

# Surety Services

CAPABILITIES PACKAGE  
2024



**Perini**  
Management Services

**PERINI MANAGEMENT SERVICES, INC.**  
*A wholly owned subsidiary of*  
**Tutor Perini Corporation**

# SURETY SERVICES



- ◆ Completion Strategy Consulting
- ◆ Risk/Exposure Assessment
- ◆ Claims Validation & Recovery
- ◆ Payment Bond Claim Analysis
- ◆ General Contracting

Perini Management Services, Inc. (PMSI) provides rapid response Surety Services in every construction discipline. Our diverse construction experience coupled with an understanding of Surety concerns and exposures provides a unique combination of skills to assist the Surety in both consulting and completion efforts. PMSI's broad national and international resources that extend to 14 wholly owned Tutor Perini companies give us tremendous resources while maintaining the flexibility of a small company. This blend of capability and agility facilitates assistance with both large multi-bond defaults, as well as with those smaller and less complicated.

Our seasoned management teams will immediately travel to any site in the world to provide assessment, consultation and/or construction services. Given the General Contracting, Civil, and Specialty Tutor Perini subsidiaries throughout the country, we often find cost effective solutions to approach Surety projects with expert and local construction and consulting personnel regardless of size.



## Guelph Police Services HQ

The Perini takeover of this project coincided with the original contractor's termination for cause partially through its construction. Working with the Surety's claims adjuster, Perini management simultaneously ratified over 25 subcontractors and suppliers while utilizing local connections to supplement scope gaps with new contractors.

## Union County Courthouse

Perini took over this new four-story, 78,000 sf family courthouse project after the original contractor was terminated for cause half-way through construction. In order to restart the project, extensive corrective work was performed after ratifying over 20 subcontractors. The completion was performed without causing any additional delays.

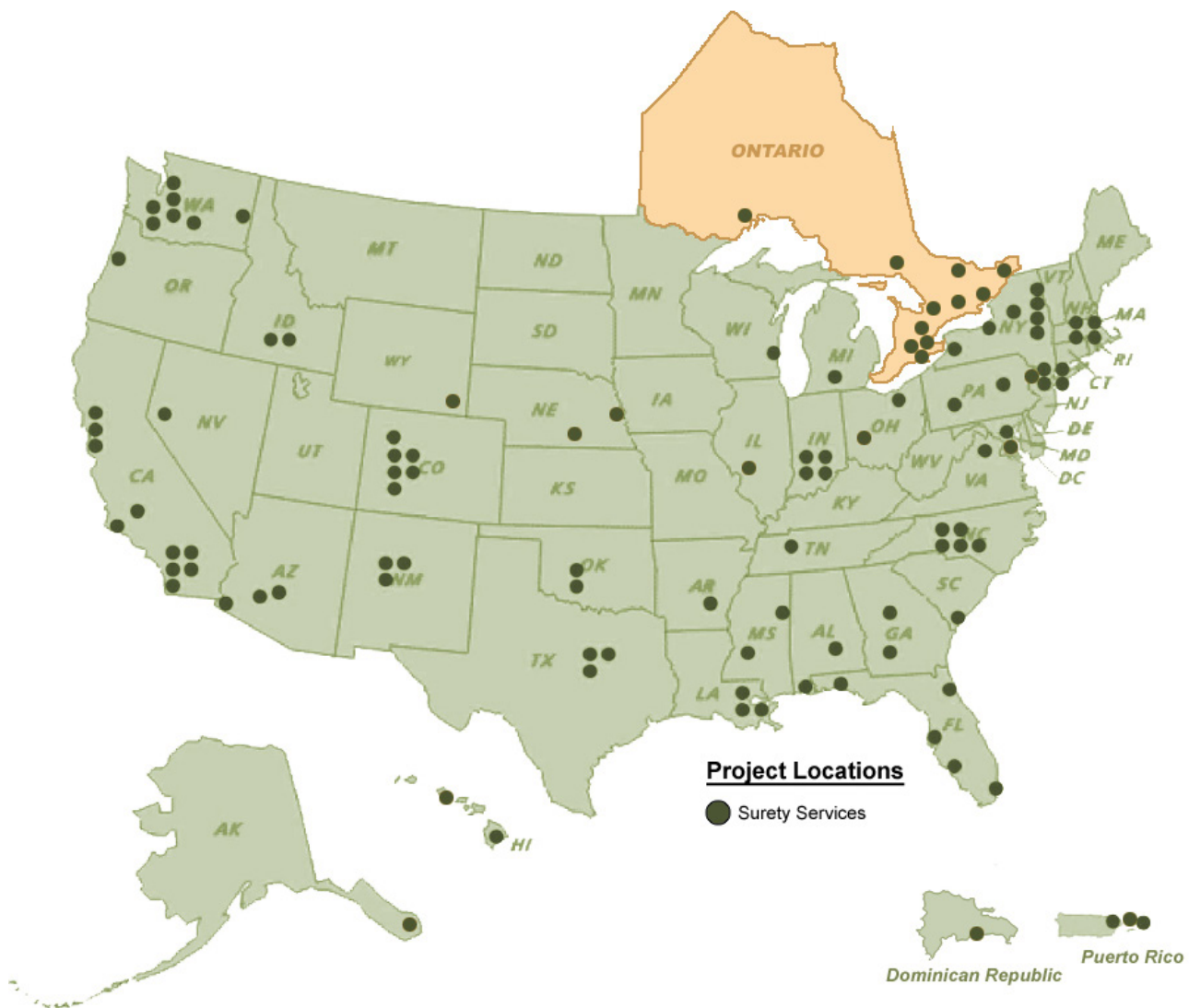


# SURETY SERVICES

**Perini Management Services, Inc.** is a wholly owned subsidiary of Tutor Perini Corporation, a diversified construction and construction management services provider, serving public and private clients for over 115 years. Tutor Perini is consistently ranked among the top 15 contractors on *Engineering News-Record's* list of the nation's Top 400 Contractors.

Perini Management Services, Inc. is the division of Tutor Perini Corporation responsible for the Surety Program as well as international and specialized domestic projects for the Federal Government. From the Surety Program's inception in March 2001, Perini has responded to over 300 projects, with a completed value of over \$400 Million. Our Surety Program executes completions and consulting for both multi-projects and stand-alone projects.

