



**DATA CENTER / BUILDING
INFRASTRUCTURE GROUP**



1.0 Introduction

TEAMWRKX Construction Inc. (TXC) is a West Coast commercial General Contractor dedicated to providing clients with the highest level of project delivery and quality service in the areas of: Mission Critical, Building Infrastructure, Automotive, Technical and Specialty Environments, Life Science and Medical, Interiors and Office, Exteriors, Shell and Site, Parking Structures, Education, Hospitality and Restaurant, Non-Profit, Places of Worship, Consulting and Construction Management.

Teamwrkx Construction ("TXC") maintains a separate Mission Critical | Infrastructure Division for clients who need safe, secure, reliable infrastructure 24 hours per day, 7 days per week, 365 days per year. Our team is experienced in the design, implementation and maintenance of Mission Critical facilities as well as building Mechanical | Electrical | Plumbing (MEP) Infrastructure and distribution. We support facility types that include, but are not limited to: commercial office buildings, medical facilities, call centers, command centers, data centers, disaster recovery centers, telecommunication co-location & POP facilities, telemarketing facilities, web-hosting facilities, switch sites, hub rooms, telco/data closets, server rooms, control rooms, broadcast facilities and academic facilities.

- **Teamwork/Client Partnership:** As our name suggests, "Teamwork" is of the utmost importance to our organization. As such, our Project Team works collaboratively with Owner and their Project/Construction Manager, Design Team, Owner contracted vendors and suppliers throughout the Preconstruction, Construction and Post-Construction phases of the Project.
- **Mission Statement:** Our mission is to continually build a higher standard for construction services, creating superior value for our clients through professional pre-construction consulting, seamless project management, a more robust and rewarding conception of team, and the ongoing development of our teammates, our relationships and our community.
- **Core Values:** The foundation of TXC is its fundamental Core Values: Wellspan, Joy, Education, Spiritual Life, Safety, Teamwork and Results.
- **Higher Standards:** Our teammates understand the importance being leaders in both the industry and within the communities that we work. By utilizing our professional relationships, we have partnered with community leaders and organizations throughout the Bay Area.
- **Corporate Address:** 1855 Park Avenue, San Jose, CA 95126. T. 408-287-2700 F. 408-287-2800. Website. www.TEAMWRKX.COM
- **Diversity:** TEAMWRKX Construction, Inc. (TXC) and TEAMWRKX Facilities, Inc. (TXF) are each 65% and 80%, respectively, Woman-Owned Business Enterprises.
- **CA Contractor License:** #907598
- **Date Founded:** 2004

2.0 Service Offerings

TXC offers an array of Preconstruction, Construction and Post-Construction professional strategic planning, design, and construction services to the Mission Critical industry and on Building Infrastructure projects. The Project Approach Section of this document explains our specific approach to the Preconstruction, Construction and Post-Construction phases of a typical project – noted below are services that TXC regularly performs in support of client projects.

Preconstruction

- Assistance with Site Selection
- Feasibility studies and analyses
- Assistance with developing corporate standards
- Development of conceptual pricing and scheduling for capital budgeting
- Cost/benefit analyses
- Equipment selection
- Facility Assessments
 - Assessment of existing facilities or infrastructure
 - Due diligence investigations of any facilities considered for acquisition
 - Development of facility as-built documentation
 - Single point of failure analysis

- Risk assessment
- Development of maintenance programs.
- Preparation of Method of Procedures (MOP), Sequence of Procedures (SOP), Scripting for critical work efforts, etc.
- Value engineering of design drawings and specifications
- Constructability reviews of pre-development documentation and construction documents
- Alignment of designs with client-critical environment work protocols and the building owner's construction rules and regulations
- Preliminary pricing and control estimates at conceptual, schematic and/or 50/90% construction document phases of the design
- Design Management (Design-Build delivery process) or Design Assist (Construction Management at Risk delivery process)

Construction

- Management of the construction/implementation process for the project including:
 - Engagement and management of all subcontractors and vendors.
 - Cost estimating
 - Scheduling
 - Management of pre-purchase/long-lead item equipment procurements
 - Equipment Start-up and Commissioning
 - Training
 - Closeout

Post-Construction

- Warranty Administration
- TXC is equipped to perform the management of or assistance with client maintenance programs such as monthly, quarterly, semi-annual, or annual maintenance and testing of critical equipment (e.g., infrared thermal scans of critical facility standby emergency power (SEP) and uninterruptible power supply (UPS) equipment and breakers; generator testing; ATS testing; battery discharge testing; tightening and torquing of breakers; etc.).

