

Proposal Response From
McGuire Development Company
for
Fort Schuyler Management Corporation

**For a Strategic Research, Technology Outreach, Business Development,
Manufacturing and Education and Training Partnership with a Qualified Local
Developer in the Greater Buffalo Area**

In Conjunction with
The SUNY College of Nanoscale Science and Engineering

December 9, 2013

McGuireDevelopment Co

An Experience Built on Trust.

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Section 1

Letter of Interest



December 9, 2013

Ms. Alicia Dicks, President
Fort Schuyler Management Corporation
SUNY IT
100 Seymour Road
Utica, NY 13502

RE: Request for Proposal for a Strategic Research, Technology Outreach, Business Development, Manufacturing, and Education and Training Partnership with a Qualified Local Developer in the Greater Buffalo Area

Dear Ms. Dicks:

McGuire Development Company is pleased to present to the Fort Schuyler Management Corporation ("FSMC") and the SUNY College of Nanoscale Science and Engineering ("SUNY CNSE") the attached response to your request for proposal seeking a qualified local developer in the Greater Buffalo Area.

McGuire Development and its anticipated strategic partner, M+W Group, have the required credentials, experience, and capacity to locate, design, construct, finance, market, and lease state-of-the-art facilities and cutting edge infrastructure in partnership with FSMC and SUNY CNSE on strategic economic development initiatives, as detailed in the enclosed bid package.

Our experience includes over 50 years of successful development, construction, leasing, and management of a variety of facilities in Western New York, Florida, Michigan, Long Island, and the Greater Buffalo Area, including Class A office space, mixed-use developments, industrial and manufacturing facilities, medical offices and healthcare facilities, training facilities, and educational facilities.

As one of the premier developers in Western New York, we are proud to be a part of this city's active revitalization and are committed to its development. Our extensive knowledge of local assets, including the local workforce, is unparalleled and our network of connections throughout the business, community, and local government will aid us in the success of this project.

McGuire Development Company was built upon the concepts of trust, transparency, an open book and competitive bidding processes, and, when acting on behalf of clients, a fiduciary model. This model has differentiated us from our competitors in that we consistently complete projects both for ourselves and for third parties on time, on or under budget, and maintain the vision for which the project was conceived. Our signature transparent process has allowed us to become one of the most respected development partners in the Greater Buffalo area.

An Experience Built on Trust

Development | Capital Projects | Real Estate Consulting | Brokerage | Property Management
Landlord/Tenant Representation | Owner Rep Services | Capital Project Management | Asset Management

McGuire Development and M+W Group possess the ideal expertise, commitment, and business values needed to function as a strategic partner with FSMC and we look forward to working together as a collaborative team on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Dentinger', with a long horizontal flourish extending to the right.

James F. Dentinger
President

Section 2

Developer Requirements

McGuire Development Company, LLC is a Buffalo-based full-service real estate and development firm. We have successfully completed projects throughout Western New York, as well as South Florida, for over 50 years from our headquarters in Downtown Buffalo. Our anticipated strategic partner for this proposal is M+W Group, whose US headquarters are located in Albany, New York. M+W Group has over 100 years of experience in the design and development of global and regional semiconductor, solar, nanotech, advanced material, and cleanroom facilities.

Together, McGuire Development and M+W Group are ideally positioned to handle every facet of this project, from location, design, and ground-up development to brokerage, owner representation, and facility management. Our leadership is closely networked with local government officials, business leaders and other area developers and our brokers are on the pulse of the real estate market in the Greater Buffalo Area.

McGuire Development Company

McGuire Development Company has roots going back to 1960 when our founder Frank McGuire began pursuing real estate development following his founding of the well-known electrical contracting firm, Industrial Power & Light ("IPL"). Under his oversight, IPL grew to be the largest electrical contractor in Western New York, until it was sold in 1990.

From the mid-1960s through the mid-1970s, McGuire developed a number of real estate projects ranging from residential to commercial to hospitality in both New York State and Florida. In 1973, The McGuire Group, Inc. was formed and focus shifted to the healthcare arena when the company constructed and began operating Seneca Health Care Center, a skilled nursing facility in West Seneca, NY, a suburb of Buffalo. Seneca Health Care was quickly followed by four additional skilled nursing facilities in Western New York, one in Long Island, and a seventh in Michigan.

McGuire is at the forefront of skilled nursing and rehabilitation facilities, providing the best and most progressive care. The McGuire facilities have consistently received five-star ratings from the federal government, and the Autumn View Health Care Facility in Hamburg, NY has been ranked number one out of more than 600 nursing homes in New York State. Our excellence in healthcare and our cutting edge skilled nursing facilities permeates every facet of our business and the other industries we serve. McGuire stops at nothing less than the absolute best for our residents, tenants, and clients.

Healthcare was the primary corporate focus for McGuire from the 1970s through 2005. During this period, however, McGuire remained an active participant in real estate development in Western New York through financial and development partnerships formed with the Ciminelli and Paladino families, Acquest Development, and others. McGuire likewise participated in additional national real estate projects during that time including development in Fairbanks, Alaska; Aspen, Colorado; and investments in Rhode Island; Boston, Massachusetts; New York City; and elsewhere in the United States.

In 2005, the real estate development arm of the business was reinvigorated, and McGuire Development Company was built upon the concepts of trust, transparency, open book and competitive bidding processes, and, when acting on behalf of clients, a fiduciary model. This structure has differentiated McGuire Development from our competitors in the development and construction realm in that we consistently complete projects both for ourselves and for third parties on time, on or under budget, and maintain the vision for which the project was conceived. Our trademark transparency has resulted in McGuire Development becoming one of the most revered and sought-after development partners in the Greater Buffalo Area.

