

Delivering Transformational Spaces



LIFE SCIENCE & PARKING

MCCARTHY[®]

GENUINE
WE NOT I
ALL IN

Truth. Passion. Integrity. They are as fundamental to McCarthy as the bricks and mortar of our buildings. They are also old-fashioned concepts our clients appreciate the most, which is why owners across Southern California have trusted McCarthy to help turn their visions into concrete and steel. We provide the full range of services on time and on budget using the most sophisticated project management tools. But what truly sets us apart is that once we are selected, we make a binding commitment that runs far deeper than contractual obligations. It is our commitment to go above and beyond your expectations.





Our Goal is to be the Best Builder in America

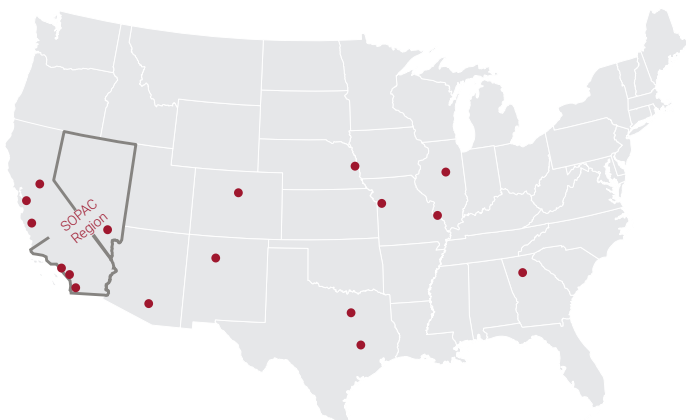
ABOUT McCARTHY

Established in 1864, McCarthy Building Companies, Inc. has a long history of building facilities that drive value. With exceptional levels of quality and safety, we are firmly committed to helping our clients and partners achieve their short and long-term strategic goals in every project we complete.

While we provide a full range of services, we believe what truly sets us apart is our binding commitment to go above and beyond your expectations. We strive to continuously improve our methods and quality of services for the clients and communities our projects serve.

WHO WE ARE

McCarthy's 158-year heritage is built on strong leadership and accountability. As a 100% employee-owned company, we take our work personally. Each employee-owner has pride in their contribution to the McCarthy story, as we continue a century-long mission to be the best builder in America. With that focus comes collaboration, dedication, investment, and ownership—looking at a project not only through the lens of a builder, but also through the eyes of our clients and the communities we live in. Through feedback, listening skills, and an openness to new ideas, we are continuously developing our next generation of leaders.



WHERE TO FIND US

Headquartered in St. Louis, McCarthy has community-based offices strategically located to meet our clients' needs.

As a community builder for over 150 years, we also offer the financial strength, best practices and expertise of one of the nation's premier commercial construction contractors. Our true difference is being both local and national. This is how we serve the communities we are proud to call home.

McCARTHY—BY THE NUMBERS

158

YEARS IN
BUSINESS

82%

REPEAT
CLIENTS

30+

YEARS IN
SAN DIEGO

22

LIFE-SCIENCE PROJECTS
COMPLETED IN SAN DIEGO

\$1B

IN LIFE SCIENCE
PROJECTS IN SAN DIEGO

1.8M

HOURS OF SELF-
PERFORM IN SOPAC

WHO TO CONTACT



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Our Safety Culture



Our #1 Goal is to build each project with ZERO injuries & accidents

McCarthy understands construction activities come with inherent risks. There are simply no second chances in our industry. Because of this, we go above and beyond the normal safety measures to protect everyone on the project and nearby. As a result, McCarthy has been recognized by the National AGC as the safest large contractor in America. McCarthy's standard safety program is customized to encompass the unique safety challenges and potential hazards present at every project, while conforming with owner-specific safety guidelines.

Our total commitment to safety has paid dividends for everyone involved. In every significant measure, McCarthy's safety performance has not only been top-class, but has consistently improved.

McCarthy strives to not only be the safest commercial construction company in America, but to continuously find ways to improve our safety numbers ever single year.

