#### Jashma Kadam

From:

Ron Garratt

Sent:

Tuesday, September 08, 2009 5:05 PM

To: Subject: Jashma Kadam FW: 49er Stadium

----Original Message----

From: wgissler@juno.com [mailto:wgissler@juno.com]

Sent: Monday, September 07, 2009 6:30 AM

To: Ron Garratt

Cc: jdbocci@comcast.net Subject: 49er Stadium

September 4, 2009

To: Don Von Raesfeld, Chairman

Santa Clara Charter Review Committee (CRC)

c/o Jennifer Sparacino, City Manager/Executive Director

From: Bill Gissler, 1075 Blossom Dr. Santa Clara, 408-241-0477

RE: 49er Presentation at CRC meeting, September 3

Because of insufficient time for public questions at the conclusion of the CRC meeting, you asked us to submit our questions in writing. My questions are as follows:

- (1) Has the City ever received from the 49ers a detail construction cost estimate for the Stadium? Without this there can be no way of verifying which jobs can be done locally. I believe that many sub-contracts have to be let to contractors who are not local. If there is an estimate, I would like a detail copy.
- (2) In 2006 Turner Construction Company was sued by two of their sub-contractors on the Lane Stadium Project in Florida. The lawsuits were by Gate Precast Co. over concrete items and Varney Inc. over plumbing, air conditioning, heating and ventilation items. Other lawsuits against Turner related to delay of work may also have been brought to court. One can dismiss this by saying that such lawsuits are frequent on construction projects. But I am concerned that Turner may have a record for these types of lawsuits, which may be due to their business practices. To protect the City and give us a feeling that Turner Construction Co. is the right contractor for the job, I would like to know what lawsuits have been filed against Turner over stadium and other major projects in the last 15 years and what the outcome of the lawsuits were.
- (3) What other projects recreational facilities, commercial or industrial has Turner Construction Co. built for the 49ers or other York controlled interests over the last 20 years? Is there a long term relationship between Turner and the Yorks?
- (4) Since the Santa Clara site is unique and Turner was selected by the 49ers in 2006 for the San Francisco site, wouldn't it be better to re-evaluate contractor qualifications? There are several contractors who could do just as good a job. To mention just two: (1) Manhattan Construction Co., builders of the recently completed Dallas Stadium, and (2) Hunt Construction Co., recognized by Engineering News Record as one of the top recreational facility contractors in the U.S.

I look forward to hearing answers to my questions at the Sept. 17 CRC meeting, and that adequate time be available at that meeting to ask questions.

## Turner

Turner Construction Company 60 South Market Street, Suite 1100 San Jose, CA 95113 phone: (408) 295-7598 fax: (408) 295- 7698

September 15, 2009

Mr. Larry MacNeil Vice President/CFO San Francisco 49ers 4949 Centennial boulevard Santa Clara, CA 95054-1229

Re: Questions by Mr. Gissler at the CRC meeting on September 3, 2009

Dear Mr. MacNeil,

We are in receipt of the four questions raised by Mr. Gissler via an email to Mr. Raesfeld, Chairman, Santa Clara Charter Review Committee (CRC), dated September 4, 2009. In this letter we are responding to questions 2 and 4 since they pertain to Turner's qualification as the proposed new stadium builder for the 49ers in Santa Clara.

#### Question 2

Engineering News Record has rated Turner as the nation's top sports builder in 2008 and 2009. In the preceding eight years it has occupied one of the top two spots. Such market dominance in a highly specialized field is a result of Turner's customer focus and their business practices. With 44 offices nationwide and hundreds of projects under construction at any given day, disputes and disagreements are inevitable. However, Turner is never dismissive of such disputes or doubts raised by any client or concerned citizen over Turner's business practices.

Since 2000, for all major stadium projects built by Turner, Turner competed on the basis of the value and expertise brought to the client during planning, preconstruction and construction phase. In most cases Turner was involved from project conception to completion and the project was built using a negotiated 'Construction Management at Risk' approach. As a result, during the last decade alone, Turner has completed more than 150 major sports facilities nation-wide without any litigation.

