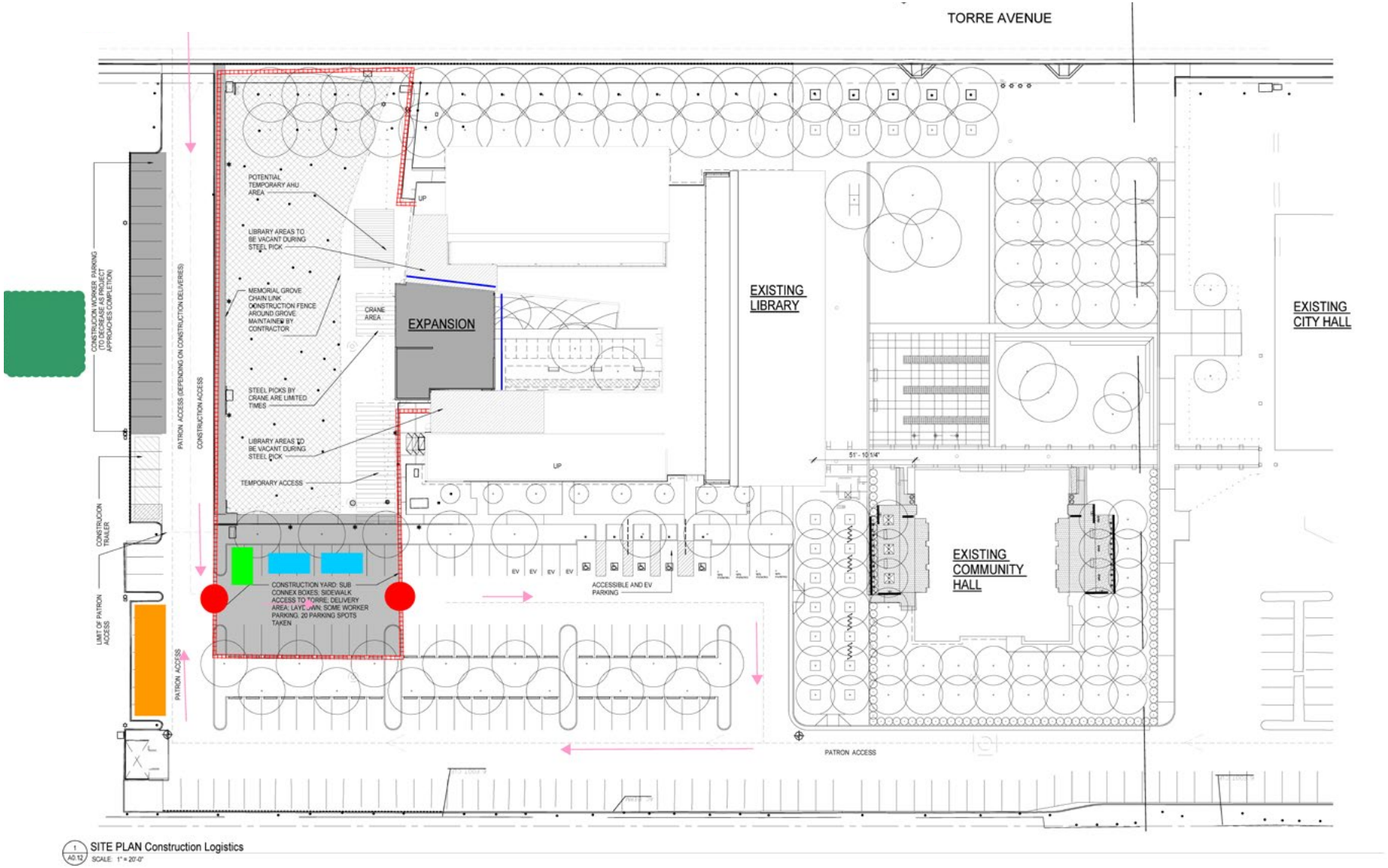
Training Training happens at all stages of the project for your facility management. A classroom-type training session with documentation (O&M's and training manuals) will be conducted, as well as field training of the various equipment components to the overall systems.