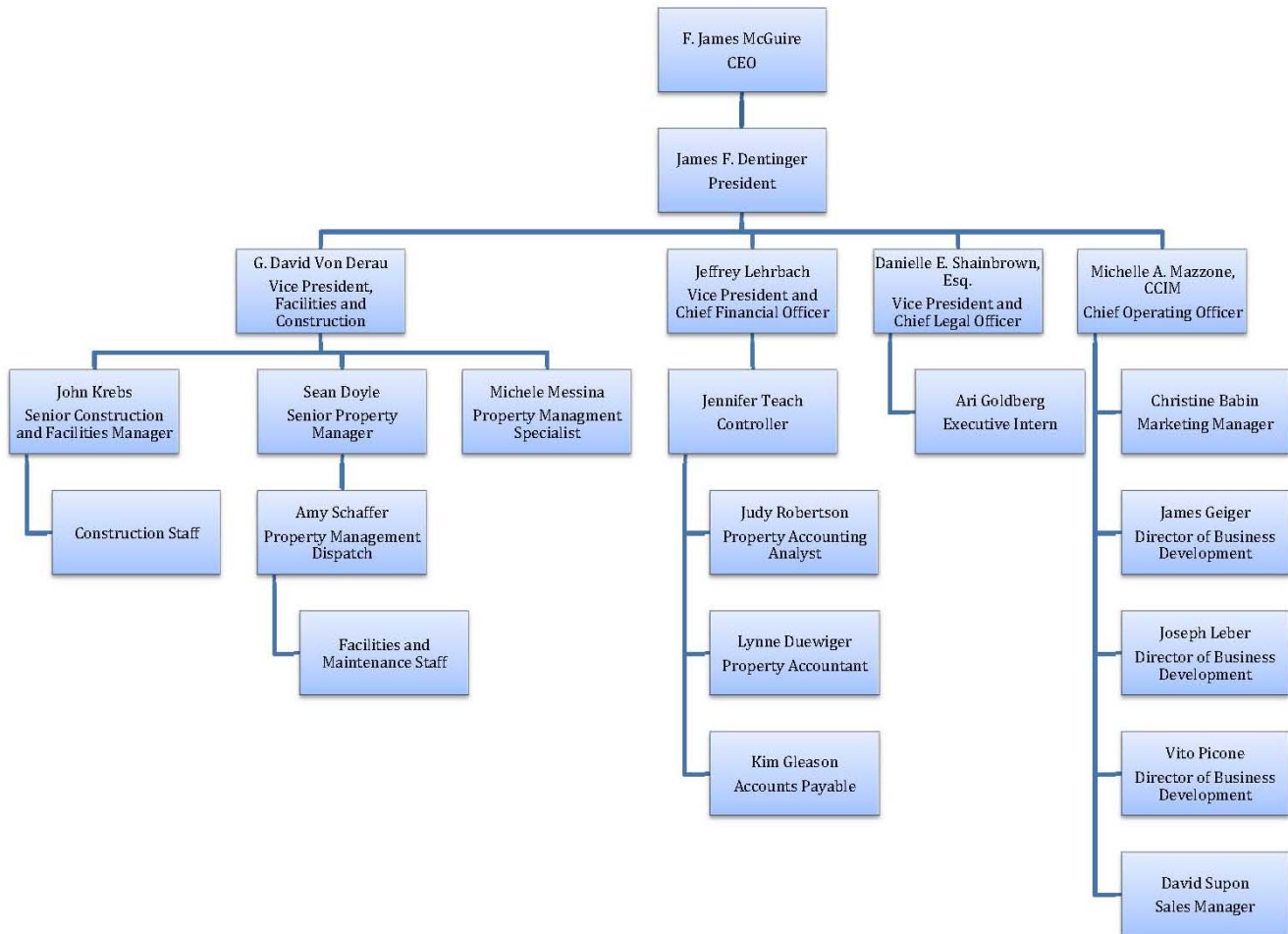
Our experience includes the successful development, construction, leasing, and management of a variety of facilities in Western New York. This includes Class A office space, mixed-use developments, industrial and manufacturing facilities, state-of-the-art medical offices and healthcare facilities, advanced training facilities, and modern educational facilities.

McGuire Development currently has nearly four million square feet of commercial and industrial real estate under our ownership and/or management control, and we have been instrumental in developing projects on behalf of numerous Western New York not-for-profit agencies. We have developed a strong network of public and private partnerships to facilitate these successful projects and are adept at navigating both approval and funding processes at the State, County, and local government levels.

Proposed Team

- Mr. F. James McGuire – CEO
- Mr. James F. Dentinger – president
- Mr. Jeffrey Lehrbach – vice president and CFO
- Ms. Danielle Shainbrow – vice president and chief legal officer
- Mr. David Von Derau – vice president, facilities and construction
- Ms. Michelle Mazzone, CCIM – COO
- Ms. Christine Babin, marketing manager

McGuire Development Company – Organizational Chart



An organizational chart can also be found in Appendix B.

Integrated Comprehensive Skills and Services

McGuire Development, combined with M+W Group, has formed a team that collectively possesses unrivaled in-house skills and expertise to provide design, architecture, legal, financial, construction, brokerage and leasing, and facility management services; together with a unique insight into the Greater Buffalo Area for this project. M+W Group has extensive design, architecture and construction experience in large, complex nano- and advanced technology projects with international capabilities, from initial site assessment and planning to pre-construction design and cost estimates to general contracting, system prefabrication and commissioning. McGuire Development has intimate knowledge of the Greater Buffalo real estate market and the construction, development, financial, brokerage and leasing, facility management, marketing and legal expertise needed to ensure the success of this project.

In addition, McGuire Development utilizes, and will implement for this project, FieldLens project management software. FieldLens is a technology that provides the most efficient and effective communication and collaboration among all parties working on a real estate development project, as well as increased visibility and monitoring capabilities for the owner during the critical construction phases. Everyone involved with the project communicates in real time via mobile devices or the Web using dynamic multimedia like video, voice notes, and photo markup, as well as data maintenance, which is a critical component of large development projects. All project information is centralized for instant access by everyone on the team.

FieldLens also makes it easy to collaborate with people not using the software, as it can be used online or offline. Real time communication on all project issues through FieldLens means that safety issues, punch list items, tasks, reports, deficiencies, and other critical issues, are streamlined through the software resulting in a faster turnaround time because the project team is updated immediately.

FieldLens allows McGuire Development to further our mission of transparency and an open book process by updating the entire project team from the construction manager to the owner in real time. FieldLens has allowed McGuire Development, our clients, and our affiliates unprecedented access to project details, thus ensuring the efficient handling of issues and avoiding delays.

Project Experience / Public-Private Partnerships

McGuire Development and its partners have extensive experience in the acquisition, planning, design, construction, ownership, and operation of large multi-use technology parks with complex research, development, workforce training, and commercialization of buildings and facilities.

Through our signature transparent process, we have established very close relationships with numerous not-for-profit organizations within the Greater Buffalo Area. They have benefitted from our open-book owner representation and brokerage services for capital projects and for leasing or buying new real estate.