The exception to an otherwise stellar record was the Lane Stadium Renovation project at Virginia Tech (not in Florida) which was procured by the Client through a lump sum, low price, bid process where Turner did not provide any preconstruction services. The bid documents were incomplete and poorly coordinated. It is common knowledge within the industry that poorly coordinated documents lead to issues during construction that cause delays and increase in costs. Both Gates Precast Co. and Varney Inc. brought claims against Turner as a result of issues they encountered due to incomplete design. Under Virginia law, these subcontractors could not directly make claims against the Owner or the design team because

## Turner

their contracts were directly with Turner. Turner successfully mediated settlements with both Gates and Varney. Despite several challenges Turner pulled all stops and the stadium was opened on time for the first scheduled football game. Once the mission was accomplished Turner reached a negotiated settlement with the Owner. Attached to this letter are some testimonials from our NFL clients that speak volumes of our ability.

Although Turner is the number one General Builder in the nation, it operates through local offices that operate as Business Units responsible for the local market and develop their own expertise that caters to the local needs. Turner has been operating in Northern California for over 40 years and has built some landmark projects. Turner's San Jose office responsible for the proposed new 49ers stadium in Santa Clara, completed the \$200M San Jose City Hall in 2005 with no claims or litigation. This was the first in San Jose's history where a project of this magnitude was not marred by litigation and claims. The County of Santa Clara has been a repeat client of Turner since 1994. Over that time Turner has successfully completed the Valley Medical Center North Tower project, Methadone Clinic, three parking garages, Valley Specialty Center, Medical Office Building, and McKinley Clinic. Currently we are building a \$200M new replacement Hospital facility on a Design/Build basis. All these years there has not been any litigation. In addition, since 1995, Turner has been providing construction services for Intel in Santa Clara, one of the biggest employers in the City. Attached to this letter is a list of customers in the Bay Area that have been a repeat client of Turners in the last 40 years.

Despite Turner's best efforts and best business practices, Turner is not infallible. Attached to this letter is a list of claims in the Bay Area in the last 10 years most of which have been amicably resolved.

#### Question 4

Turner successfully competed for the 49ers stadium project against Hunt in 2006. One of the reasons for the selection was to ensure that maximum amount of economic impact was local. Turner and their JV partner for the project employ over 650 people in the Bay Area. This compares to less than 50 employed by Hunt and none by Manhattan Construction. In fact there is not a single firm in the Bay Area that combines Stadium construction expertise with local know-how to deliver a NFL class facility which is critical to the 49ers organization and critical to the community it is built in.

I hope the responses above are adequate to allay Mr. Gissler's concerns. If we can be of any more assistance please let us know.

Sincerely.

Michael E. O'Brien

Senior Vice President, General Manager

**Turner Construction Company** 

Encl: Testimonials, Northern Calif. litigation history, List of Repeat Clients in Northern Calif.

c: John Wasson Harry O'Brien



MAR 15 2008

March 14, 2006

#### To Whom It May Concern:

I am writing this letter in support of Turner Construction's bid for the new San Francisco 49'ers stadium.

The staff at Tumer Construction provided reliable, trustworthy and expert planning and construction assistance over the months leading up to the construction of INVESCO Field at Mile High. They paid constant attention to our budget constraints and reduced our project costs without compromising the design features and function that we required in our facility.

As a result, we currently have a facility that maximizes the NFL team's competitiveness and patron enjoyment as well as a multi-use facility that provides numerous ways for revenue opportunities beyond the sports on the field.

I do not hesitate to recommend Turner Construction Company for your project. Should you have any questions or require further information, please feel free to contact me.

J. C. D. ...

President and

Chief Executive

Officer

Denver

Broncos

Football

Club

13655

Brancos

Parkway

Englewood,

- Colorado

80112

303.649.9000



#### 12-Time World Champions Super Bowl Champions I, II, XXXI

ROBERT E. HARLAN President/ Chief Executive Officer

March 13, 2006

Mr. Robert A. Bursack, Project Executive Turner Construction Company 55 East Monroe Street, Ste. 3100 Chicago, IL 60603

Re: Lambeau Field Redevelopment Green Bay, Wisconsin

Dear Bob:

When the Green Bay Packers embarked on the comprehensive redevelopment of historic Lambeau Field, we recognized the need to hire a Construction Manager who had extensive experience in constructing NFL stadiums, as well as a demonstrated ability to successfully execute a major rehabilitation program while maintaining the stadium fully operational for all scheduled events and daily activities. The Green Bay Packers selected Turner Construction Company based on its experience and its promise to achieve our construction objectives for the project. We couldn't be more pleased with the commitment and performance of Turner's Lambeau Field project team as it delivered on all its promises to the Green Bay Packers.