**PMSI's complete list of surety services projects includes more than 100 locations.**



The surety client list of Perini Management Services, Inc. includes Zurich American Insurance Company, Liberty Bond Services, and Travelers. PMSI's federal client list includes the U.S. Coast Guard, U.S. Fish and Wildlife Service, U.S. Geological Survey, National Park Service, U.S. Customs Border Protection, U.S. Army Corps of Engineers, U.S. Navy, U.S. Air Force, U.S. Agency for International Development, and the U.S. Department of State.

# SURETY SERVICES

Our experience related to surety defaults coupled with hundreds of construction management professionals and engineers makes PMSI a unique fit to assist with most surety construction matters. Negotiating with inherited subcontractors and vendors, evaluating existing conditions, correcting existing non-conforming and deficient work, and advancing the progress of work are all specialties provided by PMSI's comprehensive model.

**PMSI's Surety Services Group offers the following Benefits to Sureties in the resolution of contract defaults:**

<b>Timely</b>	Rapid Response by capable professionals in all construction fields.
<b>Consistent</b>	Similar approaches to consulting/reports/completions address Surety goals without inventing the process each time.
<b>Comprehensive</b>	Analysis of loss exposure, completion options, payables analysis, claims, indemnity issues, litigation, and expert testimony.
<b>Schedule/Budget</b>	Accurate Assessments of costs/schedule to determine exposure and a track record of maintaining it.
<b>Mitigate Damage</b>	Rapid Response mitigates liquidated damages, subcontractor claims and cost escalations. Owner satisfaction limits LD's, enhances settlements/reduces litigation.
<b>Communication</b>	Professional/competent staff keeps Surety informed of work progress, budget, schedule and other Surety exposures consistently.
<b>One Stop</b>	All Disciplines; Comprehensive Approach reduces Consultant and Attorney fees.
<b>Trust</b>	PMSI is not interested in a one-job return. We are interested in a relationship that can only exist through earned trust giving the Surety flexibility in situations requiring expediency.

# SURETY SERVICES

## Capabilities

1. Perini Management Services is expert in all construction disciplines, with a portfolio of civil and building construction projects performed nationally and internationally. Backed by 15 affiliate companies within our worldwide corporate organization, we have a large resource base of skilled engineering and accounting professionals (as shown on the office map on the following page):
  - a) Building Group – 4 companies
  - b) Civil Group – 5 companies
  - c) Specialty Contracting Group – 6 companies
2. Within Perini Management Services, **the Perini Surety Group has 22 years of experience** providing construction services to the Surety Industry. We maintain flexibility, agility, and the personal attention of a small consulting firm, while at the same time offering the backing and resources of our nationwide corporate assets (over 10,000 employees).
3. The Perini Surety Group is able to perform rapid and comprehensive response to Sureties, while maintaining the detailed focus necessary to protect the Surety's exposure.
4. Perini Surety Group has worked with industry consultants and law firms and can be an integral part of a team in exposure assessment and risk mitigation, while giving the Surety enhanced options for completion.