MEASURES TO MITIGATE UNFORESEEN CONDITIONS

With all team members contributing our collective knowledge and understanding to the Cupertino Library Expansion project, we aim to provide peace of mind through our collaborative collection of ideas, solutions and problem-solving efforts. Our approach to alleviating the issues that could potentially arise is through multiple steps. First – the design team needs to study and understand all of the as built documents provided to ascertain the existing conditions of the site and building. Utilizing the as-builts will provide the framework for the design details; an example is the soils report defining the existing soil composition, and the designs of the footings and slabs accounting for the soil type and bearing, or the existing structural design and calculations for the proposed structure to tie into the existing. Second, site surveys will occur with the design team to confirm the constraints of the space, existing MEP/ sitework infrastructure, and confirm dimensions. Swinerton has the ability to laser scan the site within a 1mm tolerance, and integrate this scan into a revit model. This allows us to be certain of where building elements are in space with complete accuracy. The advantage is that there is no uncertainty in locations of items, and the new design can be integrated seamlessly into existing conditions. Site surveys with a land surveyor, and utility locators can also be utilized to ensure the accuracy of existing conditions. In addition, subcontractor engagement early can assist in bringing new perspective prior to the full development of drawings to allow different approaches to be incorporated into the design without sacrificing budget or time. Finally, if necessary, we can sample and test existing components to validate any knowns or unknowns, such as lead paint, concrete and reinforcing, soils, asphalt, etc.

Marc is our team leader and his familiarity with the project stakeholders, issues, and evolution will assure a smooth and coordinated transition from design into construction. Additionally, during the design/regulatory phase, our Superintendent will attend frequent team meetings to provide constructability reviews. They will work closely with Steinberg Hart to ensure that the construction documents are well-coordinated, free of interferences, buildable, and sufficiently detailed for our trade partners. During the design phase, we will also solicit detailed design, constructability, and budget input from the subcontractor community. With more than 150 years of experience collectively, our team has a strong relationship with the Cupertino subcontractor community (including Local Business Enterprise [LBE] subcontractors) and will draw from their experience and knowledge. This approach of early subcontractor involvement will also allow for pre-fabrication of systems and early release of materials and equipment - resulting in both schedule and cost savings.

SITE LOGISTICS PLAN



Legend

- Construction Fencing
- Construction Barricade
- Construction Trailer
- Shipping Storage Containers
- Dumpsters
- Evacuation Huddle Area
- Vehicle Path of Travel
- Gate

SECTION I

STIPEND AGREEMENT

BEAR PUBLIC LIBRARY
STEINBERG HART, DESIGNER

APPENDIX 7

STIPEND AGREEMENT

This Stipend Agreement ("Agreement") is made and entered into as of this 29th day of July, 2020 by and between the City of Cupertino (the "City"), and Swinerton Builders ("Proposer").

WITNESSETH:

WHEREAS, the City issued a Request for Qualifications ("RFQ") for design-build delivery of the Cupertino Library Expansion Project ("Project") on May 12, 2020 and Proposer was short-listed by the City following the RFQ process;

WHEREAS, Proposer has been invited to submit a detailed Proposal in response to a Request for Proposals ("RFP") for the Project, and if selected as the Proposer providing the Proposal that offers the "best value" to the City following the RFP process, it will enter into the Design-Build Contract with the City; and

WHEREAS, as part of the procurement process for the Project, Proposer has already provided and/or furnished to the City, and may continue to provide and/or furnish to the City, certain intellectual property, materials, information and ideas, including, but not limited to, such matters that are: (a) conveyed orally and in writing during proprietary meetings or interviews; and (b) contained in, related to or associated with Proposer's Proposal, including, but not limited to, written correspondence, designs, drawings, plans, exhibits, photographs, reports, printed material, tapes, electronic disks, or other graphic and visual aids (collectively, "Proposer's Intellectual Property"); and

