

client

The Palo Alto History Museum



VANCE BROWN
BUILDERS

Palo Alto History Museum
Palo Alto, CA

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ORGANIZATIONAL DESCRIPTION

ANNUAL PROJECT VALUE: Vance Brown currently constructs approximately \$300 - \$350 million of projects per year in the San Francisco Bay Area.

OFFICES: Projects are managed out of Vance Brown's Palo Alto and Oakland offices.

OFFICE STAFF: Our team is comprised of 60 highly trained and enthusiastic staff members. This includes Project Executives, Project Managers, Project Engineers, Preconstruction / Estimating Staff, Accounting Department, and Support Staff.

FIELD STAFF: Our field labor force is comprised of approximately 120 - 150 people. This includes Project Superintendents, Foremen, Carpenters, Laborers, and Cement Finishers.

OFFERINGS: VBI offers development services, project management services, construction management services, and property management services. The predominant focus of the VBI business is that of a commercial general contractor.

The firm of Vance Brown continues a general contracting business established in 1932 by Vance Meacham Brown. Now, in its eighty-sixth year, the firm is one of the oldest general contracting firms in the San Francisco Bay Area. The firm is still owned and managed by the Brown family with Loren Brown, a third generation descendent of Vance Brown, as President.

Vance Brown focused the firm's contracting business on custom homes and small store buildings between 1932 and 1949. His sons, Allan and Robert, moved the construction focus to public school buildings in the 1950's and 1960's and then into private sector work. In 1960, they changed the emphasis of work from publicly funded, competitive bid work to privately owned, negotiated contract work. This allowed them to use the outstanding reputation they had earned as a contractor as a tool to secure future work. They soon developed relationships with real estate developers Tom Ford (founder of the Sand Hill Road Venture Capital Real Estate Center) and Peery/Arrillaga on numerous office/R&D projects.

The firm continues to construct many office/R&D projects to this day, and also has diversified into Stanford University projects, private school buildings, biotech laboratories, clean rooms, senior housing projects, restaurants, parking garage construction, sewage treatment plant construction, retail construction, semiconductor fabrication, and warehouses. Notable projects constructed by Vance Brown, Inc. (VBI) include the Stanford Football Stadium, Avery Aquatics Center, Quantum Corporate Headquarters and Campus, Mercedes-Benz Research Development North American Headquarters, ALZA Corporate Headquarters, Westport Office Park, and the Arrillaga Family Sports Center at Stanford University. The firm is well versed in many different types of construction including tilt-up concrete, steel frame, poured-in-place concrete, post-tensioned concrete, metal frame, precast concrete, wood frame, and masonry.

OUR PROJECT MANAGEMENT PHILOSOPHY

Vance Brown has extensive experience in building a wide variety of construction improvements for various Owners, Architects, and Tenants in many different municipalities over a long period of time. With this experience has come a tremendous knowledge of the construction industry, including the science and art of project management. Because every project is built under a unique set of circumstances (different cities, owners, architects, subcontractors, schedule, budget requirements, time period, etc.), it requires that we, as construction managers, have the capability of being somewhat flexible in the role that we play on any given project. We have



learned how to adapt our project management techniques to each particular project in order to achieve the desired end result.

Our project management style is anticipatory rather than reactive. We prefer planned construction activities to serendipitous events, and we strive very hard in our daily tasks to maneuver ourselves into this position of foresight. This overall planning results in float time that allows us to handle the inevitable last minute changes, or unplanned activities that occur, without any major disruption to the project.

We feature diligent, experienced project managers that have sole responsibility for all aspects of a particular project. This insures our clients that they have one source for information and accounting. Each have a strong grasp of the total concept of a project (as viewed by the Project Owner, the Architect, the Contractor and the Subcontractor) as well as the necessary smaller construction management concepts such as techniques, estimating, building code compliance, job costing, and enforcement of the project schedule.

