



Newport-Mesa
Unified School District

ESTANCIA HIGH SCHOOL THEATER PROJECT

LEASE-LEASEBACK CONSTRUCTION SERVICES

OCTOBER 11, 2022 | 2:00 PM

SWINERTON

1 Executive Summary

In Good Hands. Leadership from California's #1 Contractor with Dedicated Education Staff

Swinerton has been ranked as the #1 General Contractor in California for nine years in a row by ENR Magazine and is one of the top Education Construction firms in the Nation. Nearly a decade ago, Swinerton created our Education Market Group which is solely dedicated to serving the distinct needs of our K-12 and Community College clients. This allows Swinerton to provide unparalleled and world-class construction resources to Newport-Mesa USD with Project Managers, Superintendents, and support staff that truly understand the nuances of constructing high-quality DSA lease-leaseback school facilities.

Making Every Team Member Successful. A Service-Minded and Solution-Oriented Approach

Swinerton is excited at the opportunity to be a collaborative partner with Newport-Mesa Unified School District on the Estancia High School Performing Arts Center and our approach is to be service-minded and solution-oriented, working hand-in-hand with the District, Stakeholders, Construction Management, and Consultant teams to achieve success for all those involved.

Proven Expertise. K-12, Performing Arts, K-12, and Lease-Leaseback Experience

Swinerton has over \$3.5B in California K-12 and CCD projects in the last 15 years with significant lease-leaseback experience which informs our approach. Additionally, our team has recent and on-going performing arts project experience including performing arts centers at Placentia-Yorba Linda USD, Centinela-Valley USD, LAUSD, Santa Clara USD, and the new cutting-edge Andre "Dr. Dre" Young Performing Arts for Compton USD. Our team understands the unique project elements, long lead items, and construction methods required for these complex projects.

On-Time Delivery. A Relentless Focus on Schedule Success

Swinerton understands the importance of the Estancia High School Performing Arts Complex for the school and local community and the need to construct the project quickly and efficiently. Compared to most firms, Swinerton has unique resources that allows our teams to more effectively manage project schedules. With our in-house "self-perform" teams for key trades such as concrete, drywall, doors/frames/hardware, firestopping, etc. Swinerton can effectively "drive" the schedule with our own trade staff, and minimize the schedule risks associated with labor shortages, quality control, and safety. Additionally, Swinerton has a dedicated in-house Mechanical/Electrical/Plumbing (MEP) team which works in tandem with both our MEP engineering and trade partners to ensure coordination and minimize any delays.

Ready to Create Together

Design and construction is a dynamic process, which involves many rewarding challenges and opportunities. As we move forward together in this process, we are committed to provide a true partnership with the highest level of customer service to Newport-Mesa Unified School District.

SWINERTON 

*A Trusted Builder
& Trusted Partner*

\$3B

**Completed DSA
Experience in California**

**26 Lease
Leaseback**

Delivery Method Experience

No. 1 in CA

**Top Contractor 8 yrs
in a row – ENR Magazine**

**52 Dedicated
Team Members**

Education Department

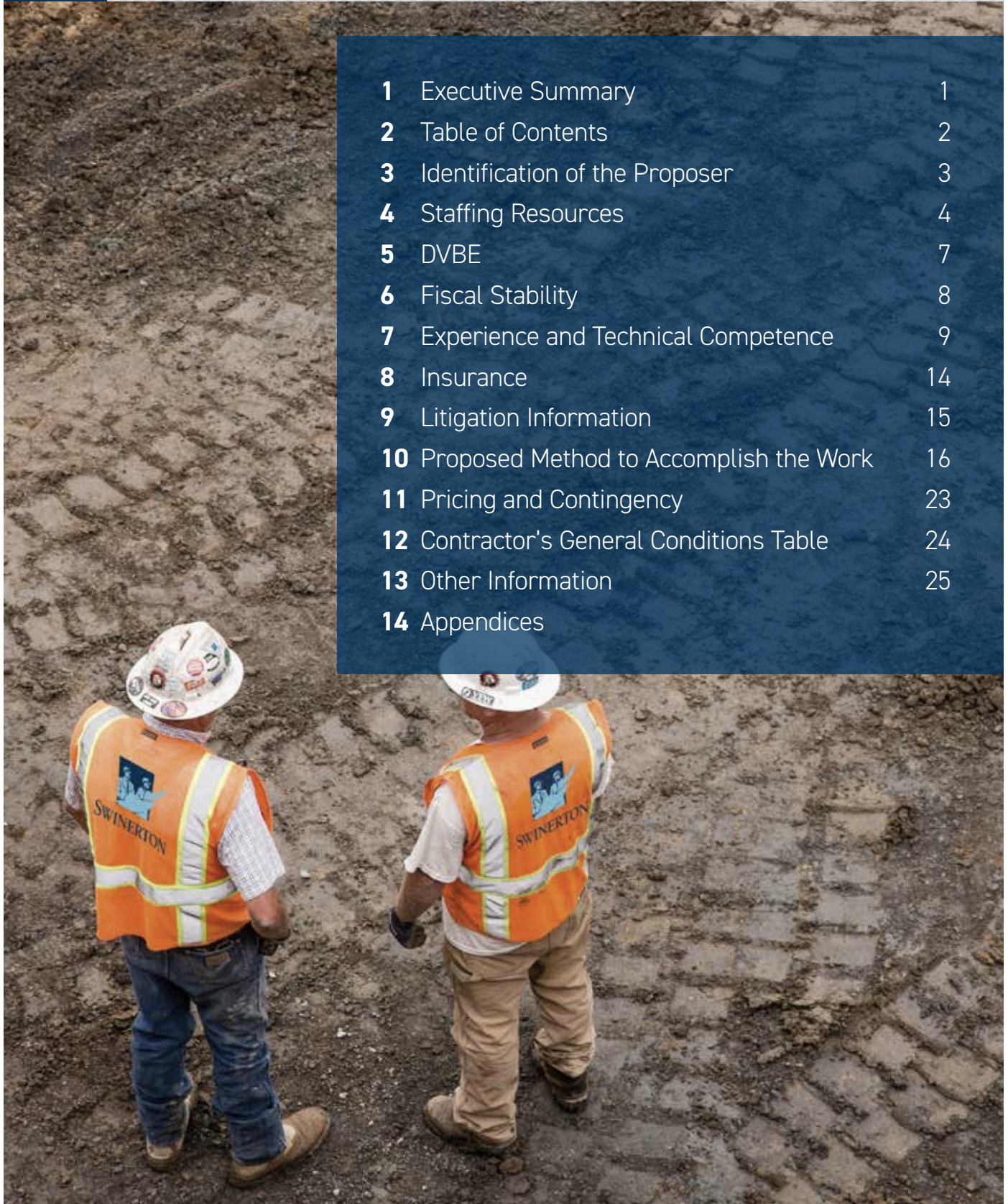
0.60

**Experience
Modification Rate**

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3 Identification of Proposer



3

Identification of Proposer

a. Legal name and address of firm.

Swinerton Builders
200 North Main Street
Santa Ana, California 92701

b. Legal form of firm and state of registration.

Business established: 1888
Incorporated: May 22, 1908
Type of Corporation: C Corp
Corporation Number: C-0053868

c. Address and phone number of the office that will be primarily responsible for providing the required LLB services.

Swinerton Builders
200 North Main Street
Santa Ana, California 92701
949.622.7000

d. California Contractor's License Number(s)/Classifications(s).

Our California Contractor's State License number 92, was issued in October 1929. Swinerton Builders' current and valid General Building Contractor's License, Class B, is in good standing with the California contractor's license board. It has not been suspended or revoked at any time.

TYPE	LICENSE CLASSIFICATION	QUALIFIER	EXPIRATION
A	General Engineering Contractor	E. Foster	31-Aug-2023
B	General Building Contractor	E. Foster	31-Aug-2023
C-2	Insulation & Acoustical	E. Foster	31-Aug-2023
C-4	Boiler, Hot Water Heating & Steam Fitting	E. Foster	31-Aug-2023
C-5	Framing & Rough Carpentry	E. Foster	31-Aug-2023
C-6	Cabinet, Millwork & Finish Carpentry	E. Foster	31-Aug-2023
C-8	Concrete	E. Foster	31-Aug-2023
C-9	Drywall	J. Watson	31-Aug-2023
C-10	Electrical	M. Renz	31-Aug-2023
C-12	Earthwork & Paving	E. Foster	31-Aug-2023
C-16	Fire Protection Contractor	E. Foster	31-Aug-2023
C-20	Warm-Air Heating, Ventilating and Air-Conditioning	E. Foster	31-Aug-2023
C-21	Building Moving, Demolition	G. Nuno	31-Aug-2023
C-23	Ornamental Metals	E. Foster	31-Aug-2023
C-29	Masonry	E. Foster	31-Aug-2023
C-33	Painting & Decorating	E. Foster	31-Aug-2023
C-35	Lathing & Plastering	E. Foster	31-Aug-2023
C-36	Plumbing	E. Foster	31-Aug-2023
C-38	Refrigeration	E. Foster	31-Aug-2023
C-39	Roofing	E. Foster	31-Aug-2023
C-42	Sanitation System	E. Foster	31-Aug-2023
C-46	Solar	D. Grubb, Jr.	31-Aug-2023
C-50	Steel, Reinforcing	E. Foster	31-Aug-2023
C-51	Steel, Structural	E. Foster	31-Aug-2023
C-55	Water Conditioning	E. Foster	31-Aug-2023
D-34	Prefabricated Equipment	E. Foster	31-Aug-2023
HAZ	Hazardous Substances Removal	E. Foster	31-Aug-2023

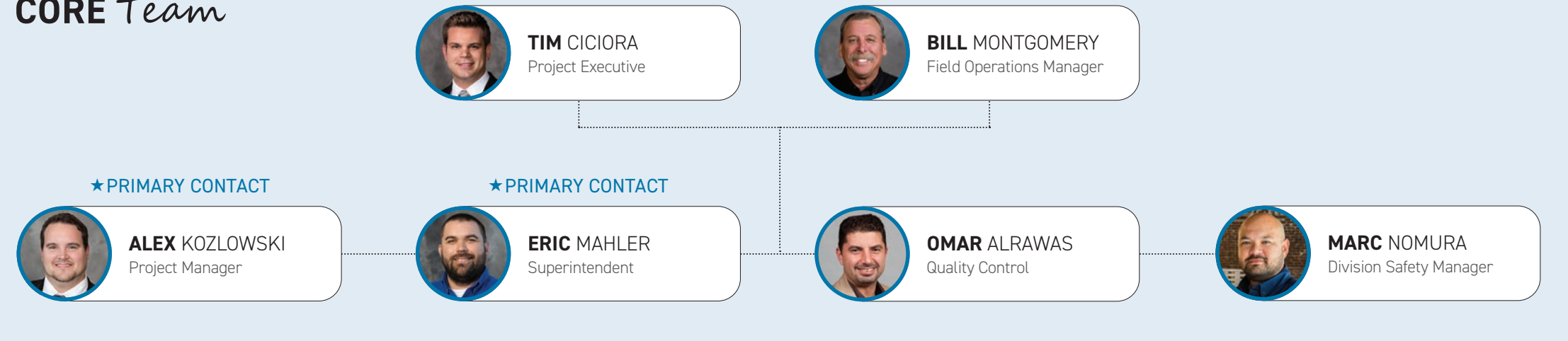


4 Staffing Resources

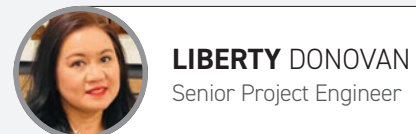


CONSTRUCTION

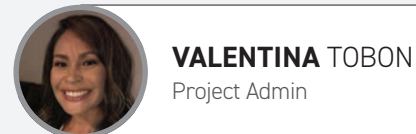
CORE Team



DOCUMENT CONTROL



LIBERTY DONOVAN
Senior Project Engineer



VALENTINA TOBON
Project Admin



LUPE NAVARRO
Labor Compliance

ESTIMATING

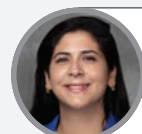


CHRIS SPENCER
Chief Estimator



DANIELLE LEYVA
Senior Estimator

SCHEDULING



REEM ASSAF
Scheduler

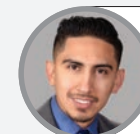


JEFF CROOK
Senior Scheduler

BIM+VD&C

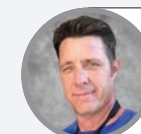


BREAWN FELIX
BIM/VD&C



CESAR ALVA
BIM Engineer

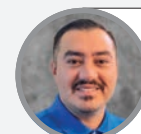
SELF-PERFORM



GARY CONOVER
Concrete Services



JONATHAN HANSEN
Drywall Services



VICTOR ARTEAGA
Doors Frames & Hardware
Manager

EBE OUTREACH



RICK VAUGHN
Regional Community Relations
Director



KIM PATTON
Senior Outreach Manager

SUBCONTRACTORS

ALL TRADES

SUPPORT Services



16 years
of Construction
Experience

EDUCATION/ CERTIFICATIONS

B.A. in Construction
Management, New School of
Architecture, San Diego, CA
OSHA 10 Certified

TIM CICIORA

PROJECT EXECUTIVE

Tim provides oversight of the financial outcome and success of the project. He is the primary client contact, with the ultimate responsibility of ensuring their satisfaction. He works closely with representatives from the client and oversight committees and boards to meet their specified project goals. He supports the project team in all aspects of preconstruction and construction, including estimating, subcontract negotiation, reporting, scheduling, accounting, quality, safety, claims management, profit projections, and day to day challenges. He performs regular project reviews to ensure conformance to the contract obligations. He also manages the team's collaborative service delivery and adheres to the established budget, schedule, sustainability, and quality standards.

Similar Project Experience

- **LAUSD** Roosevelt High School, Los Angeles, CA
- **CUSD** New Compton High School, Compton, CA
- **LBUSD** Millikan High School, Long Beach, CA
- **OUSD** Canyon High School, Anaheim, CA
- **OUSD** Orange High School Increment 1 Site Improvements, Orange, CA
- **CBU** Athletic Performance Center & East Campus Parking Structure, Riverside, CA



16 years
of Construction
Experience

EDUCATION/ CERTIFICATIONS

B.S. in Construction
Management, Michigan State
University, East Lansing
OSHA 30 Certified
First Aid & CPR Certified
Supervisory Crane Training
Supervisory Scaffold Erectors
Certificate

ALEX KOZLOWSKI

PROJECT MANAGER

Alex is responsible for the oversight of the entire construction project staff. He provides direct relations with ownership, stakeholders, and architects. He oversees the financial management of the entire project from start to finish, as well as day-to-day cost control. He negotiates and manages all subcontractor agreements, material procurement, and purchase orders. He finalizes and confirms accuracy of contract administration; submittal and document control; project drawings, specifications, and general conditions; schedule maintenance; and quality and safety control.

Similar Project Experience

- **NMUSD** Costa Mesa High School Performing Arts Center, Costa Mesa, CA
- **OUSD** Orange High School Increment 1 Site Improvements, Orange, CA
- **LBUSD** Jordan High School Classroom Buildings, Long Beach, CA
- **SDUSD** Clairemont Canyons Academy Whole Site Modernization, San Diego, CA
- **SDUSD** Wegeforth Elementary School Whole Site Modernization, San Diego, CA
- **SBCCD** San Bernardino Valley College Kinesiology and Athletics Complex, San Bernardino, CA



15 years
of Construction
Experience

EDUCATION/ CERTIFICATIONS

B.A. in Construction
Management, California State
University, Long Beach

HAZMAT 10

OSHA 10 & 30 Certified

Safety Trained Supervisor
Construction (STSC)

ERIC MAHLER

SUPERINTENDENT

Eric is responsible for all phases of construction at the jobsite, including the direction of all work crews, coordination of all subcontractor trades, checking/approval of all shop drawings, and the receipt and utilization of supplies and equipment. He is responsible for implementing and monitoring the safety program, to ensure company safety program and OSHA compliance. This includes the development and enforcement of a jobsite-specific safety plan, training and education of personnel regarding safety requirements, organization of pre-job safety meetings, and jobsite inspection.

Similar Project Experience

- **LAUSD** Roosevelt High School & Performing Arts Center, Los Angeles, CA
- **LAUSD** Jordan High School Redevelopment, Los Angeles, CA
- **CCCD** Golden West College Criminal Justice Training Center, Huntington Beach, CA
- **Cal State Fullerton**, Financial Trading Lab, Fullerton, CA
- **Cal State Fullerton**, Financial Aid & DSS Renovation, Fullerton, CA



19 years
of Construction
Experience

EDUCATION/ CERTIFICATIONS

B.A. in Business Administration,
Accounting, California State
University, Fullerton

LEED AP

Certified Professional Estimator

Certificate in Construction
Technology

DANIELLE LEYVA

SENIOR ESTIMATOR

Danielle is responsible for the preparation of detailed estimates throughout all phases. This includes conceptual design, construction phase cost analysis, development of GMPs, the bidding of trade packages, and cost pricing throughout the project life cycle. Her responsibilities include preparing and overseeing accurate quantity take-offs, material pricing and procurement, labor and construction market costs, pre-bid estimates, budgets and programs, and post-bid buyouts. She also provides value-engineering, constructability reviews, change-order analysis and validation, and forensic analysis services.

Similar Project Experience

- **LAUSD** Roosevelt High School & Performing Arts Center, Los Angeles, CA
- **LBUSD** Millikan High School, Long Beach, CA
- **OUSD** Canyon High School, Anaheim, CA
- **DUSD** Sussman Middle School, Downey, CA
- **LBUSD** Kettering Elementary School HVAC Upgrades, Long Beach, CA
- **SDUSD** Wegeforth Elementary School Whole Site Modernization, San Diego, CA
- **LACCD** ELAC College Nursing, Allied Health, Public Safety Building, Los Angeles, CA

5 DVBE



Committed to Meeting DVBE Goals.

Swinerton is proud to establish a higher standard of excellence for the construction industry with outreach programs to small, local and historically disadvantaged businesses, including those operated by women, minorities, and disabled veterans. This is not just an effort that we provide for clients that request this consideration; this is a part of Swinerton's culture and our commitment to the communities that we serve.

Swinerton is committed to maximizing participation of Disabled Veteran Business Enterprise (DVBE) companies on our projects. These Veterans have served our country and continue to aid our local community by contributing to the Costa Mesa-area economy, creating businesses, and employing other veterans and local workers.

Swinerton has completed many high profile construction projects throughout Southern California for clients with DVBE participation goals including Los Angeles Unified School District, San Diego Unified School District, Cal State Long Beach, Cal State Fullerton, Cal State LA, Los Angeles County, and San Bernardino Valley Community College District. The following projects are examples of Swinerton meeting and exceeding Agency Goals.