WHEREAS, the City is willing to provide a payment to Proposer, subject to the express conditions stated in this Agreement, to obtain certain rights in Proposer's Intellectual Property; and

WHEREAS, Proposer wishes to receive the payment offered by the City, in exchange for granting the City the rights set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth in this Agreement and other good and valuable consideration, the receipt and adequacy of which are acknowledged by the parties, the parties agree as follows:

1. **City's Rights in Proposer's Intellectual Property.** Proposer hereby conveys to the City all rights, title and interest, free and clear of all liens, claims and encumbrances, in Proposer's Intellectual Property, which includes, without restriction or limitation, the right of the City, and anyone contracting with the City, to incorporate any ideas or information from Proposer's Intellectual Property into: (a) the Project; (b) any other contract awarded in reference to the Project; or (c) any subsequent procurement by the City. In receiving all rights, title and interest in Proposer's Intellectual Property, the City is deemed to own all intellectual property rights, copyrights, patents, trade secrets, trademarks, and service marks in Proposer's Intellectual Property, and Proposer agrees that it will, at the request of the City, execute all papers and perform all other acts that may be necessary to ensure that the City's rights, title and interest in Proposer's Intellectual Property are protected. The rights conferred herein to the City include, without limitation, the City's ability to use Proposer's Intellectual Property without the obligation to notify or seek permission from Proposer.

2. **Exclusions from Proposer's Intellectual Property.** Notwithstanding Section 1 above, it is understood and agreed that Proposer's Intellectual Property is not intended to include, and Proposer does not convey any rights to, any escrow documents submitted by Proposer.

3. **Stipend Payment.** City agrees to pay Proposer, and Proposer agrees to accept, $10,000 (the "Stipend Payment"), which payment (i) constitutes payment in full to Proposer for the conveyance of Proposer's Intellectual Property to the City in accordance with this Agreement and (ii) is conditioned upon: (A) Proposer's Proposal being, in the sole discretion of the City, responsive to the RFP; (B) Proposer complying with all other terms and conditions of this Agreement; and (C) Proposer having not been awarded the Design-Build Contract.

4. **Payment Due Date.** Subject to the conditions set forth in this Agreement, the City will make payment of the Stipend Payment to the Proposer within 45 days after the latest of: (a) notice from the City that it has awarded the Design-Build Contract to another Proposer; or (b) notice from the City that the procurement for the Project has been cancelled and that the City will not award the Design-Build Contract to any Proposer.

5. **Limitations.** Proposer's rights to the Stipend Payment are also conditioned on the terms set forth in the RFP, including subsection 3.G (Stipend) and good faith

participation in the RFP process, demonstrated by submission of a Proposal that reflects a level of effort commensurate with the competitive selection process as set forth in the RFP and full participation in the selection process, including meeting(s) with the Evaluation Panel. The rights and obligations of the City and Proposer under this Agreement, including the City's ownership rights in Proposer's Intellectual Property, vest upon the date that Proposer's Proposal is submitted to the City. Notwithstanding the above and unless the City cancels this procurement prior to the Proposal Submittal Deadline, if Proposer's Proposal is determined by the City, in its sole discretion, to be nonresponsive to the RFP, then Proposer is deemed to have waived its right to obtain the Stipend Payment, and the City will have no obligations under this Agreement.

6. **Indemnity.** Subject to the limitation contained below, Proposer will, at its own expense, indemnify, protect and hold harmless the City and its agents, directors, officers, employees, representatives and contractors from all claims, costs, expenses, liabilities, demands, or suits at law or equity ("Claims") of, by or in favor of or awarded to any third party arising in whole or in part from: (a) the negligence or willful misconduct of Proposer or any of its agents, officers, employees, representatives or subcontractors; or (b) breach of any of Proposer's obligations under this Agreement, including its representation and warranty under Section 8 hereof. This indemnity will not apply with respect to any Claims caused by or resulting from the sole gross negligence or willful misconduct of the City, or its agents, directors, officers, employees, representatives or contractors.