We commonly are involved in projects with less than full service design. Our project managers have gained extensive knowledge about design and how to work collaboratively with Owners and Designers to construct projects where less than full design knowledge is provided. Conversely, we are equally adept at managing projects where we operate in a traditional General Contractor role.

Vance Brown devotes the management resources necessary on a daily basis to take projects from inception through to their completion in an honest, straightforward manner. We strive for outstanding product quality from both our personnel and from our subcontractors, and we take seriously our responsibility in creating a safe working environment. We are known for our care and concern regarding how our client's money is spent. It is our desire to provide a level of service that will make every client want to negotiate future work with Vance Brown.

PROJECT MANAGEMENT TOOLS

- Accounting: [Viewpoint](#)
- Estimating: [Microsoft Office, OST, Assemble, Revit, Navisworks](#)
- Project Management: [Viewpoint, Spitfire](#)
- Scheduling: [Microsoft Project, FastTrackScheduler](#)
- Communications: [E-mail, Office Phone, Cellphones, GoToMeeting](#)

CAD & BIM CAPABILITIES

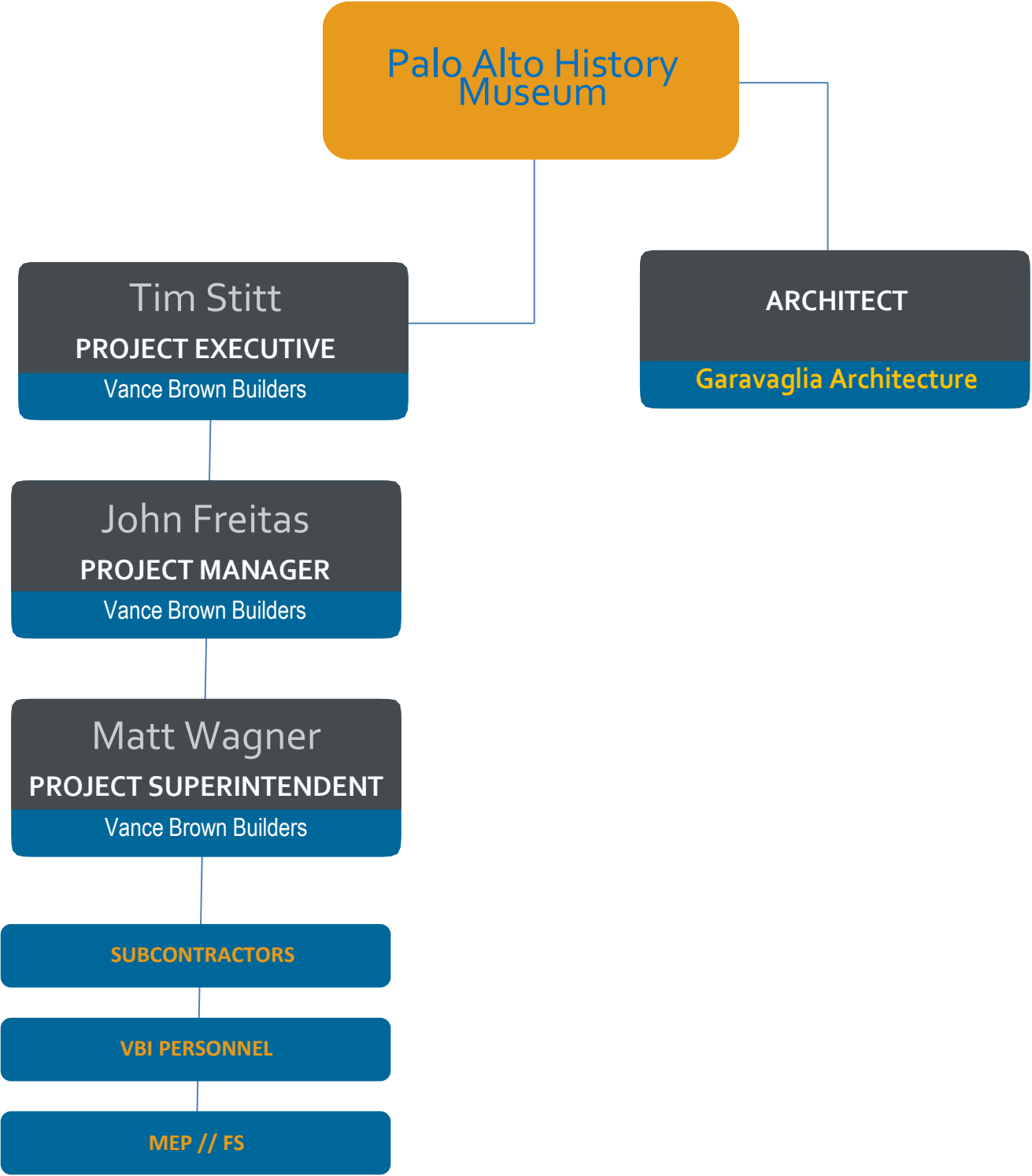
VBI has BIM and CAD capabilities utilizing AutoCAD, Navisworks, and Revit. We leverage BIM for all project phases, including Estimating, Pre-construction MEPS Coordination, and Field Coordination.