Name	Goals	Participation	Value
Cal State Long Beach, Student Success Center	DVBE 3%	DVBE 5%	\$33,934,784
Cal State Long Beach, Psychology Brain Science Renovation	DVBE 3%	DVBE 8.4%	\$2,547,000
LAUSD Sandra Cisneros Learning Academy (Formerly CRES #14)	DVBE 3%	DVBE: 3%	\$29,378,000
SDUSD Wegeforth Elementary School	DVBE 3%	DVBE: 5%	\$19,430,214
SDUSD Clairemont Canyons Academy Whole Site Modernization	DVBE 3%	DVBE: 5%	\$40,272,505

Swinerton's outreach strategies for administering and fulfilling the DVBE participation goals and required good faith efforts applicable to stated funded projects pursuant to Education Code section 17076.11 are as follows:

- Identify and develop a list of potential DVBE firms from Swinerton's Building Connected database and State of California's DVBE database.
- Place bid advertisements with local DVBE organizations.
- Contact and coordinate with local public and private veteran business support organizations to make their members aware of subcontracting and supplier opportunities. This will include the following but not limited to: Veterans in Business (VIB) Network; Network; US Veteran's Business Alliance (USVBA); National Veteran Business Development Council (NVBDC); Southern California Chapter for American Veteran-Owned Business Association; Helmets to Hardhats; and SoCal Veterans Business Outreach Center (VBOC).
- Ensure that all solicitations are structured to permit the maximum possible participation by DVBE's and follow-up on solicitations made to DVBE firms.
- Host project specific outreach events
- Actively participate in community outreach events and meetings that target DVBE businesses.
- Utilize social media to spread the word about upcoming events, bid opportunities, trainings, and workshops.
- Provide technical assistance to help DVBE's get prequalified with Swinerton.
- Assist non-DVBE subcontractors with identifying 2nd and 3rd tier subcontractors, vendors and suppliers who can work with them to execute segments of the larger subcontract.
- Focus on identifying which trades could potentially be handled by a DVBE sub and target those DVBE subs for bidding opportunities.
- All bidders will be required to acknowledge that they will meet or exceed the DVBE requirements and list their DVBE dollar and percentage commitments on their bid form.
- Capture all data regarding purchases and subcontracting to DVBE firms via our Project Management System.

6 Fiscal Stability



The Strength of California's #1 General Contractor

As California's #1 Contractor by revenue eight years in a row, Swinerton has the financial stability, depth of staff, strength of in-house resources, and bonding capacity to handle any construction project within the Southern California Region.

Swinerton has been a proven and successful contractor for 134 years. Our financial resources are backed by the financial strength of our parent company, Swinerton Incorporated, whose cash and assets total in excess of \$800 million. Swinerton maintains a co-surety arrangement with Zurich American Insurance Company and its subsidiary, Fidelity and Deposit Company of Maryland and Liberty Mutual Insurance Company. There are no limitations or surety restrictions that would prevent Swinerton from effectively performing on the Estancia High School Theater Project or on other projects within the Newport-Mesa Unified School District.

Swinerton has an established Risk Management Department to oversee the insurance programs that protect us against the physical and financial risks of our construction operations consisting of experienced insurance and claims personnel. The Risk Management Department works with our insurance broker, Arthur J. Gallagher, our clients and operation units to help implement comprehensive, fully integrated, risk mitigation strategies throughout the life cycle of a project. The surety requirements for Swinerton are handled by Zurich American Insurance Company and its subsidiary, Fidelity and Deposit Company.

No surety has ever paid a claim or completed a project for any Swinerton company, and we have never been denied a bond.

The following documents have been submitted as further evidence of Swinerton's stability and financial resources in **Section 14.**

Appendices:

- ✓ Dunn and Bradstreet Report
- ✓ Letter from a Financial Institution
- ✓ Latest Audited Financial Statement
- ✓ Notarized statement from Surety Insurer

\$2,231,008,234

**Current Value of
Work Under Contract**

Business Construction Revenues (5 yrs)



7 Experience and Technical Competence



7

Experience and Technical Competence

a. Experience

Commitment to the Needs and Goals of Newport-Mesa Unified School District

Swinerton is committed to needs and goals of Newport-Mesa USD, Estancia High School, and their stakeholders. We will ensure that the Estancia High School Performing Arts Center is fiscally responsible, enhances the functionality to the campus, improves and inspires student success, and addresses the long term vision of the District, School, and local community. We will utilize our strengths to increase schedule efficiency, minimize disruption to the school and neighborhood, and provide an inspiring performance space.

Leaders in K-12 DSA Construction

Swinerton is consistently one the Top Education and DSA Contractors in California and has constructed and managed over \$3.5B of California DSA projects over the past 20 years. Swinerton has over 52 local DSA construction experts having constructed numerous DSA projects locally for nearby education clients such as Orange Unified School District and Long Beach Unified School District. DSA projects are known to be highly complex and procedurally driven, with detailed reviews, approvals, inspections, and certification processes. Swinerton has developed proven strategies to manage these processes and ensure our DSA projects are designed and constructed smoothly and successfully throughout each stage of the project. Through Swinerton's extensive experience and longevity in the California K-12 DSA market, our team is very familiar with the scope and process of DSA's review, approval, inspection, and certification process and will work closely with Newport-Mesa USD and their design partner Pfeiffer Partners through final DSA certification and closeout to ensure prompt approvals, inspection, and certification of the Estancia High School Performing Arts Center project.

b. Project Specific Experience



DUSD Sussman Middle School Downey, California

The new 20,500-square-foot, two-story classroom building houses five science laboratories; five classrooms; and a 4,000-square-foot library/media center. Adjacent to the building is the new 13,650-square-foot gymnasium with a performance platform. Work also includes a 4,000-square-foot addition to the existing administration building; reconfiguration of 65,000 square feet of existing classroom buildings; relocation of 12 modular classroom buildings onsite; and renovation of 14 restrooms. Campus-wide fire/life safety and security systems were upgraded along with enhanced perimeter safety fencing.

Key Team Members

- David Cramp, Director of Education Market
- Bill Montgomery, Field Operations Manager
- Marc Nomura, Division Safety Manager
- Danielle Leyva, Sr. Estimator

Delivery Method **Lease-Leaseback**

Firm Role

General Contractor

Award & Completion Date

May 2019 - August 2021

Project Total Value

\$43,129,219

Amount of Fees

\$1,283,509

Major Subcontractors/Consultants

- Westberg White Architecture
- LPA, Inc.
- Rachlin Partners, Inc.

Relationship with Client

Excellent

Claims/Litigation & Resolution

No claims or litigation.

Client Reference

Vince Madsen, Sr. Director, Facilities,
Management and Planning
Downey Unified School District
747.241.0403
vmadsen@dusd.net

Delivery Method
Lease-Leaseback**Firm Role**
General Contractor**Award & Completion Date**
December 2017 - December 2020**Project Total Value**
\$25,063,030**Amount of Fees**
\$947,301**Major Subcontractors/Consultants**

- HMC Architects
- Cordoba Corporation

Relationship with Client
Excellent**Claims/Litigation & Resolution**
No claims or litigation.**Client Reference**
Jessica Landon
Construction Manager
Cordoba Corporation
562.667.7247
jlandon@cordobacorp.com**LBUSD Millikan High School** Long Beach, CA

New two-story, 56,000-square-foot classroom building is a cast-in-place concrete structure with structural steel framing and steel decking. An elevated bridge connects the building's two segments. Features 20 classrooms serving a variety of courses. Work also included a new artificial turf soccer/softball field and the demolition of the existing soccer/softball field, physical education blacktop area, and maintenance yard. A new student drop-off area was also built. Located on an occupied 38-acre high school campus, stringent safety and security measures were implemented. Swinerton provided LLB preconstruction and construction services. The project was under DSA jurisdiction.

Key Team Members

- David Cramp, Director of Education Market
- Bill Montgomery, Field Operations Manager
- Tim Ciciora, Project Executive
- Marc Nomura, Division Safety Manager
- Danielle Leyva, Sr. Estimator

**GUSD Glendale High School and Hoover High School Additions** Glendale, CA

A multi-campus project, work was performed concurrently at both sites. At Glendale HS, two new buildings and restrooms were built. It includes a two-story, 17,000-squarefoot building with seven computer tech labs; and a one-story, 5,000-squarefoot building with three classrooms. At Hoover HS, a new two-story, 15,000-square-foot building was constructed. It houses their visual arts department, with seven standard classrooms—including high-tech computer labs—along with a state-of-the-art photo lab/dark room. Both were occupied campuses and set on very tight sites. It required close coordination to facilitate safe student walking routes, along with detailed site logistic plans to minimize disruption to students and staff.

Key Team Members

- David Cramp, Director of Education Market
- Bill Montgomery, Field Operations Manager
- Marc Nomura, Division Safety Manager

Delivery Method
Lease-Leaseback**Firm Role**
General Contractor**Award & Completion Date**
July 2015 - January 2018**Project Total Value**
\$20,535,037**Amount of Fees**
\$757,697**Major Subcontractors/Consultants**

- NAC Architecture
- Architecture 9 PLLLP
- Cumming Group

Relationship with Client
Excellent**Claims/Litigation & Resolution**
No claims or litigation.**Client Reference**
Alan Reising, Director of Facilities Planning
and Construction
Long Beach Unified School District
562.997.7555
areising@lbschools.net
**Formerly with Glendale Unified School District*

Delivery Method
Lease-Leaseback**Firm Role**

General Contractor

Award & Completion Date

December 2015 - February 2020

Project Total Value

\$36,605,000

Amount of Fees

\$1,793,386

Major Subcontractors/Consultants

- SVA Architects
- Caldwell Flores Winters, Inc.

Relationship with Client

Excellent

Claims/Litigation & Resolution

No claims or litigation.

Client Reference

Janet Penanhoat, Asst Superintendent of
Fiscal Services; Business & Fiscal Services
Oxnard School District
805.385.1501
jpenanhoat@oxnardsd.org

**Oxnard School District Lemonwood K-8 School**

Oxnard, CA

Set on a 10-acre site, the new multi-building campus converted the existing school site from a K-6 facility to K-8 facility. A total of 62,000 square feet of new buildings were built, along with 357,000 square feet of sitework. A total of 37 classrooms were built at roughly 1,000 square feet each. It included: 28 standard classrooms; 4 kindergarten classrooms; 2 special education classrooms; and 3 science/flex labs. Construction also included a 7,000-square-foot multipurpose/PE room; a 5,000-square-foot administration center; a 2,700-square-foot media center; a 2,800-square-foot restroom facility; and a 4,500-square-foot food service area.

Key Team Members

- David Cramp, Director of Education Market
- Bill Montgomery, Field Operations Manager
- Marc Nomura, Division Safety Manager

**SDUSD Clairemont Canyons Academy WSM**

San Diego, CA

Home to 600 students, the entire elementary school campus is undergoing a full modernization. A new 37,500-square-foot, two-story classroom and administration building is being constructed, while an existing building is being reconfigured. All existing classrooms are being gutted back to framing and then modernized, including new insulation, drywall, flooring, and finishes. Fire alarm, data, communication, and security systems will also be upgraded. All existing buildings are receiving new roofs, windows, and exterior paint. Work also includes the removal of all portable classroom structures; demolition and replacement of a parking lot; a new athletic turf field with a new irrigation system; and sitewide paving and landscaping.

Key Team Members

- David Cramp, Director of Education Market
- Alex Kozlowski, Project Manager
- Bill Montgomery, Field Operations Manager
- Marc Nomura, Division Safety Manager

Delivery Method
Lease-Leaseback**Firm Role**

General Contractor

Award & Completion Date

February 2019 - December 2024

Project Total Value

\$40,137,475

Amount of Fees

\$1,192,630

Major Subcontractors/Consultants

- Platt/Whiteaw Architects, Inc.
- XXXX

Relationship with Client

Excellent

Claims/Litigation & Resolution

No claims or litigation.

Client Reference

Rick Mortazavi
Construction Manager
San Diego Unified School District
858.255.9923
rmortazavi@sandi.net

Additional Performance Arts/Theater Experience



PYLUSD El Dorado High School Performing Arts Center Placentia, CA

The Performing Arts Center is an 18,000-square foot ground up construction. The project consists of a single story theater with space for 600 people in a stadium seating arrangement, and room for a 250-person orchestra onstage. It is a concrete slab-on-grade building with a steel truss frame roof structure. It has 50,000 CMU block walls, and nearly a thousand yards of both concrete and grout. There are private dressing areas and green rooms for the cast, multiple restrooms, and a warm foyer encased in glass. The state-of-the art AV rigging and lighting systems include performance-based lighting and sound capabilities.



CVUHSD Lawndale High School Performing Arts Center Lawndale, CA

Swinerton completed this performing arts center takeover project in a multi-phased construction process. Swinerton took over construction on this project during Phase I after previous construction was terminated at 85% completion in 2002. Remaining work to be completed included practice band rooms, acoustical panel installation, minor electrical, data-low voltage, new work stations, new pipe grid, lighting support system, new storage rooms, and relocation of two existing OH coiling shutters. This project also included minor upgrades to the exterior, including new paint and miscellaneous landscaping. Phase II scope of work was comprised of lobby renovations, auditorium interior finish upgrades, and tenant improvements for the first and second floors. Campus improvements included site concrete, landscaping, site fencing, and gates.



Compton USD New Compton High School & Performing Arts Center Compton, CA

Swinerton is providing general contracting services for the ground-up construction of a new high school and the new Andre "Dr. Dre" Young Performing Arts Center. The New Compton High School will feature a new two-story academic building, one-story performing arts center, one-story gymnasium and associated locker room, competition sized swimming pool and support building, new football stadium, and track & field with aluminum bleachers and pressbox. Other work includes new parking lots, tennis and basketball courts, toilet and concessions building, and a new lunch shelter.



LAUSD Roosevelt High School & Performing Arts Center Los Angeles, CA

A design-build project with LPA, Inc., the Roosevelt High School project is reimagining much of the campus, which was originally built in 1923. Work is taking place on a fully-occupied high school campus surrounded by a congested family neighborhood. A total of 226,773 square feet of new buildings are being constructed. The new three-story classroom building is linked to a two-story administration building by a dual-level glass enclosed bridge. A new state-of-the-art performing arts center is also being built, along with a new two-story gymnasium.

c. Ability to Respond to District Needs

The Swinerton Education Group prides itself on its ability to quickly respond to our District clients and their needs. We understand the unique nature of K-12 construction and the timely information, inquiries, and decisions that need to be made. As your partner in this process, you have our commitment that our key personnel and support staff assigned to NMUSD projects are able to respond within a 1-hour response time or quicker. With over 1,500 employees within a 1-hour drive of Estancia High School, our team has more staff and local resources than any other general contractor in the region.

d. Contracting History

Describe in detail if Proposer has been involved in any of the following within the last five (5) years:

	QUESTION	RESPONSE
(a)	Failure to enter into a contract or professional services agreement once selected;	No
(b)	Withdrawal of a proposal or bid as a result of an error;	No
(c)	Termination or failure to complete a contract;	Swinerton Builders has not been terminated for default by an Owner.
(d)	Debarment by any municipal, county, state, federal, or local agency;	No
(e)	Involvement in litigation, arbitration, or mediation in the last five (5) years;	Please see 9. Litigation Information
(f)	Conviction of the firm or its principals for violating a state or federal antitrust law by bid or proposal rigging, collusion, or restrictive competition between bidders or proposers, or conviction of violating any other federal or state law related to bidding or performance of services	No
(g)	Knowing concealment of any deficiency in the performance of a prior contract	No
(h)	Falsification of information or submission of deceptive or	No
(i)	Willful disregard for applicable rules, laws, or regulations.	No

f. Additional Information

Please see 14. Appendices for additional information.

g. Technical Competence

Building Information Modeling (BIM) - Leveraging Innovation to Reduce Cost and Maximize Efficiency

Swinerton's prides itself on its cutting-edge digital resources which include a team of eight local in-house Building Information Modelers (BIM) which construct and coordinate the project in a virtual computer environment to identify potential conflicts and clashes, provide multi-disciplinary coordination, plan site logistics, and most importantly to proactively resolve items before they cause costly issues in the field. These BIM processes can also be integrated with estimating and scheduling during preconstruction, and into field QA/QC services and productivity monitoring during the construction phase.

Robotic Total Station Layout

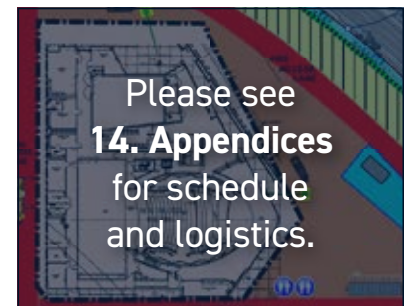
Swinerton not only has the ability to self perform concrete, drywall, rough carpentry and finished carpentry, but we utilize advanced surveying equipment to assist with the layout of footings, slab edge, embed plates, interior partitions, masonry walls, and even complex MEP fixtures and elements. The Trimble Robotic Total Station combined with aforementioned software applications allow for a seamless and accurate layout process.

CMiC Seamless Document and Project Control Systems

Swinerton utilizes the CMiC Document and Project Control system which can integrate with any any major project control system or be utilized on its own and allows for collaboration by providing a central communications system for all project related RFIs, submittals, documents, change order requests as well as communications management tools for Subcontractors, Architects, Owners, Consultants and other business partners.

Multi-Discipline Insight - In-House Engineers, Tradesmen, and Architects.

Over the last 10 years, Swinerton saw that the industry was moving towards more collaborative delivery methods with an increased focus on efficient design, preconstruction, and construction processes. With this in mind, Swinerton began to employ former architects and engineers to assist with preconstruction, design management, and design-build projects and in tandem Swinerton began to hire former Mechanical, Electrical, and Plumbing trades men and women to aid in coordination between design, preconstruction, and in-field construction, installation, and close-out. This multi-disciplinary approach had created greater efficiencies, cost savings, and ensured schedule adherence and a smooth close-out period.



8 Insurance





Insurance | Risk Management | Consulting

Arthur J. Gallagher & Co. Insurance Brokers of California, Inc.
2121 N. California Blvd., Suite 350, Walnut Creek, CA 94596
P.O. Box 7443, San Francisco, CA 94120-7443
CA Lic #100292093
United States

M 415.546.9300
F 415.536.8499
ajg.com

October 4, 2022

Newport-Mesa Unified School District
2985 Bear Street
Costa Mesa, California 92626
Attn: Jonathan Geiszler, Director, Purchasing & Warehouse

RE: Request for Proposals/Qualifications Lease-Leaseback Services for Estancia High School Theater Project

To Whom It May Concern:

Gallagher Construction Services, Arthur J. Gallagher & Co. Insurance Brokers of California, Inc. is the insurance broker for Swinerton Incorporated/Swinerton Builders.

This letter confirms that Swinerton Builders currently maintains insurance coverage with carriers which have the capacity to meet the insurance requirements as outlined in the Request for Proposals/Qualifications Lease-Leaseback Services for Estancia High School Theater Project.

Should you have any questions regarding Swinerton's insurance program please contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mari Wondimu', with a stylized, cursive script.

