

Q&D Construction's Lake Tahoe Experiences

March 4, 2016

EXHIBIT D - TAHOE
Document consists of 14 pages.
Entire exhibit provided.
Meeting Date: 03-04-16

Today's Agenda

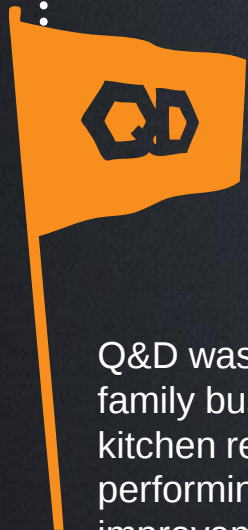
- Q&D History
- Our Tahoe Experience
- TRPA / Q&D Interactions
- Protecting Tahoe During Construction
- The Importance of TRPA's Role During Construction
- Conclusion

Q&D's History

A little about us

FOUNDED

1964



Q&D was founded as a family business building kitchen remodels and performing small tenant improvement work.

FIRST HIGHRISE

1982



Q&D's first highrise a hospital building for a large, national healthcare provider.

HEAVY / CIVIL DIVISION

1983



To add specialized expertise and service for our clients, Q&D establishes a Heavy/Civil division to self-perform.

Q&D History

A little about us

CONCRETE GROUP

1999



Recognizing that concrete work takes special expertise and leadership, Q&D initiates a separate group to head up these projects.

FIRST PROJECT > \$100M

2006



Q&D's teams collaborate to build the infrastructure, utilities, pads, foundations, adjacent highway improvements, structures and interiors for the Legends at Sparks Marina.

TODAY

2016



Q&D is a nationally-ranked, multi-disciplinary construction manager and general contractor.

Q&D Historical Milestones at Lake Tahoe

*51 years of
collaborative
construction
management
of spectacular and
unique properties
built on critical
schedules, under tight
regulations, with
exacting quality
standards.*

1985



First Lake Tahoe Hospitality Project

Q&D constructs improvements at landmark Thunderbird Lodge

1998



Our Largest Lake Tahoe Property

The \$43 Million Tranquility Estate begins construction

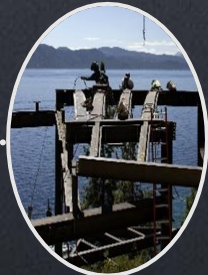
2010



The Ritz-Carlton Lake Tahoe

\$230 Million destination resort at Northstar is completed

2016



One Billion in the Tahoe Sierra

Q&D's combined projects represent numerous relationships

Premier Lake Tahoe Builder



- ***Hospitality***
- ***Earthwork***
- ***Estate Homes***
- ***Public Utilities***
- ***Erosion Control***
- ***Infrastructure***
- ***Roads & Bridges***

Q&D / TRPA Interactions

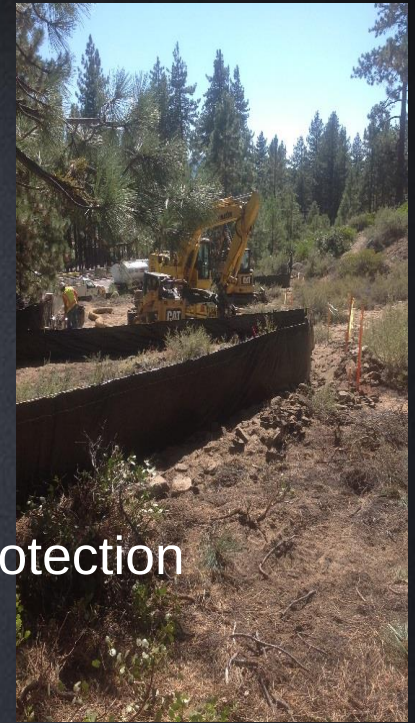
- Participation in Compliance Inspections
- Requestee / Requestor for Grading Season Variances
 - Generic grading season May 1 to October 15
 - Q&D / Contractor requests variances for:
 - Extensions
 - Emergency grading scenarios
 - Early season variances

Q&D / TRPA Interactions (Cont'd)

- Construction Manager @ Risk Projects
 - Contractor involved during pre-construction
 - Contractor heavily involved with TRPA permitting
 - Allows for innovative solutions to TRPA issues
- Working Hours
 - TRPA permits include working-hour constraints
 - Historically TRPA has been flexible and open to variances
 - Kingsbury Grade
 - Q&D provided noise monitoring
 - Noise blankets installed
 - “White-Noise” backup alarms
 - Enabled work 24 hours/day – 7 Days/week

Construction & Water Quality

- Stormwater Management
 - Best Management Practices
 - Silt fence, straw wattles, drop inlet protection, tree protection
 - Stockpile management
 - Schedule management
 - Allows for innovative solutions to TRPA issues
- Compliance Monitoring
 - Inspections performed by TRPA
 - Contractor participates in inspections



Importance of TRPA

- Q&D's Highlands View Road Experience
 - Highlands View Road - \$40M
 - During 1st season
 - Stormwater pollution prevention wasn't taken seriously
 - Lahontan Regional Water Quality Control Board had jurisdiction
 - Levied Significant fines
 - Subsequent seasons
 - Construction was successful
 - Fines were not needed

Importance of TRPA

- Lessons learned
 - Culture plays a role
 - Collaboration is critical
 - Strict oversight is necessary

Comparison to California

- California is divided into 9 water quality boards
 - Lahontan Regional Water Quality Control Board
 - Northeastern California
 - Regulation and roles similar to TRPA
 - Performs compliance monitoring and Inspections
 - California side of the lake
 - Managed by TRPA and Lahontan
- Nevada Lake Tahoe
 - TRPA works with NDEP (Nevada Division of Environmental Protection)
- NDEP
 - Relies on local agencies

Conclusion

- TRPA's function is critical to Lake Tahoe
- TRPA works with contractors
 - Open to innovation
 - Willing to collaborate
 - Inspections are performed to insure compliance



Questions