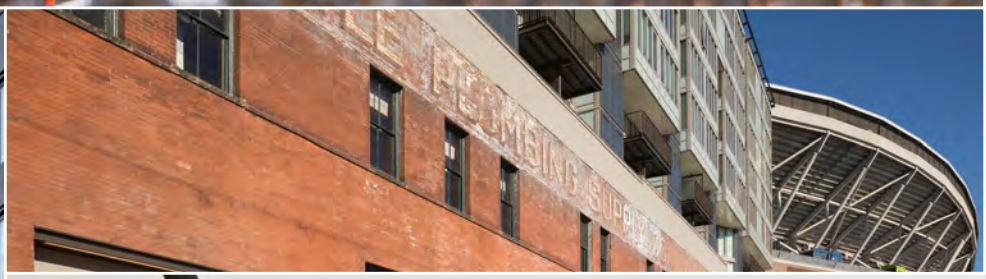
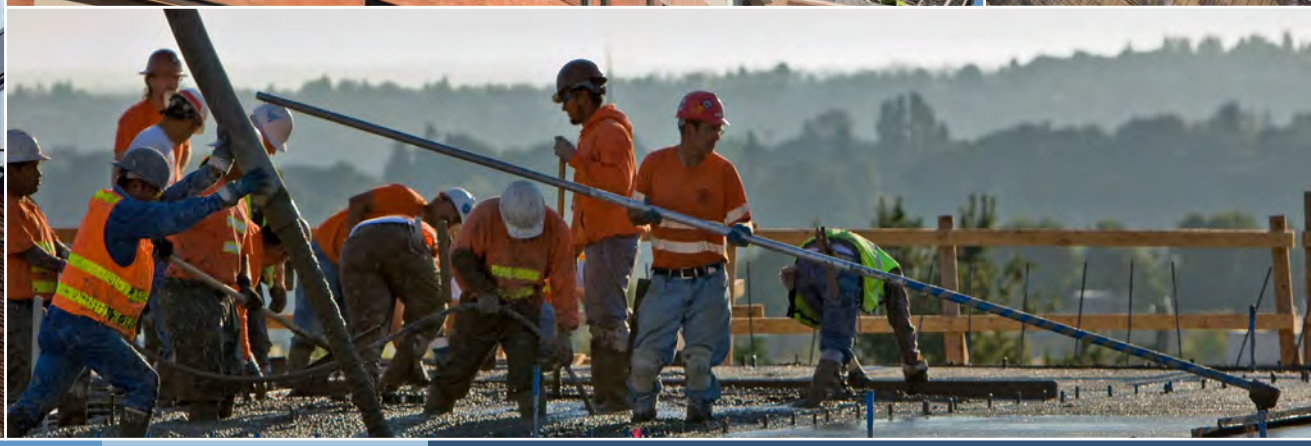

COMPANY OVERVIEW

MIXED-USE PROJECT EXPERIENCE

CHINN CONSTRUCTION, LLC

14715 NE 95TH ST SUITE 101
REDMOND WA 98052
425 / 898-1688
KEVINC@CHINNCONSTRUCTION.COM

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ABOUT CHINN CONSTRUCTION

ABOUT CHINN CONSTRUCTION

At CHINN Construction, our goal is always the same as the client's: to build with the utmost integrity and deliver the highest quality product on time.

We achieve this goal by committing to meet every deadline, adhere to every budget, deliver quality construction, and give every job the personal dedication and involvement it deserves.
It's our definition of success.