SECTION

2

Palo Alto History Museum



For the Palo Alto History Museum project, Vance Brown, Inc. is proud to propose the following management team. This team will be assigned to the project from preconstruction to close out.

- TIM STITT / PROJECT EXECUTIVE

Mr. Stitt will have overall corporate responsibility for managing Vance Brown's preconstruction services, bidding and buyout and will manage the VBI construction team. He has extensive experience in the construction of new office buildings and tenant improvement projects. Mr. Stitt will attend the OAC meetings and will be based in the main office.

- JOHN FREITAS / PROJECT MANAGER

Mr. Freitas will manage the Palo Alto History Museum project during construction and will be a critical member of the Vance Brown preconstruction team. As a key contributor to the preconstruction effort he will bring over 24 years of construction industry and tenant improvement experience.

- MATT WAGNER / SUPERINTENDENT

Mr. Wagner is a qualified, detail orientated superintendent. He has successfully completed numerous projects similar to the Palo Alto History Museum project. Mr. Wagner will be the overall project superintendent and orchestrate the entire project from preconstruction to completion. He is known for his ability to meet deadlines without compromising the project schedule or budget.

**Please review the attached resumes for specific staff and project experience.*

SECTION

3

TEAM RESUME



TIM STITT // PROJECT EXECUTIVE

Tim Stitt has over twenty-six years of professional experience in the construction industry. His background includes the construction of sporting facilities, commercial buildings, schools, religious institutions and biotech labs. He is directly responsible for negotiating and administering contracts, supervising the office and field operations, overseeing job costs and schedules to ensure the project is on target and within budget. Tim is familiar with corporate office and mixed use retail space in downtown areas after recently completing several projects of this type in the past 5 years. He works closely with the project management team, owner, architect, and subcontractors from preconstruction to completion of the project.

PROJECT RELEVANT EXPERIENCE

AVENIDAS // PALO ALTO

10,000 sf 3-story addition and the renovation of approximately 20,000 sf of the existing Birge Clark designed facility originally housing the City of Palo Alto's Police and Fire Station built in 1926 and located in downtown Palo Alto.

Value: \$14,044,688.

STANFORD FOOTBALL STADIUM // STANFORD, CA

Complete renovation of the existing stadium. Reduction of seating from 80,000 to 50,858. Demolition started after end of 2005 Football Season and continued during the winter months to complete the work in a record 294 days. Includes new scoreboards, systems, seating, skyboxes, concessions, field (lowered 5'), press box building and ADA accessibility. Extensive site work and access areas completed.

Value: \$ 92,000,000.