7. **Assignment.** Proposer will not assign this Agreement without the City's prior written consent, which consent may be given or withheld in the City's sole discretion. Any assignment of this Agreement without such consent will be null and void.

8. **Authority to Enter into this Agreement.** By executing this Agreement, Proposer specifically represents and warrants that it has the authority to convey to the City all rights, title, and interest in Proposer's Intellectual Property, including, but not limited to, any rights that might have been vested in team members, subcontractors, consultants or anyone else who may have contributed to the development of Proposer's Intellectual Property, free and clear of all liens, claims and encumbrances.

9. Miscellaneous.

a. Proposer and the City agree that Proposer, its team members, and their respective employees are not agents of the City as a result of this Agreement.

b. Any capitalized term used herein but not otherwise defined will have the meanings set forth in the RFP.

c. This Agreement, together with the RFP, embodies the entire agreement of the parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein or in the RFP, and this Agreement will supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto.

d. It is understood and agreed by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any applicable laws, validity of the remaining portions or provisions will not be affected, and the rights and obligations of the parties will be construed and enforced as if the Agreement did not contain the particular part, term, or provisions to be invalid.

[Signature page follows]

IN WITNESS WHEREOF, this Agreement has been executed and delivered as of the day and year first above written.

DESIGN-BUILD ENTITY
Swinerton Builders
(Legal Name of DBE)

By _____
Name Andrew Pearl
Title Vice President, Division Manager
Date July 29, 2020

By _____
Name Steve Johnson
Title Snr. Vice President, Region Manager
Date July 29, 2020

CITY OF CUPERTINO
A Municipal Corporation

By _____
Roger Lee
Director of Public Works
Date _____

APPROVED AS TO FORM:

By _____
Heather Minner
City Attorney
Date_____

ATTEST:

_____
Kirsten Squarcia
City Clerk
Date_____

SECTION J

NON-COLLUSIONS DECLARATION

CITY OF FULLERTON LIBRARY EXPANSION
SWINERTON, BUILDER
PHOTO BY COSTEA PHOTOGRAPHY, INC.

APPENDIX 8

NON-COLLUSION DECLARATION

TO BE EXECUTED BY PROPOSER AND SUBMITTED WITH PROPOSAL

The undersigned declares:

I am the Vice President and Division Manager [title] of Swinerton Builders [business name], the party making the foregoing Proposal.

The Proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Proposal is genuine and not collusive or sham. Proposer has not directly or indirectly induced or solicited any other Proposer to put in a false or sham Proposal. The Proposer has not directly or indirectly colluded, conspired, connived, or agreed with any Proposer or anyone else to put in a sham Proposal, or to refrain from submitting a Proposal. The Proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Price Proposal of the Proposer or any other Proposer, or to fix any overhead, profit, or cost element of the Price Proposal, or of that of any other Proposer. All statements contained in the Proposal are true. The Proposer has not, directly or indirectly, submitted his or her Price Proposal or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham Proposal, and has not paid and will not pay, any person or entity for such purpose.

This declaration is intended to comply with California Public Contract Code § 7106.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on July 29, 2020 [date], at San Francisco [city], CA [state].

s/ ADEARL

Andrew Pearl, Vice President and Division Manager/
Swinerton Builders_____
Name [print]