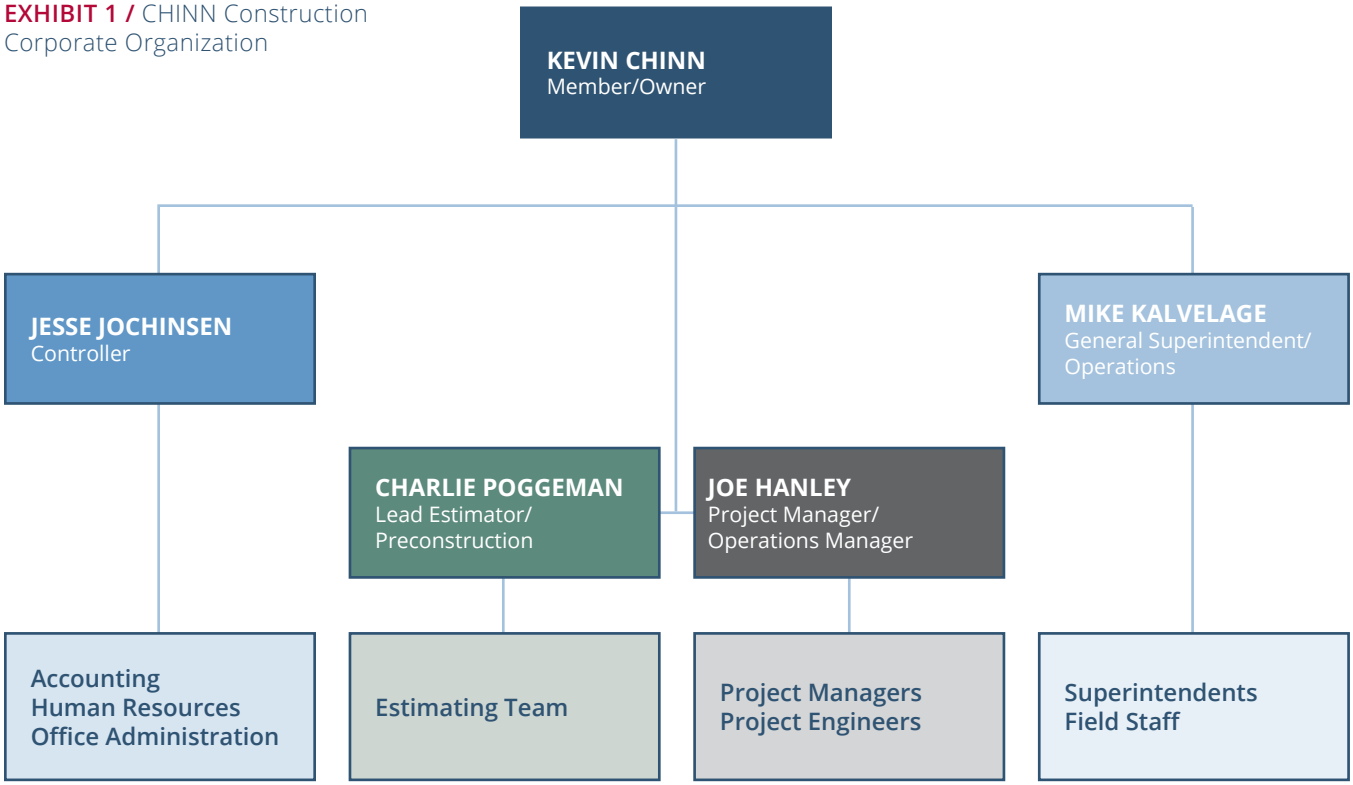
For the past decade, CHINN Construction, LLC has collaborated with developers on mixed-use, commercial, and large scale tenant improvement projects in Washington. Employing a team of professionals with backgrounds in construction, architecture and structural engineering, allows CHINN Construction to consistently exceed client expectation and offer competitive, accurate bids.

Our dedication is underscored by the quality, value, and responsiveness that highlights every project we touch. Whether we are working on small construction repairs or a major ground-up construction project, we work closely with architects, owners and developers to ensure communication begins at the start of the project and is clearly understood throughout the project's duration. This allows us to be diligent in preconstruction services and complete in our estimates.

CORPORATE ORGANIZATION

Kevin Chinn established CHINN Construction in 2000, and swiftly led the company to become one of the region's go-to general contractors for multifamily, mixed use, and commercial tenant improvement projects, building a portfolio of over 10 million square feet in the last 20 years. Kevin still heads the company and works with a talented team of innovators and collaborators who bring a solid understanding of design and construction. CHINN Construction's organization is set up for maximum performance by keeping the number of management levels to a minimum. As a result, CHINN Construction teams are nimble, flexible, and highly efficient.

EXHIBIT 1 / CHINN Construction Corporate Organization



PROJECT APPROACH

PROJECT APPROACH

PRECONSTRUCTION: SETTING A PROJECT UP FOR SUCCESS

Successful projects aren't built by chance; they are the result of a carefully developed plan that is thought out and executed by an integrated team. Owners, designers, contractors, subcontractors, and vendors bring specific knowledge and expertise that works together to create an optimized project outcome. By establishing an environment of openness and trust, teams share crucial information that allows everyone to their jobs better.

A solid preconstruction plan considers the following:

- Site logistics and access
- Constructability
- Scheduling
- Cost estimating
- Value engineering
- Alternative materials, means, or methods
- Sustainability goals
- Long-lead items
- Diversity goals
- Community concerns and potential impacts

Urbana Apartments: Saving Time and Money

During the preconstruction phase on the Urbana Apartments project, our team devised a method for reducing the use of city streets for excavation. The team created a steep slope from street level down into the construction site and used a conveyor belt to haul dirt out. This method saved nearly $200,000 in Seattle Department of Transportation fees and reduced the schedule by approximately one month.

CHINN Construction's goal is to collaborate with all team members for the entire project delivery process. We are open to others' ideas and are always available to answer questions and address concerns. We enjoy working with others to come up with new solutions—we learn along the way and share our own knowledge with others as well. Our involvement regularly includes:

- Participation in design team meetings.
- Identification of the gatekeepers who control documents between the owner/design team and construction team. Assigning this responsibility to a specific person creates a more efficient document exchange process.
- Using web-based file storage with a structure specific to all bidding and preconstruction documentation to allow all team members access to the most current information.
- Using standard practices to formalize direction and clarifications for changes to the contract documents that may be generated during preconstruction (i.e., CCDs, ASIs and RFIs).
- Providing the owner with estimates directly tied to direction and clarification noted above.
- Revising formal direction as needed due to pricing, value engineering, or alternative design.
- Using web-based software to consolidate final direction into a current set of documents.