Our safety philosophy is built on the notion that everyone needs to be on the same page for a safety program to work. We've taken a team-centered approach for safety to a new level by partnering with OSHA and becoming

part of their Strategic Partnership Program (OSPP). This has allowed us to create a relationship that is bound by collaborative agreements; and not traditional enforcement methods. Additionally, Cal/OSHA has recognized McCarthy's risk for serious accidents is significantly lower than others within the construction industry and has awarded McCarthy participation in their Voluntary Protection Program (VPP). This is the highest award an employer can achieve. There are very few VPP companies, and those that have received this recognition are considered workplace safety and health leaders within the industry.

Quality Driven

McCarthy is committed to creating an environment where employees follow quality guidelines, consistently see others taking quality-focused actions, hear others talking about quality, and feel the collective drive to pursue the highest possible quality at every turn.

Unlike traditional quality control programs, McCarthy utilizes a proactive, hands-on approach from design and preconstruction through the end of the project. This ensures our team embodies your quality standards before and during construction.

Our strategy for delivering an efficient, durable, world-class project is based on a few key principles:

- » Create and lead a project-wide “Culture of Quality”.
- » Prepare high-quality and constructable design documents.
- » Establish a quality control process that fosters healthy communication between all stakeholders.
- » Provide adequate staffing and clear responsibilities to ensure execution of the project-specific quality control plan.

With McCarthy’s dedicated staff, proven processes, and executive management support, our quality team will maintain a consistent and clear message throughout the process: **Let’s do it right the first time.** We will align team expectations early so that this message carries through each phase of the project.



Preconstruction Methodology

We work best when we work together.

At McCarthy, we pride ourselves on the level of preconstruction efforts we provide. We understand every great project starts long before breaking ground. Solid preconstruction services are critical to the development of realistic budgets. Through value analysis, constructability review, trade partner engagement we ensure you are able to bring your vision to life.

The most important aspect of our preconstruction methodology is the team approach we embrace within all aspects of the project delivery process. The critical elements of a strong team are established through commitment, communication, and trust among team members. Setting realistic expectations and continuously evaluating the team's ability to achieve the desired results is the ultimate measure of this collective effort.

We have found a commitment to high-performance teaming and partnering can make a distinct difference in the level of success seen in a project, along with the camaraderie developed within a project team. With the use of high-

performance teaming, we break down company silos, create horizontal competence in teams, unify disparate groups within the various organizations, and focus on the project's success first, before any individual agendas or goals. Each time we have utilized high-performance teaming it has been a success from all parties and project stakeholders.

Utilizing high-performance teaming allows the team to focus on the tasks at hand, forecast risks and opportunities, manage systems, encourage professionalism and collaboration, and resolve conflicts. All projects come with their own set of challenges, but through this approach, team members become better suited to overcome potential obstacles and take proactive steps to limit risks surrounding things like cost escalation, functionality uncertainties, unique construction/material requirements, and inter-disciplinary trade coordination.

With a high-performance preconstruction team established, managing risks will be a collaborative effort of all team members.





Our Goal is to Meet
AND EXCEED Your Goals



Preconstruction Services

Our goal is to not only complete the project successfully in terms of your budget and schedule goals, but to ensure the experience throughout every aspect is enjoyable. McCarthy will utilize our expertise in preconstruction services to provide scheduling, estimating, constructability review, and subcontractor budgeting. Our efforts to serve in this capacity will continue into construction and through project closeout and warranty.

One of the differences you get with McCarthy is the strength of our preconstruction team. Our proven success in preconstruction is due to McCarthy's internal focus on value engineering (or value analysis), estimating, constructability reviews, quality control, subcontractor coordination/bidding, and scheduling. This focus, combined with collaboration and input from our trade partners, means we can always arrive at the best possible value for our clients.