END OF NON-COLLUSION DECLARATION

SECTION K

EXCEPTIONS TO BRIDGING DOCUMENTS

SANTA CLARA NORTHSIDE BRANCH LIBRARY
STEINBERG HART, DESIGNER

EXCEPTIONS TO BRIDGING DOCUMENTS

GENERAL QUALIFICATIONS

1. We acknowledge receipt of the following documents:
   a. Cupertino Library Expansion Project RFP and associated Appendices #1-8 as prepared by the City of Cupertino and dated 06/19/2020.
   b. Addendum #1 as prepared by the City of Cupertino and dated 07/10/2020.
   c. Addendum #2 as prepared by the City of Cupertino and dated 07/20/2020.
   d. Addendum #3 as prepared by the City of Cupertino and dated 07/24/2020.
   e. Addendum #4 as prepared by the City of Cupertino and dated 07/28/2020.
2. All work to be performed during normal work hours.
3. Construction operations are anticipated to start 02/09/2021 with an overall construction duration of 46 weeks.
4. Long lead equipment and material will need to be procured prior to starting the project.
5. Existing base building BMS is assumed to be tied into, no new BMS system is included.
6. AV equipment and wiring is by owner.
7. Assumed all existing utilites have capacity to handle the increased size of the project.
8. Cost impacts associated with archaeological, contaminated soils and human remains are excluded.
9. An interior egress stair is included. If the monument exterior stair shown in the renderings is desired then please **add $350,000** to "Price Proposal B".
10. Monumental signage shown in the renderings are not included.
11. An allowance of $200,000 is included for building permits, planning, city taxes, etc.