McGuire Development's not-for-profit portfolio has included

- Erie County Medical Center Corporation:
 - To date we have completed over 50 projects for the Erie County Medical Center Corporation ("ECMCC"), totaling over \$300 million, including the \$250 million 2009 Capital Projects campaign. Throughout the campaign, and on subsequent projects, McGuire Development served as ECMCC's Owner Representative in the development of new cutting edge healthcare facilities. Projects have included:
 - 393-bed Skilled Nursing Facility
 - 4th Floor Adolescent Psychology
 - Orthopedic Department
 - Radiology Department
 - Laboratory Building
 - Emergency and Surgery Department Redevelopments
 - Surgery Department Cart Washing Area
 - McGuire Development has also provided owner representation services for the construction of the new state-of-the-art Renal Dialysis building and the Bone Health Center, overseeing the pre-construction phase with architects, engineers, designers and estimators; the construction phase with construction managers, prime contractors, subcontractors and suppliers; and post-construction closeout with equipment manufacturers, commissioning engineers and long-term facilities service providers.
- Gateway-Longview, a child and family service organization:
 - McGuire Development was retained by Gateway-Longview to provide Brokerage services in the sale of the existing offices at 605 Niagara Street in Buffalo, and the selection of a new space. McGuire Development performed a needs analysis to determine the space requirements of the organization. Based on the needs analysis, McGuire Development performed a market search and determined that the best location would be 10 Symphony Circle in Buffalo.
 - During the sale of 605 Niagara Street, the original deal fell through and McGuire Development's Brokerage team was able to source a new buyer within 60 days.
 - After facilitating the lease of 10 Symphony Circle, Gateway-Longview retained McGuire Development as their Owner Representative for the build-out of the property and conversion from a former nursing home to a modern office space.
 - McGuire Development's broker received an award from the New York State Commercial Association of Realtors® (NYSCAR) for the largest lease transaction in 2011.
- Neighborhood Health Care:
 - McGuire Development was contracted by Neighborhood Health Care (NHC) to provide Brokerage services for the purchase of 300 Niagara Street as well as Real Estate Consulting and Owner Representation services for the lease renewal and facility expansion and renovation of the existing facility at 155 Lawn Avenue. Since the \$5 million project closed in 2013, the companies continue to work together to source a location for NHC's expansion into Southern Erie County.

- West Buffalo Charter School:
 - McGuire Development was retained by West Buffalo Charter School as the Owner Representative for the construction and interior fit out of a multi-phase tenant construction project, totaling 30,000 sq. ft. of space. McGuire Development's Real Estate Services Group was also retained to perform a site search for the planned expansion of the K-4 charter school.
- Medaille College:
 - McGuire Development was retained by the Dowdell family to provide comprehensive real estate services to lease the former corporate headquarters of Amherst Systems at 30 Wilson Road in Williamsville. Through McGuire Development's transparent process and brokerage model, Medaille College leased the property for their Amherst Campus. McGuire Development continues to work with the Dowdell family as the landlord representative and property management company for 30 Wilson Road.

The McGuire group of companies has consistently played a very active co-developer and financier role in some of Acquest Development's most successful federally-based projects including:

- A 68,000 sq. ft. LEED certified facility in Chelmsford, Massachusetts at the New England Regional Laboratory for the U.S. Environmental Protection Agency (US EPA).
- A two-story 80,000 sq. ft. state-of-the-art laboratory and administrative center located on the Foothills Campus of Colorado State University for the National Wildlife Research Center and the U.S. Department of Agriculture.
- A 74,500 sq. ft. laboratory located in Fort Collins, Colorado for the United State Geological Survey (USGS) facility and the U.S. Department of the Interior.
- A state-of-the-art laboratory for the United States Drug Enforcement Agency (US DEA) in Prince Georges County, Maryland.

For additional McGuire Development project information, please refer to Appendix C.

M+W Group Projects

M+W Group has played a significant role in the advancement and development of advanced material manufacturing facilities in New York State, throughout the United States and around the globe. They have constructed nanotechnology centers for the University of Pennsylvania, the Georgia Institute of Technology, and SUNY Albany College of Nanoscale Science and Engineering (“CNSE”). M+W has also completed the design/build of facilities covering the complete photovoltaic (“PV”) supply chain, including the SunPower Mexicali (“SPMX”) project in Mexico; First Solar’s PV Thin Film Labs in Mesa, AZ, Frankfurt, Germany, and Kulim Malaysia; and Soitec Solar’s SMB1 manufacturing office facility in San Diego, CA.

M+W Group has been an integral partner in the development of the CNSE at SUNY Albany. Since coming on board in 2001, M+W has provided consulting services, design / build, and tool install for all phases of the development, including the development of the CNSE business plan, NanoFab South, NanoFab North, NanoFab East, NanoFab Central, and NanoFabXtension. M+W was also selected by CNSE to be an associate member for the Global 450mm Consortium.

M+W Group also developed the world’s most advanced semiconductor foundry, GlobalFoundries, in Malta, New York. GlobalFoundries Fab 8.1 and the Technology Development Center consist of more than 2 million total sq. ft. of space, including over 330,000 sq. ft. of cleanroom space. For this project, M+W was responsible for the architecture, engineering, general contracting, mechanical / electrical / process infrastructure installation, tool installation and automation.

For additional M+W Group project information, please refer to Appendix C.

Development and Execution of Multi-Faceted Budget and Financial Models

McGuire Development has extensive experience in the development and execution of multi-faceted budget and financial model for our clients and their projects. Our team is well-versed in providing strategic guidance and development expertise through our Owner Representative model and signature transparent process to execute financially sound projects.

Our process includes extensive, weekly pre-construction meetings with the client, contractor(s), architect, engineer and other professionals, where every component of the project is thoroughly reviewed, alone and in concert with the other components. Site selection, design, preliminary construction budgets and timetable, financing structure, and operating projections are carefully assembled to meet the client's goals and expectations. After refining each component and concluding the feasibility of moving forward, McGuire Development chairs weekly development meeting with the client and every professional present. Each component is continually reviewed for optimum cost efficiency, utility, and operating efficiencies. Upon completion of the development and financing, McGuire Development continues to provide extraordinary communication during the execution of its Property Management Services.

Marketing Strategies

Together, McGuire Development and M+W Group have a considerable network of contacts to tap into within the advanced materials and nanotech industries. By utilizing this network, as well as their own respective in-house marketing communications and brokerage staff, McGuire Development will be able to attract high tech partners and tenants to targeted sites in the Greater Buffalo Area. McGuire Development's intimate knowledge of the Greater Buffalo Area, including the area's numerous benefits, will also aid in our ability to attract partners and tenants to the region.

Expansion of McGuire Development

McGuire Development is fully invested in the Greater Buffalo Area and in expanding our presence in the region. Our company has grown exponentially since inception due to a consistent emphasis on smart hiring principles, divisional growth and expansion strategies, and a framework for maintaining customer satisfaction and excellence in performance.

W/MBE Requirement

McGuire Development will employ the resources of Impacto Consulting Associates, LLC, a Buffalo-based Women and Minority Owned Business Enterprise (WMBE). Headed by Buffalo community leader Eunice A. Lewin, Impacto Consulting Associates works to obtain municipal approvals and build neighborhood consensus in support of development projects by conducting time sensitive outreach to community leaders, religious officials, local politicians and residents.

Impacto's programs for facilitating development in the City of Buffalo have been proven on a number of projects, including the renovation of the former Sheehan Memorial Hospital on Buffalo's East side into the new Compass East office building. By working with the surrounding neighbors and public officials, McGuire Development was able to design a facility that is amenable to the Company, the community, and that meets the needs of the current and prospective tenants. McGuire Development was also able to preserve and add to the community garden located on the property which was an important initiative revealed during Impacto's communication with the area leaders. Impacto also has sought to improve the property with a planned volunteer tree planting in Spring 2014.