Mari Wondimu
Client Service Manager
D (415) 288-1641
www.ajg.com | Mariamawit_Wondimu@ajg.com
Arthur J. Gallagher & Co. Insurance Brokers of California, Inc.
CA License #0726293



9 Litigation Information



9

Litigation Information

Swinerton Builders is a large general contractor with many construction projects completed each year. As with any major contractor, we occasionally have disputes which reach arbitration or litigation. We are not a litigious company and our practice is to amicably resolve good faith disputes with our clients and vendors, whom with we have built great relationships. As the general course of project close-out, if negotiations are still ongoing with open change orders after completion has occurred, due to the extremely limited statute of limitations in many states, parties are occasionally required to file a complaint to maintain legal rights. These disputes most often settle and are dismissed soon thereafter with little to no actual effort on the case.

Mediation is a preferred and highly successful dispute resolution process in those circumstances when parties are unable to reach a settlement. Occasionally, a few disputes wind their way through litigation but it is only on a very rare occasion that a dispute will not be settled short of actual trial. Swinerton Builders does not formally track claims separate from items in litigation, nor does it track a termination for convenience. Swinerton Builders is not currently involved in any litigation that poses a significant threat to our financial well-being or to our ability to complete any project. Swinerton Builders has no outstanding judgments or awards against it.

The following list sets forth construction-related matters filed by Swinerton Builders against a Project Owner in court or arbitration for the last five (5) years in California.

PLAINTIFF	DEFENDANT	CASE NO.	DATE FILED/COMMENCED	FORUM	PROJECT NAME	STATUS	MATTER TYPE
Swinerton Builders	Cache Creek Casino Resort	01-19-0004-1349	11/21/2019	American Arbitration Association	Cache Creek Casino	Resolved	Breach of Contract
Swinerton Builders	The Viejas Band of Kumeyaay Indians, dba Viejas Enterprises	1240024074	7/1/2020	American Arbitration Association	Viejas Phase 3	Pending Dismissal - Settled	Breach of Contract
Swinerton Builders	SPA BR SFO, LLC dba Be Relax Spa	01-20-0009-7529	7/10/2020	American Arbitration Association	Be Relax Spa SF Airport	Resolved	Breach of Contract
Swinerton Builders	El Capitan OB, LLC & El Capitan Hotel Merced, LLC	1-21-0017-4303	11/17/2021	American Arbitration Association	El Capitan Hotel	Resolved	Breach of Contract
Swinerton Builders	Oceanwide Plaza, Oceanwide Holdings, Tom Malloy, et al.	22STCV12580	4/14/2022	Los Angeles Superior Court	Oceanwide Plaza Figueroa Central	Pending	Breach of Contract

The following list sets forth construction-related matters filed by a Project Owner against Swinerton Builders in court or arbitration for the last five (5) years in California.

PLAINTIFF	DEFENDANT	CASE NO.	DATE FILED/COMMENCED	FORUM	Project Name	STATUS	MATTER TYPE
SG Downtown LLC	Swinerton Builders	34-2018-00236161	7/3/2018	Superior Court of California, County of Sacramento	Sacramento Downtown Plaza Mixed-use Tower	Resolved	Breach of Contract
Colgreen North Shore, LLC	Swinerton Builders	PSC1805281	8/31/2018	Superior Court of California, County of Riverside	Colgreen Mecca	Resolved	Complaint for Declaratory Relief
Coachella Valley Water District	Swinerton Builders	37-2020-00016286-CU-BC-CTL	2/10/2021	Superior Court of California, County of San Diego	Palm Desert Critical Services	Pending	Contractual Indemnity
Broadway Elite, LLC	Swinerton Builders	22STCV06498	2/22/2022	Los Angeles County Superior Court	400 S. Broadway	Pending Dismissal - Settled	Injunction and Declaratory Relief

10 Proposed Method to Accomplish the Work



(1) Methodology

With a dedicated Education Group, Swinerton's staff is solely focused on the K-14 market and the nuances of making education clients and projects successful. Our teams are experts in understanding the needs of the District, working on and minimizing disruptions to occupied campuses, and working within the DSA requirements. In addition, our teams bring a wealth of experience and lessons learned not only from past completed projects, but also from our ongoing Education Group trainings and quarterly meetings with like-minded Education team members.

Building on this foundation of experience, our dedicated project teams are supported by preconstruction directors and estimators who specialize in school projects and understand the unique demands involved. Further bolstered by our in-house resources such as BIM Technicians, our Renewable Energies Group, Self-perform Specialists, Quality Control Managers, MEP Experts, Schedulers, and Safety Engineers, our project teams are able to provide preconstruction and construction services tailored to the vision and goals of the District. Swinerton's ability to work with and support NMUSD, Pfeiffer, and their design consultants during all phase of the project is unparalleled.

(2) Approach to LLB

Our team has a long history in the business of construction, with a strong understanding of how to successfully run a Lease-Leaseback contract delivery. It is important to focus on meeting the District's budget and schedule, all the while producing a quality product to turn over upon completion. This process starts with the preconstruction phase and our team's involvement with the development of the project budget assessment, master schedule and value creation matrix.

Preconstruction Phase

The preconstruction services will be led by our construction team, in partnership with our Project Manager, Alex Kozlowski and the rest of our preconstruction support team. Our preconstruction group is dedicated and experienced in understanding the importance of the preconstruction effort and brings a wealth of information to the project along with our in-house resources include; schedulers, estimators, BIM coordinators, superintendents, and specific trade professionals (including hardware specialists).



Swinerton is a self-performing General Contractor, the advantage this brings to the project is the ability to look at documents from the perspective of a hands-on builder, looking at the details as if building the project on paper, verifying coordination between trades and offering alternate solutions and/or value engineering when appropriate. The coordinated approach of all team members allows for consistency related to project knowledge and communication and allows us to move into the construction phase armed with the right tools to manage the project from both a construction and budget perspective. Our team of professionals will provide value to the Estancia High School Theater Project through their specialization, but also by their varied perspectives and experiences.



CONSTRUCTABILITY REVIEW

Utilizing the knowledge of Newport-Mesa Unified School District's design requirements and job approach, our team will work with the District to provide valuable experience during the final design of the project. This ensures that the project meets the District's standards and goals through the constructability review process. It is critical that constructability reviews start early in the development of the construction documents. Our Superintendents will bring their expertise and lessons learned experiences from past DSA projects. Their efforts will be at the forefront of constructability reviews along with our Project Managers who all have extensive K-12 experience.

In addition our self-perform groups assist in the constructability reviews from a perspective of someone who really understands the details and level of coordination necessary to install the work with no delays or impacts. On the Estancia High School Theater Project, our self-perform groups will be involved from the beginning. They will be proactively looking at the modernization work to identify potential unforeseen challenges in coordination, provide value analysis, and maximize schedule efficiencies through sequencing of the multiple buildings.

VALUE ENGINEERING

Swinerton has fostered excellent relationships with architects and engineers because we understand the importance the built environment has on the human condition; how it influences our behavior, affects our psyche and contributes to the quality of our daily experiences. Decisions on materials and equipment do not haphazardly occur, but rather respond intentionally to provide benefit to the people which inhabit each building. By properly estimating the project and offering value engineering options we can often prevent costs from creeping upward. If we do encounter an opportunity to reduce costs, we seek to understand the intent behind the decision of how materials and details were determined before suggesting less expensive alternatives. By gaining this understanding, we will be able to offer appropriate value engineering options to effectively manage cost and achieve the design intent.

Value engineering sessions conducted during the preconstruction phase will identify when adjustments can be made to program requirements – true value engineering is making the best decisions weighing both the costs and quality goals of the project. Our team will review the design to ensure it is the most cost effective and consistent with project goals. In all cases, we will seek to find possibilities to improve quality, expedite schedules and optimize costs.

Our goal in the Value Engineering process is to be a creative and constructive partner in developing, pricing, scheduling and performing life cycle evaluations for the various alternatives. We will take advantage of our strong, trusted partnerships in the local contractor market. These partnerships ensure our accuracy in budgeting and value engineering services.

BUDGET / ESTIMATE

Our estimating team of **Chris Spencer** and **Danielle Leyva** provides comprehensive construction estimates detailing the values of all elements of the project. During preconstruction, our budgeting and estimating control processes include complete and detailed material take-offs as well as systems quantity surveys. Our estimators are dedicated to maintaining current information on cost escalation, the recent tariffs affecting our industry, and the cost of raw materials. We have a long and rich history of providing a proven process of managing costs to ensure projects stay on budget.

Our budget trend log identifies alternates and cost savings options at every design stage and tracks cost items in between stages of design documents. At each stage, we will reconcile the trend log with new documents and verify them against the desired scope. This Plan/Measure/ Price/Verify process ensures that no items slip through the cracks of a fast-moving process. This cost control process will continue throughout preconstruction.

We will provide a consistent estimating team organization to create project knowledge that survives design milestones to be carried through the life of the project.

SCHEDULE MANAGEMENT

On a project such as the Estancia High School Theater, the key to timely completion begins with a meticulously thought-out master schedule. As industry leaders in the education sector, **Reem Assaf** and our scheduling team will use concise and efficient methods for the preparation and management of project schedules in Primavera P6. Working in conjunction with the District and the Design Team along with input from the critical subcontractors and our own self-perform and trade experts, our in-house scheduling staff is able to develop an accurate road map for completing the project on time. And since our onsite project manager and superintendent are responsible for the ownership and productivity driving the schedule during construction, **Alex Kozlowski** and **Eric Mahler** are also intimately involved in development of the schedule during preconstruction.

Phasing and contract requirements, procurement of long lead items, submittal review durations (especially DSA Deferred Approvals), shop drawing development, coordination with utility agencies, and the efficient and logical sequencing of the work activities are all incorporated into the schedule. The team makes a concerted effort to align milestone dates with school holidays and the critical summer periods to minimize the impact to the daily operations of the campus.

PRECONSTRUCTION	Constructability and Coordination Review	Schedule and Construction Sequencing Development	BIM Coordination	Development of Different Trade Bid Package Scopes of Work
	Field Investigation	Value Engineering	Detailed Cost Estimating	Bidding and Preparation of the Final Guaranteed Maximum Price (GMP)
CONSTRUCTION	Safety	Schedule Management	Material Procurement	DSA and Agency Compliance
	Quality Control	Contingency and Allowance Management	Project Coordination (SDUSD, DLR, Dahlin, Subcontractors/Suppliers)	Document Control

Construction Phase

COMMUNICATION MANAGEMENT

The most critical element of a successful project is establishing a culture of teamwork, communication, collaboration, and commitment to the greater good of the project among the entire team, including the Design Team, Consultants and ourselves. This commitment fosters a solution-oriented environment where projects get completed within budget and ahead of schedule. This collaborative attitude must be established early and fostered throughout the project as challenges arise.

Our project team understands the high level of communication necessary between the project teams of the Estancia High School and the NMUSD staff with respect to the construction schedule, site logistics, deliveries, parking and the needs of the community. Our team has extensive experience working with multiple phases on an occupied campus or multiple projects on a campus. Understanding that the needs of an occupied campus change constantly, the site logistics plan is a living document where the team works closely with NMUSD and school representatives to find solutions that allow the construction to move forward with minimal disruption to the campus.

Our Project Manager will be responsible for coordinating, attending and documenting all weekly jobsite meetings, pre-installation conferences, coordination meetings with trade contractors, the design team and the District.

DOCUMENT MANAGEMENT

Our team is also prepared to utilize Swinerton's project management system, CMiC (but can also utilize a District preferred system). CMiC provides a proactive document management system that allows our team and the owner to manage documents from the project mobilization to closeout as well. With CMiC, our team can control the document process by facilitating the exchange of plans, documents and communications with trade contractors and the District's team through the module. At the end of the project, the documents are transmitted via electronic media including RFIs, Submittals, DSA documents, Field documents, Change documents, etc. for District to archive should the District elect to implement.

In addition to project management system software, we plan to enforce the use of electronic record document management system utilizing the Bluebeam Studio tool which maintains the construction documents up to date and readily available real-time to all trade contractors, design teams and the District.



All changes to the construction document are recorded and hyperlinked to RFIs, Submittals, CCDs, ASI, etc. to be readily available electronically in the office and in the field. It creates an open communication and great tool for collaboration with the entire project team.

COST MANAGEMENT

We take a very proactive approach to identifying potential issues early and working with the design team to come up with a "best value" solution. During construction, should a cost issue arise, the entire team is notified immediately. The pricing and scope will be reviewed by our team prior to District's team review. All potential changes are quantified and submitted to the entire team with the backup to review and assess validity quickly to minimize any delays to the project. We recommend having regular weekly change order reviews with the District and Design Team to ensure there are no potential delays due to the changes and to maintain the overall project budget.

QUALITY CONTROL AND SAFETY

The quality of work performed for NMUSD is ensured through our comprehensive Construction Quality Management Plan (QMP) that begins immediately and continues throughout the construction and post-construction process. This QMP is organized in a program called BIM 360 that provides a collaborative interface for all team members to track issues, eliminate deficiencies, and meet all project quality requirements. The QMP includes pre-installation, work phase, and follow-up meetings; water-intrusion requirements/testing record tracking; mock-up and first-install review.

We believe Quality Management is successful when it is consistent; from the beginning of the project until the final sign-off. Our obligation to NMUSD is to produce the highest level of quality without compromise. Our QMP will identify key components, systems and/or definable features up front that may be potential quality challenges and provide solutions to ensure that these challenges are met.

SCHEDULE MANAGEMENT

The schedule is absolutely paramount for the on-time delivery of the project. As industry leaders in the education sector, our team will use the scheduling program Primavera P6 to manage the preconstruction and construction scheduling requirements. Timely completion of the project is one of our core objectives along with cost control, quality assurance, and safety for any project delivery.

The key to timely completion begins with a meticulously thought-out master schedule established with all stakeholders, design team and the District which will become the Bid Schedule. The Schedule accounts for all construction activities, agency approvals, long-lead items, fabrication, deliverables, critical milestones, etc. Punctuality is key. Our team employs a detailed, collaborative focus, to meet all milestone activities, providing weekly and monthly schedule updates, and a proactive scheduled analysis to avoid schedule impacts.



Post-Construction Phase

We are committed to a smooth closeout and certification process for the District and their consulting partners. Our closeout process begins on the first day of construction by establishing project specific procedures to capture critical documentation and correct any deficient work as the project proceeds, not only at project completion.

OWNER / DISTRICT CLOSEOUT

Throughout the course of construction, our team is compiling critical project data to ensure a clear and accurate record of the project is created for the District. Ensuring timely completion of punch lists, close-out documentation, providing complete and accurate as-built drawings, as well as detailed information related to building systems warranties, guarantees, manuals and instructions on the proper maintenance of the systems. Our team will work closely with trade contractors to train District staff and facility groups on the proper use and maintenance of the building systems. Operations and Maintenance Manuals and well prepared, thorough and well documented training evolutions are all part of proper project close-out procedures.

TRADE CONTRACTOR CLOSEOUT

Our Superintendents will monitor trade contractors' activity and quality on a daily basis, and will conduct formal weekly coordination meetings to ensure quality control, schedule adherence, and to establish short-term goals. The key to a smooth closeout process lies in the proper management of trade contractors' quality control during construction. We require that deficient trade contractor work be corrected within 72 hours. This guarantees that issues are corrected swiftly, and greatly reduces the number of punch list items.

DSA CLOSEOUT AND CERTIFICATION

The end of any project is impacted tremendously by how the project begins. Our experience in coming out of the gate right and staying on target is paramount to the collective success for DSA Closeout and Certification.

Our team will be intimately aligned with the Inspector of Record (IOR), DSA Inspector and all other special testing entities throughout the construction process. Building a solid rapport and mutual understanding with the IOR and DSA inspector is key to smooth DSA Closeout and Certification process.

Our approach is to daily recognize and identify what must be accomplished each day to keep on pace with the expected closeout requirements. Gathering the details through the build is what our team prides itself on; our execution in providing deliverables keeps our end game intact and supports DSA. Every Construction Change Directive (CCD) will be processed without delay.

We will be working closely with the Architect on each CCD; addressing DSA comments immediately with the intention of obtaining final approval as quickly as possible. We are well versed in the latest changes and improvements regarding the DSA process and DSA Box management. This familiarity will drive the projects to be closed out with certification in less than 90 days.

(3) Subcontractor Selection/ Workforce Issues

Bidding Phase

BID DOCUMENTS

One of the most important aspects of securing good, qualified bidders is to ensure that the bidding documents are well coordinated and clearly defined. Once NMUSD submits completed construction documents to DSA, our team will immediately commence preparing bid document for the next phase, Bid and Award. First, we will develop specific trade bid packages as we transition (or before we transition) from Preconstruction to Construction Documents. These bid packages will provide detailed instructions to the bidders relating to the project requirements such as schedule, site logistics, safety, and scopes of work.

Our procurement planning efforts involve prequalification of contractors for the purpose of establishing qualified bidders for each trade. We are prepared to make recommendations to the District. Our prequalification process which is designed not only to measure a contractor's financial stability, but also their ability to perform effectively on a project based on size, current workloads, and available manpower. We have a database of over 4,000 contractors that have been used on projects over the past 134 years.

To categorize and qualify, we utilize SmartBidNet to allow contractors access to their prequalification criteria to update. In addition to storing prequalification criteria, SmartBidNet provides a means of sending mass email during the bid phase of projects. We can issue a solicitation, addenda, RFIs and any other communication to a selected list of contractors or the entire list of contractors in our database.

We are familiar with, and appreciate the concept of, providing a complete price to build a project, based on our wealth of experience. Additionally, we continuously monitor and communicate with the contracting community during the bid process to ensure that we receive appropriate coverage for all of the bid packages (at least three bids for each). Bids are received, opened, and analyzed by the District and our team.

Routinely, the apparent responsive low bidder will be interviewed to affirm their understanding of the work and conformance to the design documents and bid package instructions before making recommendations for award of construction contract to District. This is an "Open Book" approach with all unspent funds being returned to NMUSD.

SKILLED AND TRAINED WORKFORCE

Swinerton has been at the forefront working with Districts to stay current and active in the latest legislation for the meeting the intent of the Skilled and Trained Workforce Requirements (SWF) for all delivery methods under the statute. Our education and in-house labor compliance department (7 persons strong in Southern California) have coordinated with a number of Districts to refine both the current and future requirements as well as reporting techniques to meet the reporting requirements and to achieve due diligence without over burdening the District. Throughout the process the most important aspect of maintaining compliance is in the way we educate our subcontractors.

Swinerton has developed and included the documentation requested with detailed instructions for our subcontractors in every subcontract. We speak thoroughly in our preconstruction meetings regarding the requirements and reporting forms in every preconstruction meeting. With the use of our LCP Tracker system we generate monthly and cumulative reports to review for each subcontractor to ensure compliance. If we have a challenged subcontractor our Labor Compliance expert immediately reaches out to the subcontractor to make sure they understand the requirements and to work with them to find the right resources to meet the minimum percentages. Additionally, Swinerton has never been assessed a Civil Wage Penalty related to a prevailing wage issue.