CONSTRUCTION MANAGEMENT

CHINN Construction's team is well-versed in construction project management and has procedures in place to control quality, costs, and schedules. These procedures have been tested on a wide range of projects and have resulted in a diverse body of work and the establishment of long-lasting client partnerships.

These successful client relationships have taught us the importance of transparency. Our open book policy establishes straightforward and upfront project management. Our philosophy of a team approach within CHINN Construction and with our clients promotes project success. We also have excellent relationships with skilled subcontractors that bring specific abilities, creativity, and flexibility in all construction aspects.

METHODOLOGY

To successfully meet project objectives, our management team closely monitors each construction phase. On every CHINN Construction project, owners can expect:

- **Accurate and expedient cost estimates** so you can make informed budget, quality, and schedule decisions. The project manager determines costs by comparing the needs of your project to historical costing information. This method allows the project manager to calculate the most reliable estimates.
- **Consistent key personnel for preconstruction and construction** to continue established communication protocols and expectations throughout the project.
- **Regular inspections** by CHINN Construction's field management team to verify that the expected level of quality is being met.
- **Implementation of strict safety regulations** to verify that procedures comply with government safety requirements. The project superintendent will hold weekly on-site safety instruction meetings and the safety officer will conduct monthly review meetings to reinforce safety measures and suggest improvements.

QUALITY ASSURANCE

Quality assurance is our leading commitment to both the developer and tenants. Quality is a fundamental expectation and is the legacy we leave behind. CHINN Construction employs a series of administrative systems integral to the project management process to verify that we meet or exceed all quality standards and project goals. These processes include:

- **Shop drawings:** We provide detailed shop drawings that have been thoroughly reviewed by CHINN Construction prior to submittal to the design team.
- **Requests for Information (RFIs):** This fundamental tool is used to provide a formal communication process for design and technical clarification.
- **Submittals:** This is critical as a means of determining system and/or product compliance with the requirements prior to fabrication or installation. The submittal process is fundamental to communicating installation intent and is the last check prior to moving forward with component installation.
- **Mock-Ups:** Prior to commencing with architecturally sensitive finishes or installation, we will address the benefits of constructing selected mock-ups for early coordination, review, and approval by the design team.
- **Inspection:** Along with developer-supplied inspections, we perform our own monitoring and investigations into work product compliance as a daily basis.
- **Developer/Design Team Walk-Throughs:** We recommend that walk-throughs be held to closely observe the work product and to answer questions that may arise from the various crafts regarding installation details.
- **Punch Lists:** We integrate an ongoing punch lists for critical framing, rough-in, and drywall. This minimizes any carry-forward problems and addresses issues as they arise. We use the framing punch list prior to completion of rough-in and drywall covering to eliminate any structural concerns or other framing problems that would be difficult to fix later.

COST MANAGEMENT

CHINN Construction uses sophisticated cost accounting software built for our specific needs to continuously monitor projects for cost and man-hour expenses. Each month and throughout the duration of the project, the Project Manager and the PM Operations Manager review the monthly projected cost report to analyze budget performance. Following that review, the projected cost report is reviewed by the executive team (comprised of the Owner, General Operations Manager, PM Operations Manager, and Controller) to make sure the project stays on schedule and within budget. This process also provides the opportunity to look at the months ahead and foresee possible challenges. We can then proactively resolve potential issues before they impact the project.

To make sure projects are on budget and performing to schedule, the project management staff reviews labor reports biweekly. A cost engineer is assigned to each project and acts as a liaison between accounting and project management. The cost engineer is responsible for confirming that costs are allocated correctly and paid on time. By proactively resolving issues and promptly paying invoices, we resolve any financial concerns so that they do not affect project progress in the field.

Estimating Strategies: Budget management is a critical component of our project approach. This begins with a thorough exploration of the plan set to flesh out details, engage the owner and design teams with scope questions, and coordinate with subcontractors on pricing. CHINN Construction's long-established relationships with numerous subcontractors in both major and specialty scopes brings value and validity to the estimating process and helps provide accurate and current cost information to inform decision-making.

CHINN Construction's estimating is performed using our historical cost database estimates as well as subcontractor and supplier inputs. We typically produce three levels of estimates (30-60-90) to establish and maintain the project budget. These levels reflect the percent complete of the design documents. Each estimate is reviewed in detail along with the bid documents by the entire project team for conformance with design intent, completeness, and relevance.

Value Engineering: We log and track the value of all value engineering changes or other design alterations that occur between estimates. For continuity, we use the previous estimate as a baseline starting point for the subsequent estimate.