Single point of accountability – multi-year, multi-project initiatives

McGuire Development has served as the single point of accountability for several clients on multi-year, multi-project initiatives, including the Erie County Medical Center (ECMC), University Pediatric Dentistry (UPD), Catholic Charities, Time Warner Cable Business Class, and Gateway-Longview.

Erie County Medical Center (ECMC)

Since 2009, McGuire Development and ECMC have worked together on over 50 projects totaling over \$300 million, including the \$250 million 2009 Capital Projects Campaign. Projects have included the design and construction of a new Skilled Nursing Facility, the development of a new Renal Dialysis Center, a new Long Term Care facility and parking garage, and real estate services including lease management and consulting.

University Pediatric Dentistry (UPD)

UPD has retained McGuire Development for a number of development and leasing projects in the Greater Buffalo Area. McGuire Development constructed their Amherst, NY facility, renovated their space in downtown Buffalo in the former Sheehan Memorial Hospital (now Compass East), provided tenant representation services for their offices on Main Street in Buffalo, and real estate consulting for UPD's other facilities throughout the Greater Buffalo Area.

Time Warner Cable Business Class

McGuire Development is in the process of constructing a state-of-the-art call center for Time Warner Cable's Business Class division. We have taken the former Sheehan Memorial Hospital and transformed it into Compass East, a world-class business center that utilizes efficient and green building materials and incorporates the latest technology.

McGuire Development has also served as the broker of record for Time Warner Cable, assisting them in securing new space for their call centers and operations.

Catholic Charities of Buffalo

McGuire Development and Catholic Charities have worked together for nearly five years to provide comprehensive real estate consulting services, as well as facilitation of six projects including owner representation for capital projects, tenant representation, and property management.

M+W Group has served as the single point of accountability for several projects including the College of Nanoscale Science and Engineering at SUNY Albany. Since 2001, M+W Group has provided consulting, design, pre-construction, construction, staffing, equipment installation, and automating services for the construction of NanoFab South, NanoFab East, NanoFab Central and NanoFabXtension.

Attracting Nanotechnology-Enabled Industries

McGuire Development is entirely comfortable with abiding by the following statement: "It is expected that potential tenants and corporate partners may derive from local, national, and global businesses, companies, and concerns with technology roadmaps and business strategies that are consistent and in accordance with the state pre-eminent strategy in attracting nanotechnology-enabled industries to further develop the state's innovation economy in research and development, technology outreach, business development, manufacturing, and education and training." In addition, McGuire Development understands that preference will be given to Start-Up New York eligible businesses and that the final acceptance of tenants and partners resides with FSMC and SUNY CNSE. We are very familiar with, and supportive of, these significant New York State driven business development initiatives.

Occupying Space

McGuire Development often takes occupancy of space within its facilities to ensure streamlined operations for our property and facility management division. Our maintenance staff is on-site to make sure we are available to service our tenants. Our WMBE consulting affiliate, Impacto Consulting Associates, would also be interested in opportunities to lease and occupy a portion of the space in this project for its growing corporate headquarters.

Identification of Tenants

McGuire Development and M+W Group look forward to working with FSMC and SUNY CNSE in the identification of prospective tenants and in negotiating lease arrangements with prospective tenants.

SEQRA and Required Approvals

McGuire Development will work jointly with FSMC and SUNY CNSE to obtain the required NYS SEQRA approvals, building permits, and operating permits for any project that results from this RFP, other than those permits that customarily obtained by a builder, general contractor or architect.

Section 3

Qualifications and Experience

Information on Developer's overall size (including the number of partners, employees, etc.) and the size and geographic location of offices.

McGuire Development Company is headquartered in Buffalo, NY. We employ 30 individuals, whose professional skills include design, finance, marketing, real estate services including brokerage and leasing, legal, administrative, and facility and property management. Our anticipated strategic partner for this proposal is M+W Group, who maintains their US headquarters in Albany, NY and who employs 1,800 employees in North America.

A short description of the history and background of Developer.

McGuire Development Company has roots going back to 1960 when our founder Frank McGuire began pursuing real estate development following his founding of the well-known electrical contracting firm, Industrial Power & Light ("IPL"). Under his oversight, IPL grew to be the largest electrical contractor in Western New York, until it was sold in 1990.

From the mid-1960s through the mid-1970s, McGuire developed a number of real estate projects ranging from residential to commercial to hospitality in both New York State and Florida. In 1973, The McGuire Group, Inc. was formed and focus shifted to the healthcare arena when the company constructed and began operating Seneca Health Care Center, a skilled nursing facility in West Seneca, NY, a suburb of Buffalo. Seneca Health Care was quickly followed by four additional skilled nursing facilities in Western New York, one in Long Island, and a seventh in Michigan.

McGuire is at the forefront of skilled nursing and rehabilitation facilities, providing the best and most progressive care. The McGuire facilities have consistently received five-star ratings from the federal government, and the Autumn View Health Care Facility in Hamburg, NY has been ranked number one out of more than 600 nursing homes in New York State. Our excellence in healthcare and our cutting edge skilled nursing facilities permeates every facet of our business and the other industries we serve. McGuire stops at nothing less than the absolute best for our residents, tenants, and clients.

Healthcare was the primary corporate focus for McGuire from the 1970s through 2005. During this period, however, McGuire remained an active participant in real estate development in Western New York through financial and development partnerships formed with the Ciminelli and Paladino families, Acquest Development, and others. McGuire likewise participated in additional national real estate projects during that time including development in Fairbanks, Alaska; Aspen, Colorado; and investments in Rhode Island; Boston, Massachusetts; New York City; and elsewhere in the United States.

In 2005, the real estate development arm of the business was reinvigorated, and McGuire Development Company was built upon the concepts of trust, transparency, open book and competitive bidding processes, and, when acting on behalf of clients, a fiduciary model. This structure has differentiated McGuire Development from our competitors in the development and construction realm in that we consistently complete projects both for ourselves and for third parties on time, on or under budget, and maintain the vision for which the project was conceived. Our trademark transparency has resulted in McGuire Development becoming one of the most revered and sought-after development partners in the Greater Buffalo Area.

Our experience includes the successful development, construction, leasing, and management of a variety of facilities in Western New York. This includes Class A office space, mixed-use developments, industrial and manufacturing facilities, state-of-the-art medical offices and healthcare facilities, advanced training facilities, and modern educational facilities.

McGuire Development currently has nearly four million square feet of commercial and industrial real estate under our ownership and/or management control, and we have been instrumental in developing projects on

behalf of numerous Western New York not-for-profit agencies. We have developed a strong network of public and private partnerships to facilitate these successful projects and are adept at navigating both approval and funding processes at the State, County, and local government levels.

A staffing list and organizational chart for key staff who will be involved in the project, including name and education.