Please have future clients with similar needs contact my office regarding the significant value of having Turner Construction involved in their project.

Best regards,

Robert E. Harlan

President & Chief Executive Officer

Sab Idailan

REH/mjm







March 16, 2006

Mr. Dale Koger Turner Construction Group 3865 Wilson Blvd. Suite 200 Arlington, VA 22203

Dear Dale,

On behalf of the Jacksonville Jaguars, Ltd., I would like to say thank you for the great job Turner has done on the recent \$65 million in renovations to Alltel Stadium. As a result of Turner's expertise with scheduling, estimating and construction management techniques we were able to open the additions to our stadium on time and within budget.

Throughout the project the Turner team showed sensitivity and commitment in accommodating all our requirements on a very tight timeframe. The project was an extremely fast-tracked project and required sensitivity to working on the existing structure without disrupting stadium events and other events within the Sports Complex. The Turner team consistently produced high quality work while fulfilling the stringent quality control parameters that were essential to the longevity of the stadium and its use.

And finally, the Turner team were not only "builders" on this project, they became an integral member of the Owner's team, representing the Owner with the highest level of dedication and professionalism. We thank you for your support and professional service and would highly recommend Turner Construction Company to any future clients considering challenging sports projects.

Sincerely,

William R. Prescott Senior Vice President Chief Financial Officer

WRP/emc

#### DEPARTMENT OF PUBLIC WORKS



March 14, 2006

Mr. Larry MacNeil Vice President & Chief Financial Officer San Francisco 49ers 4949 Centennial Boulevard Santa Clara, CA. 95054-1229

Dear Mr. MacNeil;

On behalf of the City of Jacksonville, I would like to make you aware of the great job Turner has done on the ALLTEL Stadium Upgrades. As a result of Turner's expertise with scheduling, estimating and construction management techniques we were able to open our facility on time and within budget.

Throughout the project the Turner team showed sensitivity and commitment in accommodating all our requirements and had a heightened awareness for the problems involved with delivering this project within a very tight timeframe. The project was an extremely fast-tracked project, with multiple prime contractors. Turner consistently produced high quality results while ensuring the stringent quality control parameters that were essential to the longevity of the stadium and its use.

As in the past, Turner was an integral member of the Owner's team, representing the Owner with the highest level of dedication and professionalism. We thank them for their support and professional service and would highly recommend Turner Construction Company to any future clients considering challenging, sports projects.

Sincerely,

Thomas H. Goldsbury, P.E., C.B.O., Chief

**Building Inspection Division** 



Your goal achievement company

March 9, 2006

Reference:

The Adaptive Reuse of Soldier Field

Subject:

Letter of commendation and reference for *Turner Construction Company* 

To whom it may concern,

My name is Andrew Parkinson and I am pleased to commend and stand as a reference for *Tumer Construction Company* for their contributions in the development of the new *Soldier Field* Stadium for the NFL *Chicago Bears Football Club*. As background, I am an equity partner in the management firm Hoffman Management Partners and am a member of *Who's Who of American Professionals and Executives*. My firm and I have represented the *Chicago Bears Stadium LLC* since 1999, retained to act as their agent and representative during the design and construction of the renovations to *Soldier Field* completed in September of 2003. It is in that capacity I am familiar with *Tumer Construction* who along with their venture partners *Barton Malow* and *Kenny* (collectively *T/BM/K*) were responsible for the pre-construction development of programs, budgets, and schedules, the construction management, and close-out matters related to warranty, insurance, and audit and contract reconciliations.

The Club's stated project objectives to achieve quality, schedule, and budget were incorporated into *TBMK*'s construction management contract. *Tumer* and in particular Messrs. Mark Simonides, John DiCiurcio, and project management and supervisory staff achieved all three with skill, diplomacy, cooperation, and direct communications.