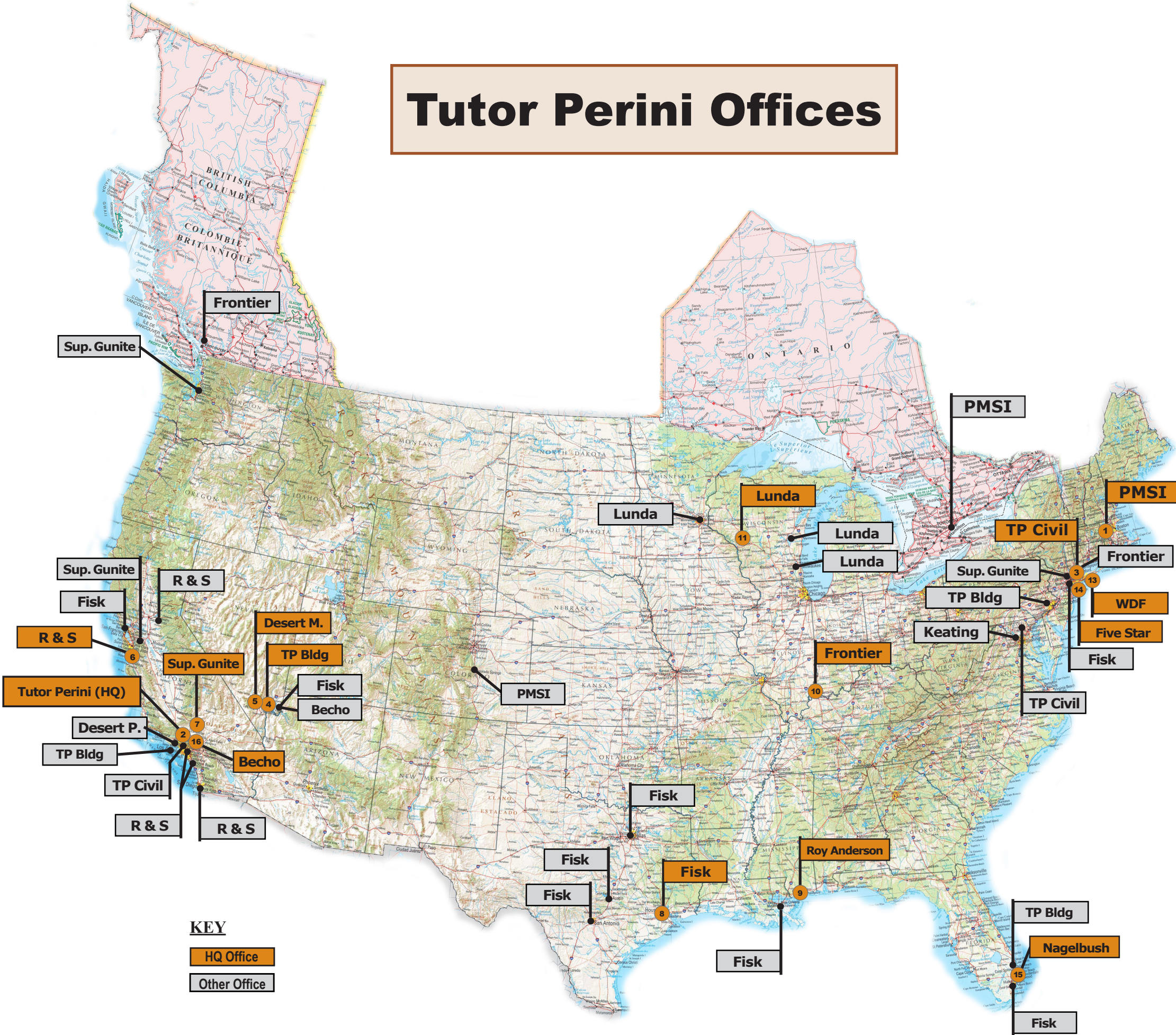
## Suitability for Surety Needs

1. Ability and desire to perform consulting services “up front” and prepare completion strategies. We remain mindful of all options and are prepared to support any, including re-lets, tenders, financing and completion.
2. Ability to timely complete with quality workmanship. Our partnering approach with the Surety removes the need for excessive Surety oversight of projects. The respected Perini name brings immediate Owner confidence that can be perceived as a serious step in the negotiations. Goodwill from the Owner allows mitigation of damages in takeover agreements or settlements.
3. Trust. Perini is not interested in a one-job return. We are interested in building long term relationships that are developed and reinforced through difficult execution, with favorable results that produce earned trust. Your project will be treated as if it were in-house.
4. Ability to assist with payables, if requested, including payment through AP system.
5. Ability to assist with affirmative claims and revenue collection.
6. Ability to assist with litigation, expert and fact witness testimony.

## Why Utilize the Perini Surety Group

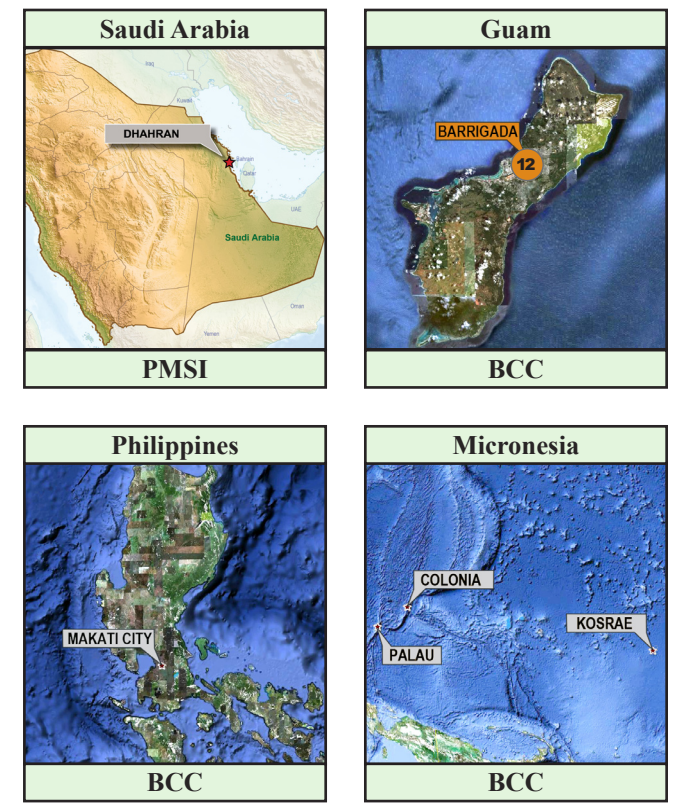
1. *Cost* - In multiple bond defaults or those with difficult Obligees, Perini's ability to restart projects immediately with capable and (at times) local management can be a less costly option for Sureties than re-lets or financing.
2. *Client Advocacy* - Perini becomes a steward of the Surety's exposure. We possess an understanding of the Surety's needs and will work to minimize the exposure through cost-effective completion and contract balance recovery.
3. *Ability to Timely Complete* - Quick commencement and completion can meet both Surety and Owner objectives, reducing the dollar amounts in dispute. This produces a cleaner settlement and fewer consequential costs.

# Tutor Perini Offices



**KEY**  
 HQ Office  
 Other Office

## OVERSEAS



#	Division	Office Headquarters	Speciality
1	PMSI	MA / Framingham	Building & Civil
2	Tutor Perini HQ	CA / Sylmar	Building & Civil
3	Tutor Perini Civil	NY / Peekskill	Heavy Civil
4	Tutor Perini Building	NV / Las Vegas	Building
5	Desert Mechanical	NV / Las Vegas	Mechanical
6	Rudolph & Sletten	CA / San Carlos	Building
7	Superior Gunite	CA / Lakeview Terrance	Structural Concrete
8	Fisk Electric	TX / Houston	Electrical
9	Roy Anderson Corp.	MS / Gulfport	Building
10	Frontier-Kemper	IN / Evansville	Tunnels & Mining
11	Lunda	WI / Black River Falls	Heavy Civil
12	Black Construction	GU / Barrigada	Building & Civil
13	WDF, Inc.	NY / Mount Vernon	Mechanical
14	Five Star Electric	NY / Ozone Park	Electrical
15	Nagelbush Mechanical	FL / Fort Lauderdale	Mechanical
16	Becho, Inc.	CA / Sylmar	Heavy Civil

## Surety Projects List (Partial)

### Projects

#### Alabama

Alabama DOT signage - consulting  
Four municipal building completions, Mobile area

#### Alaska

Shelter Cove - consulting

#### Arkansas

Mechanical - consulting

#### Arizona

Various buildings - consulting

#### California

LA Center for Enriched Studies - completion  
Lindbergh Middle School Expansion - completion  
Underground Utilities at CSU, Bakersfield - completion  
Seven electrical infrastructure projects - completions  
Fire Station/Senior Center and Crestline Library - completions

#### Colorado

Spaulding Peak pipeline - consulting  
Sitework - consulting

#### District of Columbia

Wellness Center - completion  
Pentagon Center Courtyard Apex Stairs - completion

#### Dominican Republic

LNG Pipe - consulting

#### Florida

Florida Roofing - consulting  
FL DOT tree pruning & removal - oversight  
Hillsborough County PW - 3 roads & drainage - completions  
Governors Gate Phase II - luxury apartment - completion  
Road widening utilities - completion

#### Georgia

Allied Health Center, Southeastern Technical College - completion  
City Views at Rosa Burney Park Renovation - completion

#### Hawaii

Sitework - consulting  
Schofield Barracks - consulting

#### Idaho

University of Idaho - carpet installation  
HVAC projects - completions

#### Illinois

Mechanical Renovations, Scott AFB - completion

#### Indiana

Mechanical and Building - consulting  
Indiana U. Medical Center renovations - completion  
Patricia Eleanor Building - consulting

