

Mission Bay Block 4 East (MB4E)

LBE, SBE, Trade Partner Outreach Meeting

SWINERTON | Rubecon
JOINT VENTURE

CA License No. 1075320



AGENDA

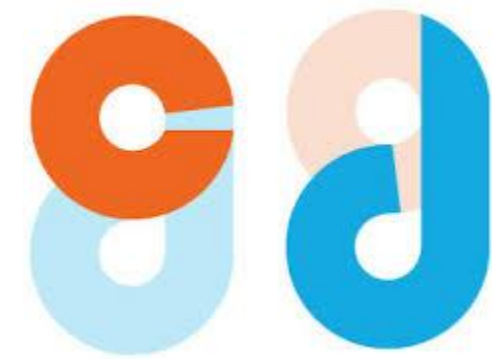
- 1 Welcome – Meet the Team
- 2 The Projects– MB4E Phase I and Phase II
- 3 OCII Partners & SBE Goals
- 4 Buy Out Schedule & Bidding Process
- 5 Working with Swinerton | Rubecon
- 6 Additional Opportunities
- 7 Contractor Networking



WELCOME & INTRODUCTIONS

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MEET THE TEAM



THE PROJECT – MB4E

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MB4E



- Mission Bay Block 4 East is comprised of two phases totaling approximately 400 residential family apartments.
- Each building with above-ground parking and associated amenity spaces.
- Phase I will include a small commercial retail space.
- Phase I (165 units):
 - Est. Start: Q1 2027
 - Completion: Q3 2029
- Phase II (235 units):
 - Est. Start: Q1 2028
 - Completion: Q3 2030

OCII PARTNERS & SBE Goals

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SBE and Workforce Goals

OCCI administers the SBE Program which has a goal to award 50% of all contract dollars in good faith to small businesses (construction, professional services and suppliers).

First consideration shall be given in the following order:

1. Project Areas SBE/LBEs
2. San Francisco-based SBEs/LBE
3. All other SBEs



SBE and Workforce Goals

OCII will recognize JVs and Associations between non-SBE firms and SBE firms where the SBE partner performs at least 35% of the work defined in the JV or Association agreement, and receives at least 35% (or a proportionate share, whichever is higher) of the dollars to be earned by the JV or Association.

Only firms certified as SBEs will be counted toward meeting the participation goals described above. SBE/LBEs should be certified with the City's Contract Monitoring Department (CMD) in order to be counted as a Project Area SBE.

OCII also has a 50% goal of total workforce hours by trade be made available to San Francisco residents.

This project also requires the payment of prevailing wages.



BUY OUT SCHEDULE & BIDDING PROCESS

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Buy Out Calendar 2025 -2026



Bid Package 1 May/June 2025

75% SD Bid Package Design Build/Design Assist

CSI Division	Trade
21.00.00	Fire Suppression (D/B)
22.00.00	Plumbing (D/B)
23.00.00	Mechanical (D/B)
26.00.00	Electrical (Low Voltage, CCTV, Security) (D/B)
26.31.00	PV Panels (D/B)

*Buy-Out dates are preliminary and subject to change

Bid Package 2

Q3. 2025

50% DD Bid Package

CSI Division	Trade
08.40.00	Exterior Enclosure
31.00.00	Earthwork
31.62.16	Steel Piles

*Buy-Out dates are preliminary and subject to change

Bid Package 3

Q4. 2025

100% DD Bid Package

CSI Division	Trade
01.54.00	Personnel Hoist
01.54.19	Tower Crane
11.00.00	Façade Maintenance
14.20.00	Elevator
31.40.00	Shoring
33.00.00	Site Utilities
33.70.00	Dry Utilities, Joint Trench

*Buy-Out dates are preliminary and subject to change

Bid Package 4

Q2. 2026

50% CD Bid Package

CSI Division	Trade
01.71.23	Survey
03.30.00	Concrete
05.12.00	Structural Steel
07.10.00	Below & Above Grade Waterproofing
07.21.00	Thermal Insulation
07.50.00	Roofing
07.60.00	Sheet Metal & Flashing

*Buy-Out dates are preliminary and subject to change

Bid Package 4

Q2. 2026

50% CD Bid Package

CSI Division	Trade
08.11.13	Doors, Frames & Hardware
08.33.00	Overhead Coiling Doors
08.81.26	Interior Glazing
09.20.00	Gypsum Board / Framing
12.35.30	Casework
12.36.00	Countertops
14.91.00	Facility Chutes