The level of quality construction detail, tolerance, and systems performance was achieved through their close cooperation with a broad variety of trade specialists, engineers representing design, peer review, field and shop inspections, surveying. Turner and their venture partners committed to and delivered a solid record of scheduling, accounting, and administration that was timely, accurate, and sufficient to resolve disputes timely.

Turner and particularly Mark Simonides achieved the schedule through prompt response to challenges and adept sequencing when coordinating with follow-on trades. Each of the design modifications made during the course of construction was incorporated in the finished Stadium with sufficient time to independently verify completeness and safety for successor activities. Where Turner could not accommodate an acceleration demand, they worked closely with those making the request to support their need to maintain a sometimes conflicting schedule. They provided regular task schedule revisions so that we could adjust and maintain the overall project schedule.

There were occasions when change orders had to be approved for the modifications to design and sequencing imposed upon *Tumer* and partners. They were prompt in providing accurate change estimates and participating in reconciliation of the changes with us prior to approval.

Turner are adroit managers. To realize the quality, schedule, and budget required constantly adjusting and complementing staff to address either an engineering, procurement, delivery, construction, schedule, or finance matter. Their and Messrs. Simonides and DiCiurcio decisions in personnel assignments were quick, definitive, and in direct support of our overall development efforts. There are others at Turner who deserve recognition for the roles they played here as support of their executives and venture partners. Together they were instrumental in our achieving a precision engineered architecture of extreme cantilevers, curves, tapers, sweeps, and angles, in a difficult urban environment which imposed historical and staging restraints, in the aggressive time we had forecast, and a budget reflective of our needs.

It has been my pleasure to have been associated with *Tumer Construction Company* on other professional sports development projects. It is with my direct experience of their ability to perform under extreme conditions that I endorse their pursuit of future challenges in this highly specialized field. Thank you for your time and consideration of *Tumer Construction Company* and my recommendation.

Respectfully,

Andrew H. Parkinson,

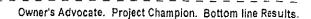
Partner

Hoffman Management Partners

Developer, As Agent for Chicago Bears Stadium, LLC

Cc:

Mark Simonides
Operations Manager
Turner Construction Company
55 East Monroe Street
Suite 3100
Chicago, Illinois 60603





1000 West Morehead St

Side M-100

Charlotte NC 28208

704 343 4931 fax 704 343 4934

www.nwgetz.com

March 13, 2006

Mr. John Wasson Columbus Consulting 153 Gramercy Drive San Mateo, CA 94402

Reference:

San Francisco 49ers

Dear John,

It is my understanding that you are considering Turner Construction Company as your construction partner for the San Francisco 49ers new stadium. I have worked with Turner Construction Co. on several NFL stadiums. Based on my experiences with them on Bank of America Stadium, Paul Brown Stadium and Invesco Field, I would not hesitate to have them on another stadium project.

As I know you are aware, the key to any organization's performance is the team that they put on your project. I have been fortunate to have had a successful experience with three different Turner Construction Company teams.

If you have any questions, please call me at 704-343-4931. Good luck on your adventure and know we are only a phone call away.

Sincerely,

Norman W. Getz

Cc: Chantell Stanek, Turner Construction Company

File



#### KANSAS CITY CHIEFS FOOTBALL CLUB

Carl D. Peterson President / General Manager, Chief Executive Officer

September 8, 2008

Dave Masel Turner Construction 1 Dubiner Circle Kansas City, MO 64129

Dear Dave:

I want to thank you on behalf of our entire football team, coaches and football support staff for the outstanding effort you made regarding our new and expanded practice facility and office building. Although the building is not quite complete yet, you assisted us in successfully reaching our priority goal of having everything ready for our coaches, players, and football operations staff such that they could move in directly upon return from training camp on August 15, 2008. Goal accomplished!

The response of our players, coaches, and football operations staff has been an overwhelming, "...outstanding and a first class facility." We all are much appreciative and know that when the final finishes are completed, the Chiefs' facilities will compare to and compete with the best in the NFL. Please take pride in your efforts contributing to the success of "your" Kansas City Chiefs, and by that you will always be a part of this organization's future.

Thank you again.