SCHEDULING

Through careful schedule development and diligent schedule monitoring, CHINN Construction has never been assessed a penalty for late completion. Our scheduling procedures are key to successfully managing our projects, and include the following:

Preconstruction Schedule: We use a well-developed preconstruction schedule to track and coordinate preconstruction services through the design and permit process. This schedule is created with input from the owner, architect, and engineers.

Construction Schedule: Our detailed construction schedules contain a critical path as well as a complete breakdown of all trade activities associated with the project.

4-Week Schedule: This is a detail of the master schedule and a snapshot of the current month's activities.

Preconstruction Meetings: During our preconstruction meetings, we review schedules to provide an accurate assessment of the project and a projection of future commitments of critical events. We emphasize a high degree of accuracy in our schedules as a means to a successful project.

Weekly Subcontractor Meetings: The 4-week schedule is discussed in weekly subcontractor meetings to verify that the entire construction team is aware of the critical dates and upcoming activities. At this time, we also confirm proper integration of any additional subcontractor input and detail. This is a critical step, as the subcontractor community is one of the major valuable resources that can make the project schedule successful.

Weekly Owner/Architect Meetings: The four-week schedule is also distributed and discussed in weekly owner/architect meetings. As a result, the entire design team and subcontractor team always have a weekly updated schedule with important milestone dates identified and tracked.

REPRESENTATIVE PROJECTS

REPRESENTATIVE PROJECTS

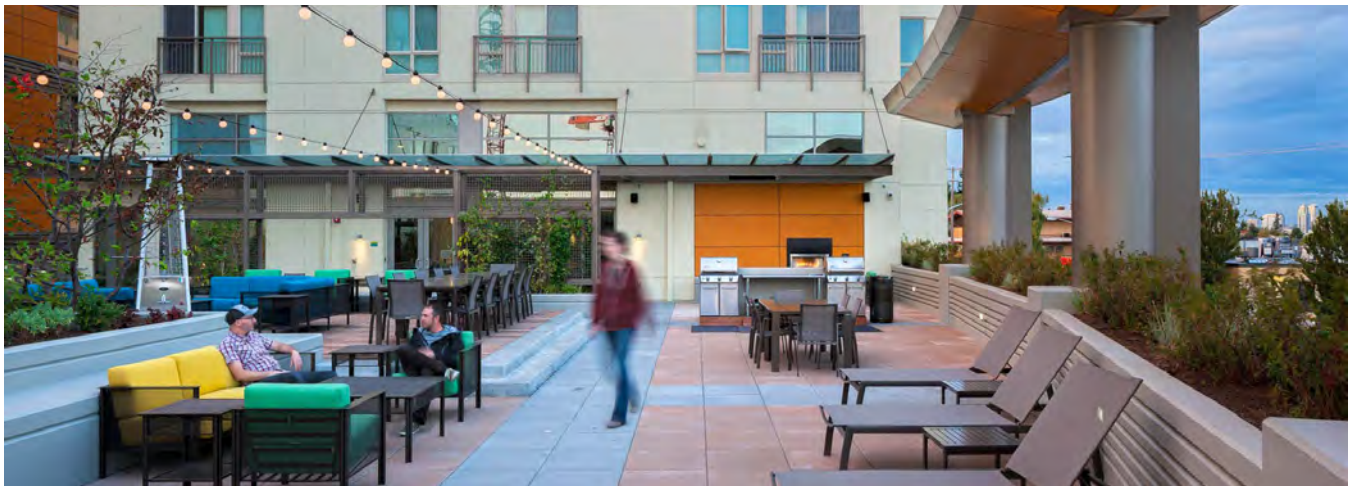
MIXED-USE EXPERTISE

In the last decade, CHINN Construction has developed a portfolio of over 5 million gsf of residential apartment, condominium, and mixed-use construction projects in Washington State. Adept at managing all scales of construction, CHINN Construction projects range from 25 to 600 units, and from 39,000 to more than 600,000 gsf, and growing. The table below summarizes some of our local multi-family residential work and is followed by our feature projects.

WE SPECIALIZE IN RESIDENTIAL MULTI-FAMILY PROJECTS.

CHINN Construction has built the majority of our residential multi-family projects as urban infill in Seattle, Bellevue, Redmond, and Tacoma.