#### Louisiana

Florida Ave. Bridge - oversight  
Building consulting (2 projects)

#### Massachusetts

Old Rochester Regional HS - site infrastructure - consulting  
Town of Holbrook - sewer project - completion  
Environmental, Sitework and Building consulting (3 projects)

#### Maryland

3 Schools - mechanical completions

#### Michigan

Dredging - consulting

#### Mississippi

Dalewood Sewer District Wastewater Collection - completion

#### Nebraska

Whelan Energy Center - mechanical completions  
Repair of Mechanical Systems, Offutt AFB - completion

#### Nevada

Civil projects - completions

### Projects (cont.)

#### New Jersey

Pyrotechnics Technology/Research Facility - completion  
High Energy Propellant Formulation Facility - completion  
Union County Courthouse - completion

#### New Mexico

Building - consulting

#### New York

NYS DOT - bridge painting - completion  
NYC Public Housing - consulting  
H. Hudson Parkway bridge repairs - completion  
Munitions Storage Complex - completion  
Staten Island Courthouse - completion

#### North Carolina

Highpoint Elementary - consulting  
Building consulting (2 Projects) and Tile consulting  
Ice Plant - consulting

#### Ohio

Wright-Patterson AFB Medical Center - completion  
City of Hudson - water line bore - completion

#### Oklahoma

Fort Sill Maintenance Bldgs.- mechanical - consulting  
Building - consulting

#### Ontario, Canada

Guelph Police Services - completion  
London East Community Centre - completion  
Burlington GO Station – completion  
Union Station Revitalization Project – consulting  
University of Waterloo SLC/PAC Addition – consulting  
TTC Subway Stations Various – consulting  
Cambridge Memorial Hospital – consulting  
Petawawa Integrated Health Centre – consulting  
Hawksbury General Hospital - consulting

#### Oregon

Lincoln City Community Center completion

#### Pennsylvania

Penn State Stadium - structural steel - consulting  
Pittsburg School Addition - consulting

#### Puerto Rico

Coast Guard Dormitories – completion  
Public Housing Rehabilitation – completion

#### South Carolina

Aircraft Acoustical Enclosure - completion

#### Tennessee

Johnson Park concession building - consulting

#### Texas

American Airlines Center – mechanical completion  
Mayfair Luxury Apt. - exterior finishing - consulting

#### Virginia

Oasis Apartments and Yacht Club - completion  
Multiple municipal/educational projects - consulting

#### Washington

Legislative Bldg. Rehab. - structural - completion

#### Wisconsin

Milwaukee Metro Sewer install cyclone dryers - completion

#### Wyoming

Missile Transfer Facility, F.E. Warren AFB - completion

#### Multi-State Projects

60 general construction - completions	CA,WA,AZ, NV
10 Mechanical projects - completions	CO, ID, WA
23 Mechanical projects - completions	GA, MS

# **Consulting Projects**

## **Multi-Bond**



# MULTI-BOND CONSULTING

## MULTIPLE LOCATIONS, ONTARIO, CANADA



**CONTRACT VALUE**  
\$2.3 Billion CAD

**COMPLETION**  
Ongoing

**OWNER**  
Multiple Public & Private

Starting in 2018, our surety program expanded into Canada with a PMSI Canada office opening in Etobicoke, Ontario. We are providing services to resolve what is currently the largest surety default in Canadian history. When Perini was initially engaged there were over 80 bonded projects requiring review and over 46 active projects with project scope remaining to be performed. The projects ranged in size from C\$500,000 to C\$300,000,000 and included secondary and higher education facilities, hospitals, transportation hubs, community centers and other public buildings. Perini's responsibilities range from being the surety consultant overseeing the project completion to taking over

the project and completing as the general contractor on behalf of the surety. We have also created tender packages for the surety to award the project completion to another general contractor and are addressing both affirmative and defensive claims involving the surety by Owners and subcontractors.

In addition to the direct project responsibilities, Perini is also performing the controlled wind down of the original General Contractor along with its subsidiary companies. Working with a court appointed bankruptcy monitor, and legal departments, this process was coordinated to maintain necessary operations to put the entire program on the path to a successful completion.

# RICKETS MULTI-BOND CONSULTING

## WINCHESTER, VIRGINIA



**CONTRACT VALUE**  
\$35 Million

**COMPLETION**  
2008

**OWNERS**  
Virginia DOT  
Shenandoah University  
City of Winchester

Perini was retained by a major surety to provide technical assistance (TA) oversight to a defaulted general contractor to assist them in completing five new construction projects at various stages of completion:

- 1. VDOT I-81 Welcome Center** - punchlist and documentation for LEED Gold certification
- 2. Shenandoah University Student Life Center** - rotunda roof and finish work
- 3. Senior & Recreation Center** - construction from foundations through completion

- 4. Valley Ave. / Rt. 11** - close-out
- 5. John Handley High School** - finish work

# **Consulting Projects**

## **Single-Bond**

# FLORIDA AVENUE BRIDGE CONSTRUCTION

## NEW ORLEANS, LOUISIANA



### CONTRACT VALUE

\$5.6 Million

### COMPLETION

2005

### OWNER

Port of New Orleans

Perini was tasked by a major surety to evaluate the Florida Avenue Bridge construction project and estimate the Surety's exposure and recommend strategies for completion.

The subcontract amount was \$5.6 million and the work was approximately 50% complete when the Surety was asked to become involved due to financial problems that the bonded subcontractor was experiencing.

Perini developed a remaining scope of work and negotiated a contract price with local civil contractors to complete this portion of the project. A speedy and efficient transition between

contractors was imperative, as there were significant daily damages being applied against the bond principal's contract balance for the construction delay.

Perini remained on-site as the Surety's representative for a three month period, subsequent to the transition, and served as the point of contact between the bonded principal, the completing contractor, the general contractor and the Owner. During this time, we closely monitored the project schedule progress relating to the Surety's work to ensure the continued success of the transition.

# SCHOFIELD BARRACKS BUILDING 155

SCHOFIELD ARMY BASE, OAHU, HAWAII



## SQUARE FOOTAGE

56,000 SF

## CONTRACT VALUE

\$31 Million

## COMPLETION

2022

## OWNER

USACE

Perini was retained by a major surety to serve as takeover consultant for the renovation of a battalion headquarters building located on the Schofield Army Base in Oahu, Hawaii, after the original general contractor was terminated for default.