(4) Local Outreach/Hiring

Maximizing Local Costa Mesa-Area Firm and Worker Participation

Swinerton Builders shares NMUSD's goal of promoting economic growth in the communities it serves by expanding career opportunities for local businesses, and workers. The team has an established approach for increasing the outreach and participation of local Costa Mesa-Area workers and businesses (including small and disadvantaged businesses) while also creating support and mentoring programs that ensure their continued success. The Swinerton team plans to maximize local participation by utilizing the following strategies.

STRATEGY	IMPLEMENTATION
Develop a NMUSD Local Participation Checklist to Assist in Identifying Local Firms, Workers & Outreach Efforts	• Develop NMUSD Local Participation Checklist and Work with NMUSD to maximize efforts to identify Costa Mesa-area firms and workers • Contact with local trade associations and business/economic development organizations and workforce development organizations. Place Ads in Designated NMUSD-Area Local Publication encouraging participation • Provide, lead, and attend pre-bid subcontractor conferences and trade-fairs. • Holding meetings with prospective local vendors and suppliers • Advertising in local Costa Mesa-Area Publications
Local Costa Mesa Company Source Lists	• Utilize any Swinerton and NMUSD-approved local subcontractor lists to connect with firms. • Development and maintenance of local bidder's database for subcontracting efforts. • Provide local list referenced by all project team members soliciting subcontracts
Internal Efforts	• Conduct workshops and training programs for internal project staff on utilizing local firms. • Set Internal Local Goals and Monitor activities to evaluate compliance with our plan. • Arrange interviews with local, small, and disabled veteran businesses
Ensuring Maximum Local Worker and Business Participation	• Ensure that solicitations are structured for maximum possible participation by local businesses • Potential to provide job-fairs with key subcontractors to garner interest among local workers • Partner with local workforce development agencies to aid in local worker outreach • Partnering with Local Unions and Trade Groups to place workers • Develop local worker hiring timetables to maximize local workers • Solicit "Requests for Proposals" in locally focused contracting publications. • Conduct local outreach meetings prior to receiving bids for each bid or trade package. • Address and answer questions about the project, bidding procedures, the schedule, the type of work available, and the Team's administrative procedures. • Structuring & Size Bid and Trade Packages so that more local firms can participate
In-House Training	• Estimating Coordinators, Estimators, and Project Managers receive training in the administration of contracts to ensure good faith efforts and maximizing our local firm participation goals
Local Mentoring Programs	• Swinerton provides additional technical support and business mentoring to Local and SBE/DVBE firms to ensure their continued success and growth as a company.
Monitoring of Local Subcontracting Goals	• Team documents responses, proposals, and bids received, and action taken in response to the proposal and/or bids reviewed from local business enterprises. • Our Project Management System captures all data regarding purchases and subcontracting to local Costa Mesa-area firms • Our Project Participation Coordinator compiles a subcontractor tracking log

11 Pricing and Contingency



11

Pricing and Contingency

1	LLB Entity Fee	3.25%	----
2	Preconstruction Services Fee	\$95,000	----
3	Special Conditions	Job Specific Usually 0%	Typically not needed unless there are extenuating conditions.
4	General Conditions	\$111,198 per month	See GC/GR table (12. General Conditions Table)
5	General Requirements	Included in GC breakdown	See GC/GR table (12. General Conditions Table)
6	Bonds and Insurance	0.73% - Performance and Payment Bond 1.15% GL Insurance	These are fixed rates for Bond and General Liability Insurance
7	Other (if necessary)	Typically between 0.25% - 0.55%	Due to the volatility of the market, Builder's risk quotes will be provided from the bid set of plans.



12 Contractor's General Conditions Table



Contractor's General Conditions / General Requirements in its Performance of the Work	Quantity	Unit	\$/Unit	Total
Supervision/Staff				
Operations Manager	20	Months	\$ 1,788	\$ 35,756.66
Project Executive	20	Months	\$ 3,047	\$ 60,939.74
Project Manager	20	Months	\$ 24,749	\$ 494,976.18
Project Superintendent	20	Months	\$ 25,356	\$ 507,128.74
Project Engineer	20	Months	\$ 13,769	\$ 275,374.83
Scheduling Engineer	20	Months	\$ 1,993	\$ 39,851.94
Estimator	Included in Preconstruction Fee			
Constructability Reviewer	Included in Preconstruction Fee			
Quality control Manager	20	Months	\$ 2,658	\$ 53,168.60
MEP Coordinator	20	Months	\$ 2,067	\$ 41,344.20
Field Engineer	Cost of the Work			
Draftsman/Detailer	Included			
BIM Manager/Coordinator	20	Months	\$ 1,326	\$ 26,524.56
Record Drawings	20	Months	\$ 2,917	\$ 58,339.20
Field Accountant	20	Months	\$ 1,224	\$ 24,488.25
Labor Compliance Manager	20	Months	\$ 1,401	\$ 28,024.24
Time Keeper/Checker	Included			
Secretarial/Clerk Typist	20	Months	\$ 5,825	\$ 116,493.00
Independent Surveyor	Cost of the Work			
Safety &. E.E.O. officer	20	Months	\$ 2,548	\$ 50,956.16
Supervision/Staff Totals	20	Months	\$ 90,668	\$ 1,813,366.29
Field Offices for GC, Inspector, and Owner				
Office Trailer/Rental, Set-up, Tear-down, Relocation – 12' x 60' for Contractor	20	Months	\$ 2,000	\$ 40,000.00
Office Trailer/Rental, Set-up, Tear-down, Relocation – 24' x 60' for District Construction Manager and Inspector and on-site meetings	20	Months	\$ 2,750	\$ 55,000.00
Office Furniture/Equip/Computers	1	Lump Sum	\$ 10,000	\$ 10,000.00
Telephone/Data Installation	1	Lump Sum	\$ 6,500	\$ 6,500.00
Telephone/Data Monthly Charges	1	Lump Sum	\$ 799	\$ 798.90
Elect Power Installation	1	Lump Sum	\$ 20,000	\$ 20,000.00
Elect Power Distribution Wiring	1	Lump Sum	\$ 12,000	\$ 12,000.00
Water Service - Installation	1	Lump Sum	\$ 3,500	\$ 3,500.00
Heating & Cooling Costs	20	Months	\$ 592	\$ 11,835.62
Light Bulbs & Misc. Supplies	20	Months	\$ 225	\$ 4,500.00
Recycling/Trash Dumpster Removal/Hauling	20	Months	\$ 750	\$ 15,000.00
Maintenance Services (janitorial, holding tank, etc.)	20	Months	\$ 175	\$ 3,500.00
Drinking Water/Cooler/Cup	20	Months	\$ 125	\$ 2,500.00
Field Offices for GC, Inspector, and Owner Totals	20	Months	\$ 9,257	\$ 185,134.52
Documents/Records/Misc.				
Xerox Copies/Misc Printing	20	Months	\$ 75	\$ 1,500.00
Electronic Drawing Transfer	20	Months	\$ 175	\$ 3,500.00
Printing - Drawings & Specifications	1	Lump Sum	\$ 7,500	\$ 7,500.00
As-built Drawing Reproduction	1	Lump Sum	\$ 3,000	\$ 3,000.00
Postage/UPS/FedEx	20	Months	\$ 50	\$ 1,000.00
Project Photographs and Video	20	Months	\$ 350	\$ 7,000.00
Closeout documentation – manuals, warranties, DSA documents	1	Lump Sum	\$ 2,000	\$ 2,000.00
Documents/Records/Misc. Totals	20	Months	\$ 1,275	\$ 25,500.00
Jobsite Operations				
Storage Trailer & Tool Shed Rental	20	Months	\$ 500	\$ 10,000.00
Safety/First Aid Supplies/Safety Signage	20	Months	\$ 650	\$ 13,000.00
Fire Fighting Equipment	Included			
Security Guards - need more information to provide budget	Need more info to provide pricing			Excluded
Temporary Parking - need more information to provide budget	Need more info to provide pricing			Excluded
Watchman Service - need more information to provide budget	Need more info to provide pricing			Excluded
Jobsite Operations Totals	20	Months	\$ 1,150	\$ 23,000.00
Other				
Subcontractor bond or subcontractor default insurance costs	% of subcontractor costs			1.15%
Bidding Costs	Included in Preconstruction Fee			
Facility Operator/Training	Included			
Safety Inspections	Included			
Other Totals				

13 Other Information



A Commitment to Outstanding Customer Service

At Swinerton Builders, a commitment to customer service has always guided the way we conduct our business and is evident in our 73% repeat customer rate. As builders, we are intrinsically tied to the communities we serve through the schools, libraries, airports, and hospitals we construct. Swinerton takes this commitment to bettering our communities to heart, by providing the highest quality construction and true owner collaboration. In our 134 years of history, Swinerton has only grown and thrived by assisting our owners and delivering projects that exceed their expectations.

Swinerton is an experienced team and organization that is one of the oldest and largest construction firms in California. Additionally, Swinerton is committed to the success of the education sector with over 500 projects completed, valued in excess of \$3.5 billion. This broad experience not only allows our team to bring Newport-Mesa Unified School District expertise, but also best practices and lessons learned so that we can “hit the ground running” and provide tailored service to the District.

We believe that to be a successful General Contractor in today’s Education arena we must first and foremost be at the service of the District’s interests throughout the length of the project. Our firm is established on the core philosophy of providing outstanding customer service through:

Understanding the “business” of the Educational/Academic Client

As an Education Contractor, we are invited “guests” into the District’s business environment. To be effective and efficient, we must have a through knowledge and understanding of the forces that shape your business decisions. Swinerton understands the particular challenges to education construction and provides innovative and forward-thinking solutions to make the construction process easier and more efficient.

Collaboration

The design and construction of today’s educational projects takes a team. We understand this and take great pride in being a team player. To meet the goals and objectives of the District, it is essential that Swinerton be the pro-active facilitator of the process, and in doing so, require and strive for excellence from the entire team of professionals.

Being a Good Partner & Neighbor

Swinerton understands that we are invited guests into the campuses that we serve and the communities in which we build. With this understanding, Swinerton always strives to be a conscientious partner in minimizing any impact to the school’s academic function and to the surrounding community.

Success for All

It is Swinerton’s responsibility to help all team members achieve success. Our role is to be a general contractor, a manager, a problem solver, and to provide assistance where there is the most need. Our role is not to be divisive but to create forward progress towards a shared goal and help all parties be successful.

Solution Oriented

By focusing on facilitating solutions for our clients and their stakeholders, our team can be efficient and targeted. Core to this approach is close communication with all team members and the experience, best practices, and lessons learned.



14 Appendices



- 
- **Additional Information**
 - **Schedule**
 - **Logistics**
 - **Dunn and Bradstreet Report**
 - **Letter from a Financial Institution**
 - **Latest Audited Financial Statement**
 - **Notarized statement from Surety Insurer**

Additional Information



#1 TOP CONTRACTOR IN CALIFORNIA



Swinerton remains the No. 1 Top Contractor in California for the 9th consecutive year!

Every summer after national rankings are released, ENR ranks top contractors by region in the United States based on construction contracting-specific revenue. This year, Swinerton submitted to and ranked in the top lists for California (including Hawaii), Northwest, Mountain States, Texas/Louisiana, and Southeast.

A Trusted Partner THE SWINERTON DIFFERENCE

Swinerton understands the complexities and specific requirements building for and within an active school campus. When we are building on your campus the safety of students, faculty and workers is paramount.

Our expert teams excel at construction work on bustling campuses and understand the extensive coordination and communication required to successfully get the job done at lower cost, higher value, and with minimal disruption to the campus community.

The following outlines the strengths of Swinerton that uniquely qualify us as the builder of choice for Newport-Mesa Unified School District to **successfully provide expert preconstruction services** for the Estancia High School Theater Project:

- 1 Substantial Southern California School District Experience
- 2 25+ Years of K-12 Education Lease-Leaseback Experience
- 3 134 Years as a Successful Contractor in California
- 4 Superior Safety Rating: Swinerton's EMR is 0.60



SWINERTON

Established in 1888, we are a forward-thinking company that strategically seizes opportunities and executes every project with passion and relentless accountability for our clients. Headquartered in San Francisco, and with local offices across the country, Swinerton provides commercial construction and construction management services throughout the United States.

As a 100% employee-owned company with construction excellence spanning three centuries, we are recognized as one of the top general contractors in the nation and have built a reputation for delivering added value to our clients.

Our longevity is not a result of the structures we've built. Our record of **innovation and excellence** is not to be found in our archives. Our unquestioned integrity is not a product of words engraved on a plaque. These qualities and successes can only be attributed to our one true asset – our people. Our successful history is backed by our ability to stay ahead of trends, and the flexibility and financial strength of our company.

1888
Founded

\$3B
2021 Revenue

\$3B
Completed DSA in CA

0.60
Current CA EMR

No. 1
Top Contractor ENR CA

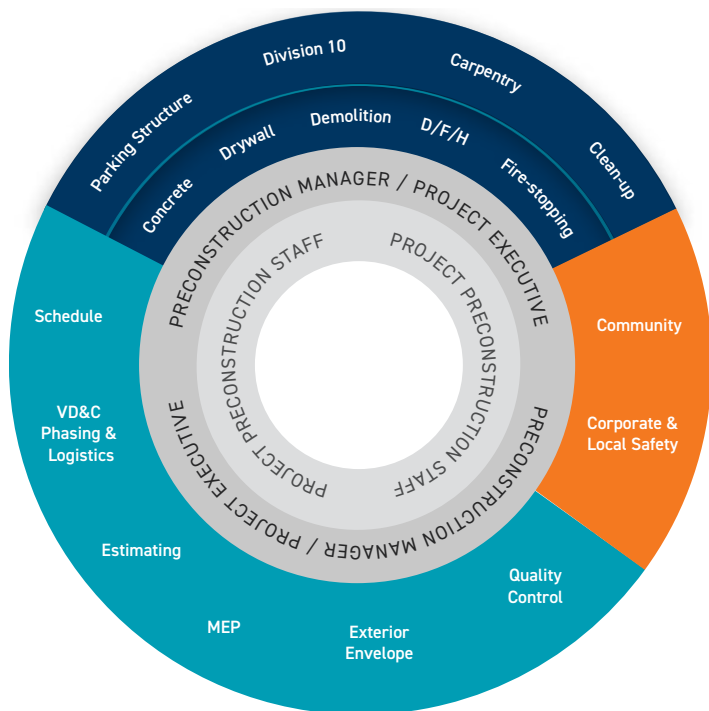


PRECONSTRUCTION Services

Swinerton's preconstruction efforts emphasize a proactive and collaborative approach. We strive to build and maintain a solid working relationship of trust and accountability. This means doing what we say and meeting deadlines. With the goal of finding solutions early and maximizing value, we prefer an open and transparent work environment. As a team member, we can use our expertise to offer solutions that will save time and money as well as achieve the highest quality possible.

Beginning with a baseline estimate, we determine initial project costs through quantitative surveys and historical cost data. With more advanced design drawings, we engage trusted subcontractors to validate assumptions, providing trustworthy information on project costs with confidence.

We consider ourselves problem solvers diligent in understanding the project from the start. This focused attention results in a comprehensive cost model and subsequent real-time estimates which are thorough, sincere, and easy to understand – empowering clients to make informed decisions on project direction.



At no other point in the project delivery process is Swinerton's role in providing peace of mind more important than during preconstruction.

By tracking cost trends as the design progresses, we provide timely estimate updates between design stages, which eliminates surprises. Target value design identifies those projects elements that a client considers sacred. From there, in an integrated project delivery-like collaboration, Swinerton, the designers, and client focus on a common outcome to meet project goals and objectives. Together we discover innovative solutions by listening first, then relentlessly seeking options that balance cost, function, and aesthetics.

Some of the techniques we will be employing during preconstruction are:

- Target Value Design
- Thorough Constructability Reviews
- BIM Execution Plan (BIMXP)
- Dynamic Estimating Process
- Value Engineering
- Document Management
- Site Management
- Change Management
- Communication Management
- Collaboration Management
- LEED Credit Analysis and Recommendations

All of these tools will minimize and even eliminate potential risks during construction, including excessive coordination issues, RFI's and most importantly, change orders.

SWINERTON

Self-Perform

Before Swinerton decides whether or not to pursue self-perform for a particular trade, we first analyze any benefits to the project's cost and schedule. If and when we do decide to self-perform any scope of work, we competitively bid this scope with full disclosure of our bidding instructions to other prequalified bidders to deliver fair and honest pricing to our clients.

Swinerton employs more than 1,700 craft carpenters and laborers, both union and non-union, to serve our clients in the many locations we operate. Experienced trade specialists oversee our workforce, focusing on concrete, drywall, demolition, doors/frames/hardware, millwork and associated scopes.

In addition to self-performing these trades, by conducting cleanup for all trades, we take tighter control of quality, safety, and productivity. Labor is hard to find in today's busy construction economy, and subcontractors struggle to meet labor production demands. This shortage leaves supporting activities, like job cleanliness for their own debris, a secondary priority.

A clean jobsite is a safe jobsite where craftspeople perform with pride and efficiency. By taking control of the cleanup and placement of materials and equipment, we guarantee an environment that creates positive results.

Self-perform work by our craft workforce also serves as a career development training ground for the next generation of superintendents and project managers. By educating the craft workforce on opportunities for future employment growth, we help feed the limited talent pool of skilled workers and support future project leaders in earning their stripes with Swinerton.



Self-Perform Capabilities

Concrete, drywall, demolition, doors/frames/hardware installation, rough carpentry, cleanup, general labor and millwork



Dedicated & Skilled Employees

Swinerton has 1,700+ craft employees



Cost & Efficiency Benefits

We competitively bid self-perform scopes and provide transparency of all prequalified bids received from subcontractors



Greater Schedule Flexibility

We work hand-in-hand with design teams to assure a higher level of schedule flexibility

Balancing subcontractor partners with self-perform capabilities benefits a project's schedule, quality, safety, and value. One of our most important goals at Swinerton is to complete our clients' projects on time and on budget, and our ability to self-perform work is instrumental in achieving that goal.

Benefits of Self-Perform

- A singular entity for the entire project life cycle
- Competitive pricing and greater cost control; price escalation is regulated better in an inflationary market
- Schedule is more easily adhered to with full oversight of key trades
- Quality control/quality assurance improves greatly through the direct management of key trades
- Industry-leading and best-in-class safety ratings; safety can be overseen directly by supervising key trades
- Financial backing for the major trades driving the project; i.e. Concrete, Demolition, Framing and Drywall
- The knowledge and expertise of a specialty subcontractor with the resources and approach of a General Contractor
- Industry-leading use of technology

BIM+VD&C

Capabilities

Swinerton is committed to continually optimizing our construction processes and providing the best solutions for your project. The following are some of our technologies that are currently being implemented on our projects.