*Buy-Out dates are preliminary and subject to change

Bid Package 5

Q3. 2026

80% CD Bid Package

CSI Division	Trade
01.54.23	Temp Scaffold and Platforms
01.74.23	Final Clean
06.10.00	Rough Carpentry
06.20.00	Finish Carpentry
06.42.00	Architectural Woodwork
07.70.00	Roof Top Terrace Pavers
07.84.43	Fireproofing
07.92.00	Joint Sealants

*Buy-Out dates are preliminary and subject to change

Bid Package 5

Q3. 2026

80% CD Bid Package

CSI Division	Trade
07.92.00	Expansion Control
09.24.00	Plaster
09.30.00	Ceramic Tile
09.51.00	Acoustical Ceiling
09.65.00	Resilient Flooring
09.77.00	Special Wall
09.91.00	Painting
10.14.00	Signage

*Buy-Out dates are preliminary and subject to change

Bid Package 5

Q3. 2026

80% CD Bid Package

CSI Division	Trade
10.28.13	Toilet Accessories
10.50.00	Building Specialties
10.55.00	Mailboxes
10.81.00	Pest Control Devices
11.30.00	Residential Appliances
12.24.00	Window Treatments
32.10.00	Asphalt Paving
32.16.00	Concrete Paving
32.90.00	Landscape & Hardscape

*Buy-Out dates are preliminary and subject to change

BID PROCESS



- Interested Subcontractors should contact Mirna Dardon be added to our Bid List: mirna.dardon@swinerton.com *Include Project Name, Trade(s), Contact Information*
- You will receive an Invite via Building Connected
- Update Bid Status with **Accepted** or **Declined**.
- Scopes will be sent via Building Connected, attachments and agreements are also available there.
- Proposals shall include all addenda and subcontract documents.
- Be on the periodic watch for addenda to bid packages.

WORKING WITH SWINERTON | RUBECON

SWINERTON | Rubecon
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[SRJV BRANDING TO BE INSERTED]

SUBCONTRACT AGREEMENT

AGREEMENT made this {SWIN_SCMASTMIP_V.ISSUE_DAY} day
of {SWIN_SCMASTMIP_V.ISSUE_MONTH},
{SWIN_SCMASTMIP_V.ISSUE_YEAR} ("Effective Date")
(hereinafter "Agreement" or "Subcontract") between

Job No.: {SWIN_SCMASTMIP_V.JCSBC
JOB_CODE}
Subcontract No.: {SWIN_SCMASTMIP_V.SCMT_CONT_CODE}
Phase Code: {SWIN_SCMASTMIP_V.SCDT_PHS_CODE}
Vendor No.: {SWIN_SCMASTMIP_V.SCMST_VEN_CODE}

Swinerton Rubecon Joint Venture ("Contractor")
{SWIN_PROJADDRESSES_V.GC_STREET}
{SWIN_PROJADDRESSES_V.GC_CITY},
{SWIN_PROJADDRESSES_V.GC_REGION_CODE},
{SWIN_PROJADDRESSES_V.GC_POSTAL_CODE}
Attn: {SWIN_PMPROJECTMIP_V.GC_CONTACT_FIRSTNAME}
{SWIN_PMPROJECTMIP_V.GC_CONTACT_LASTNAME}
Phone: {SWIN_PMPROJECTMIP_V.GC_CONTACT_PHONE}
Fax: {SWIN_PMPROJECTMIP_V.GC_CONTACT_FAX}
Email: {SWIN_PMPROJECTMIP_V.GC_CONTACT_EMAIL}



PREQUAL

- Any Subcontractor working for Swinerton, or interested in working for Swinerton, must be prequalified to be awarded a contract.
- Prequal application is submitted online.
- Supporting documents submitted via electronic upload.
- **New Subcontractors:** Use link on our website to access application.
- **Renewing Subcontractors:** Email subcontractorprequal@swinerton.com for a unique link and password.
- **All subcontractors must renew annually to keep prequalification status active.**



PREQUAL (continued)



FINANCIAL

Income Statement, Balance Sheet, Line of Credit Letter



CONTRACTOR'S LICENSE

California

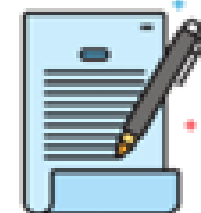


INSURANCE

General Liability, Worker's Compensation



FORM W-9



BONDING

Letter of Bondability



SAFETY

EMR, OSHA Forms



CERTIFICATIONS – LBE, SBE, MBE, WBE, DVBE, etc.

