

COAST & HARBOR
CONSTRUCTION MANAGEMENT

The choice for excellence

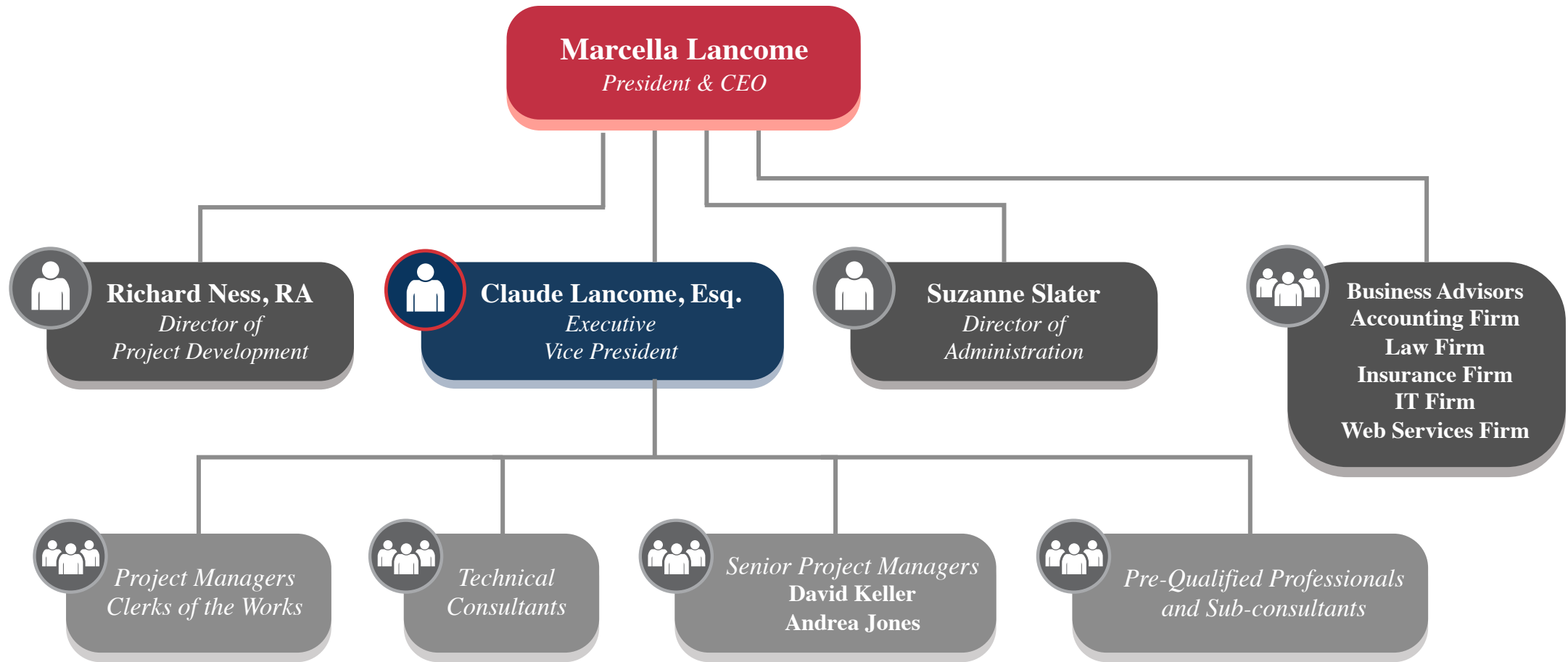


Hispanic Woman Owned Business Enterprise

FIRM OVERVIEW



Organization Chart



UPDATED CLIENT LIST



Updated Client List

Northwestern Mutual Insurance Company

Due Diligence including Property
Condition Reports and Project Monitoring

Project values:
\$100 million to \$150 million



Updated Client List

Brown University

Review designer and contractor draws for Performing Arts Center

Project value:
\$150 million



Updated Client List

U.S. General Services Administration (GSA), National Capital Region

Program Management Support;
Ten full-time Senior Project Managers
managing office fit-out projects

**Aggregate value of all projects:
\$500,000,000**



Updated Client List

State of Vermont

Project Management for demolition
of two state owned buildings

Project value:
\$400,000



Updated Client List

University of Massachusetts Building Authority

Prequalified to serve Authority
as Owner's Representative for
Public-Private Partnership (P3) projects



Updated Client List

Tufts Medical Center

**Manage multiple ADA
related projects in multiple
buildings**

(Project on hold due to COVID-19)



Updated Client List

Massachusetts Institute of Technology

Manage upgrade of life safety systems in 35 independent houses

(Project on hold due to COVID-19)