Sincerely

Carl D. Peterson

President/General Manager

Chief Executive Officer

ec

cc:

Clark Hunt, Chairman

Lynn Stiles Emil Konrath Bill Newman





July 24, 2002

Mr. Thomas B. Gerlach, Jr. Senior Vice President and General Manager Turner Construction Company 830 Fourth Avenue South Suite 400, Seattle, WA 98134

Dear Tom:

Last Friday was the official grand opening of the Seahawks Stadium and Exhibition Center. This unique public-private partnership has accomplished all of its goals. I would like to take this opportunity to recognize the contributions of Turner Construction Company over the past five and one-half years.

From the very beginning, Turner provided First & Goal with preliminary estimates dating back to our work with the "Kingdome Renovation Task Force" in late 1996. Your efforts continued during the referendum period leading up to voter approval of the \$430 million project on June 17, 1997.

Starting the very next day, your team, working together with First & Goal, Ellerbe Becket and LMN Architects, worked tirelessly to provide consistent and high quality pre-construction and construction services.

Five years after the referendum, the team has worked together to achieve a project completed to the highest quality standards. Best of all, the project is on time and on budget, a rare accomplishment for such a large project!

Perhaps most gratifying is that these accomplishments included the achievement of many of First & Goal's community objectives: first, to be a good neighbor to the three surrounding communities; second, to achieve over \$80 million of M/WBE participation; and finally, to achieve eighteen percent apprenticeship utilization over the course of the entire project, beating our goal by twenty percent!

The contributions of Turner to these successes are numerous. I would particularly emphasize the high quality of your pre-construction planning services, including estimating and purchasing, as well as the dedication of your field personnel to achieving high quality work. The result is a beautiful building, which we are certain will enhance the prospects of our primary tenant, the Seattle Seahawks.

Please share my enthusiastic endorsement of your company's achievements on this project with your staff and thank them for their dedicated hard work over the past five plus years. Turner has been an outstanding partner for First & Goal.

Sincerely

Robert L. Collier

Vice President/Director of Construction

RLC:sw



1701 Bryant Street, Suite 500 | Denver, CO 80204

**303.244.1002** | fax 303 244.1003

March 6, 2003

#### To Whom It May Concern:

Understanding the difficult and varied issues involved with the building of complex sports entertainment venues led us to look for the expertise of a strong leader for the construction of INVESCO FIELD at Mile High. This is why we chose Turner Construction Company as our partner.

With the help of Turner, we were able to leverage the strengths of a team solution to achieve the project's goals and objectives. Turner consolidated the decision making process to allow team communications under one roof. This proved to be one of the single most valuable techniques for assuring the projects success.

Turner knew if the aggressive timeline was to be achieved, a traditional approach to project delivery wasn't enough. We needed a total project mindset. Through the collaborative process developed and commitment of the "entire" team this was achieved.

Every deadline, big or small, required a "road map". The Turner approach to managing time was a dynamic process that was not etched in stone. It was flexible enough to proactively identify the challenges and create cost effective solutions.

At the end of the day our new \$400M INVESCO FIELD was completed on schedule and within budget. Beating both the schedule and the budget is unprecedented in the sporting industry. In the process of accomplishing these goals, Turner has further enhanced their reputation in the local subcontractor community, and the community as a whole.

Sincerely,



### CITY AND COUNTY OF DENVER

COMMUNITY PLANNING & DEVELOPMENT AGENCY Wellington E. Webb
MAYOR

BUILDING INSPECTION

200 W. 14<sup>TH</sup> AVENUE

SUITE 001

DENVER, COLORADO 80204-2700

TO:

Dave Masel

Project Superintendent

Turner Construction

FROM:

John Brahr

Chief Constituttion Inspector

DATE:

Angustal 6, 2004

It is with great pleasure that I write this letter to congraturate with and your staff on an outstanding job you did at Invesco Fieldar Vine High. In inv saventage years as Chief Construction Building Inspector Phave no ver written a letter to any superintendent or contractor upon completion of a job however, in this case I in making an exception. Because of you and your staff having the kingwledge of what you were doing and how it was suppose to be built, you made my job and my inspection camps job a whole lot easier!