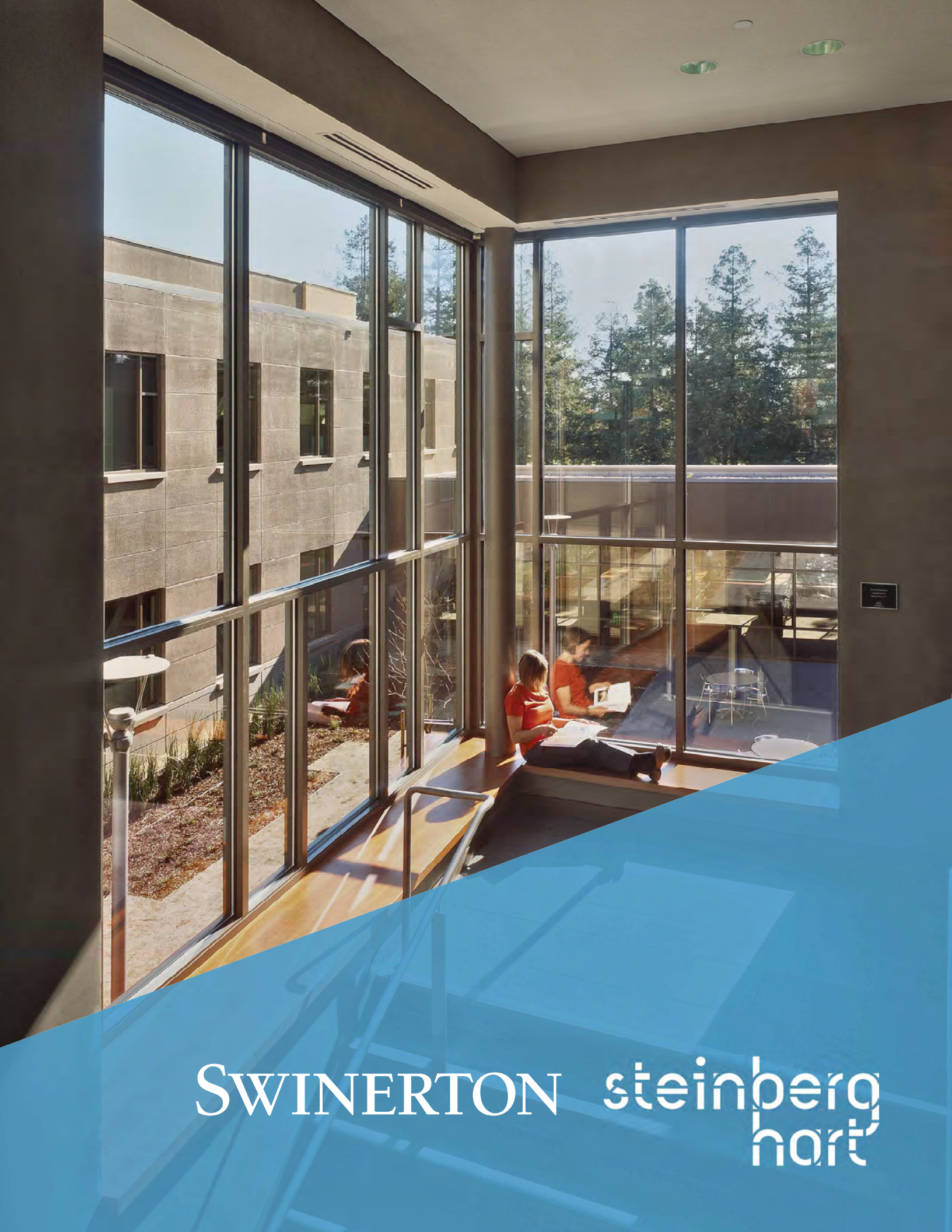
DEVIATIONS FROM THE BRIDGING DOCUMENTS

1. Opaque operable partition is included in lieu of glass acoustic option. If a glass acoustic operable partition is required then please **add $83,248** to "Price Proposal B".
2. Painted open ceilings w/ acoustical cloud features have been provided in lieu of wood. Acoustic gypsum/plywood ceilings included at new structure only. No linear diffusers are included. If wood ceilings are required then please **add $175,677** to "Price Proposal B".
3. Maintain/use existing structure – Demo all interiors/exterior walls but leave columns, SOG, structural framing, etc. Maintain the MEP systems servicing other side of library. Expand footprint of 1st floor and build 2nd floor on top of existing. If full demolition of the existing building and all new structure built back is required then please **add $447,433** to "Price Proposal B".
4. Manual blackout Mechoshades are included in lieu of electric Mechoshades. If electric Mechoshades are required then please **add $67,302** to "Price Proposal B".
5. Communications cabling will be installed with J-hooks, not cable tray. If cable tray is required then please **add $10,703** to "Price Proposal B".
6. Storefront system in lieu of curtain wall. No sunshades will be utilized on the exterior of the building. If curtain wall is required then please **add $121,364** to "Price Proposal B".
7. Delete one (1) pantry on the 2nd level. Allows for increased storage and program room area. If a pantry at the 2nd level is required then please **add $41,029** to "Price Proposal B".

8. STC rated walls only provided at temporary walls, bathrooms, demising walls. If STC rated walls are required throughout then please **add $36,926** to "Price Proposal B".
9. One (1) fire hydrant will be provided in lieu of two (2). If one (1) additional fire hydrant is required then please **add $36,926** to "Price Proposal B".
10. Van parking modifications are excluded. No demo, curbs, EV charging relocation, striping, AC paving etc. If the van parking modifications are required then please **add $36,058** to "Price Proposal B".
11. A sliding door has been used in lieu of an operable glass wall on the courtyard side of the 1st floor. Connection to the courtyard is maintained. If the operable glass wall is required then please **add $45,000** to "Price Proposal B".

ENHANCEMENTS TO THE BRIDGING DOCUMENTS

1. Reorient the building to provide more efficient, rectangular rooms for better interaction, safety of the public and technology visibility
2. Prominent access and visibility to the building from the west
3. Moment frames in lieu of brace frames to use all the possible square footage inside the program spaces
4. Storage access immediate to the program rooms for better functionality
5. Hallway and storage as sound buffer between back of the house spaces and program rooms
6. Exterior stair to provide connection to the outdoor from the second floor – particularly important during these COVID-19 times
7. By keeping the existing first floor roof structure, additional acoustical separation is provided between the first and second floor
8. No downtime for the existing library since existing systems are to remain live
9. Efficient storefront system for maintenance
10. Diaper changing station inside restrooms



SWINERTON steinberg hart