ROBLE GYM // STANFORD, CA

Restoration to historical character of the existing Roble Gym. Scope includes the construction of a theater and support spaces as well as the construction of an open space to provide student classroom and dance space. Seismic and structural retrofit included.

Value: \$ 20,000,000

310 UNIVERSITY AVENUE // PALO ALTO, CA

New 3-story 37,000 sf Class A mixed use office/retail building with one level of underground storage in downtown Palo Alto. Zero lot line and set back from public right of way. Tenant improvements for Walgreens were done once the shell construction was completed. LEED Silver Certification.

Value: \$ 9,500,000.

CASTILLEJA SCHOOL ADMINISTRATION BUILDING // PALO ALTO, CA

Historic renovation of existing admin building and chapel. Relocation of 3-story admin bldg. prior to excavation of full basement. Interior and exterior refurbished including new wood shingled exterior and new renovated windows

Value: \$ 5,400,000.

PALO ALTO JUNIOR MUSEUM AND ZOO // PALO ALTO

New 15,000 sf one-story museum and zoo building with exhibit space, classrooms, collection storage, program animal support spaces and staff offices. A reconfigured 14,150 sf zoo with netted enclosure and 3,032 sf exterior zoo support yard. New site work includes exterior entry plaza and promenade, outdoor exhibits, service yard and perimeter site work.

VBI EXPERIENCE//20 YRS
INDUSTRY EXPERIENCE//26 YRS

EDUCATION
BS – CONSTRUCTION MGMT
CAL STATE, CHICO

TEAM RESUME



JOHN FREITAS // PROJECT MANAGER

John Freitas is a seasoned construction professional who has more than 20 years of construction experience. John has been responsible for all project related activities including; contract documents, scheduling, subcontractor contracts, submittals, and OAC meetings. John has an excellent understanding of construction management and scheduling as well as the ability to prepare accurate estimates and submittal review.

PROJECT EXPERIENCE

AVENIDAS // PALO ALTO

10,000 sf 3-story addition and the renovation of approximately 20,000 sf of the existing Birge Clark designed facility originally housing the City of Palo Alto's Police and Fire Station built in 1926 and located in downtown Palo Alto.

Value: \$14,044,688.

611 COWPER // PALO ALTO

Demolition of existing building and construction of a new 4-story commercial/residential mixed-use building with two levels of underground parking. Project is a mild steel concrete frame with exposed architectural concrete, terra cotta rain screen and long span glazed skin elements.

Value: \$ 17,000,000.

524 HAMILTON AVENUE // PALO ALTO, CA

New 3 story building in downtown Palo Alto with office occupancy on Floors 1 and 2 with a single residence on the 3rd floor. 8 stall parking garage at ground level, underneath a portion of the 2nd floor.

Value: \$ 3,400,000.

PALO ALTO COMMONS II // PALO ALTO, CA

New 60,000 sf 44 Unit Residential Care Facility. The one story, below ground construction includes Parking, Laundry Room, Pool & Spa. The three stories above ground include 44 Rental Units, a full commercial Kitchen, Dining Area, offices, Lounge Space and Small Library.

Value: \$ 20,000,000.

ROBLE GYM // STANFORD, CA

Restoration to historical character of the existing Roble Gym. Scope includes the construction of a theater and support spaces as well as the construction of an open space to provide student classroom and dance space. Seismic and structural retrofit included.

Value: \$ 20,000,000

VBI EXPERIENCE//12 YRS
INDUSTRY EXPERIENCE//24 YRS

EDUCATION
CONSTRUCTION MGMT
SAN JOSE STATE

CERTIFICATION
OSHA 10
CPR/FIRST AID



VBI EXPERIENCE//4 YRS
INDUSTRY EXPERIENCE//19 YRS

CERTIFICATIONS
CPR/FIRST AID
OSHA 30

MATT WAGNER // PROJECT SUPERINTENDENT

Matt Wagner has over 19 years of professional experience in the construction industry starting as an assistance superintendent doing wood framed construction. He has constructed a wide variety of projects and had managed complex concrete structures, steel structures and multi-phased sites. He has complete responsibility for all site activities and logistics, including planning, scheduling, layout, quality control, and safety. He has direct responsibility for coordinating and supervising the crews, subcontractors and Vance Brown's self-performed activities.