The project scope entails the repair and extensive renovation of an existing three-story, 56,000 SF historic building.

Renovations include: Existing interior masonry shear walls, demolition of existing interior walls, concrete slab, replace failing HVAC, lighting, electrical, communication, fire alarm, plumbing, and install four new Arms Vaults.

Structural repairs for the entire building include: foundation upgrades, shear wall reinforcement and beams, columns, foundation strengthening are required to meet seismic code and facility category code upgrades from former barracks use to administrative use on the second and third floors.

Fire protection and mass notification systems/alarms were replaced to meet current Life Safety Code and base physical security requirement.

All existing exterior windows and doors were replaced with blast resistant doors and windows.

# **Completion Projects**

## **Multi-Bond**

# ZIESON MULTI-BOND COMPLETIONS

ILLINOIS, NEBRASKA, OHIO, WYOMING



## SQUARE FOOTAGE

200,000 SF

## CONTRACT VALUE

\$46.5 Million

## COMPLETION

2020

## OWNER

USACE

Perini was retained by a major U.S. surety as the multi-bond completion contractor following the termination of the original contractor during the design phase. The takeover consisted of four projects completed simultaneously at four different military bases:

**1. Wright-Patterson AFB, OH:** The project encompassed 168,793 SF of renovation and consisted of three distinct scopes of work and multi-phased alterations, all while maintaining on-going healthcare operations in the existing military hospital: Repair Chilled Water System; Building Envelope Repairs; and Interior Spaces.

**2. Offutt AFB, NE:** replacement of the existing Dental Instrument Processing Center (DIPC) and correct HVAC deficiencies in the Main Dental Clinic.

**3. Scott AFB, IL:** replaced the entire Building Automation System (BAS) in the hospital. Mechanical upgrades consisted of modifications to Air Handling Units.

**4. FE Warren AFB, WY:** design-build a new Missile Transfer Facility. The Missile Transfer Facility's pre-engineered metal building has a standing seam roof and is LEED Silver Certified.

# MULTI-BOND BUILDING PROJECTS

## CALIFORNIA



### CONTRACT VALUE

\$20.7 Million

### COMPLETION

2013

### OWNER

Long Beach City College

Perini was retained by the surety to complete five separate projects following the termination of the original contractor:

#### 1. Long Beach Community College

**Student Service:** The project involved the renovation of the Student Services Building at the Long Beach City College campus and included construction of a new wing. Shortly after takeover, it was determined that the new work that had already been placed had significant defects: we removed and redid all of the plumbing, concrete, foundations and walls.

**2. Malibu City Hall:** Renovation project (exterior and interior).

**3. Harbor Aquatics Center, Oceanside:** concrete storage building, architectural fence and landscaping.

**4. Laguna Niguel Library:** demolition and addition.

**5. MTA Bus Station:** extension and canopy.



# **Completion Projects**

## **Single-Bond**

# UNION COUNTY FAMILY COURTHOUSE

ELIZABETH, NEW JERSEY, USA



## SQUARE FOOTAGE

78,000 sf

## CONTRACT VALUE

\$38.1 Million

## COMPLETION

2017

## OWNER

Union County  
Improvement Authority

Perini took over this project after the original contractor was terminated for cause partially through construction. Perini field engineers immediately went to work securing the building from a safety and weather perspective, and identifying and remediating the deficient work completed by the original contractor.

Simultaneously, Perini's management expedited the ratification process with the 20-plus existing subcontractor disciplines. Due to the original contractor's inferior workmanship, the

entire exterior limestone façade required replacement. Perini leveraged our global connections and re-procured an expedited batch of the specialty cladding light and dark limestone panels from Italy and Portugal and had them fabricated in China. Through our expert management approach and global strength, Perini was able to salvage this project for Union County and deliver the courthouse to the satisfaction of the Owner without causing additional delays.

# AIRCRAFT ACOUSTICAL ENCLOSURE

BEAUFORT, SOUTH CAROLINA, USA



## SQUARE FOOTAGE

5,544

## CONTRACT VALUE

\$13 Million

## COMPLETION

2008

## OWNER

U.S. Navy / Marine Corps

When the original contractor for this design-build project at Marine Corps Air Station Beaufort defaulted at an early stage of construction, the Surety retained Perini to complete the work.

Referred to as a “Hush House”, this challenging and highly specialized project consists of a 77x72 foot hangar facility to contain a jet for “in-frame” testing of the engine. The facility includes a 90x25 foot elliptical augmentor and a 50 foot high exhaust stack through which the engine exhaust passes. The structures are all lined with stainless steel acoustical panels designed to insulate the noise and

protect the structure from intense heat generated during testing.

At the time of our involvement, the project was well beyond the original scheduled completion date, with only the underground utilities and a portion of the concrete work completed. The Navy had rejected a significant amount of the previous concrete work, necessitating the demolition and reconstruction of the partial structures. Our project team replaced the original concrete subcontractor and assisted with the ratification of the contracts of the remaining subcontractors and vendors to commence work.

# **Additional Project Write-ups**

# OASIS APARTMENTS AND YACHT CLUB

## NORFOLK, VIRGINIA, USA



**CONTRACT VALUE**  
\$33.4 Million

**COMPLETION**  
2024 (Scheduled)

**OWNER**  
Private Developer

The Oasis Apartments and Yacht Club, located in Norfolk, VA, is a surety takeover project that consists of new construction of two wood-framed, 5-story elevator serviced apartment buildings totaling 148 units, as well as a precast parking garage structure located in the center of the larger apartment building.

The project includes amenity spaces, such as local restaurant parking on-site, leasing office, clubroom, fitness center with an outdoor swimming pool, and accessory structures.

Located next to the East Beach Marina, the project will also include new marina office space, showers, and public restrooms.

Upon execution of the takeover agreement with the surety, the project was roughly 40%-50% complete with numerous deficiencies associated with the wood framing, exterior envelope, and electrical distribution requiring corrective work. The two buildings were framed up, the roofing and exterior weather barrier were partially installed, and a majority of the windows in place.