- F. James McGuire, CEO
 - B.S. Business Administration – Rochester Institute of Technology
 - Health Care Administrator License from New York State – D’Youville College
- James F. Dentinger, president
 - MBA – Richard J. Wehle School of Business at Canisius College
 - B.S. – Canisius College
- Danielle E. Shainbrown, Esq., vice president and chief legal officer
 - J.D., *cum laude* – University at Buffalo Law School
 - B.B.A., *with distinction* – University of Michigan Stephen M. Ross School of Business
- Jeffery P. Lehrbach, vice president and CFO
 - Executive MBA Program, Advanced Real Estate Finance and Advanced Corporate Finance – Columbia University / Babson College
 - Executive MBA Program, Advanced Investment Analysis – University at Buffalo
 - B.A. Business Economics – SUNY Oneonta
- G. David Von Derau, Jr., vice president, facilities and construction
 - MBA, pending – Empire State College (currently enrolled)
 - Academy for Healthcare Leadership Advancement – The Johnson Graduate School of Management, Cornell University
 - B.A. – SUNY Potsdam
- Michelle A. Mazzone, CCIM, COO
 - M.S. SP Administration / Higher Education Administration
 - B.S. Business – Buffalo State College
- Christine Babin, marketing manager
 - B.A. Communication – University at Buffalo

For a complete organizational chart, please refer to Appendix B.

If not publicly traded, identification of the 10 largest shareholders or partners of Developer.

McGuire Development Company is a family owned business jointly owned by the seven McGuire siblings and James F. Dentinger.

Any outstanding legal actions, liens or lawsuits that the Developer, or any parent, subsidiary, or affiliate of Developer is currently involved in, pending or has experienced in the last three years.

McGuire Development Company does not have any outstanding legal actions, liens or lawsuits that we are currently involved in, are pending, or have experienced in the last three years.

M+W U.S., Inc. is currently not involved in any lawsuits resulting from project operations and/or alleged claims of non-payment by subcontractors/suppliers. There are other lawsuits that M+W U.S., Inc. may be currently involved in; however, these other lawsuits involve non-operational issues and M+W U.S., Inc. does not believe the non-operational lawsuits would be relevant to information needed for this qualification. Further, in the past, M+W may have been involved in claims or lawsuits related to certain operation or non-operational related claims; however, all of these past claims and/or lawsuits have been satisfactorily resolved and/or satisfied.

The maximum dollar amount for which Developer can provide a payment and performance bond.

McGuire Development's bonding capacity is \$50 million; liquid assets total \$50 million.

Evidence of available capacity to the extent to convince Owner Developer has the resources to commit to the Project.

McGuire Development currently owns and/or manages in excess of 4 million sq. ft. of commercial and residential real estate. Over the past 7 years, McGuire Development has developed and/or acted as the primary Development Consultant on projects costing over \$330 million. Over \$285 million of the work has consisted of clinical, high-tech manufacturing and institutional space.

Evidence that financial resources are solid and reliable to protect Owner and ensure a timely and successful development of the Project.

Over the past 10 years, members of the McGuire Development team have closed over 50 financial transactions totaling in excess of \$400 million. These transactions range in size from \$1 million to \$150 million.

List of on-going projects and financial commitment levels.

McGuire Development currently has the following projects in process. Given our strong financial statements and equity infusion capabilities arising out of our diverse corporate profile, we have no concerns about our ability to provide equity or financing in connection with the proposed FSMC and SUNY CNSE venture. That being said, for your comfort, please note the following in-process projects with their relative investment profiles with an understanding that we have commenced the process on each such project to engage third-party financing in order to restore our equity position for future projects, as is standard practice for McGuire development.

- Compass East - \$20 million
- Holy Angels Academy - \$5 million
- 8321 Main Street - \$3 million
- Concourse Center - \$10 million

Limits of Developer general liability insurance.

Please refer to Appendix D for McGuire Development's general liability insurance certificate.

Latest audited financial statement for Developer or letter of financial reference from a major financial institution.

Please refer to Appendix E for McGuire Development's letter of financial reference from a major financial institution.

Developer fee methodology, including finder's fee per site (if any), property management fee or square foot fee for the various space types, and/or any other fees (if any) for financing, leasing, marketing, and space fit-up layouts and specifications for planned tenants.

McGuire Development provides a wide range of real estate services including Development, Owner's Representation and Property Management. Fees are calculated based upon a number of factors including size, cost, complexity and duration of the contract.

Section 4

Appendix A

Required Forms

ATTACHMENT C

Insurance and Indemnification Requirements

1. **Insurance Limits**

Vendor and Vendor's subcontractor shall purchase and maintain at a minimum the following types of insurance coverage and limits of liability:

- A. **Commercial General Liability** ("CGL") with limits of insurance of not less than \$1,000,000 each Occurrence and \$2,000,000 Annual Aggregate. CGL coverage shall be written on ISO Occurrence form CG 00 01 10 93 or a substitute form providing equivalent coverage and shall cover liability arising from premises, operations, independent contractors, products-completed operations, and personal and advertising injury. If the CGL coverage contains a General Aggregate Limit, such General Aggregate shall apply separately to each project.

Fort Schuyler Management Corporation ("FSMC"), the Research Foundation of State University of New York ("RF"), the State University of New York ("SUNY"), The SUNY College of Nanoscale Science and Engineering (CNSE), State University of New York Institute of Technology at Utica/Rome (SUNYIT), and the State of New York ("STATE") shall each be named as Additional Insureds on the Vendor's CGL policy using ISO Additional Insured endorsement CG 20 10 11 85, or CG 20 10 10 93 and CG 20 37 10 01, or CG 20 33 10 1 and CG 20 37 10 01, or an endorsement providing equivalent coverage to the Additional Insureds. This insurance for the Additional Insureds shall be as broad as the coverage provided for the named insured Vendor. This insurance for the Additional Insureds shall apply as primary and non-contributing insurance before any insurance or self-insurance, including any deductible, maintained by, or provided to, the Additional Insureds.

Vendor shall maintain CGL coverage for itself and all Additional Insureds for the duration of the project and shall maintain Completed Operations coverage for itself and each Additional Insured for at least 3 years after completion of the work.

- B. **Business Automobile Liability** ("AL") with limits of insurance of not less than \$1,000,000 each accident. AL coverage must include coverage for liability arising out of all owned, leased, hired and non-owned automobiles. FSMC, RF, SUNY, CNSE, SUNYIT, and STATE, shall each be named as Additional Insureds on the Vendor's AL policy. This insurance for the Additional Insureds shall be as broad as the coverage provided for the named insured Vendor. The AL coverage for the Additional Insureds shall apply as primary and non-contributing insurance before any insurance maintained by the Additional Insureds.
- C. **Workers Compensation** ("WC") Employers Liability and Disability benefit as required by New York State. Detailed information can be obtained by going to the link <http://www.wcb.state.ny.us/> Please note Accord form is NOT acceptable proof of insurance for Workers' Compensation, Employers Liability and Disability insurance. A C105.2, CE-200, or other WC officially sanctioned form is required.
- D. **Commercial Umbrella Liability** ("UL") with limits of insurance of not less than a limit of \$10,000,000. UL coverage must include as Additional Insureds all entities that are Additional Insureds on the CGL and the AL.
- E. **Property Insurance** ("PI") Vendor shall purchase and maintain for the duration of this agreement Property Insurance in the amount of \$6,000,000 that includes coverage for the personal property/equipment of others and/or property that is in the care, custody and control of Vendor.