I want to wish you good fuck on your next project where ever it may be I have no doubt it will be as accessful as this one

Sincerely,

John Brann

CC: Rod Wille 4601 North Fairfax Drive Arlington, VA 22203





October 8, 1996

Gary R. Van Hart, P.E. Director of Public Works Hamilton County, Ohio 138 East Court Street, Suite 800 Cincinnati, OH 45202

Re:

Ericsson Stadium

(Home of the Carolina Panthers)

Dear Mr. Van Hart:

I am writing this letter as confirmation of Turner's outstanding leadership in building our new NFL stadium. We are very proud of our stadium. Turner played a vital role in the success we achieved.

From the initial concept, through program management, design phase coordination, construction management and field construction, our goal was to build the most nearly perfect NFL stadium possible. This project was successfully completed June 30, 1996, on schedule, within budget and with permanent certificates of occupancy.

Meeting these challenges was accomplished through a totally coordinated "team effort" by the State of North Carolina, City of Charlotte, County of Mecklenburg, HOK design group, Turner Construction and Ownership's Management Team. Turner's early value engineering, costing design assistance and strong field leadership of the construction processes were instrumental in accomplishing our goal.

Jack Greenip, our project executive, is one of the most experienced construction professionals available for projects of this magnitude and complexity. He can take concepts, foresee problems and develop creative solutions to reach optimum results.

Ericsson Stadium has enjoyed wide acceptance and congratulations from persons with varied interests, including other NFL teams. Our efforts to utilize local contractors and to implement a minority outreach have been extremely well received. Much of this credit really should go to the fine efforts of the Turner team.





Gary R. Van Hart, P.E. October 8, 1996 Page 2

If you would like to tour the facility or to discuss our experiences with Turner, please give me a call.

Sincerely,

CAROLINAS STADIUM CORP.

Richard E. Thigpen, Jr.

President

RET/jgm



#### 10-Years Litigation History - Northern California

Turner is unavoidably involved in some litigation that falls primarily into two major categories: The majority includes Personal Injury and Property Damage which is handled by our insurance carrier. Turner prides itself as one of the safest Contractors in the industry.

The second category pertains to contract disputes, typically around Subcontractor quality performance issues and related payments.

Below are all claims for the past 10 years. We have settled all claims amicably through negotiations and out of court. During these 10 years, Turner has completed or under construction over 2,000 projects and \$6.5 billion in local construction.

	Project	Settled Out Of Court	Title of Legal Matter	Description of Litigation
1	Oakland Airport T2	по	Debro v Port of Oakland, Turner et al.	A third party alleged the Port of Oakland improperly awarded Turner a contract by not following public bidding procedure, Turner & the Port filed demurrers, which were sustained by the court.
		YES	Aircraft Fueling System v Turner, et al	A second tier Subcontractor filed a claim for non-payment. <u>Tumer facilitated a negotiated settlement between it's Subcontractor and the tiered Subcontractor to resolve the matter.</u>
		YES	Digital Design Communications v Sureties	A second tier Subcontractor filed a claim for non-payment of bankrupt first tier Subcontractor. Tumer provided lien releases showing that the Subcontractor had been paid. All issues resolved satisfactorily through negotiations.
2	LBNL Computing Center	YES	Turner v Encinal Broadway & Encinal Broadway v Turner	Turner filed a complaint for non-payment from the Developer. Developer cross claimed alleging faulty workmanship of subcontracted work. All issues resolved satisfactorily through negotiations.
3	Jackson Center 1	YES	A&B Painting v Turner; Turner v Encinal Jackson; Encinal Jackson v Turner	Turner filed a complaint for non-payment from the Developer. Developer cross claimed alleging faulty workmanship of subontracted work. All issues satisfactorily resolved through negotiations.
4	Milpitas City Hall	YES	Aderholt v City of Milpitas; City of Milpitas v Turner, et al.	Subcontractor filed a complaint for non-payment. First complaint triggered cross complaints including one from the City alleging delays & project costs. All issues satisfactorily resolved through negotiations.
5	Dixon Warehouse	YES	C International v Turner et al.; Turner v C, International	Owner filed a complaint alleging faulty workmanship of subcontracted work. All issues resolved thru negotiations and insurance.
6	Western Digital	YES	WeatherProofing Technologies and Tremco v Western Digital et al incl Turner	Turner and Subcontractor disputed a payment for faulty workmanship and negotiated amicable resolution.
7	St. Josephs Medical Center	YES	Art's Floral Shop v CHW & Tumer	Adjacent business owner filed a complaint alleging construction activity interfered with their business, <u>The case was</u> dismissed for a waiver of costs.
8	Washington Hospital	YES	Walshon Fire Protection v Tumer et al	Subcontractor filed a claim due to non payment from the owner. <u>Turner resolved the matter directly with the Subcontractor.</u>
		pending	Schindler Elevator v Turner	Subcontractor filed a claim for non payment, Turner, Owner, and Subcontractor currently in negotiations.
9	Rocklin City Police Station	pending	Fernando Loera v City of Rocklin	Adjacent property owner filed a complaint alleging damages. Currently in negotiations.