PROJECT NAME	LOCATION	GSF	# UNITS	OWNER
888 108th Ave	Bellevue	232,741	158	Eight Eighty-Eight Bellevue LLC
Mira Apartments	Bellevue	231,013	162	Shintex Global Holdings, LLC
Main Place Mixed-Use	Bellevue	58,027	30	Vander Hoek Corporation
Hadley Apartments	Mercer island	322,165	209	Legacy Partners
Columbia Heights Apartments	Olympia	167,325	138	Columbia Heights Partners LLC
Red160	Redmond	369,026	250	Equity Residential
Old Town Lofts	Redmond	203,186	149	WPPI Redmond LLC
The Whittaker	Seattle	650,446	389	LMI-West Seattle LLC
Cascade I&II	Seattle	550,802	467	EQR Cascade LLC
Urbana Apartments	Seattle	500,000	287	Equity Residential
Spruce	Seattle	426,879	216	3922 SW Alaska LLC
Spruce	Seattle	409,251	216	Madison Development
4100 SW Alaska Mixed-Use	Seattle	354,145	157	Capelouto Development
Excelsior	Seattle	263,321	204	Pine & Melrose LLC
Luna	Seattle	164,170	108	2741 California Avenue LLC
320 E Pine Mixed-Use	Seattle	140,472	132	Stratford Company, LLC
Avalon Way Apartments	Seattle	123,941	111	CD Heritage, LLC
Chloe on Madison	Seattle	112,505	137	EQR Madison LLC
6559 Apartments	Seattle	83,999	106	GRE Ballard LLC



888 108TH AVE

The 888 108th Avenue Tower is located in the heart of downtown Bellevue with skyline views of Seattle, Bellevue, and the Cascade Mountains. It will have 158 units on 19 floors and four below-grade parking floors.

Amenities include a rooftop deck with solarium, club rooms on the top floor, a fitness room and private balconies.

LOCATION Bellevue, WA

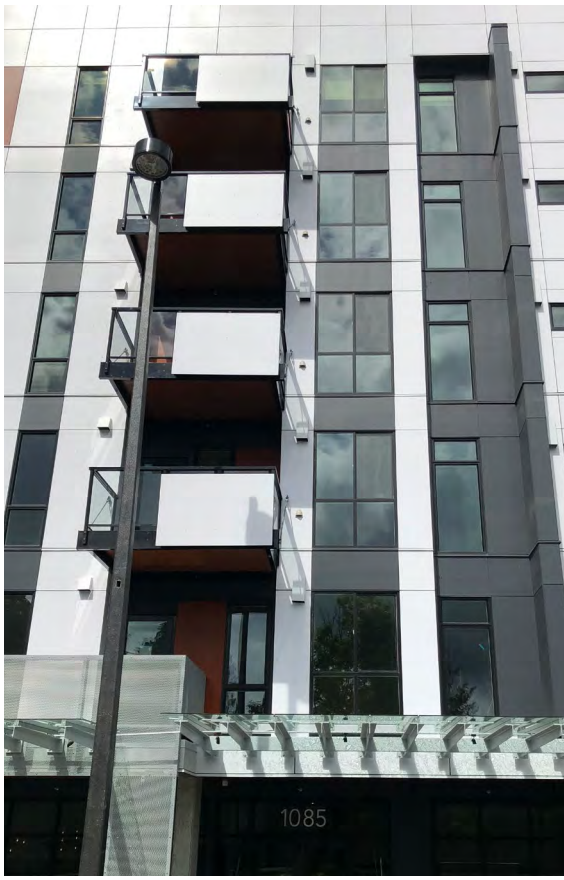
OWNER Eight Eighty-Eight Bellevue LLC

ARCHITECT HEWITT

COST Initial: $60,947,974; Final: $61,656,348

SIZE 232,741 sq. ft., 158 units

MIRA APARTMENTS



Located at 1085 103rd Ave NE, Mira Apartments provides some relief to the high demand for housing in downtown Bellevue. Mira opened in June 2018, offering five floor plans ranging from studio/1 bath to 3-bedroom/2-bath layouts.

Building amenities include a lounge, roof deck, dog run, multiple courtyards and patios, controlled-access parking garage, and a utility room.

OWNER Shintex Global Holdings, LLC

LOCATION Bellevue, WA

COMPLETION 6/18

COST Initial: $38,663,898; Final: $36,276,347

SIZE 231,013 sq. ft., 162 units

CASCADE APARTMENTS

Located in the vibrant South Lake Union neighborhood, the Cascade Apartments (Phases I and II) are 454 studio, 1-bedroom, and 2-bedroom units housed in a mixed-use building. The building consists of nine levels of structure and five levels of wood frame over four levels of structural concrete, and it encompasses one full city block.

Cascade Apartments features geometric architecture and high-end finishes. Amenities include a solarium, fitness center, club rooms, private balconies, and a location close to Cascade Park.