3.0 Critical Facility “Virtual” Office

TXC's Critical Facilities & Infrastructure Group is a “virtual” office which, through its contractor partnerships, can perform services throughout United States and Canada. This “virtual” structure allows TXC's Critical Facilities & Infrastructure Group to be client focused vs the more typical geographical focus and allows us to assist our clients with projects regardless of location.

4.0 Project Team

TXC's Mission Critical | Building Infrastructure Group is led by Randy Scott who is a Principal with TXC.



Randy brings close to 40 years of construction experience in various roles (Project Manager, Vice President Operations, President) at one of the largest tenant improvement contractors in Northern California. His experience includes a diverse portfolio of major capital construction (subway, transit, city halls), building infrastructure (cooling towers, emergency and standby generators, electrical and mechanical upgrades), and data centers throughout North America. Randy provides oversight, and is a resource to the project team, especially to the client team should any escalated issues arise.

Education

University of Toronto, M.B.A. Finance | International Business
York University, B.A. Finance
University of Toronto, B.A. Sc. Engineering

Some of the more notable projects that Mr. Scott has directly managed are as follows:

Data Center | Mission Critical Projects

Digital Realty Trust

1100 Space Park Drive
Santa Clara, CA

Digital Realty Trust® is a world class provider of data center services in 6 Continents, 24 Countries, 286 Data Centers and 49 Global Markets.

Major data center build out with 1,125 kW of UPS capacity, 30" raised floor, (1) dedicated 2MW generator and (1) shared redundant generator, (2) 400-ton air cooled chillers configured as 2N, (9) 50-ton computer room air handlers and N+2 concurrently maintainable.



Hosting.com

630 3rd Street
San Francisco, CA

Multi-phased Data Center build-out of COLO1, COLO2, COLO3 and COLO4 including seismic upgrade of building, new mechanical platforms at roof, architectural upgrades including new Lobby and Command Center, access flooring, new incoming utility / electrical distribution, dedicated to each COLO Suite, as well as 2MW Cummins roof mounted stand-by generators and fuel delivery systems, roof mounted airside economizers, Mitsubishi Uninterruptible Power Supplies, Data Aire / Liebert Computer Room Air Conditioning units, Remote Power Panels, Emergency Power Off systems, VESDA and pre-action fire protection systems all dedicated to each individual COLO Suites to ensure segregation of infrastructure between Suites.



Federal Home Loan Bank

600 California Street
San Francisco, CA

Project involved the design-build Data Center project for Federal Home Loan Bank. IDC/CH2MHILL out of Portland, OR was engaged as the Architectural, Structural and MEP design consultant to work for and under the direction of Mr. Scott. The new Data Center was designed to allow FHL Bank the capacity to continue its growth over the next 20 years based on growth model projections and to coincide with the end of their lease.



Server Farm Realty

5101 Lafayette Street
Santa Clara, CA

30,000 sf complete building renovation and new construction of a LEED Silver Data Center including exterior façade, site development, redundant UPS, redundant standby generators, new electrical service, distributed Power Management Modules, direct and indirect evaporating cooling, and interior build-out of Administrative spaces. The Data Center was designed to obtain an average annual UE of 1.3 and will be protected by a zoned pre-action system, VESDA early warning detection system and unique high fog fire suppression system.



Genuity GTE

Mountain View, CA &
Carteret, NJ

Design-Build of 125,000 sf East Coast and West Cost Data Centers for Genuity. The projects utilized existing buildings and involved the following work:

- complete demolition of building interior;
- major seismic retrofit;
- installation of new electrical service to building;
- new Computer Rooms; new primary and secondary switchgear;
- three (3) 1500kVA Generators; with paralleling gear and 72-hour below grade fuel storage for 2N redundancy;
- DC Plant;
- Three (3) new rooftop chillers and chilled water system;
- CRAC units;
- PDU's;
- TVSS;
- rectifiers;
- Point-of-Presence (POP) facility;
- interior office buildout;
- exterior façade and site development.