In-House 3D Laser Scanning

- Swinerton owns laser scanning equipment for ease of access, reduced cost, and ability to create as-builts in minutes
- 3D as-built conditions can be provided to design team in Revit format, ensuring more accurate plans and fewer changes or delays due to existing conditions
- Highly accurate 3D as-builts allow for increased efficiency and safety through off-site prefabrication

4D Scheduling

- Links 3D model to CPM schedule facilitates planning to a higher level
- Improves safety, schedule and site logistics communication

5D Estimating

- Take-off quantities quickly extracted from the 3D model
- What-if scenarios modeled and understood more effectively

Robotic Total Station (RTS)

- Layout points are derived directly from the 3D model, eliminating potential for layout errors
- Layout with the RTS is more cost effective, reducing the size of layout crew and increasing efficiency

Construction Technology

- BIM 360 Glue allows for more efficient real-time MEP coordination and clash avoidance
- BIM 360 Field allows for more efficient quality program, reducing rework, punch list and commissioning durations
- Electronic plans and specs are available to our field crews trailers, getting critical information to where it is needed most – in the field



Swinerton Areas of Expertise



3D Modeling



4D Scheduling



5D Estimating



6D Facilities Management/Operation



Digital Fabrication



Laser Scanning

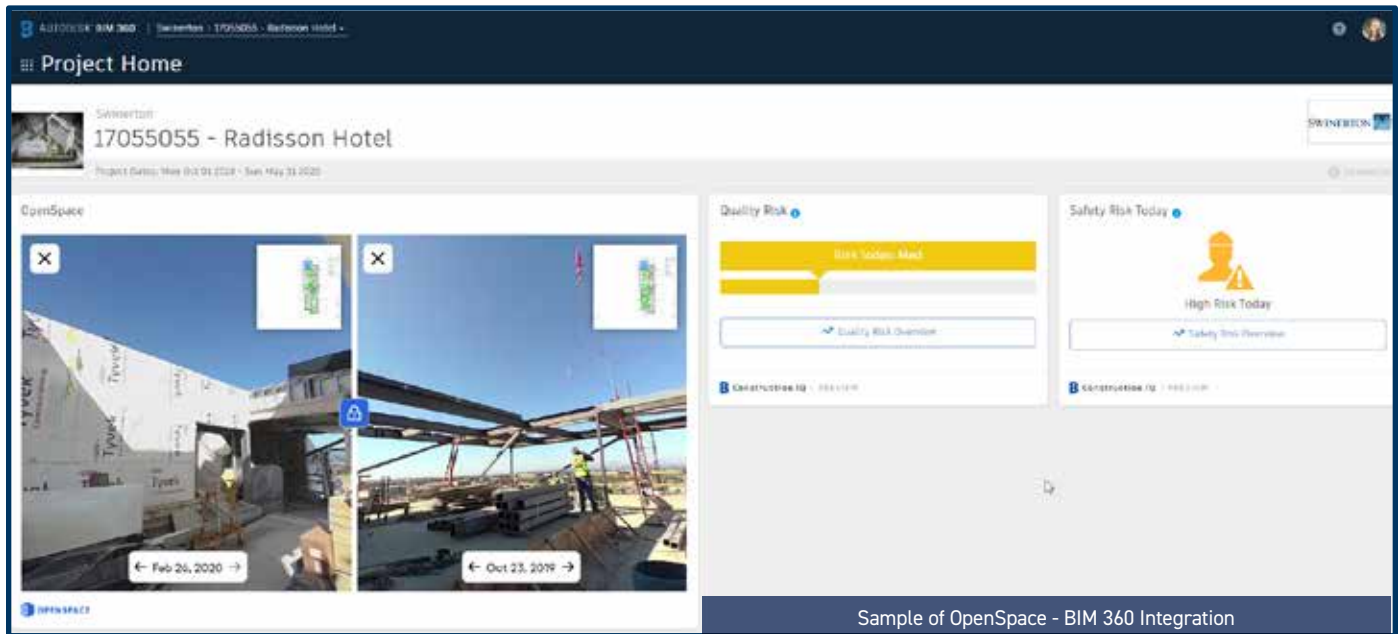


Field Technology



Green BIM & Energy Analysis

Construction Technology Integrations



OpenSpace

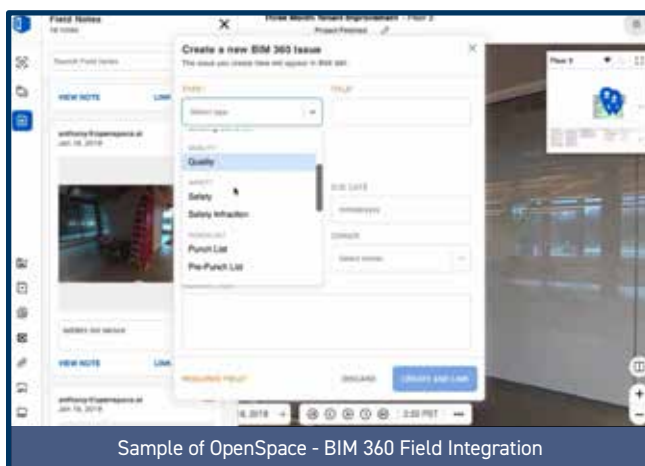
Swinerton has ditched the traditional way of capturing progress photos. We now use a platform called OpenSpace that utilizes 360 cameras attached to our hardhats. This method is 15x faster than the traditional method and provides additional features your traditional procedure cannot.

OpenSpace & BIM 360 Docs Integration

OpenSpace allows the floor plans to be pulled down from BIM 360 Docs and imported directly into the OpenSpace platform. From there, our field team hits record and begins walking the project. The path of the project team member is tracked around the floor plan automatically by the use of artificial intelligence and computer vision. A high quality 360 image is taken every half second. Anyone provided access to the project can view project progress by clicking along the green path.

OpenSpace & BIM 360 Field Integration

Since OpenSpace integrates directly with BIM 360, all project team members have the capability of creating an "issue" from any image captured during a progress walk and assigning it to a trade within BIM 360 Field. The trade is immediately notified once the issue has been created. This also allows Swinerton to track the progress of those issues and print reports on the overall status of issues by trade.



QUALITY *Control*

In order to achieve quality work, our experience has taught us to view quality as a management preventative tool rather than a “policing” post-work control effort.

Our effort begins during subcontractor/supplier contract negotiations, continues through submittal procurement/review, and is at its highest level during early/initial inspection activities.

Swinerton schedules regular quality control meetings with project stakeholders to ensure compliance with the written plan. Quality Control is facilitated through the integrated establishment of the following procedures and techniques:

- Materials used in fabrication and construction are closely reviewed to ensure that they comply with contract documents
- Thorough reviews of submittal documentation for conformance with construction documents as well as potential quality issues
- Ample time and opportunity for the project team to review work in place and provide input about the existing level of quality
- Proper sequencing of the work to ensure the best conditions for achieving the highest quality of performance
- Quality and performance standards are clearly illustrated through mock-ups to avoid any confusion
- A clean and well-organized project site maintained to optimize the quality of the work environment
- Immediate attention and correction given to any substandard work to reinforce worker awareness of the high priority status of maintaining high quality standards
- Procedures established to ensure required inspections and testing as well as additional voluntary inspections/testing are performed
- Readily acknowledge work well done to develop workers’ sense of pride in the project and reinforce the fact that quality counts

Ensure Health & Safety of Workers, Public and Environment

Define Scope of Work

Constructability Review

Develop Mock-Up Examples

Conduct Pre-Install Meetings

Complete First Work Inspections

Perform Dimensional Plumb & Square Checks

Conduct QC Checklist & Punch List Procedures

SAFETY Program



Safety Is Our Culture

Safe construction practices are essential to on-time project delivery, and Swinerton is committed to eliminating worker injury and illness across our company's operations. Meeting this challenge takes time, hard work, regular training and a commitment to safety from all employees and subcontractors – an investment we readily make because a safe jobsite saves project costs, prevents delays and boosts worker morale which improves quality and production.

Our dedication to safe jobsite practices starts with a site-specific safety plan which anticipates ways to engineer safe methods for work-related hazards. Every Swinerton employee has the responsibility for establishing an atmosphere where people are empowered with "Stop Work Authority" to raise awareness of unsafe situations. Our project teams work closely with our regional safety manager to maintain safe work site, develop emergency action plans, lead new hire safety orientations, and conduct competent person safety training.

Project stakeholders can be rest assured that Swinerton will maintain the highest safety standards in pursuit of our "Zero Injury" goal for the duration of any project. Regardless of the scope of a project our top priority is always safety—**YFNY** is more than just our team's motto; it's a way of life.

YFNY Make Safety A Habit
Your Family Needs You



4.0 M

Man Hours



ZERO

Lost Time Injuries



0.60

2021 EMR Rate



Arthur J. Gallagher & Co.

October 10, 2022

To Whom It May Concern

RE: Swinerton Builders Experience Modification History

Dear Sir or Madam:

Gallagher Construction Services is the insurance broker for Swinerton Builders, and SOLV, Inc. By means of this letter, we confirm the following experience modification history, effective August 1:

WCIRB – California
ID No.: 5-00-72-R

- 2022-2023 - .60
- 2021-2022 - .58
- 2020-2021 - .56
- 2019-2020 - .50
- 2018-2019 - .45

NCCI-Other States
ID No.: 910679686

2022-2023 - .60
2021-2022 - .52
2020-2021 - .47
2019-2020 - .46
2018-2019 - .49

The EMR listed above has been determined in accordance with National Council on Compensation Insurance (NCCI) standard insurance practices, and meets the requirement.

Please feel free to contact me if you have any questions in regards to this letter.

Sincerely,

A handwritten signature in cursive script, reading 'Laurelle Jones'.

Laurelle Jones
Workers' Compensation Claims Advocate
415-288-1612

Schedule



Activity ID	Activity Name	OD	AD	RD	Start	Finish	2023												2024								2025								
							Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
Estancia HS Theater - (P00A - 9/27/22)		539	0	539	13-Sep-22	01-Nov-24																													
Executive Summary		509	0	509	25-Oct-22	01-Nov-24																													
EXEC.1000	NTP	0	0	0	25-Oct-22				◆ NTP																										
EXEC.1010	Construction Duration	408	0	408	16-Feb-23	27-Sep-24																													
EXEC.1020	Construction Start	0	0	0	16-Feb-23*				◆ Construction Start																										
EXEC.1060	Construction Duration (Calendar Days)	593	0	593	16-Feb-23	30-Sep-24*																													
EXEC.1110	Weather Allowance	10	0	10	16-Sep-24	27-Sep-24																													
EXEC.1040	Substantial Completion	0	0	0	30-Sep-24																														
EXEC.1050	Final Completion	0	0	0		01-Nov-24																													
Contractor Selection		30	0	30	13-Sep-22	25-Oct-22																													
SLCT.1000	Last Day to Submit Prequalification Packages	0	0	0	13-Sep-22				◆ Last Day to Submit Prequalification Packages																										
SLCT.1010	Final Prequalification Determinations Made / Released	0	0	0	20-Sep-22*				◆ Final Prequalification Determinations Made / Released																										
SLCT.1020	Last Day to Submit Questions for Clarification	0	0	0	30-Sep-22*				◆ Last Day to Submit Questions for Clarification																										
SLCT.1030	Final Responses / Addendum Issued by District	0	0	0	06-Oct-22*				◆ Final Responses / Addendum Issued by District																										
SLCT.1040	Deadline for Receipt of Proposals	0	0	0	11-Oct-22*				◆ Deadline for Receipt of Proposals																										
SLCT.1050	Interview of Final Contractors	4	0	4	12-Oct-22*	17-Oct-22				■ Interview of Final Contractors																									
SLCT.1060	Award of the Project	0	0	0	25-Oct-22*				◆ Award of the Project																										
Pre-Construction Services		160	0	160	25-Oct-22	15-Jun-23																													
PRECON.1000	Constructability Review at DD	20	0	20	25-Oct-22	21-Nov-22				■ Constructability Review at DD																									
PRECON.1010	Value Engineering	30	0	30	25-Oct-22	07-Dec-22				■ Value Engineering																									
PRECON.1020	100% CD	30	0	30	22-Nov-22	09-Jan-23				■ 100% CD																									
PRECON.1030	DSA Submittal	110	0	110	10-Jan-23	15-Jun-23																													
Pricing and Approvals		30	0	30	10-Jan-23	22-Feb-23																													
PRC.1000	Subcontractor Bid	20	0	20	10-Jan-23	07-Feb-23																													
PRC.1010	Swinerton Review and Level Pricing	5	0	5	08-Feb-23	14-Feb-23																													
PRC.1020	Owner Review and Approve Pricing	5	0	5	15-Feb-23	22-Feb-23																													
Buyout and Procurement		45	0	45	23-Feb-23	26-Apr-23																													
PROC.1000	Prepare Submittals	5	0	5	23-Feb-23	01-Mar-23																													
PROC.1010	Submittal Review	5	0	5	02-Mar-23	08-Mar-23																													
PROC.1020	Procurement / Fabrication	30	0	30	09-Mar-23	19-Apr-23																													
PROC.1030	Delivery	5	0	5	20-Apr-23	26-Apr-23																													
Construction		398	0	398	16-Feb-23	13-Sep-24																													
CONS.1000	Mobilization	18	0	18	16-Feb-23	14-Mar-23																													
CONS.1010	Mass Excavations	18	0	18	15-Mar-23	07-Apr-23																													
CONS.1020	Foundations	50	0	50	03-Apr-23	12-Jun-23																													
CONS.1030	Structural	50	0	50	06-Jun-23	15-Aug-23																													
CONS.1040	SOG and SOMD	47	0	47	09-Aug-23	13-Oct-23																													
CONS.1050	Exterior	90	0	90	18-Sep-23	29-Jan-24																													
CONS.1060	Roof	115	0	115	25-Sep-23	12-Mar-24																													
CONS.1070	Interior Rough-In	89	0	89	16-Oct-23	26-Feb-24																													
CONS.1080	Site Finishes	85	0	85	08-Jan-24	07-May-24																													
CONS.1090	Interior Finishes	90	0	90	27-Feb-24	02-Jul-24																													
CONS.1110	Commissioning	51	0	51	03-Jul-24	13-Sep-24																													
CONS.1100	Punchlist	25	0	25	03-Jul-24	07-Aug-24																													
Post-Construction Services / Closeout		25	0	25	30-Sep-24	01-Nov-24																													
POST.1000	Closeout	25	0	25	30-Sep-24	01-Nov-24																													
POST.1010	Prepare and Submit DSA Verified Report	20	0	20	30-Sep-24	25-Oct-24																													

Remaining Level of Effort

Actual Work

Impact

Actual Level of Effort

Remaining Work

Critical Remaining Work

◆

◆ Milestone

Estancia HS Theater - (P00A - 9/27/22)

Remaining Activities

Data Date: 13-Sep-22

Print Date: 27-Sep-22

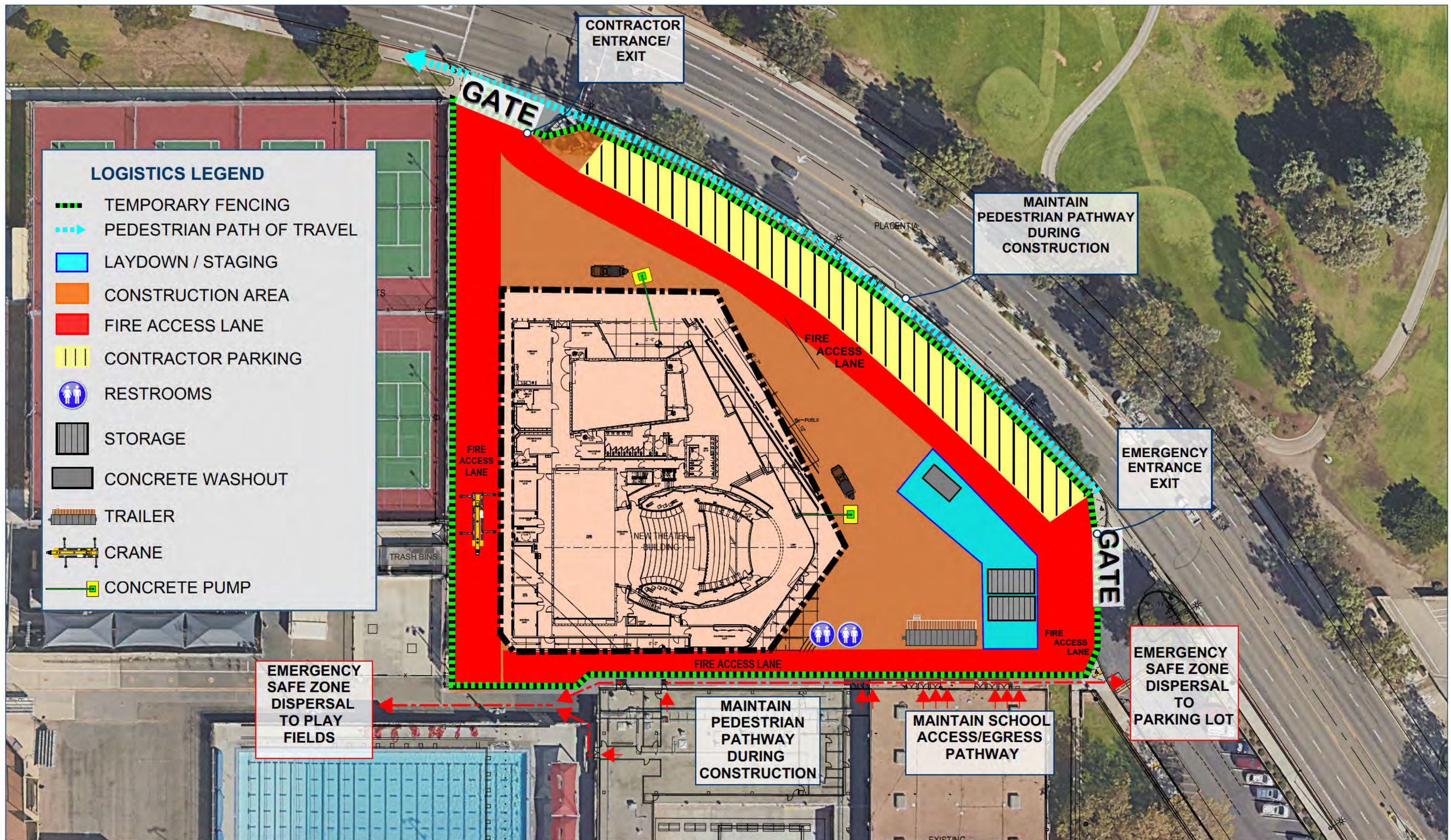
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Page 1 of 1



Logistics





Dunn and Bradstreet Report



LIVE REPORT

SWINERTON BUILDERS

Tradestyle(s)(SUBSIDIARY OF SWINERTON INCORPORATED, SAN FRANCISCO, CA) 1

ACTIVE

HEADQUARTERS

D-U-N-S

00-946-0791

Number:

+1 415 421 2980

Address:

2001 Clayton Rd 7th Fl, Concord, CA, 94520, United States Of America

Web:

www.swinerton.com

Endorsement:

gl@swinerton.com

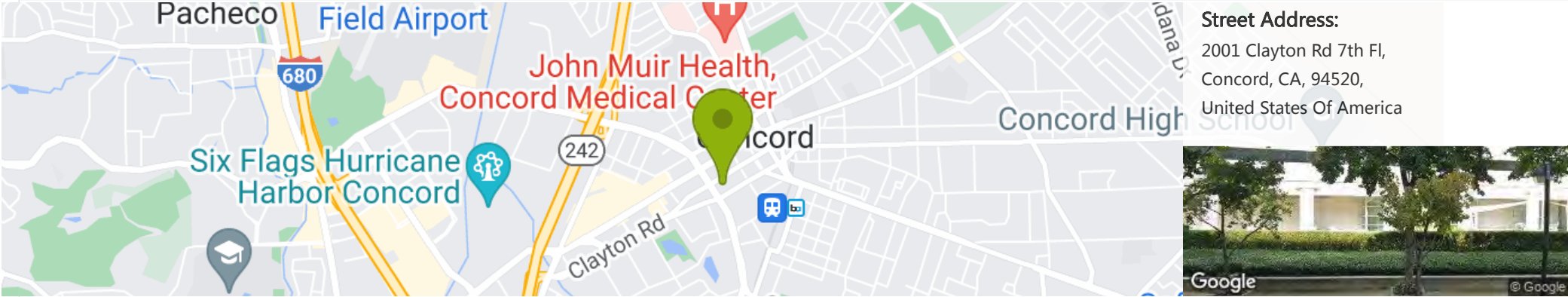
Exclude from Portfolio

Insight:

Summary

KEY DATA ELEMENTS (Formerly: SCORE BAR)			
KDE Name		Current Status	Details
D&B Viability Rating		57BZ	View More Details
PAYDEX®	↓	69	16 days beyond terms
Delinquency Score Class	↑	3	Moderate Risk of severe payment delinquency
Failure Score Class	↑	4	Moderate to High Risk of severe financial stress
Credit Limit - D&B Conservative		40,000.00	Based on profiles of other similar companies.
D&B Rating		1R3	1R indicates 10 or more Employees, Credit appraisal of 3 is fair

COMPANY PROFILE ⓘ			
D-U-N-S	Mailing Address	Employees	
00-946-0791	UNITED STATES	76	
Legal Form	Telephone	Age (Year Started)	
Miscellaneous / Not Elsewhere Classified	+1 415 421 2980	114 Years (1908)	
History Record	Website	Named Principal	
Clear	www.swinerton.com	Jeffrey C Hoopes , CHB	
Date Incorporated	Present Control Succeeded	Line of Business	
05/22/1908	1963	Industrial building construction	
State of Incorporation		SIC	
CALIFORNIA		15419905	
Ownership		NAICS	
Not publicly traded		236210	



STOCK PERFORMANCE

History

Daily High

52-Week High

Performance

P/E:

EPS:

Div/Yield

WEB & SOCIAL

POWERED BY FIRSTRAIN

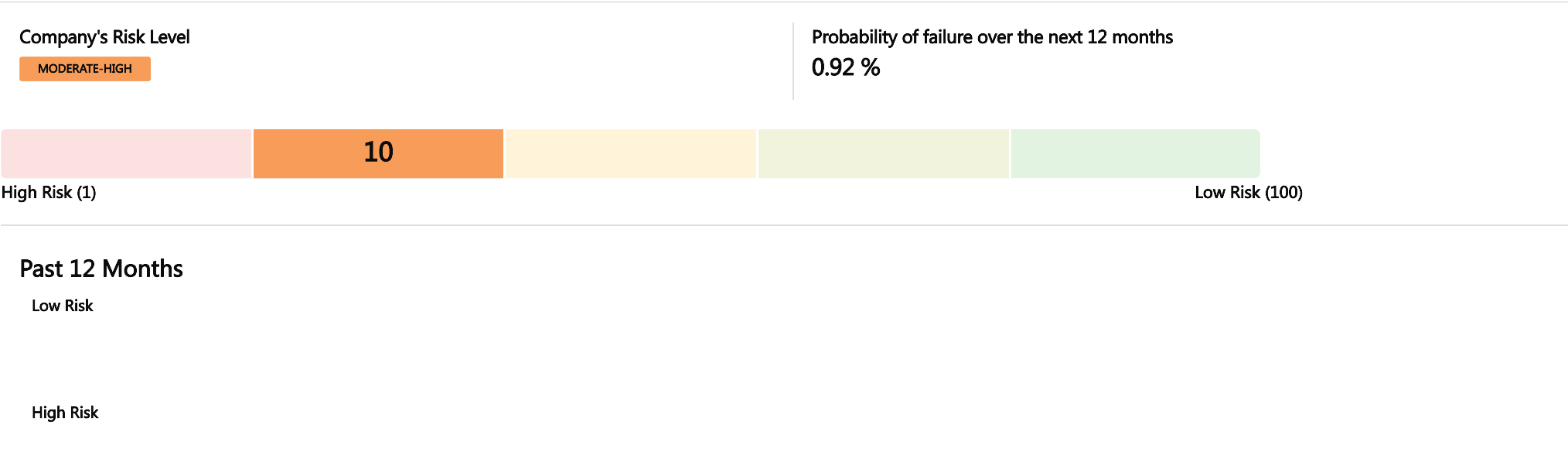
There are no recent web results to show.

LEGAL EVENTS

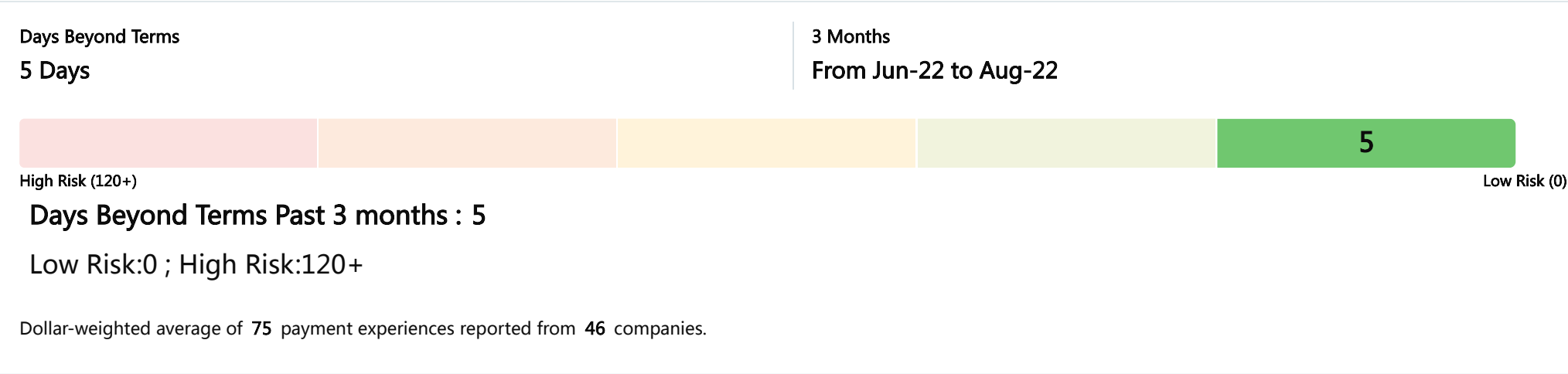
Events	Occurrences	Last Filed
Bankruptcies	0	-
Judgements	2	01/11/2020
Liens	0	-
Suits	7	02/10/2022
UCC	24	01/31/2022

FAILURE SCORE

ⓘ (Formerly Financial Stress Score)

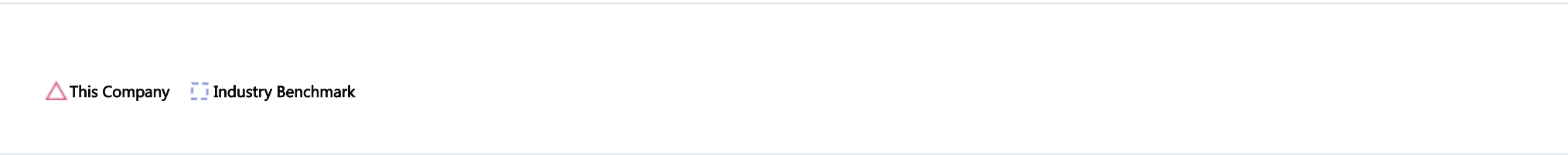


DETAILED TRADE RISK INSIGHT™



PAYDEX® TREND CHART

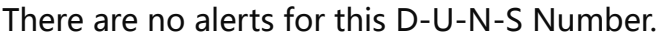
ⓘ



ALERTS

ⓘ





Subsidiaries

Branches

12

Total Members
35

This company is a Headquarters, Subsidiary.

	Global Ultimate	Domestic Ultimate
Name	SWINERTON INCORPORATED	SWINERTON INCORPORATED
Country	UNITED STATES	UNITED STATES
D-U-N-S	84-975-4288	84-975-4288
Others	-	-

The scores and ratings included in this report are designed as a tool to assist the user in making their own credit related decisions, and should be used as part of a balanced and complete assessment relying on the knowledge and expertise of the reader, and where appropriate on other information sources. The score and rating models are developed using statistical analysis in order to generate a prediction of future events. Dun & Bradstreet monitors the performance of thousands of businesses in order to identify characteristics common to specific business events. These characteristics are weighted by significance to form rules within its models that identify other businesses with similar characteristics in order to provide a score or rating.

Dun & Bradstreet's scores and ratings are not a statement of what will happen, but an indication of what is more likely to happen based on previous experience. Though Dun & Bradstreet uses extensive procedures to maintain the quality of its information, Dun & Bradstreet cannot guarantee that it is accurate, complete or timely, and this may affect the included scores and ratings. Your use of this report is subject to applicable law, and to the terms of your agreement with Dun & Bradstreet.

D&B RISK ASSESSMENT

OVERALL BUSINESS RISK



MAXIMUM CREDIT RECOMMENDATION

US\$ 140,000

Dun & Bradstreet thinks...

- Overall assessment of this organization over the next 12 months: **SOME-STABILITY-CONCERNS**
- Based on the predicted risk of business discontinuation: **MODERATELY HIGHER THAN AVERAGE RISK OF FINANCIAL STRESS DISCONTINUED OPERATIONS OR BUSINESS INACTIVITY**
- Based on the predicted risk of severely delinquent payments: **MODERATE POTENTIAL FOR SEVERELY DELINQUENT PAYMENTS**

The recommended limit is based on a moderately low probability of severe delinquency.

D&B VIABILITY RATING SUMMARY

The D&B Viability Rating uses D&B's proprietary analytics to compare the most predictive business risk indicators and deliver a highly reliable assessment of the probability that a company will go out of business, become dormant/inactive, or file for bankruptcy/insolvency within the next 12 months. The D&B Viability Rating is made up of 4 components:

Viability Score

Compared to All US Businesses within the D&B Database:

- Level of Risk:Low Risk
- Businesses ranked 5 have a probability of becoming no longer viable: 7 %
- Percentage of businesses ranked 5: 14 %
- Across all US businesses, the average probability of becoming no longer viable:14 %

Portfolio Comparison

Compared to All US Businesses within the same MODEL SEGMENT:

- Model Segment :Established Trade Payments
- Level of Risk:Moderate-High Risk
- Businesses ranked 7 within this model segment have a probability of becoming no longer viable: 7 %
- Percentage of businesses ranked 7 with this model segment: 14 %
- Within this model segment, the average probability of becoming no longer viable:5 %

Data Depth Indicator

Data Depth Indicator:

- ✓ Rich Firmographics
- ✓ Extensive Commercial Trading Activity
- ✓ Basic Financial Attributes

Greater data depth can increase the precision of the D&B Viability Rating assessment.

To help improve the current data depth of this company, you can ask D&B to make a personalized request to this company on your behalf to obtain its latest financial information. To make the request, click the link below. Note, the company must be saved to a folder before the request can be made.

Request Financial Statements

Reference the FINANCIALS tab for this company to monitor the status of your request.

Company Profile:

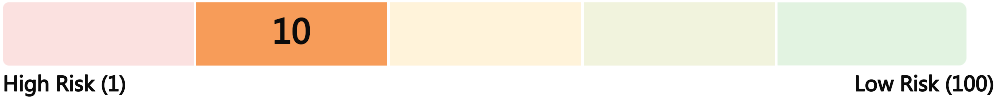
Company Profile Details:

- Financial Data: False
- Trade Payments:
- Company Size:
- Years in Business:

Z

Subsidiary

FAILURE SCORE FORMERLY FINANCIAL STRESS SCORE



- Low proportion of satisfactory payment experiences to total payment experiences
- High proportion of past due balances to total amount owing
- UCC Filings reported
- Evidence of open suits
- High proportion of slow payment experiences to total number of payment experiences
- High number of enquiries to D&B over last 12 months

Level of Risk Moderate-High	Raw Score 1402	Probability of Failure 0.92 %	Average Probability of Failure for Businesses in D&B Database 0.48	Class 4
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Business and Industry Trends

△ FAILURE SCORE ▮ Industry Median Quartile

BUSINESS AND INDUSTRY COMPARISON

Selected Segments of Business Attributes

Norms	National %
This Business	10
Region:(PACIFIC)	33
Industry:CONSTRUCTION	34
Employee range:(20-99)	57
Years in Business:(26+)	81

DELINQUENCY SCORE FORMERLY COMMERCIAL CREDIT SCORE



- Proportion of past due balances to total amount owing
- Proportion of slow payments in recent months
- Higher risk industry based on delinquency rates for this industry
- Evidence of open suits and judgments



Level of Risk
Moderate

Raw Score
509

Probability of Delinquency
5.16 %

Compared to Businesses in D&B Database
10.2 %

Class
3

Business and Industry Trends

DELINQUENCY SCORE

Industry Median Quartile

BUSINESS AND INDUSTRY COMPARISON

Selected Segments of Business Attributes

Norms	National %
This Business	57
Region:(PACIFIC)	36
Industry:CONSTRUCTION	33
Employee range:(20-99)	82
Years in Business:(26+)	69

D&B PAYDEX

69

High Risk (1)

Low Risk (100)

When weighted by amount, Payments to suppliers average 16 days beyond terms

High risk of late payment (Average 30 to 120 days beyond terms)

Medium risk of late payment (Average 30 days or less beyond terms)

Low risk of late payment (Average prompt to 30+ days sooner)

Industry Median 73

Equals 11 Days Beyond Terms

D&B 3 MONTH PAYDEX

70

High Risk (1)

Low Risk (100)

Based on payments collected 3 months ago.

When weighted by amount, Payments to suppliers average 15 days beyond terms

High risk of late payment (Average 30 to 120 days beyond terms)

Medium risk of late payment (Average 30 days or less beyond terms)

Low risk of late payment (Average prompt to 30+ days sooner)

Industry Median 72

Equals 12 Days Beyond Terms

Business and Industry Trends

1541 - Industrial building construction

PAYDEX

Industry Lower Quartile

Industry Median Quartile

Industry Upper Quartile

Equals

D&B RATING

Current Rating as of 02/18/2022

Employee Size	Risk Indicator
1R : 10 employees and over	3 : Moderate Risk

Previous Rating

Financial Strength	Risk Indicator
5A : US\$ 50,000,000 and over in Net Worth or Equity	3 : Moderate Risk

History since 07/19/2002

Date Applied	D&B Rating
07/13/2020	5A3
04/16/2018	5A2
10/26/2017	1R3
08/24/2016	5A4
05/01/2013	5A3

Trade Payments

TRADE PAYMENTS SUMMARY (Based on 24 months of data)

Overall Payment Behaviour
16
Days Beyond Terms

Highest Now Owning:
US\$ 600,000

% of Trade Within Terms
64%

Total Trade Experiences:
249
Largest High Credit:
US\$ 2,000,000
Average High Credit:
US\$ 61,270

Highest Past Due
US\$ 90,000

Total Unfavorable Comments :
0
Largest High Credit:
US\$ 0
Total Placed in Collections:
2



D&B PAYDEX

69

High Risk (1)

Low Risk (100)

When weighted by amount, Payments to suppliers average 16 days beyond terms

High risk of late payment (Average 30 to 120 days beyond terms)

Medium risk of late payment (Average 30 days or less beyond terms)

Low risk of late payment (Average prompt to 30+ days sooner)

Industry Median 73
Equals 11 Days Beyond Terms

D&B 3 MONTH PAYDEX

70

High Risk (1)

Low Risk (100)

Based on payments collected 3 months ago.
When weighted by amount, Payments to suppliers average 15 days beyond terms

High risk of late payment (Average 30 to 120 days beyond terms)

Medium risk of late payment (Average 30 days or less beyond terms)

Low risk of late payment (Average prompt to 30+ days sooner)

Industry Median 72
Equals 12 Days Beyond Terms

BUSINESS AND INDUSTRY TRENDS																									Based on 24 months of data
1541 - Industrial building construction																									
△ PAYDEX ▮ Industry Lower Quartile ▮ Industry Median Quartile * Industry Upper Quartile																									
	9/20	10/20	11/20	12/20	1/21	2/21	3/21	4/21	5/21	6/21	7/21	8/21	9/21	10/21	11/21	12/21	1/22	2/22	3/22	4/22	5/22	6/22	7/22	Current 2022	
This Business	61	62	60	60	64	58	60	65	65	66	69	68	66	67	68	69	68	68	68	69	69	70	69	69	
Industry Quartile																									
Upper	79	-	-	79	-	-	79	-	-	78	-	-	78	-	-	78	-	-	78	-	-	78	-	-	
Median	73	-	-	73	-	-	72	-	-	73	-	-	72	-	-	72	-	-	72	-	-	73	-	-	
Lower	64	-	-	65	-	-	65	-	-	66	-	-	65	-	-	65	-	-	65	-	-	65	-	-	

TRADE PAYMENTS BY CREDIT EXTENDED (Based on 12 months of data)				
Range of Credit Extended (US\$)	Number of Payment Experiences	Total Value	% Within Terms	
100,000 & over	23	US\$ 8,300,000	72	
50,000 - 99,999	17	US\$ 1,200,000	62	
15,000 - 49,999	37	US\$ 850,000	69	
5,000 - 14,999	34	US\$ 242,500	58	
1,000 - 4,999	33	US\$ 58,500	73	
Less than 1,000	30	US\$ 10,100	56	