PROJECT EXPERIENCE

PALO ALTO JUNIOR MUSEUM AND ZOO // PALO ALTO, CA

New 15,150 sf one-story museum and zoo building with exhibit space, classrooms, collection storage, program animal support space and staff offices. Reconfigured exterior 14,150 sf zoo with netted enclosure and 3,32 sf exterior zoo support. New site work including entry plaza and promenade, outdoor exhibit space service yard and perimeter site work.

Value: \$25,000,000.

AVENIDAS // PALO ALTO

10,000 sf 3-story addition and the renovation of approximately 20,000 sf of the existing Birge Clark designed facility originally housing the City of Palo Alto's Police and Fire Station built in 1926 and located in downtown Palo Alto.

Value: \$14,044,688.

PALO ALTO HIGH SCHOOL GYMNASIUM // PALO ALTO, CA

Mixed use, multi-level dual court gymnasium and physical education building located on the Palo Alto High School Campus. Building was comprised of a structural concrete below grade foundation and structural steel skeleton with a combination of aluminum storefront and cement plaster exterior. Interiors included two basketball / volleyball /badminton courts, team and school locker rooms, dance studio, wrestling room, weight room, and team/staff conference room facilities.

Value: \$36,500,000.

Prior Experience:

ALAMEDA THEATER // ALAMEDA, CA

Seven screen theater project with upgraded utility and infrastructure work.





Value: \$10,000,000.

SECTION

4


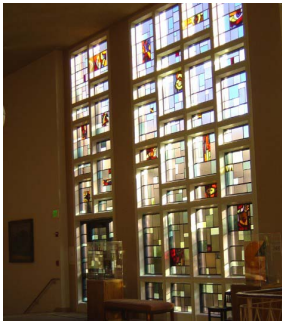



RELEVANT PROJECT EXPERIENCE

	PROJECT	DESCRIPTION	COMPL.	VALUE	OWNER	ARCHITECT
	Hoover Pavilion Stanford	82,274 sf Exterior historic preservation and interior OSHPD 3 renovation of a 5 Story historical building. Renovate the entire structure to restore the exterior appearance and historic details. Interiors scope includes hazardous material remediation, and abatement, and the construction of an OSHPD 3 Tenant Improvement build out for medical offices, clinical spaces, and support spaces.	2012	\$28.0M CO's : 10% for unforeseen conditions	Stanford University Medical Center Rachel de Guzman 650-725-8787	Tom Eliot Fisch Alyosha Verzhbinsky 415-273-9440
	Bing Tower House Stanford	Renovation and seismic retrofit of historical 2 story brick building. ADA upgrades, fire and life safety, MEP and all new finishes.	2008	\$2.0M CO's : N/A	Stanford University Mr. Mark Bonino 650-723-0022	Hoover Associates Mr. Richard Campbell 650-327-7400
	Castilleja School Administration Building Palo Alto	24,000 sf Historic renovation of existing admin building and chapel. Relocation of 3-story admin bldg prior to excavation of full basement. Interior and exterior refurbished including new wood shingled exterior and new renovated windows	2002	\$5.4M CO's : 5% contingency was used for owner & unforeseen conditions	Castilleja School Ms. Nancy Kauffman 650-328-3160	Hoover Associates Mr. Richard Campbell 650-327-7400
	Peterson Renovation Project Stanford	Seismic retrofit and interior remodel of a 43,417 sf university classroom building. Remodel consists of a new elevator, restroom renovation, exiting upgrades, building infrastructure upgrades including fire alarm and fire sprinklers, and restoration of part of the original courtyard.	2009	\$12.0M CO's : N/A	Stanford University Ms. Helena Cipres-Palacin 650-723-9071	Cody Anderson Wasney Mr. Christopher Wasney 650-328-1818