# PICATINNY MULTI-BOND COMPLETIONS

PICATINNY ARSENAL, NEW JERSEY, USA



## SQUARE FOOTAGE

68,000 sf

## CONTRACT VALUE

\$28.8 Million

## COMPLETION

2013

## OWNER

USACE New York District

Perini was retained by a major U.S. surety as the completion general contractor for two projects located at Picatinny Arsenal after the original contractor was terminated

**1. Pyrotechnics Research & Technology:** construction of a 1-story, 23,000 SF Pyrotechnics Facility and site improvements on an 8 acre site. The building accommodates and consolidates the pyrotechnics research, development, and evaluation mission of the Armament Research, Development & Engineering Center (ARDEC) of the U.S. Army Materiel Command.

## 2. High energy propellant formulation facility (HEPFF):

This design-build project entailed construction of 13 new and conversion of three one-story buildings to serve as offices, research and development facilities, and explosives storage magazines, spread over a secure 38-acre site within this Department of Defense facility.

A significant element of this project was the construction of complex mechanical, electrical, and fire suppression systems.

# MULTI-BOND EXTERIOR ENVELOPE PROJECTS

## NEW YORK, MARYLAND, AND TEXAS, USA



**CONTRACT VALUE**  
\$18.7 Million

**COMPLETION**  
2015

**CLIENT**  
Dormitory Authority, State  
of New York

Perini was retained by the surety to complete the work of a major glazing company that declared bankruptcy during various phases of four construction projects. The largest project included completion of the Staten Island Courthouse in New York.

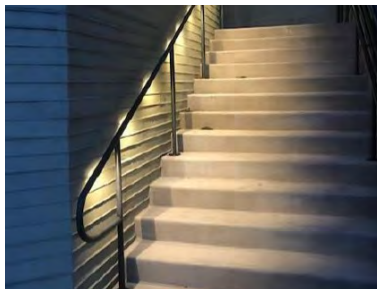
The courthouse scope included curtain wall and glass installation, and significant architectural metal panel work that comprised a majority of the building cladding, as well as interior finishes.

At the beginning of our involvement, Perini provided an estimated cost to complete based upon initial

assessments and remaining subcontract values. Once on site, we found that the original subcontractors working under the defaulted company refused to continue working on the project without substantial additional funds. Upon investigation, we determined that these lower tier subcontractors had missed scope in their original bids and were not up to the task of completing their contracts. As a result, Perini had to enter into settlement agreements and find replacement subcontractors. This, along with correcting deficiencies, added to the cost of the completion.

# PENTAGON CENTER COURTYARD UPGRADES

## WASHINGTON, DC, USA



### CONTRACT VALUE

\$11.4 Million

### COMPLETION

2021

### OWNER

Washington Headquarters  
Services

Perini was retained by a major U.S. surety as the completion contractor following termination of the original contractor during construction. The project included repairs and upgrades to bring the Pentagon into compliance with safety codes. The scope of work consisted of the following:

Demolished and replaced deteriorated 1940s-era concrete stairs and landings at each of the five courtyard Apex locations making them code compliant. Additionally, we installed handrails and embedded a snowmelt system, PVC watershed, and a waterproof

membrane between the structural and topping slabs.

Designed and installed two new fire pumps, including piping and associated equipment, located within the existing fire pump room located in the center courtyard at corridors 3/4 apex.

The Apexes were completed in phases so that only one Apex was out of service at any given time, as the Pentagon remained open and occupied by more than 25,000 employees and visitors each day during construction.



# MANUEL A. PEREZ PUBLIC HOUSING

## SAN JUAN, PUERTO RICO, USA



**CONTRACT VALUE**  
\$25 Million

**COMPLETION**  
2017

**CLIENT**  
Commonwealth of  
Puerto Rico

On behalf of the surety, Perini took over the Manuel A. Perez Public Housing Project in San Juan, Puerto Rico two years after the original contractor defaulted, leaving partially built structures unsecured and open to the elements. At that point, 140 of the 252 housing units had been completed, and the site was overgrown with vegetation. Prior to the take-over, Perini had been assisting the surety with assessments and completion cost estimates for more than a year.

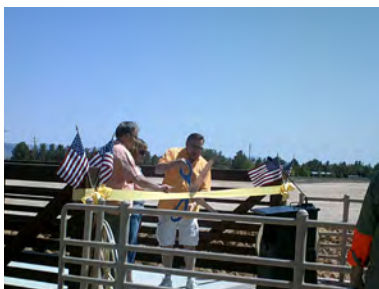
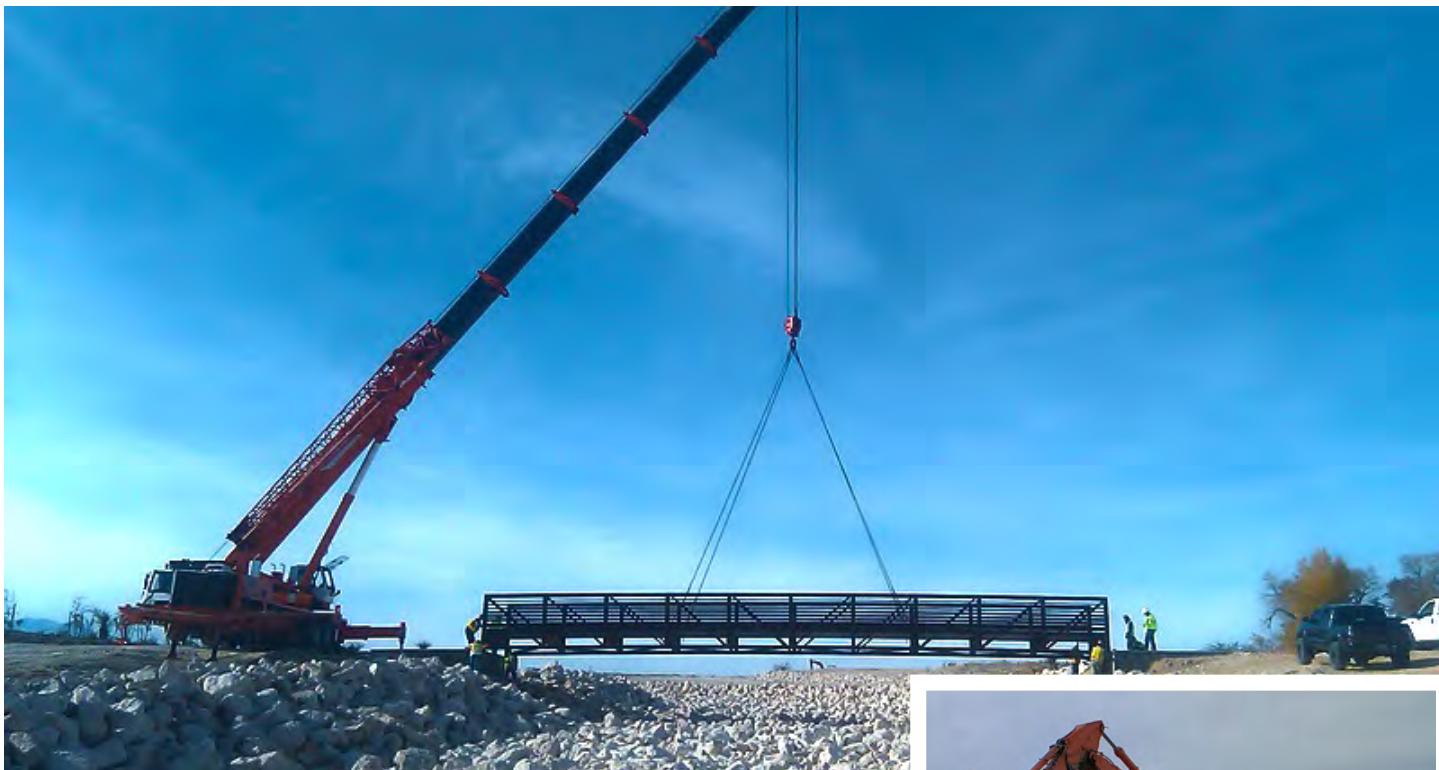
Perini's scope included repair, restoration, and completion of the project; 9 ea. 2-story (8 apt.) buildings,