TRADE PAYMENTS BY INDUSTRY (BASED ON 24 MONTHS OF DATA)							
Collapse All Expand All							
Industry Category-	Number of Payment Experiences	Largest High Credit (US\$)	% Within Terms (Expand to View)	1 - 30 Days Late (%)	31 - 60 Days Late (%)	61 - 90 Days Late (%)	91 + Days Late (%)
▼14 - Mining and Quarrying of Non-metallic Minerals except Fuels	4	600,000	53	45	2	0	0
1423 - Granite mining	4	600,000	53	45	2	0	0
▼15 - Building Construction - General Contractors and Operative Builders	2	1,000	57	0	0	0	43
1531 - Operative builders	2	1,000	57	0	0	0	43
▼17 - Construction - Special Trade Contractors	6	500,000	97	1	0	0	2
1742 - Drywall/insulate work	5	300,000	94	2	0	0	4
1711 - Mechanical	1	500,000	100	0	0	0	0

contractor							
▼24 - Lumber and Wood Products, Except Furniture	1	2,500	100	0	0	0	0
2421 - Sawmill/planing mill	1	2,500	100	0	0	0	0
▼25 - Furniture and Fixtures	2	65,000	75	25	0	0	0
2541 - Mfg wood fixtures	1	65,000	50	50	0	0	0
2531 - Mfg public bldg furn	1	15,000	100	0	0	0	0
▼27 - Printing, Publishing and Allied Industries	1	25,000	100	0	0	0	0
2711 - Newspaper-print/publ	1	25,000	100	0	0	0	0
▼28 - Chemicals and Allied Products	1	250	0	100	0	0	0
2851 - Mfg paint/allied prdt	1	250	0	100	0	0	0
▼32 - Stone, Clay, Glass, and Concrete Products	5	600,000	95	0	0	6	0
3273 - Mfg readymix concrete	4	600,000	89	0	0	11	0
3231 - Mfg glass products	1	2,500	100	0	0	0	0
▼34 - Fabricated Metal Products except Machinery and Transportation Equipment	4	600,000	0	50	0	0	50
3442 - Mfg metal doors/trim	4	600,000	0	50	0	0	50
▼35 - Industrial and Commercial Machinery and Computer Equipment	13	250,000	35	10	22	1	33
3534 - Mfg elevator/escaltrs	4	70,000	10	0	30	3	57
3535 - Mfg conveyors	3	250,000	60	0	0	0	40
3579 - Mfg misc office eqpt	3	250	92	8	0	0	0
3523 - Mfg farm mach/equip	1	90,000	50	0	50	0	0
3541 - Mfg metal cut mach	1	5,000	0	50	50	0	0
3585 - Mfg refrig/heat equip	1	500	0	0	0	0	100
▼36 - Electronic and other electrical equipment and components except computer equipment	5	250,000	67	33	0	0	0
3625 - Mfg relays/controls	3	30,000	100	0	0	0	0
3648 - Mfg misc light equip	1	250,000	100	0	0	0	0
3699 - Mfg misc elect. equip	1	1,000	0	100	0	0	0
▼37 - Transportation Equipment	1	7,500	0	0	0	0	100



3724 - Mfg plane engine/part	1	7,500	0	0	0	0	100
▼38 - Measuring Analyzing and Controlling Instruments; Photographic Medical and Optical Goods; Watches and Clocks	2	5,000	50	0	25	0	25
3829 - Mfg measure devices	1	5,000	50	0	50	0	0
3841 - Mfg medical instrmnt	1	2,500	50	0	0	0	50
▼42 - Motor Freight Transportation and Warehousing	1	1,000	0	50	0	0	50
4213 - Trucking non-local	1	1,000	0	50	0	0	50
▼45 - Transportation by Air	2	10,000	100	0	0	0	0
4513 - Air courier service	2	10,000	100	0	0	0	0
▼47 - Transportation Services	3	60,000	99	0	1	0	0
4731 - Arrange cargo transpt	3	60,000	99	0	1	0	0
▼48 - Communications	6	200,000	95	0	5	0	0
4812 - Radiotelephone commun	4	200,000	90	0	10	0	0
4813 - Telephone communictns	2	15,000	100	0	0	0	0
▼49 - Electric, Gas and Sanitary Services	5	15,000	78	11	0	10	1
4911 - Electric services	5	15,000	78	11	0	10	1
▼50 - Wholesale Trade - Durable Goods	45	200,000	63	6	22	5	4
5063 - Whol electrical equip	10	200,000	9	56	28	7	0
5031 - Whol lumber/millwork	7	35,000	72	25	3	0	0
5084 - Whol industrial equip	6	55,000	59	6	35	0	0
5074 - Whol plumb/hydronics	5	100,000	8	1	91	0	0
5065 - Whol electronic parts	3	200,000	91	0	6	0	3
5082 - Whol const/mine equip	3	200,000	86	0	0	14	0
5099 - Whol durable goods	3	20,000	100	0	0	0	0
5021 - Whol furniture	2	10,000	0	0	0	50	50
5032 - Whol brick/stone	1	90,000	100	0	0	0	0
5085 - Whol industrial suppl	1	85,000	100	0	0	0	0
5012 - Whol motor vehicles	1	15,000	50	0	50	0	0
5013 - Whol auto parts	1	2,500	0	0	100	0	0
5051 - Whol metal	1	1,000	100	0	0	0	0



5033 - Whol roof/side/insul	1	1,000	100	0	0	0	0
▼51 - Wholesale Trade - Nondurable Goods	5	15,000	40	55	0	0	5
5113 - Whol service paper	4	15,000	80	10	0	0	10
5112 - Whol office supplies	1	2,500	0	100	0	0	0
▼52 - Building Materials Hardware Garden Supply and Mobile Home Dealers	6	100,000	52	48	0	0	0
5211 - Ret building material	6	100,000	52	48	0	0	0
▼55 - Automotive Dealers and Gasoline Service Stations	2	2,500	100	0	0	0	0
5531 - Ret auto supplies	2	2,500	100	0	0	0	0
▼59 - Miscellaneous Retail	2	1,000	25	25	25	25	0
5999 - Ret misc merchandise	1	1,000	50	0	50	0	0
5943 - Ret stationery	1	100	0	50	0	50	0
▼60 - Depository Institutions	1	100	100	0	0	0	0
6021 - Natnl commercial bank	1	100	100	0	0	0	0
▼61 - Nondepository Credit Institutions	9	600,000	66	34	0	0	0
6153 - Short-trm busn credit	8	600,000	32	68	0	0	0
6159 - Misc business credit	1	500	100	0	0	0	0
▼73 - Business Services	22	2,000,000	72	12	8	0	9
7359 - Misc equipment rental	10	200,000	53	33	4	0	10
7389 - Misc business service	6	500,000	100	0	0	0	0
7353 - Hvy const eqpt rental	2	10,000	1	0	49	0	50
7363 - Help supply service	1	2,000,000	100	0	0	0	0
7374 - Data processing svcs	1	5,000	100	0	0	0	0
7361 - Employment agency	1	750	100	0	0	0	0
7381 - Detective/guard svcs	1	750	50	50	0	0	0
▼76 - Miscellaneous Repair Services	1	55,000	100	0	0	0	0
7623 - Refrig/a.c. service	1	55,000	100	0	0	0	0
▼87 - Engineering Accounting Research Management and Related Services	4	100,000	63	0	0	38	0
8744 - Facilities support	1	100,000	50	0	0	50	0
8734 - Testing	1	7,500	0	0	0	100	0



laboratory							
8711 - Engineering services	1	5,000	100	0	0	0	0
8721 - Accounting services	1	1,000	100	0	0	0	0
▼91 - Executive Legislative and General Government except Finance	1	2,500	100	0	0	0	0
9111 - Executive office	1	2,500	100	0	0	0	0
▼92 - Justice, Public Order and Safety	1	5,000	100	0	0	0	0
9221 - Police protection	1	5,000	100	0	0	0	0
▼93 - Public Finance Taxation and Monetary Policy	4	15,000	100	0	0	0	0
9311 - Public finance	4	15,000	100	0	0	0	0
▼96 - Administration of Economic Programs	1	50	100	0	0	0	0
9611 - Admin economic prgm	1	50	100	0	0	0	0
▼99 - Nonclassifiable Establishments	8	15,000	86	13	0	1	0
9999 - Nonclassified	8	15,000	86	13	0	1	0

TRADE LINES							
Date of Experience ▾	Payment Status	Selling Terms	High Credit (US\$)	Now Owes (US\$)	Past Due (US\$)	Months Since Last Sale	
08/22	Pays Promptly	N30	15,000	0	0	1	
08/22	Pays Promptly	N30	50	0	0	Between 6 and 12 Months	
08/22	Pays Prompt to Slow 30+	N30	5,000	5,000	2,500	1	
08/22	Pays Prompt to Slow 90+	N30	5,000	5,000	2,500	1	
07/22	Pays Promptly	-	500,000	100,000	35,000	1	
07/22	Pays Promptly	-	250,000	1,000	1,000	Between 2 and 3 Months	
07/22	Pays Promptly	-	200,000	30,000	2,500	1	
07/22	Pays Promptly	-	200,000	200,000	10,000	1	
07/22	Pays Promptly	N30	85,000	20,000	0	1	
07/22	Pays Promptly	N30	50,000	35,000	0	1	
07/22	Pays Promptly	-	35,000	20,000	1,000	1	
07/22	Pays Promptly	-	30,000	15,000	1,000	1	
07/22	Pays Promptly	-	20,000	20,000	0	1	
07/22	Pays Promptly	N30	15,000	5,000	0	1	
07/22	Pays Promptly	-	15,000	7,500	1,000	1	
07/22	Pays Promptly	-	15,000	2,500	0	1	
07/22	Pays Promptly	-	15,000	0	0	1	
07/22	Pays Promptly	-	7,500	50	0	1	
07/22	Pays Promptly	-	5,000	0	0	Between 4 and 5 Months	
07/22	Pays Promptly	-	5,000	0	0	Between 6 and 12 Months	
07/22	Pays Promptly	-	5,000	0	0	Between 6 and 12 Months	
07/22	Pays Promptly	-	5,000	0	0	1	
07/22	Pays Promptly	N60	2,500	750	0	1	
07/22	Pays Promptly	-	2,500	0	0	Between 6 and 12 Months	
07/22	Pays Promptly	-	2,500	0	0	Between 6 and 12 Months	
07/22	Pays Promptly	-	2,500	750	0	1	



Date of Experience ▾	Payment Status	Selling Terms	High Credit (US\$)	Now Owes (US\$)	Past Due (US\$)	Months Since Last Sale
07/22	Pays Promptly	-	2,500	0	0	1
07/22	Pays Promptly	-	1,000	1,000	0	1
07/22	Pays Promptly	-	1,000	0	0	1
07/22	Pays Promptly	-	1,000	0	0	1
07/22	Pays Promptly	-	1,000	0	0	Between 6 and 12 Months
07/22	Pays Promptly	-	1,000	0	0	Between 6 and 12 Months
07/22	Pays Promptly	-	500	0	0	Between 6 and 12 Months
07/22	Pays Promptly	N30	500	0	0	Between 6 and 12 Months
07/22	Pays Promptly	Lease Agreeemnt	500	500	0	1
07/22	Pays Promptly	-	250	0	0	Between 6 and 12 Months
07/22	Pays Promptly	-	250	0	0	1
07/22	Pays Promptly	-	250	0	0	1
07/22	Pays Promptly	-	100	0	0	Between 4 and 5 Months
07/22	Pays Prompt to Slow 30+	-	200,000	30,000	0	1
07/22	Pays Prompt to Slow 30+	-	65,000	65,000	20,000	1
07/22	Pays Prompt to Slow 30+	-	15,000	0	0	Between 6 and 12 Months
07/22	Pays Prompt to Slow 30+	-	10,000	10,000	2,500	1
07/22	Pays Prompt to Slow 30+	-	1,000	1,000	100	1
07/22	Pays Prompt to Slow 30+	N60	750	0	0	Between 6 and 12 Months
07/22	Pays Prompt to Slow 60+	-	90,000	50	50	Between 2 and 3 Months
07/22	Pays Prompt to Slow 60+	-	30,000	30,000	0	1
07/22	Pays Prompt to Slow 60+	-	30,000	10,000	5,000	1
07/22	Pays Prompt to Slow 60+	-	1,000	1,000	500	1
07/22	Pays Prompt to Slow 90+	-	20,000	7,500	2,500	1
07/22	Pays Prompt to Slow 90+	N60	90,000	50,000	7,500	1
07/22	Pays Slow 30+	-	200,000	0	0	Between 4 and 5 Months
07/22	Pays Slow 30+	-	1,000	0	0	Between 2 and 3 Months
07/22	Pays Slow 60+	-	2,500	0	0	Between 6 and 12 Months
07/22	Pays Slow 90+	N30	95,000	0	0	Between 4 and 5 Months
07/22	Pays Slow 30-90+	-	35,000	2,500	2,500	Between 2 and 3 Months
07/22	Pays Slow 90+	-	7,500	0	0	Between 6 and 12 Months
07/22	Pays Slow 60-90+	-	5,000	2,500	2,500	Between 4 and 5 Months
07/22	Pays Slow 20-90+	N15	1,000	500	500	Between 6 and 12 Months
07/22	Placed for collection	-	100	100	100	-
07/22	-	Cash account	0	0	0	Between 6 and 12 Months
07/22	-	Cash account	0	0	0	Between 4 and 5 Months
06/22	Pays Promptly	-	500	0	0	Between 6 and 12 Months
05/22	Pays Promptly	-	1,000	0	0	Between 6 and 12 Months
05/22	Pays Promptly	-	1,000	0	0	Between 6 and 12 Months
05/22	Pays Prompt to Slow 90+	-	2,500	0	0	Between 6 and 12 Months
02/22	Pays Promptly	-	2,500	0	0	1
02/22	Pays Promptly	-	50	0	0	Between 6 and 12 Months
02/22	Pays Promptly	N30	50	0	0	Between 6 and 12 Months
01/22	Pays Promptly	PROX	2,500	0	0	Between 6 and 12 Months
12/21	Pays Promptly	-	2,500	0	0	1
12/21	Pays Slow 90-180+	N30	10,000	0	0	Between 6 and 12 Months
09/21	Pays Promptly	-	2,500	0	0	Between 6 and 12 Months
08/21	Pays Promptly	-	1,000	0	0	Between 6 and 12 Months
08/21	Pays Promptly	-	0	0	0	Between 6 and 12 Months
06/21	Pays Promptly	-	50	0	0	Between 6 and 12 Months
06/21	Pays Slow 30+	-	600,000	0	0	Between 6 and 12 Months
04/21	Pays Promptly	-	1,000	0	0	Between 6 and 12 Months
04/21	Pays Slow 120+	-	750	750	750	-
02/21	Pays Promptly	-	2,500	0	0	Between 6 and 12 Months



OTHER PAYMENT CATEGORIES		
Other Payment Categories	Experience	Total Amount
Cash experiences	65	US\$ 18,850
Payment record unknown	6	US\$ 6,900
Unfavorable comments	0	US\$ 0
Placed for collections	2	US\$ 0
Total in D&B's file	249	US\$ 10,686,850

Accounts are sometimes placed for collection even though the existence or amount of the debt is disputed. Payment experiences reflect how bills are met in relation to the terms granted. In some instances payment beyond terms can be the result of disputes over merchandise, skipped invoices etc. Each experience shown represents a separate account reported by a supplier. Updated trade experiences replace those previously reported.

Corporate Linkage

Increase your understanding of the links and risks between your customers and suppliers with D&B's Interactive Global Family Tree

PARENT		
Company	City , State	D-U-N-S® NUMBER
SWINERTON INCORPORATED	SAN FRANCISCO , California	84-975-4288

BRANCHES (DOMESTIC)		
Company	City , State	D-U-N-S® NUMBER
SWINERTON BUILDERS	IRVINE , California	01-907-9826
SWINERTON BUILDERS	OAKLAND , California	02-816-4924
SWINERTON BUILDERS	SAN ANTONIO , Texas	03-302-5011
SWINERTON BUILDERS	SAN DIEGO , California	06-445-2121
SWINERTON BUILDERS	SANTA CLARA , California	12-497-0450
SWINERTON BUILDERS	ARVADA , Colorado	18-360-0436
SWINERTON BUILDERS	LOS ANGELES , California	06-138-2404
SWINERTON BUILDERS	SAN FRANCISCO , California	03-685-5758
SWINERTON BUILDERS	SAN MARCOS , California	04-108-9809
SWINERTON BUILDERS	ARVADA , Colorado	96-230-9071
SWINERTON BUILDERS	HONOLULU , Hawaii	07-850-0739
SWINERTON BUILDERS	SOUTH SAN FRANCISCO , California	07-092-0619
SWINERTON BUILDERS	AUSTIN , Texas	08-016-8884
SWINERTON BUILDERS	KAHULUI , Hawaii	08-004-3009
SWINERTON BUILDERS	RALEIGH , North Carolina	08-100-7211



AFFILIATES (DOMESTIC)		
Company	City , State	D-U-N-S® NUMBER
SWINERTON BUILDERS HC	SACRAMENTO , California	00-923-6357
LYDA SWINERTON BUILDERS, INC.	AUSTIN , Texas	09-882-5706
SWINERTON MANAGEMENT & CONSULTING, INC.	SAN FRANCISCO , California	10-307-6845
SWINERTON REAL ESTATE INC	ARVADA , Colorado	11-505-1984
HARBISON MAHONY HIGGINS BUILDE	SAN FRANCISCO , California	00-698-6992
ITSI-SWINERTON LLC	SAN FRANCISCO , California	83-237-7282
LINDGREN BUILDING SUPPLY, INC.	RICHMOND , California	07-431-8020

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Legal Events

The following Public Filing data is for information purposes only and is not the official record. Certified copies can only be obtained from the official source.