This policy should provide "all-risk" coverage and shall include coverage for the perils of "testing", "calibrating" and "mechanical breakdown." FSMC and RF shall be named as Loss Payees on the PI policy maintained by Vendor.

F. **Waiver of Subrogation:** Vendor waives all rights against FSMC, RF, SUNY, CNSE, SUNYIT, and STATE and their agents, officers, directors and employees for recovery of damages to the extent these damages are covered by CGL, AL, WC & EL PI or UL insurance maintained per the requirements stated above.

G. **Certificate of Insurance:** Certificate of Insurance acceptable to FSMC, RF, SUNY, CNSE, SUNYIT, and STATE must be provided prior to commencement of the Vendor's work. A copy of the General Liability Additional Insured endorsement shall be attached to the Certificate of Insurance.

Certificate Holder: Fort Schuyler Management Corporation
SUNYIT
100 Seymour Road
Utica, New York 13502


H. **Notice of Cancellation or Coverage Modification** to the certificate of insurance: No insurance policy required above shall be cancelled, modified allowed to expire, or reduced in coverage without at least 30 days prior written notice to the Foundation.
Notice of Cancellation to the Workers' Compensation and Disability benefit without at least 10 days prior written notice to the Foundation.

The obligation of Vendor to indemnify any party shall not be limited in any manner by any limitation of the amount of insurance coverage or benefits including workers' compensation or other employee benefit acts provided by Vendor.

2. **Indemnification Requirements**

Vendor shall indemnify, save, hold harmless and defend each of Fort Schuyler Management Corporation ("FSMC"), the Research Foundation of State University of New York ("RF"), the State University of New York ("SUNY"), The SUNY College of Nanoscale Science and Engineering (CNSE), State University of New York Institute of Technology at Utica/Rome (SUNYIT), and the State of New York ("STATE"), and the agents, directors, trustees, officers, employees, shareholders, members, and assigns of each of them (collectively, "Indemnatee") from and against any and all claims, damages, demands, actions, judgments, lawsuits, proceedings, assessments, liabilities, losses, penalties, costs and expenses (including, without limitation, reasonable attorneys' fees, costs and expenses), whether or not subject to litigation (collectively, "Indemnified Claims"), incurred by any Indemnatee in connection with the performance of this Agreement, or for any damage or destruction of property, or injury, sickness, disease or death to persons caused by any acts or omissions of Vendor's or its employees' or agents'.

Acknowledgement: By signing below, you acknowledge your organizations willingness to comply with these insurance and indemnification requirements should your organization be awarded the project.

X  _____ Date: 12/9/13

Print Name: James F. Dentinger Title: President

Project: For A Strategic Research, Technology Outreach, Business Development, Manufacturing, And Education And Training Partnership With A Qualified Local Developer In The Greater Buffalo Area

ATTACHMENT D

Disclosure of Prior Findings of Non-Responsibility

New York State agency finding of non-responsibility during the previous four (4) years

Disclosure of Prior Findings of Non-Responsibility Form

Name of Entity of Responder seeking to enter into the Contract: McGuire Development Company

Address: 510 Delaware Avenue, Suite 300, Buffalo, NY 14202

Name and Title of Person Submitting this Form: James F. Dentinger, President

1. Has any Governmental Entity made a finding of non-responsibility regarding the individual or entity seeking to enter into the Developer Contract in the previous four years? (Please circle):

No (If no, skip to question #5)

Yes (If yes, answer question #2, #3, & #4)

2. Was the basis for the finding of non-responsibility due to a violation of State Finance Law §139-j (Please circle):

No

Yes

3. Was the basis for the finding of non-responsibility due to the intentional provision of false or incomplete information to a Governmental Entity? (Please circle):

No

Yes

4. If you answered yes to any of the above questions, please provide details regarding the finding of non-responsibility below and attach additional pages as necessary.

Governmental Entity: _____

Date of Finding on Non-responsibility: _____

Basis of Finding of Non-responsibility: _____

5. Has any Governmental Entity or other governmental agency terminated or withheld a Contract with the above-named individual or entity due to the intentional provision of false or incomplete information? (Please circle):

No

Yes (If yes, answer question #6)

6. If yes, please provide details below and attach additional pages as necessary.

Governmental Entity: _____

Date of Termination or Withholding of Contract: _____

Basis of Termination or Withholding: _____

Responder certifies that all information provided to the Governmental Entity with respect to State Finance Law §139-k is complete, true and accurate.

By:  (Signature) Name: James F. Dentinger

**Instructions for Completing the
Disclosure of Prior Findings of Non-Responsibility Form**

Background:

New York State Finance Law §139-k(2) obligates a Governmental Entity to obtain specific information regarding prior non-responsibility determinations with respect to State Finance Law §139-j. This information must be collected in addition to the information that is separately obtained pursuant to State Finance Law §163(9). In accordance with State Finance Law §139-k, an Offerer must be asked to disclose whether there has been a finding of non-responsibility made within the previous four (4) years by any Governmental Entity due to: (a) a violation of State Finance Law §139-j or (b) the intentional provision of false or incomplete information to a Governmental Entity. The terms “Offerer” and “Governmental Entity” are defined in State Finance Law § 139-k(1). State Finance Law §139-j sets forth detailed requirements about the restrictions on Contacts during the procurement process. A violation of State Finance Law §139-j includes, but is not limited to, an impermissible Contact during the restricted period (for example, contacting a person or entity other than the designated contact person, when such contact does not fall within one of the exemptions).

As part of its responsibility determination, State Finance Law §139-k(3) mandates consideration of whether an Offerer fails to timely disclose accurate or complete information regarding the above non-responsibility determination. In accordance with law, no Procurement Contract shall be awarded to any Offerer that fails to timely disclose accurate or complete information under this section, unless a finding is made that the award of the Procurement Contract to the Offerer is necessary to protect public property or public health safety, and that the Offerer is the only source capable of supplying the required Article of Procurement within the necessary timeframe. See State Finance Law §§139-j (10)(b) and 139-k(3).

Instructions:

RF/CNSE includes this disclosure request regarding prior non-responsibility determinations in accordance with State Finance Law §139-k in its solicitation of proposals or bid documents or specifications or contract documents, as applicable, for procurement contracts. The attached form is to be completed and submitted by the individual or entity seeking to enter into a Development Contract, Supplement or Change Order.