3 ea. 3-story (12 apt.) buildings, a 45,000 sf community center, 7,500 sf day care center, Little League baseball field, basketball / volleyball court and children's playground.

The first priority was to finish a nearly complete building so that it could accommodate tenants to be moved from other buildings. Completion of the eleven remaining buildings required significant clearing and grubbing. The building scope included asbestos abatement, structural demolition and reconstruction, new architectural and MEP installations and finishes.

# MULTIPLE CIVIL PROJECTS

## NEVADA AND ARIZONA, USA



### CONTRACT VALUE

\$43 Million

### COMPLETION

2012

### OWNER

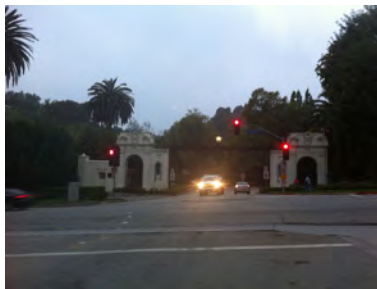
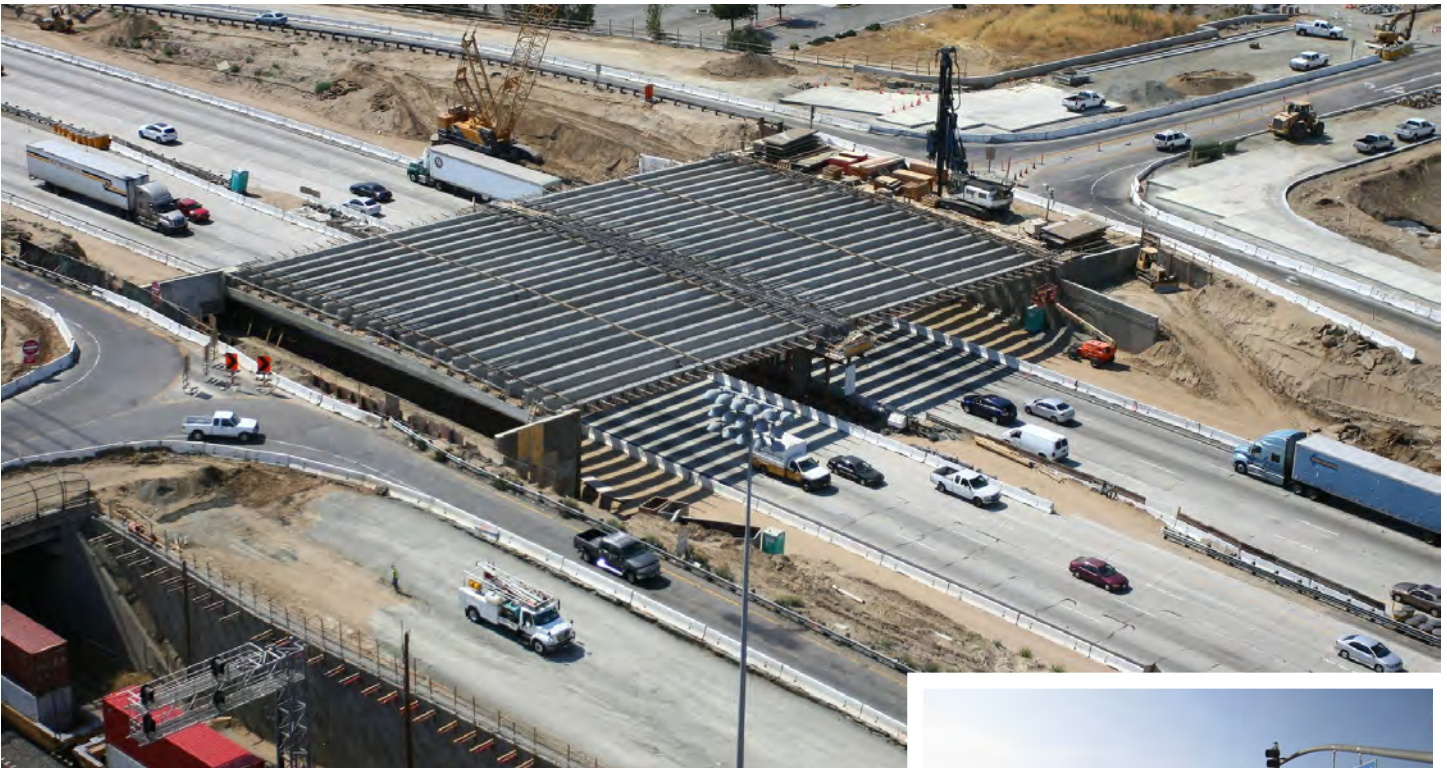
Multiple

Perini took over four-defaulted civil public work projects in Nevada and Arizona. Upon notice to proceed, all of the projects were remobilized within four weeks of the terminations to the satisfaction of the Obligees. This goodwill assisted in negotiating necessary contract time extensions. Perini utilized a sister company based in Las Vegas to reduce costs through local hires. The four projects included:

1. Floyd Lamb Park - newly constructed detention basins required excavation of over 2 million cubic yards of soil and restoration.
2. Gowan Outfall, Lone Mountain Branch - included installing over 2 miles of reinforced concrete boxes that will divert floodwaters.
3. Lake Havasu City Wastewater Sewer Expansion, Chemehuevi/Tarpon/Palm Tree - converted the majority of properties within the city limits from septic systems to gravity sewer system.
4. Indian Springs, Clark County Water Reclamation District - installed underground sewer.