LOCATION Seattle, WA

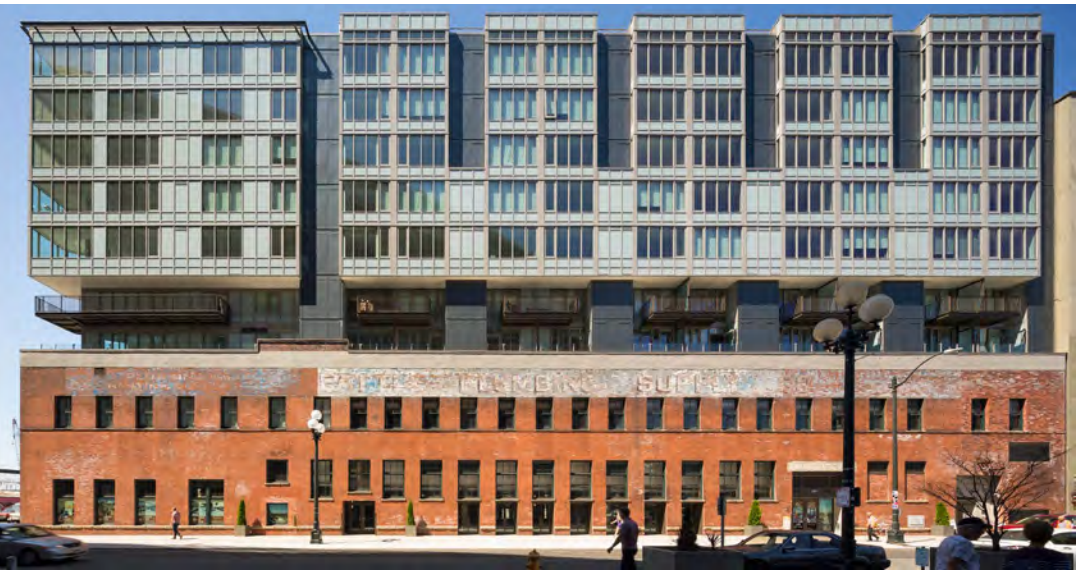
OWNER EQR Cascade LLC

ARCHITECT Runberg Architecture Group

COST Initial: $86,360,870; Final: $105,168,550

SIZE 550,802 sq. ft., 467 units

GRIDIRON



Gridiron is a combined addition and adaptive reuse of the Johnson Plumbing Building, an industrial masonry structure located near Seattle's stadiums and the new Waterfront Park. The new glass addition is home to 107 condominiums next door to the future Stadium park. The Type 1 high-rise consists of 12 levels of structural concrete with an exterior window walls system.

LOCATION Seattle, WA

OWNER Gridiron Investors, LLC

ARCHITECT HEWITT

COST Initial: $34,098,088;
Final: $39,764,646

SIZE 177,977 sq. ft.; 107 units

EXCELSIOR

Excelsior is a Type I mixed-use project located at the intersection of Pine Street and Melrose Avenue in Seattle's Pike/Pine neighborhood. This project involves the adaptive reuse of two historic buildings, the Timken Roller Bearing Building and the Melrose Building. Both structures will have their facades restored as part of the process.

The new building portions are concrete and feature a variety of colors and textures, and are set back from the original structures below.

Retail spaces on the ground floor will add to the character of Melrose Avenue and aid its transformation into a pedestrian promenade.

LOCATION Seattle, WA

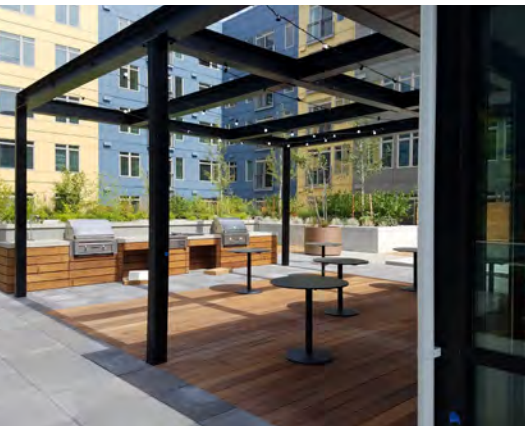
OWNER Melrose and Pine, LLC

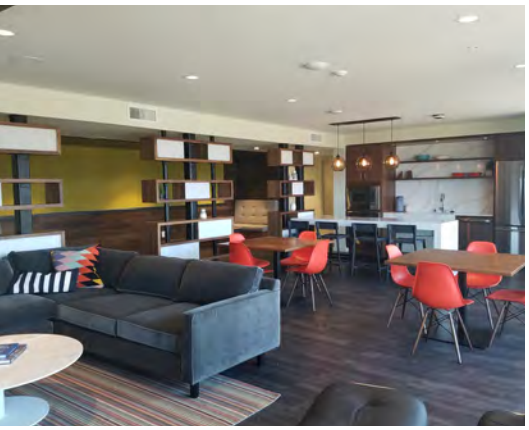
ARCHITECT HEWITT

COST Initial: $42,524,459;
Final: $44,523,694

SIZE 263,321 sq. ft., 204 units

THE WHITTAKER





The Whittaker is a 389-unit, 8-level mixed use building consisting of five levels of residential units, three levels of parking, and 60,000 sf of retail space at ground level. The Whittaker features numerous community amenities, including a rooftop deck with city views, an outdoor kitchen and grilling station, an outdoor fireplace, a club room, a fitness center, a courtyard, and space for private parties.

In-unit amenities include solid quartz countertops, high-efficiency low flow fixtures, gourmet stainless steel kitchens, 9-foot ceilings, and balconies in some units.