# REPEAT CLIENTS NORTHERN CALIFORNIA

Administrative Office of the Courts,

State of California

Albany School District

Alexandria Real Estate Equities

**ALZA Corporation** 

AON

Apple Computer, Inc.

Applied Biosystems

**Applied Materials** 

Armanino & McKenna

Aspire Charter Schools

T&TA

Bank of America

BART

Bayer Healthcare LLC

**Boston Properties** 

Cal PERS

California Capitol Group

Carnegie Mellon University

Catholic Healthcare West

CB Richard Ellis, Inc.

**CCSF** 

Celestica

Center Unified School District

Charles Schwab

Children's Hospital of Central CA

Children's Hospital Oakland

Chiron

CIM Group

Cingular Wireless

City and County of San Francisco

City of Mountain View

City of Oakland

City of Sacramento

City of Sacramento Housing and Redevelop

City of San Francisco

City of San Jose

City of Stockton

City of West Sacramento

Colliers Int'i

Comerica

County of Monterey

County of San Mateo

County of Santa Clara

Crescent Heights

CSU Chico

Delhi Unified School District

Department of General Services

East Side Union High School District

El Camino Hospital

Elk Grove Unified School District

**Equity Office Properties** 

Ernst & Young

**FRIT** 

Genentech

Golden Gate University

Haury Properties, LLC

Haworth

Hines

**Host Marriott** 

Hyperion Software

Intel Corporation

International French School

Jesse Cooley

Jewish Home for the Aged

Johnson Controls, Inc.

Jones Lang LaSalle Americas, Inc.

Kirkland Ellis LLP

Kirkpatrick & Lockhart Preston Gates Ellis LLP

Kirkwood Mountain Resorts

**KPMG** 

Lieff Cabraser Heimann and Bernstein

Lucile Packard Children's Hospital

Merck

Merrill Lynch

Microsoft Corporation

Mills Peninsula Health Services

Monger Tolles and Olsen

Morgan Hill Unified School District

Natomas Unified School District

**NBC Studios** 

Nikon Precision, Inc.

NorthBay Health Advantage

Northern Inyo Hospital



#### REPEAT CLIENTS

Novartis Vaccines and Diagnostics Inc.

Oak Valley Hospital District

Oakland Corporate Center LLC

O'Connor Hospital

Oracle Corporation

Palo Alto Medical Foundation

Planned Parenthood

**Plantronics** 

Port of Oakland

Rambus

Ravenswood School District

Regents of the University of California

**RNM Properties** 

RUMASA Group

Safeway Corporation

Salesforce.com

San Carlos Unified School District

San Jose Unified School District

San Mateo County

San Rafael City School District

Santa Clara Unified School District

Santa Clara Valley Medical Center

Saratoga Unified School District

Savoy Group

SB Architects

Schiff Hardin LLP

Seafarers Union

Sequoia Hospital

Seyfarth Shaw

Shell Oil

Shorenstein Realty Services

SIC Lakeside Dr, LLC

Sierra Joint Community College District

Skyy Spirits, LLC

Southwest Airlines

Specialty Bakeries

St. Josephs of Orange

St. Josephs Health

Stanford Hospital & Clinics

Stanford Linear Accelerator Center

Stanford University

State of California

State of California, Department of

General Services

Stockton Unified School District

Summit Commercial Properties

Sutter Davis Hospital

Sutter Health

The Swig Company

Tishman Spever

Turlock School District

UC Davis Medical Center

University of California, San Francisco

Verizon Wireless

Versata

Wachovia Bank

Washington Unified School District

WEMED

Western Digital

Whole Foods Markets

Windbond Electronic Corp America

Winthrop Management LP

WPP