Bankruptcies	Judgements	Liens	Suits	UCCs
No	2 Latest Filing: 01/11/2020	0 Latest Filing: -	7 Latest Filing: 02/10/2022	24 Latest Filing: 01/31/2022

EVENTS	
Judgement - Court Judgement	
Filing Date	01/11/2020
Filing Number	31774/1098
Status	Unsatisfied
Date Status Attained	01/11/2020
Received Date	03/09/2020
Debtors	SWINERTON BUILDERS, CORP, SAN DIEGO, CA
Debtors	and OTHERS
Creditors	THE HERMITAGE AT ST. PETE, LLC
Court	DADE COUNTY RECORDERS OFFICE, MIAMI, FL
Judgement - Court Judgement	
Filing Date	08/19/2019
Filing Number	31575/351
Status	Unsatisfied
Date Status Attained	08/19/2019



Received Date	09/30/2019
Debtors	SWINERTON BUILDERS, CORP, SAN DIEGO, CA
Debtors	and OTHERS
Creditors	THE HERMITAGE AT ST. PETE, LLC
Creditors	INTERNATIONAL FIDELITY INSURANCE COMPANY
Court	DADE COUNTY RECORDERS OFFICE, MIAMI, FL

Suit

Filing Date	02/10/2022
Filing Number	CGCU22 598096
Status	Pending
Date Status Attained	02/10/2022
Received Date	02/23/2022
Cause	Product liability
Plaintiffs	MICHAEL LEE
Plaintiffs	MICHELLE LEE
Defendant	SWINERTON BUILDERS
Defendant	AND OTHERS
Court	SAN FRANCISCO COUNTY SUPERIOR COURT, SAN FRANCISCO, CA

Suit

Filing Date	11/23/2021
Filing Number	CGCU21 596735
Status	Pending
Date Status Attained	11/23/2021
Received Date	12/08/2021
Cause	Breach Of Contract
Amount	US\$ 1,599,890
Plaintiffs	BOYETT CONSTRUCTION INC.
Defendant	SWINERTON BUILDERS INC.
Defendant	AND OTHERS
Court	SAN FRANCISCO COUNTY SUPERIOR COURT, SAN FRANCISCO, CA

Suit

Filing Date	03/17/2021
Filing Number	CGCU21 590476
Status	Pending
Date Status Attained	03/17/2021
Received Date	04/07/2021
Cause	Breach Of Contract



Amount	US\$ 1,190,365
Plaintiffs	RAYMOND-NORTHERN CALIFORNIA INC.
Defendant	SWINERTON BUILDERS
Defendant	AND OTHERS
Court	SAN FRANCISCO COUNTY SUPERIOR COURT, SAN FRANCISCO, CA

Suit

Filing Date	10/15/2020
Filing Number	CGCU20 587352
Status	Pending
Date Status Attained	10/15/2020
Received Date	11/11/2020
Cause	Breach Of Contract
Amount	US\$ 977,819
Plaintiffs	TRM CORP. DBA SUPERIOR TILE AND STONE
Defendant	SWINERTON BUILDERS
Defendant	AND OTHERS
Court	SAN FRANCISCO COUNTY SUPERIOR COURT, SAN FRANCISCO, CA

Suit

Filing Date	01/16/2019
Filing Number	19CV30060
Status	Pending
Date Status Attained	01/16/2019
Received Date	01/30/2019
Cause	Breach Of Contract
Amount	US\$ 69,691
Plaintiffs	COWGIRL ENTERPRISES INC. DNA ULTRA CLEAN BLINDS & MORE DBA ULTRA CLEAN BLIN
Defendant	SWINERTON BUILDERS
Court	BOULDER COUNTY DISTRICT COURT, BOULDER, CO

Suit

Filing Date	08/16/2018
Filing Number	201801012867CJC
Status	Pending
Date Status Attained	08/16/2018
Received Date	11/19/2018
Amount	US\$ 158,408
Plaintiffs	KANA PIPELINE INC
Defendant	SWINERTON BUILDERS INC, IRVINE, CA



Defendant	AND OTHERS
Court	ORANGE COUNTY SUPERIOR COURT, SANTA ANA, CA
Suit	
Filing Date	08/02/2018
Filing Number	CGCU18 568655
Status	Pending
Date Status Attained	08/02/2018
Received Date	08/14/2018
Cause	Breach Of Contract
Amount	US\$ 816,919
Plaintiffs	PRIBUSS ENGINEERING INC.
Defendant	SWINERTON BUILDERS
Defendant	AND OTHERS
Court	SAN FRANCISCO COUNTY SUPERIOR COURT, SAN FRANCISCO, CA
UCC Filing - Original	
Filing Date	12/22/2021
Filing Number	210112370927
Received Date	12/28/2021
Collateral	Equipment
Secured Party	LITTLE ITALY APARTMENTS, LLC, CARLSBAD, CA
Debtors	SWINERTON, SAN DIEGO, CA
Filing Office	SECRETARY OF STATE/UCC DIVISION, SACRAMENTO, CA
UCC Filing - Original	
Filing Date	12/14/2021
Filing Number	210109968234
Received Date	12/21/2021
Collateral	Vehicles
Secured Party	RDO EQUIPMENT CO., FARGO, ND
Debtors	SWINERTON BUILDERS
Filing Office	SECRETARY OF STATE/UCC DIVISION, SACRAMENTO, CA
UCC Filing - Original	
Filing Date	12/14/2021
Filing Number	210109968133
Received Date	12/21/2021
Collateral	Vehicles
Secured Party	RDO EQUIPMENT CO., FARGO, ND



Debtors	SWINERTON BUILDERS
Filing Office	SECRETARY OF STATE/UCC DIVISION, SACRAMENTO, CA
UCC Filing - Original	
Filing Date	12/27/2019
Filing Number	197754099364
Received Date	01/10/2020
Collateral	Account(s) including proceeds and products - Chattel paper including proceeds and products
Secured Party	DEUTSCHE BANK AG, ACTING BY AND THROUGH ITS NEW YORK BRANCH, NEW YORK, NY
Debtors	SWINERTON BUILDERS
Filing Office	SECRETARY OF STATE/UCC DIVISION, SACRAMENTO, CA
UCC Filing - Original	
Filing Date	08/05/2016
Filing Number	167540000780
Received Date	08/16/2016
Collateral	Equipment and proceeds
Secured Party	H & E EQUIPMENT SERVICES, INC., BATON ROUGE, LA
Debtors	SWINERTON BUILDERS, LOS ANGELES, CA
Filing Office	SECRETARY OF STATE/UCC DIVISION, SACRAMENTO, CA
UCC Filing - Original	
Filing Date	06/21/2016
Filing Number	167532009447
Received Date	07/08/2016
Collateral	Equipment and proceeds
Secured Party	H & E EQUIPMENT SERVICES, INC., BATON ROUGE, LA
Debtors	SWINERTON BUILDERS, LOS ANGELES, CA
Filing Office	SECRETARY OF STATE/UCC DIVISION, SACRAMENTO, CA
UCC Filing - Original	
Filing Date	11/20/2015
Filing Number	157496218093
Received Date	12/01/2015
Collateral	Inventory and proceeds - Chattel paper and proceeds - Equipment and proceeds
Secured Party	AE SOLAR ENERGY, INC., SAN JOSE, CA
Debtors	SWINERTON BUILDERS, SAN DIEGO, CA
Filing Office	SECRETARY OF STATE/UCC DIVISION, SACRAMENTO, CA
UCC Filing - Original	



Filing Date	11/20/2015
Filing Number	157496217961
Received Date	12/01/2015
Collateral	Inventory and proceeds - Account(s) and proceeds - Chattel paper and proceeds - Equipment and proceeds
Secured Party	AE SOLAR ENERGY, INC., SAN JOSE, CA
Debtors	SWINERTON BUILDERS, SAN DIEGO, CA
Filing Office	SECRETARY OF STATE/UCC DIVISION, SACRAMENTO, CA
UCC Filing - Original	
Filing Date	07/19/2012
Filing Number	127321452108
Received Date	07/26/2012
Collateral	Equipment and proceeds
Secured Party	H & E EQUIPMENT SERVICES INC., BATON ROUGE, LA
Debtors	SWINERTON BUILDERS, LOS ANGELES, CA
Filing Office	SECRETARY OF STATE/UCC DIVISION, SACRAMENTO, CA
UCC Filing - Original	
Filing Date	05/22/2012
Filing Number	127314350248
Received Date	05/31/2012
Collateral	Equipment and proceeds
Secured Party	H & E EQUIPMENT SERVICES INC., BATON ROUGE, LA
Debtors	SWINERTON BUILDERS, LOS ANGELES, CA
Filing Office	SECRETARY OF STATE/UCC DIVISION, SACRAMENTO, CA

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There may be additional UCC Filings in D&Bs file on this company available by contacting 1-800-234-3867.

There may be additional suits, liens, or judgments in D&B's file on this company available in the U.S. Public Records Database, also covered under your contract. If you would like more information on this database, please contact the Customer Resource Center at 1-800-234-3867.

If it is indicated that there are defendants other than the report subject, the lawsuit may be an action to clear title to property and does not necessarily imply a claim for money against the subject.

Special Events



There are no Special Events recorded for this business.

Financials - D&B

A detailed financial statement is not available from this company for publication.

A detailed financial statement is not available from this company for publication.

Financial Ratios

Source: D&B | Currency: All figures shown in USD unless otherwise stated

KEY BUSINESS RATIOS			
Statement date	Based on Number of Establishments		
12/31/2019	21		
	Ratio for the business	Industry Median	Industry Quartile
Profitability			
Return On Assets	3.3	6.4	3
Return on Net Worth	14.6	22.0	3
Return on Sales	1.1	2.6	3
Short Term Solvency			
Current Liabilities to Inventory	-	999.9	-
Current Liabilities Over Net Worth	341.2	144.0	1
Current Ratio	1.3	1.6	3
Quick Ratio (excl. Short Term Investments)	0.9	1.1	3
Efficiency			
Accounts Payable to Sales	18.9	8.1	1
Assets Over Sale	32.8	39.2	1
Collection Period	62.6	53.7	1
Sales to Inventory	-	386.1	-
Sales Over Net Working Capital	14.3	9.5	2
Utilization			
Total Liabilities Over Net Worth	341.5	147.4	1

D&B currently has no financial information on file for this company.

D&B currently has no financial information on file for this company

D&B currently has no financial information on file for this company



Company Profile

COMPANY OVERVIEW		
D-U-N-S	Mailing Address	Employees
00-946-0791	UNITED STATES	76
Legal Form	Telephone	Age (Year Started)
Miscellaneous / Not Elsewhere Classified	+1 415 421 2980	114 Years (1908)
History Record	Website	Named Principal
Clear	www.swinerton.com	Jeffrey C Hoopes, CHB
Date Incorporated	Present Control Succeeded	Line of Business
05/22/1908	1963	Industrial building construction
Business Commenced On	SIC	
1908	15419905	
State of Incorporation	NAICS	
CALIFORNIA	236210	
Ownership		
Not publicly traded		



Street Address:
2001 Clayton Rd 7th Fl,
Concord, CA, 94520,
United States Of America



BUSINESS REGISTRATION	
Corporate and business registrations reported by the secretary of state or other official source as of: 2022-03-26 This data is for informational purposes only, certification can only be obtained through the Office of the Secretary of State.	
Registered Name	SWINERTON BUILDERS
Corporation Type	Miscellaneous / Not Elsewhere Classified
State of Incorporation	CALIFORNIA
Date Incorporated	05/22/1908
Registration ID	C0053868
Registration Status	ACTIVE
Filing Date	05/22/1908
Where Filed	BUSINESS PROGRAMS DIVISION
Registered Agent	
Name	CORPORATION SERVICE COMPANY WHICH WILL DO BUSINESS IN CALIFORNIA AS CSC - LAWYERS INCORPORATING SERVICE
Address	2710 GATEWAY OAKS DR STE 150N, SACRAMENTO, CA, 958330000
Registered Principal	
Name	ERIC M FOSTER
Title	Chief Executive Officer
Address	2001 CLAYTON ROAD 7TH FLOOR, CONCORD, CA, 945200000



PRINCIPALS
Officers
JEFFREY C HOOPES, CHB GARY J RAFFERTY, PRES-COO FRANK FOELLMER, EXEC V PRES ERIC FOSTER, EXEC V PRES LINDA G SCHOWALTER, SR V PRES-CFO-SEC JOHN T CAPENER, SR V PRES-CAO DONALD D ADAIR, SR V PRES KERRY M ATKINSON, V PRES DAVID C CALLIS, V PRES SCOTT V CONRAD, V PRES GEORGE S EHARA, V PRES JAMES E FARRELL, V PRES JEFFREY S GEE, V PRES KIMBERLY D GRANT, V PRES DAVID B GREEN, V PRES DAVID H GRUBB JR, V PRES RAY A HAJ, V PRES GEORGE W HERSHMAN, V PRES CURTIS F JOHNSON, V PRES GERALD E MEJIA, V PRES
Directors
THE OFFICER(S)

COMPANY EVENTS
The following information was reported on: 02/18/2022 The California Secretary of State's business registration file showed that Swinerton Builders was registered as a Corporation on May 22, 1908, under file registration number C0053868. Business started 1908. Present control succeeded 1963. 100% of capital stock is owned by the parent company. BACKGROUND: Founded in 1888 by others and came under the control of A B Swinerton in 1911. In 1963, several of the current officers acquired control. In a corporate restructuring in January 1994, Swinerton Incorporated was formed as a holding company for Swinerton & Walberg Co. The stockholders of Swinerton & Walberg Co exchanged their voting capital stock for an equal number of like shares in Swinerton Incorporated and the company then became a wholly-owned subsidiary of Swinerton Incorporated. Ultimate control of the company remains the same, therefore, control date remains 1963. JEFFREY C HOOPES. 1984- present active here. GARY J RAFFERTY. 1985- present active here. FRANK FOELLMER. Antecedents are unknown. ERIC FOSTER. Antecedents are unknown. LINDA SCHOWALTER. 1984- present active here. JOHN T CAPENER. Antecedents are unknown. DONALD D ADAIR. Antecedents are unknown. KERRY M ATKINSON. Antecedents are unknown. DAVID C CALLIS. Antecedents are unknown. SCOTT V CONRAD. Antecedents are unknown. GEORGE S EHARA. Antecedents are unknown. JAMES E FARRELL. Antecedents are unknown. JEFFREY S GEE. Antecedents are unknown. KIMBERLY D GRANT. Antecedents are unknown. DAVID B GREEN. Antecedents are unknown. DAVID H GRUBB JR. Antecedents are unknown. RAY A HAJ. Antecedents are unknown. GEORGE W HERSHMAN. Antecedents are unknown. CURTIS F JOHNSON. Antecedents are unknown. STEVEN L JOHNSON. Antecedents are unknown. GERALD E MEJIA. Antecedents are unknown. SHERI ANN MURPHY. Antecedents are unknown. MARK E PAYNE. Antecedents are unknown. BRENDA E REIMCHE. Antecedents are unknown.



KELLY W SMITH. Antecedents are unknown.

DAVID K WHITE. Antecedents are unknown.

GEORGE A TONY WILLIAMSON. Antecedents are unknown.

ALAN G WOLF. Antecedents are unknown.

DAVID R WORLEY. Antecedents are unknown.

LEONARD J BISCHEL. Antecedents are unknown.

RANDALL D BRINKHOFF. Antecedents are unknown.

MARK S CATEL. Antecedents are unknown.

LISA M TELLES. Antecedents are unknown.

Sister Subsidiaries:

1)William P Young Construction, Concord, CA, acquired in 1997. DUNS #-886-4370. This company operates as a heavy construction company.

2)Swinerton Management And Consulting Inc, San Francisco, CA. This company operates as a consulting and management firm. DUNS #-307-6845.

3)Swinerton Real Estate, Inc, San Francisco, CA. Started in 1998.

4)Lyda Swinerton Builders Inc, San Antonio, TX. Acquired 2002. Operates as a general contractor.

Business address has changed from 260 Townsend St, San Francisco, CA, 94107 to 2001 Clayton Rd 7th Fl, Concord, CA, 94520.

BUSINESS ACTIVITIES AND EMPLOYEES

The following information was reported on: 02/18/2022

Business Information	
Trade Names	(SUBSIDIARY OF SWINERTON INCORPORATED, SAN FRANCISCO, CA); SWINERTON MANAGEMENT & CONSULTING
Description	Subsidiary of Swinerton Incorporated, San Francisco, CA started 1994 which operates as a holding company. Parent company owns 100% of capital stock. Intercompany relations: Consists of guarantees as needed. There are generally no loans or advances. As noted, this company is a subsidiary of Swinerton Incorporated, DUNS #84-975-4288, and reference is made to that report for background information on the parent company and its management. Contractor of industrial buildings and steel buildings (34%). Contractor of residential buildings, specializing in new hotel/motels (33%). Contractor of nonresidential buildings, specializing in new construction of commercial or office buildings, renovation or repair of commercial or office buildings and specialized public buildings (33%). Terms are. Terms are on contract basis. Sells to commercial concerns and government. Territory : United States.
Employees	76 which includes officer(s). UNDETERMINED employed here.
Financing Status	Secured
Import/Export	Import
Seasonality	Nonseasonal. Bonding Relations: Payment and performance bonds have been underwritten into ten figures.
Facilities	Leases 300,353 sq. ft. on 3rd floor of a multi story brick building.
Location	Central business section on main street.
Related Concerns	

SIC/NAICS Information

Industry Code	Description	Percentage of Business
1541	Industrial building construction	-
15419905	Industrial buildings, new construction, nec	-



Industry Code	Description	Percentage of Business
15419910	Steel building construction	-
15220105	Hotel/motel, new construction	-
15420101	Commercial and office building, new construction	-
15420103	Commercial and office buildings, renovation and repair	-
15420400	Specialized public building contractors	-
NAICS Codes	NAICS Description	
236210	Industrial Building Construction	
236220	Commercial and Institutional Building Construction	
236220	Commercial and Institutional Building Construction	
236220	Commercial and Institutional Building Construction	
236220	Commercial and Institutional Building Construction	
236220	Commercial and Institutional Building Construction	

GOVERNMENT ACTIVITY		
Activity Summary		
Borrower(Dir/Guar)	Yes	
Administrative Debt	No	
Contractor	Yes	
Grantee	No	
Party excluded from federal program(s)	No	

Associations

All Credit Files Created from this D&B Live Report

All Credit Files with Same D-U-N-S® Number as this D&B Live Report

ALL CREDIT FILES CREATED FROM THIS D&B LIVE REPORT			
Company Name	Type	Status	Date Created
No data found			

ALL CREDIT FILES WITH SAME D-U-N-S® NUMBER AS THIS D&B LIVE REPORT			
Company Name	Type	Status	Date Created
SWINERTON BUILDERS	Snapshot D-U-N-S Number 00-946-0791	Saved	04/17/2012

Your Information



Record additional information about this company to supplement the D&B information.

Note: Information entered in this section will not be added to D&B's central repository and will be kept private under your user ID. Only you will be able to view the information.

In Folders: [View](#)

Account Number	Endorsement/Billing Reference *	Sales Representatives
	gl@swinerton.com	
Credit Limit	Total Outstanding	
0	0	



Letter from Financial Institution





Brian R. Jones | Senior Vice President
National Corporate Banking

June 14, 2022

To Whom It May Concern:

Re: Swinerton Builders

City National Bank ("the Bank") is pleased to provide information about Swinerton Builders ("the Company") and its 20-year long credit and deposit relationship with the Bank.

The Company is a valued customer relationship for City National Bank. The Bank makes available to the Company revolving lines of credit aggregating \$100,000,000. An unsecured revolving line of credit up to \$75,000,000 is part thereof. In accordance with banking practices the unsecured revolving line has a scheduled date for review, renewal and extension on December 31, 2024. There is no balance owing and outstanding under the line at this time. The Company has met all of its commitments to the Bank in connection with this facility and remains in full compliance with agreements.

Additionally, the Company maintains cash on deposit with the Bank in dollar amounts that consistently average a low nine figure balance. The Company's checking accounts have always been handled satisfactorily as agreed and the Bank has never returned a check presented for payment due to insufficiency of funds. The Company's relationship has at all times been very satisfactory for the Bank.

The Bank can recommend Swinerton Builders on the basis of highly satisfactory experience with its day to day dealings. Should you have any further questions or need to speak with the Bank directly, please contact me by phone at (336) 469-2808.

Sincerely,

Brian R. Jones
Senior Vice President



SWINERTON

200 North Main Street
Santa Ana, California 92701
949.622.7000 | swinerton.com

DAVID CRAMP

Director of Education Market

P 213.399.1965

E dcramp@swinerton.com