BILLING

TEXTURA

- Internet-based construction invoicing and payment
- Subcontractors can electronically sign/submit their pay apps
- Payments are made electronically via Automated Clearing House
- Offers complete visibility throughout the draw process and notifies user of critical events
- Web-based, no software to install
- Free training & support

WHAT DOES IT COST?

- 0.22% of contract value
- Minimum: \$50
- Maximum: \$2,500
- Sub-tier Subcontractors: \$100



LABOR COMPLIANCE

Project #22020021 - XYZ Project													
Project Specific ONE TIME Set-Up Documents													
Contractors	PWC Registration	CSLB Licence	Contract Number	Estimated Start Date ONSITE	TRADE	APPRENTICE UTILIZATION PERCENTAGE	Union/Non-Union/Mixed	DAS 140 Notice of Award	DAS 142 Appr. Dispatch	Fringe Benefits Statement	Apprentice Reported	Letter of Assent	Monthly Trustee Report Through
Swinerton Builders	1000000296 EXP 06/30/2025	92	22020021-000	9/15/2022	Carpenter	8.67%	Union			Received	Reported	Received	Oct-24
					Laborer	58.68%	Union			Received	Reported		Oct-24
					Drywall Installer Lather Carpenter	13.72%	Union			Received	Reported		Oct-24
					Painter	0.00%	Union			Received	None Reported to Date		Sep-24
					Cement Mason	0.00%	Union			Received	None Reported to Date		Oct-24
SFSP DFH - Self Perform													
SFSP Concrete Self-Perform													
ABC Rebar (Sub to SFSP Concrete)	1000007289 EXP: 06/30/2025	574321 EXP: 08/31/2025	22020049-002	4/10/2023	Iron Worker	10.70%	Union			Received	Reported	Received	Jul-24

ADDITIONAL OPPORTUNITIES



1939 MARKET ST.

Rendering: Paulett Taggart Architects & Y.A. Studio



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PROJECTED START: Q1 2026

MARKET: AFFORDABLE

HOUSING, MULTIFAMILY

BID DATE: Q3 2025, BID PKG #5

SF FIRE DEPARTMENT DIVISION OF TRAINING



SWINERTON

PROJECTED START: OCTOBER 2025

MARKET: CIVIC, PUBLIC SAFETY, TRAINING

BID DATE: TBD

SFO WAYFINDING



SWINERTON

PROJECTED START: OCTOBER 2025
MARKET: AVIATION, PUBLIC SAFETY,
TENANT IMPROVEMENT
BID DATE: TBD

BART POLICE HEADQUARTERS

Rendering: Gensler & SKA



SWINERTON

PROJECTED START: Q3 2025

MARKET: CIVIC, PUBLIC
SAFETY, DESIGN-BUILD

BID DATE: TBD

NORTHEASTERN UNIVERSITY RENOVATION PROJECTS

SWINERTON



PROJECTED START: TBD

MARKET: SEISMIC, HISTORIC

RENOVATION, STUDENT HOUSING

BID DATE: TBD

BESPOKE SAN MATEO

Rendering: BDE Architecture



SWINERTON

PROJECTED START: TBD

MARKET: AFFORDABLE HOUSING,
MIXED-USE

BID DATE: TBD

KAISER PERMANENTE EAOS (OFFICE PROJECTS)



SWINERTON

PROJECTED START: TBD
MARKET: OFFICE,
TENANT IMPROVEMENT
BID DATE: TBD

ONGOING SPECIAL PROJECTS



SWINERTON

PROJECTED START: NOW
MARKET: TENANT IMPROVEMENT,
SEISMIC RETROFIT, ETC.
BID DATE: ONGOING

ONGOING PROJECTS



SWINERTON

PROJECTED START: NOW

MARKET: CIVIC, PUBLIC WORK,
AVIATION

BID DATE: ONGOING



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NETWORKING

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