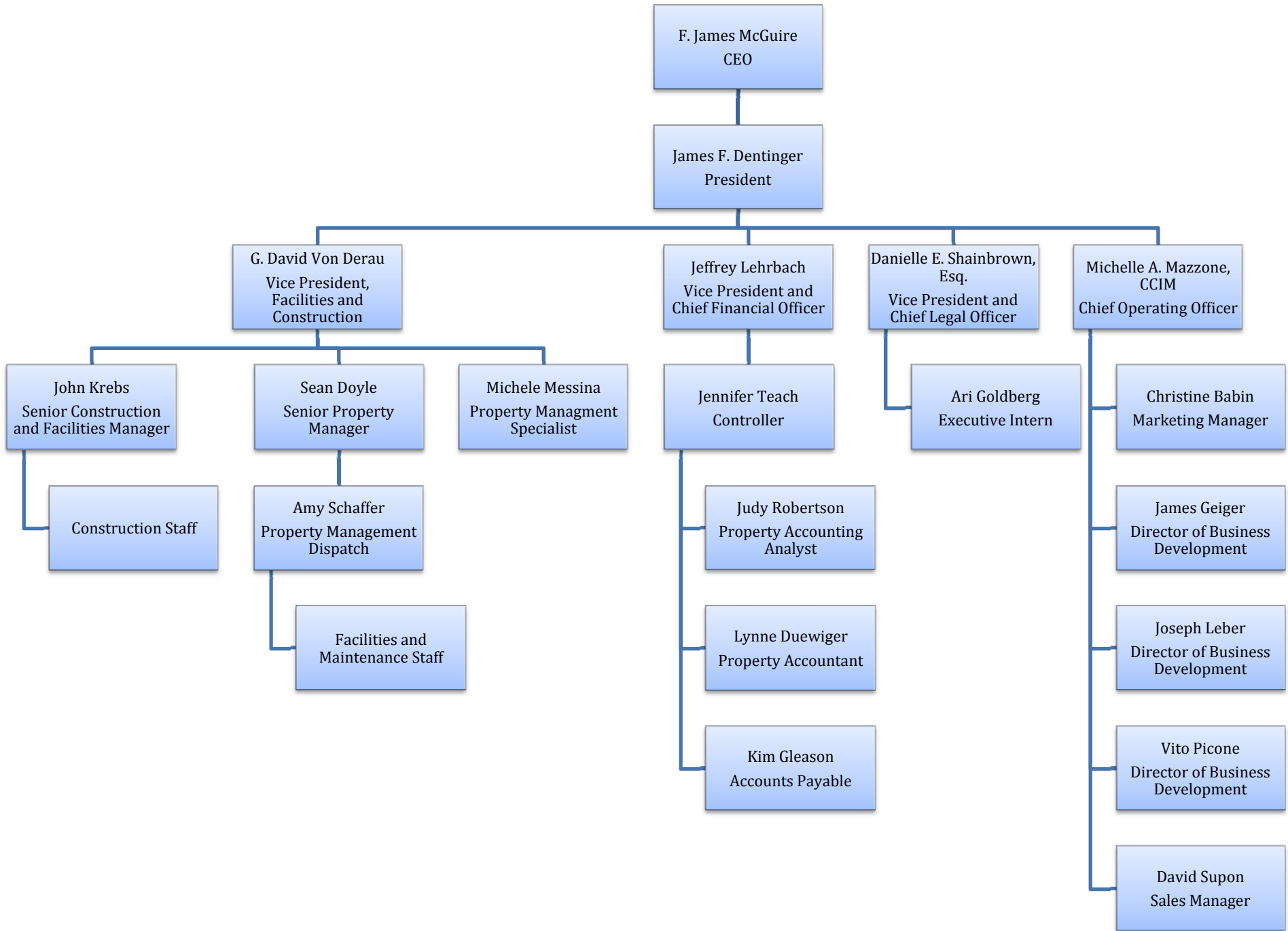
This document must accompany each Bid Form, Letter of Interest, or Proposal submitted by an offerer and will be required for any contract amendments over \$15,000.

Section 5

Appendix B

Organizational Chart

McGuire Development Company - Organizational Chart



Section 6

Appendix C

Project Profiles

Erie County Medical Center (ECMC)

462 Grider Street | Buffalo, NY 14215



2009 Capital Projects Campaign

McGuire Development Company served as the Owner Representative for the \$250 million 2009 Capital Projects campaign. The campus expansion initiative required continuous and transparent communication with hospital executives and the development and construction management teams. The campaign also included a new Renal Dialysis Center, a redesign of the operating and emergency rooms, and laboratory and radiology renovations.

Continued Partnership

The McGuire Development and ECMC relationship has continued and since 2009 we have completed a number of additional projects. In total, we have completed over 50 projects and the total cost is over \$300 million. Additional projects have included:

- New 393-bed Skilled Nursing Facility
- New MRI Suite
- New Dental Oral Surgery Center
- New Education and Training Center
- Renovation and Expansion of the Gastrointestinal (GI) Suite
- Operating room renovations
- New Behavioral Health Center of Excellence
- New 21-bed Transitional Care Nursing Unit
- Medical office building fit-out
- Upgrades to the bulk oxygen system
- Expanded mechanical systems and infrastructure
- Internal renovations including a new Employee Fitness Center and Gift Shop
- Parking improvements
- Property acquisition and management
- Consulting for conceptual planning, estimating and scheduling of future projects



UB|MD Physicians Group

77 Goodell Street | Buffalo, NY 14203



Development Partnership

McGuire Development is the exclusive Tenant Representative for UB|MD Physicians Group ("UBMD") in the construction of their new 60,000 sq. ft. state-of-the-art medical office in the new Conventus medical research and office building on the Buffalo Niagara Medical Campus. UBMD is the largest physician's group in Western New York and is one of the anchor tenants.

McGuire Development represents UBMD in the design and construction of the \$8 million project, working with the design teams to ensure UBMD's vision is delivered on time and on budget. The Conventus project is estimated at \$100 million and is set for completion in Spring 2015.



Buffalo Medical Group

85 High Street | Buffalo, NY 14203



Development Partnership

McGuire Development serves as Buffalo Medical Group's (BMG) exclusive real estate consultant. BMG, one of Western New York's largest and most comprehensive physician groups, owns and leases property throughout the region, including in the Northtowns, Southtowns, and City of Buffalo.

McGuire Development assists BMG in all facets of real estate services, including Owner Representation for their new 45,000 sq. ft. state-of-the-art medical office building in Orchard Park, NY. As BMG's Owner Representative, McGuire Development oversees the construction process, holding weekly meetings with the construction team and BMG's management to ensure the project remains on time and within budget. McGuire Development also provides weekly consultation on space maximization programs, integration of incoming physicians, and operational and overhead efficiencies.

McGuire Development was also instrumental in the development and implementation of BMG's 10-year real estate plan.