LOCATION Seattle, WA

OWNER Lennar

ARCHITECT Weber Thompson

COST Initial: $80,205,725;
Final: $83,948,077

SIZE 650,446 sq. ft., 389 units

SPRUCE

Spruce is a mixed-use project located in West Seattle. It features 216 apartment units in three buildings and on five levels, with three underground parking levels (400 stalls) and a 45,000 sf fitness center.

Apartment homes offer 24 different floor plans, including 13 studios, 170 1-bedroom units, and 33 2-bedroom units.

The building's exterior finishes include brick masonry, custom glazing, wood paneling, cement board, and metal plantings.

LOCATION Seattle, WA

OWNER 3922 SW Alaska LLC

ARCHITECT Collins Woerman Architects

COST Initial: $46,099,129; Final: $45,730,204

SIZE 426,879 sq. ft., 216 units

LUNA

Currently under construction, Luna is located in the heart of West Seattle. The design features an internal corridor that allows units to have windows on two ends, providing more daylight and cross ventilation.

The residences are positioned above a 25,000 retail area currently slated to house a PCC Natural Market.

LOCATION Seattle, WA

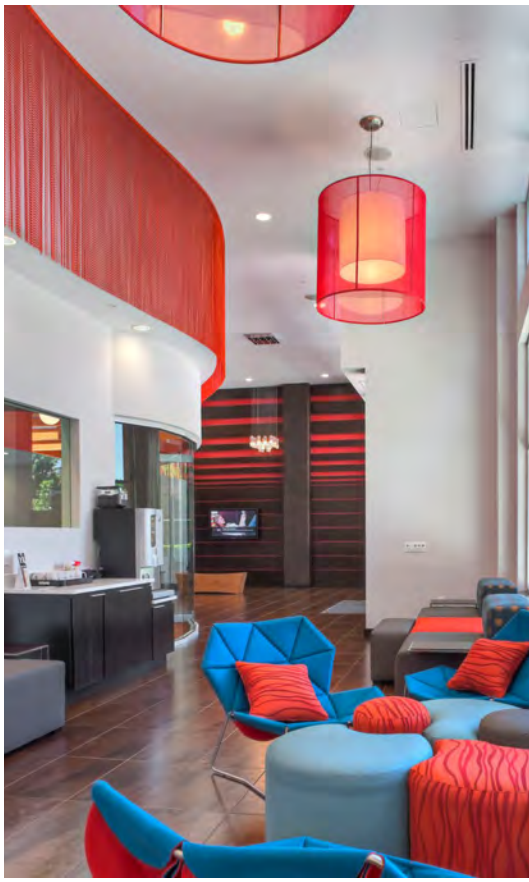
OWNER 2741 California Avenue LLC

ARCHITECT HEWITT

COST $Initial: $34,253,018; Final: $35,380,179

SIZE 164,170 sq. ft., 108 units

RED160 APARTMENTS



Red160 Apartments offers open floor plans with high ceilings in a desirable downtown Redmond location. Studio, 1-bedroom, and 2-bedroom units feature award-winning designs, and the community amenities include a fitness center, media room, outdoor grilling area, and parking garage.

Red160 received the 2011 Pillars Award for the best mid-rise apartment community in Redmond.

LOCATION Redmond, WA
OWNER Equity Residential
COMPLETION 8/2010
COST $47,600,000
SIZE 375,000 sq. ft.

OLD TOWN LOFTS

Old Town Lofts is a vibrant apartment community located in downtown Redmond. Featuring 149 studio, 1-bedroom, and 2-bedroom apartments above a parking garage, Old Town Lofts is walking distance to shopping, dining, and the Burke-Gilman Trail.

Amenities include a fitness center, clubhouse, outdoor grilling area, and access control.

The approximately 11,000 square feet of ground floor commercial space currently features eateries, businesses, and a clinic.

LOCATION Redmond, WA
OWNER WPPI Redmond LLC
COMPLETION 6/2014
COST $21,000,000
SIZE 203,186 sq. ft.

URBANA APARTMENTS

The Urbana Apartments community is located in Seattle's popular Ballard neighborhood. This LEED Gold-certified building features 250 studio, 1-bedroom, and 2-bedroom units situated over a parking garage.

The extensive common areas include a two-story lobby, leasing office, clubhouse, library, and an exercise facility.

This project also included complete build-out of a 15,689 sq. ft. Bartell Drugs store.

LOCATION Seattle, WA
OWNER Equity Residential
ARCHITECT Weber Thompson
COST $59,700,000
SIZE 500,000 sq. ft.

SAFETY

SAFETY

CHINN CONSTRUCTION SAFETY PROGRAM AND PROCEDURES

Safety on the construction site is everyone's concern. Industrial injuries create a no-win situation for everyone involved. CHINN Construction believes that each employee should be provided with a safe workplace therefore each employee has an obligation to be an active participant in the prevention of injuries, accidents and losses. We recognize that work performed in the construction has certain inherent risk. CHINN Construction refuses to rely on luck and hope for preventing injuries/accidents. Through cooperation and communication with fellow employees, clients and sub-contractors, and through compliance with our Accident Prevention Program and the Safety Handbook, we firmly believe that every project can be accident and injury-free.