RELEVANT PROJECT EXPERIENCE

	PROJECT	DESCRIPTION	COMPL.	VALUE	OWNER	ARCHITECT
	Ford Center Stanford	New addition of 8,710 sf which included the installation of four (4) racquetball courts, a Men's and Women's locker/shower facility, ergometrics training room, as well as individual coaches offices. Constructed utilizing a moment frame structural steel framing skeleton, interior and exterior metal stud framed walls, along with exterior lath & plaster and aluminum storefront systems to match that of the existing Ford Center. Historic renovation and upgrades.	2006	\$3.8M CO's: N/A	Stanford University Mr. Mark Bonino 650-723-0022	Hoover Associates Mr. Richard Campbell 650-327-7400
	Hertz Hall U.C. Berkeley	Vance Brown refurbished the beautiful leaded art glass windows and doors at the Upper Foyer. Deferred maintenance performed in addition to seismic and ADA improvements for 60,000 sf building. The work included complete tear off and replacement of the tile roof reusing salvageable tiles with new tiles, all new copper gutters and flashings, repairs and new finishes.	2004	\$3.4M CO's: 2.2% due to unforeseen conditions	U.C. Berkeley Mr. John Simpson 510-643-6920	Korth Sunseri Hagey Mr. James Sunseri 415-954-1960
	Old Union Stanford	Seismic upgrade and tenant improvement of 3 campus buildings The Nitery and Clubhouse buildings received new elevators and shafts and the Old Union's existing elevator was retrofitted with a new cab. New shear walls and footings, new sprinkler systems, plumbing and electrical at Old Union. Historical renovation and ADA upgrades.	2007	\$14.0M CO's: N/A	Stanford University Mr. Mark Bonino 650-723-0022	Hoover Associates Mr. Richard Campbell 650-327-7400







RELEVANT PROJECT EXPERIENCE

	PROJECT	DESCRIPTION	COMPL.	VALUE	OWNER	ARCHITECT
	<p>Klutz Corporate Headquarters</p> <p>Palo Alto</p>	<p>A 29,000 sf tenant improvement build-out for Klutz, a wholly owned subsidiary of Scholastic Books. Includes a mezzanine, full access flooring on the ground level with below floor mechanical/electrical distribution. Also includes full seismic renovation.</p>	<p>2005</p>	<p>\$3.0M</p> <p>CO's : 2% for unforeseen conditions</p>	<p>Scholastic, Inc. Mr. Jonathan Feldberg 212-343-6559</p>	<p>Cody Anderson Wasney Mr. Christopher Wasney 650-328-1818</p>
	<p>Maples Pavilion</p> <p>Stanford</p>	<p>175,000 sf remodel and expansions of Stanford University basketball arena. Project includes new A/V systems. Scoreboard, playing floor, varsity locker rooms, official's rooms, public restrooms and concession areas. Also includes extensive renovation of M/E/P/FS systems.</p>	<p>2004</p>	<p>\$19.5M</p> <p>CO's: N/A</p>	<p>Stanford University Mr. Mark Bonino 650-723-0022</p>	<p>Hoover Associates Mr. Richard Campbell 650-327-7400</p>
	<p>Montag Hall / Bakewell Building</p> <p>Stanford</p>	<p>Complete renovation of a 14,850 sf historic building in the middle of the Stanford Campus. Demolition of all but the shell and roof structure of an existing wood framed building with a brick exterior skin. VBI added concrete shear walls and steel bracing to the interior walls without damaging the existing brick exterior. New insulated windows and exterior storefront doors were also added as part of the upgrade to the building that now houses the undergraduate admissions and financial aid resources.</p>	<p>2005</p>	<p>\$3.1M</p> <p>CO's: N/A</p>	<p>Stanford University Mr. Mark Bonino 650-723-0022</p>	<p>Hoover Associates Mr. Richard Campbell 650-327-7400</p>