In addition to our strength in preconstruction, McCarthy is proud to be a company of true builders. We have assembled our own craft labor, significantly invested in our own forming systems, and have developed internal systems to manage the design and construction of complex structural concrete systems. Our ability to self-perform concrete at a world-class level is a core competency within McCarthy's San Diego office, where our project management staff and local crew members

are true, experienced, and tested expert builders. This experience allows our team to provide valuable insight into constructability reviews, project planning, and project phasing during preconstruction and construction. The benefit this provides to our clients lies in our ability to drive the schedule, quality, and safety goals for our projects. Our experience as true builders allows us to ensure success on every project.

During preconstruction, McCarthy will:

- » Participate in design meetings.
- » Perform cost model reviews.
- » Facilitate document reviews for constructability and RFP completeness.
- » Engage key subcontractors for additional drawing reviews and budgeting.
- » Offer value analysis.
- » Track all options possible to ensure the right level of flexibility is provided in the different spaces in each building.

This process allows the entire team to validate project goals, budget adherence, constructability reviews, fire life safety peer reviews, identify critical milestones, and provide solutions early.

PRECONSTRUCTION TOOLBOX

Our tools enhance our ability to provide accurate information to support decision making by the collective team.



This collaborative software provides a platform for our teams to share the most current information in one place. Together the team can work from a single “smart” source that is entirely transparent to evaluate and plan the impacts of an idea or change, compare alternatives, tie ideas to cost, and track decisions.

BENEFIT TO THE CLIENT

The project team will be able to “put in play” different options for the project, prioritize what means the most to them, and manage risks and opportunities.



A historical database that enables us to compare and analyze trade cost histories for similar projects from a macro and micro level. The system automatically updates your project pricing based on previous projects and converts them into current project costs.

BENEFIT TO THE CLIENT

Modelogix can help establish target budgets by a systems format. During the preconstruction phase, our team can use Modelogix for benchmark data to help make informed decisions and to guide the value engineering process.



This software suite allows collaboration, analysis, and communication of the design intent, integrating BIM models from the various multidisciplinary design trade systems with a clash detection feature to ensure a fully coordinated design.

BENEFIT TO THE CLIENT

BIM 360 Glue provides quick access to accelerate virtual design and constructability. Most importantly, our teams will catch potential coordination issues well before construction. In addition, it provides extended access of the BIM model on their iPads to our field staff.



This software allows us to quantify building components from 2D electronic drawings for items not identified in the Revit model.

BENEFIT TO THE CLIENT

On-Screen Takeoff will assist in creating a total project budget. In addition, we can use this tool to review and confirm the accuracy of quantities generated by our trade partners.



This software allows for continuous monitoring of established building elements from Revit models, allowing the team to track the evolution of changes between milestones.

BENEFIT TO THE CLIENT

By establishing Revit “families,” Assemble allows us to easily extract quantitative information to provide predictable pricing in real-time as part of our continuous estimating prior to finalizing design.



A database-driven estimating software that utilizes historical, project-specific unit prices, dollar amounts, and labor production rates to improve the speed and accuracy of estimates.

BENEFIT TO THE CLIENT

Provides detailed project estimates of the total project to align trade procurement to the project budget.

Project Experience

The projects highlighted on the following pages represent the depth of experience that McCarthy has across market sectors, project types and delivery methods.



Abide Therapeutics Tenant Improvement



UCSD Center for Novel Therapeutics



UCSD Tata Hall



UCSD Biomedical Research Facility



Sharp Copley Lab and Office Building TI



Human Longevity Institute Executive Drive Tenant Improvements



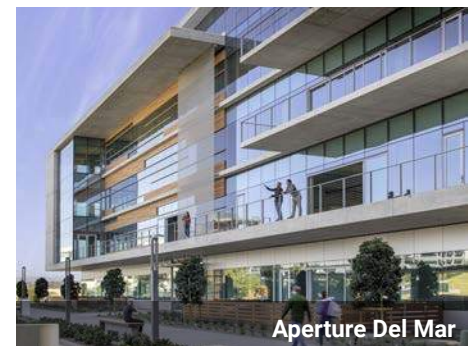
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Biodesign Institute C



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