Updated Client List *(Last three years)*

Private Investor

Project Monitoring Services,
Hub 25 Apartment Complex

Project value:
\$85 million



Updated Client List *(Last three years)*

Capstone Development

On-site Construction Manager,
new dormitory UMass Boston

Project value:
\$115 million



Updated Client List *(Last three years)*

City of Providence

Program Manager for Capital Improvement Program

**Project value:
\$78 million**



Updated Client List *(Last three years)*

Northeastern University

Manage multiple small projects

Project values:
\$50,000 to \$4.5 million



Updated Client List *(Last three years)*

Bryant University

Manage multiple small projects

Project values:
\$300,000 to \$1 million



Updated Client List *(Last three years)*

GSA

Project Manager for
new Land Port of Entry
in Derby Line, VT

**Project value:
\$26 million**



PRIMARY ADVISOR





Claude Lancome

- Primary point of contact with PRIM
- Experience overseeing due diligence services
- Experience overseeing owner's project manager (OPM) services
- Experience working for Developers (Cummings, MCCA, Winn, Hines)
- Experience advising clients on business, procurement, and contractual issues

SENIOR ADVISOR





Richard Ness

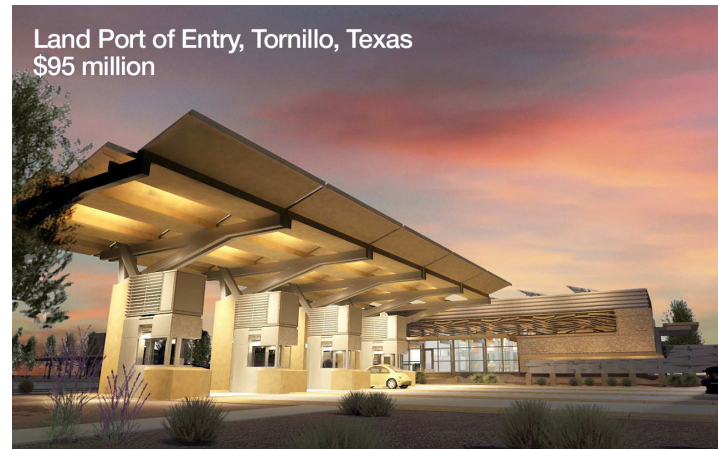
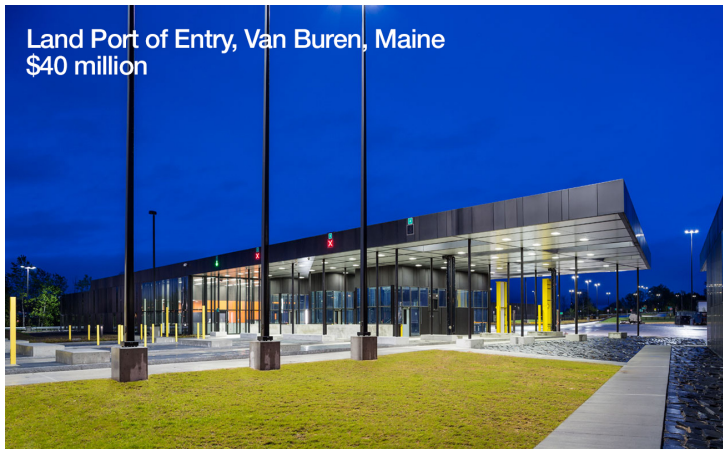
- Senior Advisor and primary point of contact for our assigned project managers
- 40-year career, held 15 different positions within AEC, real estate development, and facilities management industries
- Architect, experience managing A/E teams for office, industrial, retail and apartment building types, authored numerous Property Condition Reports
- Investment Advisor at VFA, consulted with owners and managers of very large building portfolios in long-term capital planning for their real estate assets (Boeing, Abbott Laboratories) and presented strategic planning topics at national conferences
- Executive Manager at DHCD, gained public sector knowledge while overseeing \$500M public reinvestment into 40,000 units of state-assisted apartment housing

PROJECT MANAGERS



Project Managers

- Assigned on an as needed basis
- Have skills and experience for specific assignment
- Geographic reach:

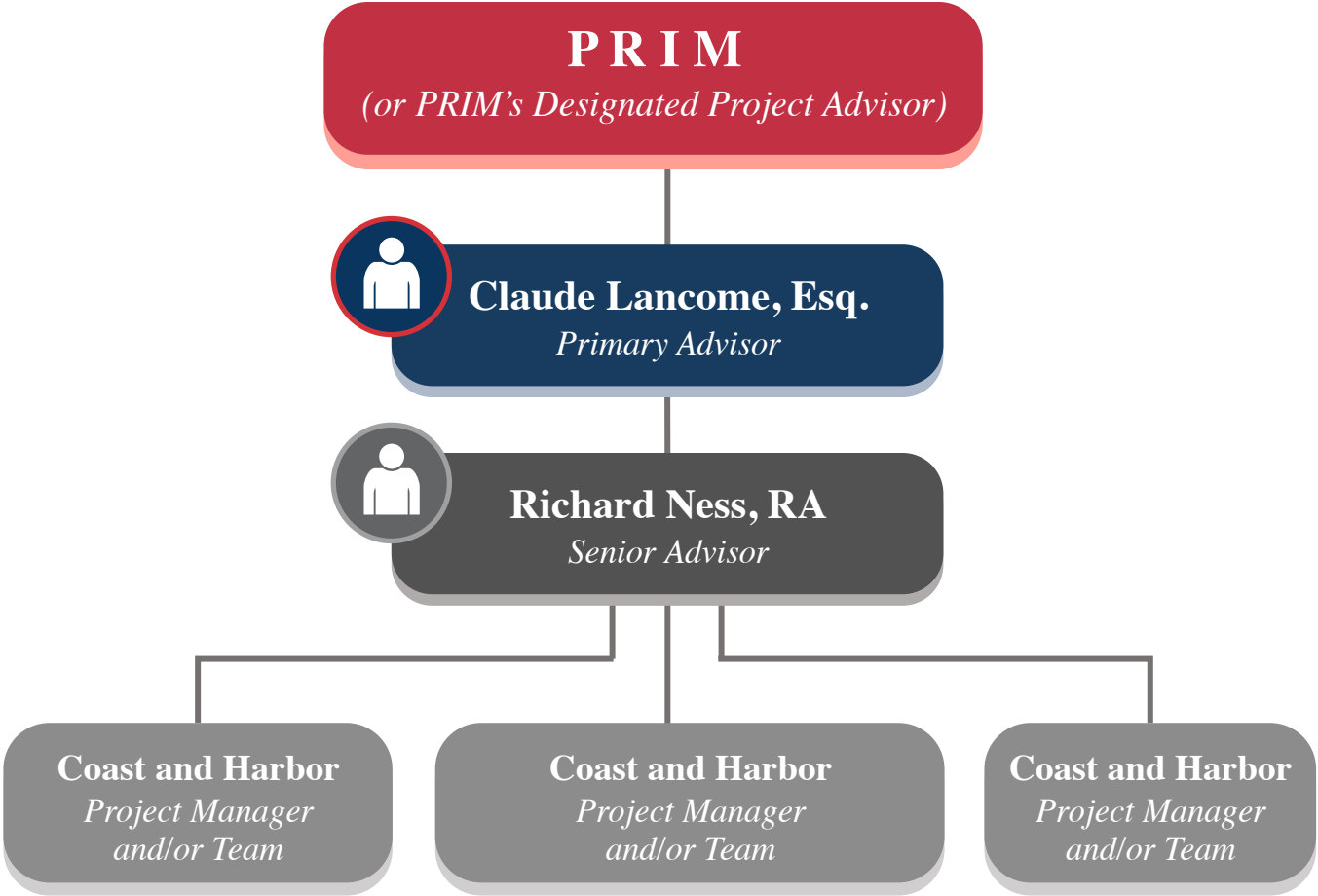


- Coast and Harbor teams are carefully managed

COMMUNICATION CHART



Proposed Communications Flow



HOW COAST AND HARBOR CAN ASSIST PRIM



How Coast and Harbor can Assist PRIM

- Due Diligence for Acquisition or Financing:
Property Condition Reports
- Due Diligence for Joint Venture Partnerships:
Project Monitoring
- Supporting PRIM as Project Owner: Owner's
Project Management Support including Workouts
- Assembling and Managing multiple member
teams as needed by PRIM
- Support another PRIM Consultant

CASE STUDIES OF RECENT PROJECT ASSIGNMENTS

(Due Diligence)

Case Study

Northwestern Mutual: Malden Center

a \$150 million mixed use project

- 5-story, 250-unit apartment building with 2 levels of underground parking
- 6 story, 70-unit apartment building with 10,000SF of retail space
- 5-story office building, core and shell only



Case Study

Northwestern Mutual: Residences at Forest Hills

a \$100 million mixed use project

- 3 buildings with 250 apartment units;
- one level of underground parking underneath all 3 buildings; and
- 4,000SF of retail space



Case Study

Brown University

New \$85 million School of Engineering Building and new \$150 million New Performing Arts Center



CASE STUDIES OF RECENT PROJECT ASSIGNMENTS

(Project Management)

Case Study

National Capital Region of US General Services Administration

Team of 10 Senior Project Managers
managing office fit-out projects with an
aggregate value of \$500,000,000

- *Signature project:*
TSA new headquarters



Case Study

City of Providence

- Program Manager for \$78 Million Capital Improvement Program
- Team included Program Manager and Clerk of the Works
- Over 120 projects



BENEFITS OF WORKING WITH COAST AND HARBOR



Benefits of Working with Coast and Harbor

- Protecting PRIM's Interests
- Providing the Right People
- Reporting designed to meet PRIM's need for information
- Quality Control to ensure quality of service
- We are very good at what we do
- We want to work for PRIM

We are pleased to take your questions.



COAST  HARBOR
— CONSTRUCTION MANAGEMENT —

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MBE/WBE CERTIFIED

Hispanic Woman Owned Business Enterprise