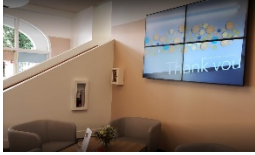




RELEVANT PROJECT EXPERIENCE

	PROJECT	DESCRIPTION	COMPL.	VALUE	OWNER	ARCHITECT
	Sigma Chi Stanford	Renovation of the 1939 fraternity house to upgrade to 2006 standards. Complete replacement of the fire and life safety equipment and MEP's. New data system and all new finishes. Extensive landscape and sitework.	2008	\$2.2M CO's: N/A	Alpha Omega House Corporation Mr. Mark Bonino 650-723-0022	Hoover Associates Mr. Richard Campbell 650-327-7400
	Stanford Barn Stanford	Renovation of the 8+ acres with advanced equestrian amenities along with the renovation of the "Brick Barn" Seismic upgrades and conversion of old stalls to office and museum occupancy. New finishes and extensive site improvements.	2005	\$2.8M CO's: N/A	Stanford University Mr. Mark Bonino 650-723-0022	Hoover Associates Mr. Richard Campbell 650-327-7400
	Stanford Stadium Palo Alto	Complete renovation of the existing stadium. Reduction of seating from 80,000 to 50,858. Demolition started after end of 2005 Football Season and continued during the winter months to complete the work in a record 294 days. New scoreboard systems, seating, skyboxes, concessions, field (lowered 5'), press box building and ADA accessibility. Extensive sitework and access areas completed.	2006	\$92.M CO's : N/A	Stanford University Mr. Mark Bonino 650-723-0022	Hoover Associates Mr. Richard Campbell 650-327-7400
	Toyon Hall Stanford	83,480 sf restoration of student housing with seismic retrofit, new fire sprinklers & alarms, renovated clay tile roof & sitework. Accelerated Phase II during summer break.	2000	\$8.8M CO's : N/A	Stanford University Ms. Susan Rozakis 650-723-1813	Cody, Anderson & Wasney Mr. Christopher Wasney 650-328-1818



RELEVANT PROJECT EXPERIENCE

	PROJECT	DESCRIPTION	COMPL.	VALUE	OWNER	ARCHITECT
	<p>Avenidas Palo Alto</p>	<p>10,000 sf 3-story addition and the renovation of approximately 20,000 sf of the existing Birge Clark designed facility originally housing the City of Palo Alto's Police and Fire Station built in 1926 and located in downtown Palo Alto.</p>	<p>2019</p>	<p>\$14.0M</p>	<p>Avenidas Amy Andonian 650-289-5440</p>	<p>KRP Architects Kevin Jones 650-965-0700</p>
	<p>Roble Gym Stanford</p>	<p>Renovation of a historic building originally constructed in 1931 as a women's gymnasium. The work consisted of construction of a theater, classrooms, and office spaces. It required a complete seismic and structural retrofit with upgrades to the entire mechanical, electrical, plumbing, and life safety systems. The building was restored to its previous historical beauty and the exterior, as well as the courtyard and landscape, rehabilitated in the spirit of original design.</p>	<p>2016</p>	<p>\$24.0M</p>	<p>Stanford University Mark Bonino 650-723-0022</p>	<p>Cody, Anderson & Wasney Mr. Christopher Wasney 650-328-1818</p>
	<p>A16Z HQ2 San Francisco</p>	<p>Interior renovation of a 4-story office building in Downtown SF. New interior walls for offices, conference rooms, breakrooms and restrooms. Upgrade finishes and MEP work included.</p>	<p>Precon</p>	<p>\$16.0M</p>	<p>Andreessen Horowitz</p>	<p>Tolbert Designs Jeremiah Tolbert 650-938-99</p>