OUR SAFETY CREDO

C reate a safety culture through active personnel participation and a zero injury/zero harm philosophy.

H ome safe every day: that is our #1 goal.

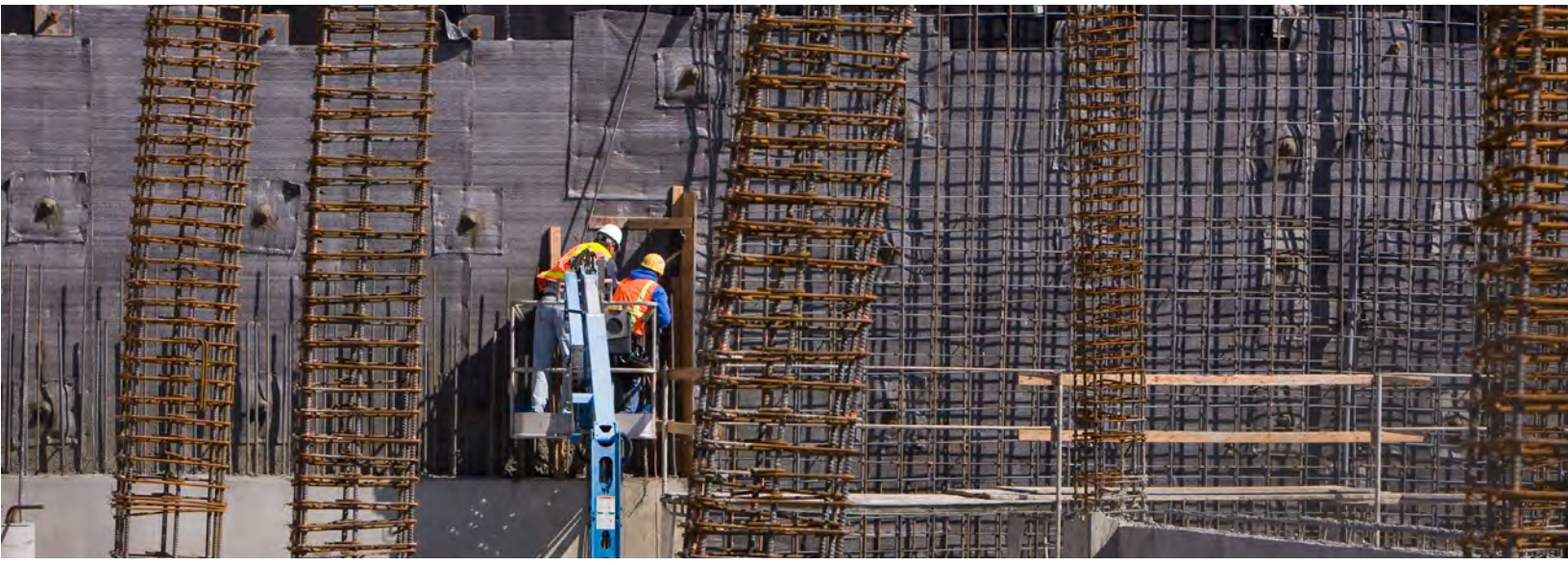
I f you don't know the answer or if you don't know how to perform the task; ASK!

N othing prevents you from stopping work when you recognize, observe or perceive a hazard.

N ow is the time to develop a Safety First attitude.

ACCIDENT PREVENTION PROGRAM

The CHINN Construction Accident Prevention Program is designed to provide a clear, effective orientation to the practices, procedures, and regulations for workplace safety. Our supervisors are expected to integrate these procedures into work activity and employees are expected to follow these guidelines on the job. This information is widely distributed through the main office and the CHINN Construction site offices.



SAFETY HANDBOOK

This handbook is provided to each employee who, in turn, must demonstrate their commitment to enabling safe work spaces. The handbook is a detailed and comprehensive reference guide about protective equipment and apparel; safe equipment and machinery operations; fire prevention; and standards for working on or around ladders, scaffolds, cranes, rigging, trenches, excavation, confined spaces, and all other site-specific hazards. We detail our accident and safety violation reporting structure as well as disciplinary actions for violations. Our exemplary record is proof that our accident prevention program and safety guidelines work.

SAFETY RECORD

CATEGORY	2015	2016	2017	2018	2019
Time loss	0	0	0	0	0
Accidents	0	0	4	1	1
Injuries	0	0	4	1	1
Worker's Compensation Rates/EMR	0.7204	0.6842	0.6629	0.6609	0.6350

L&I EXPERIENCE RATING MOD FACTOR

CHINN Construction's **2020 L&I Experience Factor is 0.6000**, which is the lowest level we can achieve based on our labor hours.

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