# MUNICIPAL AND STATE ELECTRICAL PROJECTS

## CORONA, CALIFORNIA, USA



**CONTRACT VALUE**  
\$10.6 Million

**COMPLETION**  
2012

**OWNER**  
Multiple

Perini was retained by the surety to complete seven municipal/state electrical projects following the voluntary default of the original contractor. The projects included:

1. Riverside Drive Interchange Upgrades, Rialto, CA
2. Bob Hope Interchange
3. Long Beach Airport Parking
4. Bel Air Street Lighting Conversion
5. Fiber Optic Cable, City of Garden Grove
6. CalTrans Fiber Optic
7. IMTS Phase III City of Santa Clarita

Immediately upon selection as the completion contractor, Perini met with the various owners to review schedules and confirm what work had been accomplished. We assisted in the preparation of takeover agreements, validated subcontract balances and the status of change orders. We then prepared completion schedules, ratified existing subcontracts, solicited proposals for new or replacement subcontractors, and hired supervision and craft labor to restart the projects.

# HUDSON PARKWAY BRIDGE REPAIRS

NEW YORK, NEW YORK, USA



## CONTRACT VALUE

\$6.1 Million

## COMPLETION

2006

## OWNER

New York State  
Department of  
Transportation

Under an ongoing agreement with a major surety to provide construction consulting, management, and completion services on bonded projects in trouble, Perini was tasked by the Surety to investigate completion strategies for the maintenance and repair of 7 bridges after the original contractor was terminated, having completed only 45% of the work at the time of contract expiration.

The project consisted of the structural steel and concrete bridges on the southbound side of the Henry Hudson Parkway in New York City.

Perini contacted the previous bidders to supply unit pricing for the remaining work. Perini Civil, a New York subsidiary of Tutor Perini Corporation specializing in Heavy Construction, submitted competitive pricing that represented the Surety's most cost-effective option. The project was substantially completed after only 180 days, which was half that of the original contract expectation, despite the difficult logistics of high traffic and train volume.

# LEGISLATIVE BUILDING REHABILITATION

## OLYMPIA, WASHINGTON, USA



### CONTRACT VALUE

\$5.4 Million

### COMPLETION

2004

### OWNER

Washington State  
Dept. of General  
Administration

The Legislative Building Rehabilitation consisted of a complete renovation of the existing state Capitol Building. The project was 80% complete when the bond principal was terminated for cause and a demand was made upon the Surety to complete. Perini mobilized within 2 days of an agreed completion strategy to takeover the remaining work. Our task was to complete the remaining work and also to finalize negotiations for over 85 change order proposals, claims and backcharges between the terminated contractor and the general contractor.

The project was successfully completed without any noteworthy disruptions and change orders and claims were settled to the satisfaction of the Surety. The dominant aspect of this completion was that the immediate resumption of work minimized any consequential damages to the Surety while a wrongful termination settlement was pursued. The result was a favorable settlement to the Surety from their terminated principal, as well as a settlement from the general contractor.

# FIRE STATION AND SENIOR CENTER

## SAN CLEMENTE, CALIFORNIA, USA



### SQUARE FOOTAGE

15,815 sf

### CONTRACT VALUE

\$8.6 Million

### COMPLETION

2011

### OWNER

City of San Clemente

Situated in the historic San Clemente downtown district, this project sits on a .74 acre lot and included the construction of a 2-story fire station with an adjoining 1-story senior center. The construction also included several site retaining and perimeter walls, an exterior backup generator, two parking areas, and associated drainage and access structures. Sustainable design and construction methods through a LEED shadow program, while no certification was required, were incorporated to the equivalent of a LEED silver certification.

At the takeover, the project was 20% complete. The majority of the site utilities had been installed with the exception of the fire line, gas line, and some electrical lines. Several deficiencies existed in the existing work including a building footing that was placed too high, incorrect formwork for a trench drain in the fire station, and some electrical/telecom pull boxes incorrectly located, which Perini had to rework before finishing the rest of the concrete work and welding the structural steel columns and frames.

# COAST GUARD UNACCOMPANIED PERSONNEL HOUSING (UPH) DORMITORIES

SAN JUAN, PUERTO RICO



## SQUARE FOOTAGE

150,000 sf

## CONTRACT VALUE

\$11.8 Million

## COMPLETION

2003

## OWNER

U.S. Coast Guard

The Coast Guard UPH project consisted of two three-winged buildings, each three-stories high. The facilities provide housing, a cafeteria, and recreation to CG personnel. The bond principal had been terminated by the CG, and the construction had been suspended for five months prior to Perini being engaged. Much of the architectural work, including interior walls, floors, ceilings and exterior slabs, roofing and EIFS, was defective and required a cost-effective remediation strategy. Perini began the completion work during our first week on-site.

Within the first month, twenty-

three subcontractors and several vendors were hired and mobilized to bring the project to substantial completion within seven months. We implemented several creative measures to save as much of the previous work relating to the concrete slabs, roofing, EIFS and window systems as possible, and also to meet the expectations of a difficult Owner. Another important issue was to salvage all the installed systems warranties. Utilization of local subcontractors mitigated costs. After a formal acceptance period, housing servicemen commenced.

# SURETY SERVICES

For more information on Perini's Surety Services Program, please contact:

**Mr. Paul A. Bordieri, Jr., PE, LEED AP**  
**Program Manager - Surety Services**  
Perini Management Services, Inc.  
73 Mt. Wayte Avenue,  
Framingham, MA 01701, USA  
T: 508-628-2000  
E: [pbordieri@perini.com](mailto:pbordieri@perini.com)