Generator Projects

Digital Realty Trust

1100 Space Park Drive
Santa Clara, CA



Hosting.com

630 3rd Street, Generator Project
San Francisco, CA



Digital Realty Trust

200 Paul Street
San Francisco, CA



Other Notable Mission Critical Projects

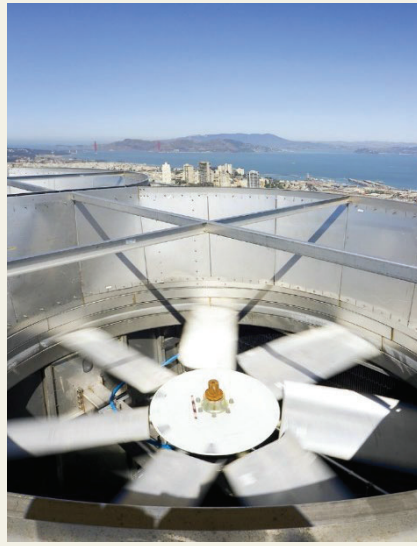
- Digital Realty Trust
- Suite D160 Data Center Build-out, 200 Paul Street, CA
- 200 Paul Street Shared Redundant Generator Project
- 200 Paul Site Development | Generator Yard Project
- 365 Main Street Suite 304 Data Center Build-out
- 365 Main Street Ground Floor Data Center Build-out
- Genuity
- Point-of-Presence (PO) sites: Design-Build of multiple POP sites throughout USA.
- Equinix
- Design-build of 125,000 sf Data Center, San Jose
- Wells Fargo
- High Density Data Center, 45 Fremont Street, San Francisco
- Data Center Upgrade, 45 Fremont Street, San Francisco
- Data Center Upgrade: 550 California Street, San Francisco, CA
- Data Center Upgrade: 155 5th Street, San Francisco, CA
- Bank of America / Banc of America Data Centers:
- Numerous Data Center upgrade projects constructed over a 15-year period throughout the Bay Area
- Robert Half International Data Center and Server Room Construction:
- Pleasanton, CA
- Deerpark, IL
- Toronto, Canada
- Vancouver, Canada
- Verizon San Francisco Hub: 200 Paul Street, San Francisco, CA
- Sprint E| Solution, Rancho Cordova, CA: Data Sprint Internet Provider Facility Data Center Upgrade
- SEGA, San Francisco, CA: 50,000 sf interiors build-out and Data Center

Building Infrastructure Projects

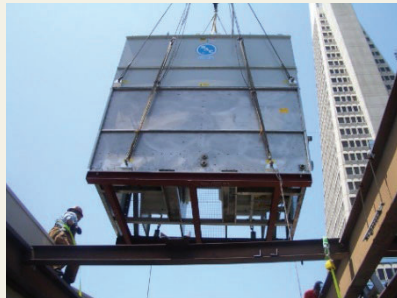
50 California Street Cooling Tower Replacement Project



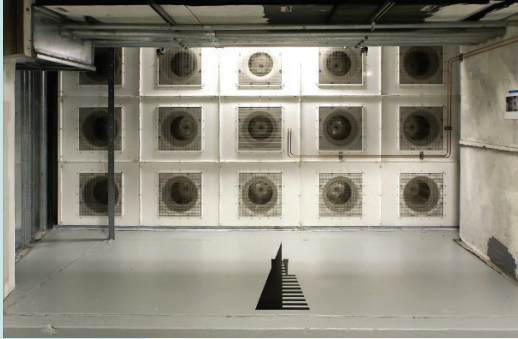
555 California Cooling Tower Replacement Project



505 Sansome Street Cooling Tower Replacement Project



Transamerica Pyramid Fan Wall Conversions



350 California (Union Bank) Fan Wall Conversion



Other Notable Building Infrastructure Projects

- Bank of America
- Boiler Replacement Project, Concord, CA
- Pony Chiller Installation Project, Transamerica Pyramid (600 Montgomery Street), San Francisco, CA
- Wells Fargo Boiler Replacement Project. 420 Montgomery Project, San Francisco, C A
- Wells Fargo Steam Conversion Project, 550 California Street, San Francisco, CA

Modern construction demands discipline, attention, and teamwork.

From automotive to commercial office improvements, life science to hospitality, TEAMWRKX has decades of experience as a general contractor and overall partner in construction projects.

MARKET SECTORS

Core & Shell
Technology
Tenant Improvement
Life Science / Healthcare / Biotechnology
Hospitality / Restaurants / Retail
Automotive / EV

Get in touch, tell us more about your business goals, and learn how TEAMWRKX can help you achieve your construction needs.
(408) 287-2700 • info@teamwrkx.com • www.teamwrkx.com



LICENSES

California: TEAMWRKX, Inc. - 841440
California: TEAMWRKX Construction, Inc. - 907598
California: TEAMWRKX Facilities, Inc. - 1017087
Oregon: TEAMWRKX Construction, Inc. - 220616
Austin, Texas: TEAMWRKX Construction, Inc. - 5715807
Fort Worth, Texas: TEAMWRKX Construction, Inc. - RB019858

WHERE WE BUILD

Silicon Valley San Francisco Oakland Sacramento Central Valley Los Angeles Oregon Texas