University Pediatric Dentistry

77 Goodell Street, 3rd Floor | Buffalo, NY 14203



University Pediatric Dentistry

Development Partnership

Since 2011, McGuire Development has provided owner representation, brokerage, tenant representation, and property management services to University Pediatric Dentistry (“UPD”). We are their Exclusive Broker of Record and have performed needs analysis studies to determine UPD’s space needs as well as property searches to ensure we place them in the optimal locations for their business. UPD is one of the fastest growing pediatric dental companies in Western New York. It operates under UB Associates, Inc.; a University at Buffalo School of Dental Medicine affiliated teaching practice.

Our development and brokerage teams have worked with UPD on the construction of their offices in Amherst, NY, the build-out of their space in the City of Buffalo, and assisted them in the negotiation of their lease for their new offices in East Aurora, NY. Our property management team ensures each facility is maintained to the highest standard to ensure UPD’s clients receive the best care.



SKF Aeroengine Heat Treatment Building

45 Harmon Avenue | Falconer, NY 14733



Winner of the 2012 NAIOP Award
in the Industrial category



Design and Functionality

SKF Aeroengine is a state-of-the-art manufacturing company that utilizes advanced technology for the production of bearings and bearing housings for jet engines. The production of these parts requires exacting precision and a facility that allows numerous high end processes to take place simultaneously and in an efficient manner.

McGuire Development Company worked hand-in-hand with SKF Aeroengine's engineering firm to create a facility that is located next to their current manufacturing plant. McGuire Development created a facility that could accommodate the level of sophistication required and meet SKF's high standards.

Sustainability

The SKF Aeroengine Heat Treatment Facility and Office were built to a LEED certified standard which included:

- Reducing electrical consumption by installing a more efficient heating and cooling system
- Utilizing mechanical systems designed to conserve water
- Maximizing thermal resistance with a high R-value
- Utilizing low emitting vapor products (LEVs)
- Installing high efficiency windows



Meals on Wheels of Western New York Commissary Building

100 James E. Casey Drive | Buffalo, NY 14206



Project Goal

Meals on Wheels (MOW) of Western New York needed to develop a multi-functional, disaster-ready facility that would allow for efficient, centralized meal production for their organization and other nutrition-focused programs in Western New York.

Utilization of the Transparent Process

In 2008, MOW began working with an architect to develop a new 29,000 sq. ft. food production facility. With the architectural firm leading the process, the quote ballooned to \$500,000 and pushed the projected total cost to more than \$7 million and the design had lost much of the desired functionality. To prevent costs from soaring farther, board members researched other options and selected McGuire Development as their Owner Representative.

McGuire Development met with board members to determine project goals, budget and costs, current needs and future growth plans. On behalf of the owner (MOW), McGuire Development managed the process with a full understanding of the not-for-profit's mission. This meant that the building was created from a functional point of view, with McGuire Development directing the architect in the building's design and functionality.

McGuire Development's signature transparent process saved MOW over \$400,000 in architectural and engineering fees and delivered the project at \$5 million, down from the projected \$7 million. Under McGuire Development's project management, the building opened under budget and on time, with 100% of the construction savings and project contingency passed back to MOW.



University at Albany, State University of New York (SUNY)

ALBANY NANOTECH COMPLEX

Albany, New York

project size

NanoFab North (NFN) & NanoFab South (NFS): 350,000 SF (includes 50,000 SF of Class 100/1000 cleanroom space)

NanoFab East (NFE): 220,000 SF (includes 30,000 SF of Laboratory Space)

NanoFab Central (NFC): 114,000 SF (includes 15,000 SF of Class 100 cleanroom space)

scope of services

- Master Planning
- Programming
- Architecture
- Interior Design
- Structural Engineering
- MEP Engineering
- Process Engineering
- Industrial Engineering
- Instrumentation & Controls
- Life Safety Systems
- Scheduling
- Cost Estimating
- Construction Management
- Tool Install Design and Hook-up
- Self Perform Mechanical Installation

construction costs

- NFN & NFS: \$115M
- NFE: \$50M
- NFC: \$40M

schedule

- NFS completed 2004
- NFN completed 2005
- NFE completed 2009
- NFC completed 2009



Albany NanoTech is the world's premier nanotechnology research center. Beginning in 2000, in close collaboration with SUNY, M+W Group developed the project program and assisted with the business plan for operating the facility as a self-sustaining research center.

The project's initial phases, NFS and NFN, were completed in 2004 and 2005 respectively. Within these facilities' 226,000 SF of space are 50,000 SF of Class 100/1000 cleanrooms. The four-story NanoFab North contains an auditorium, offices and support space. These facilities are designed to promote research in microelectronics, optoelectronics, bioelectronics and telecommunications.

On the strength of M+W Group's design and tool installation work on initial phases of this project, the University at Albany selected M+W Group as design/builder its subsequent phases: NFE and NFC. The 200,000 SF NFE contains 30,000 SF of lab space.

The remaining space at NFE includes high-level corporate offices, an auditorium and classrooms. Many leading technology firms are locating at Albany NanoTech.

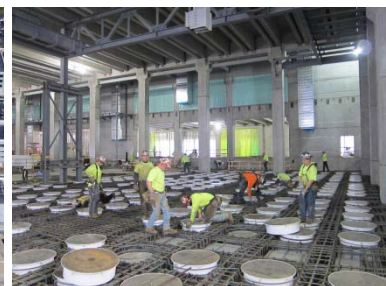
The \$5 billion complex has attracted over 250 global corporate partners. The leading American nanotechnology journal, *Small Times*, ranks the University at Albany as the world's #1 nanotechnology research institution and has ranked its facilities as the best in the world.

During facility construction, M+W Group has been asked to accelerate schedule via innovative integration of non-cleanroom work with cleanroom and process system construction. M+W Group has achieved the reduced project schedules without adding cost through the sequence improvement work with cleanroom and process system construction. All facilities were delivered on time and on budget.

University at Albany, State University of New York (SUNY)

ALBANY NANOFABEXTENSION COMPLEX

Albany, New York



project size

400,000 SF, includes 50,000 SF of cleanroom space

scope of services

- Construction Management
- Cost Management & Estimating
- Scheduling & Critical Path Management
- Instrumentation & Controls (managed installation)
- Design Review & Constructability Analysis
- High Purity Piping Fabrication
- Budget Management
- Civil Contract Management
- Structural Contract Management
- Architectural Contract Management
- Mechanical Contract Management
- Electrical Contract Management
- Process Systems Contract Management –Self Perform Installation
- Waste Systems
- Life Safety Systems
- Tool Install Design
- Procurement
- Commissioning

construction costs

NFX: \$276M

schedule

Completed in 2013

M+W Group managed the construction and startup of the University at Albany's College of Nanoscale Science & Engineering Campus expansion project, known as NanoFabXtension (NFX) located in Albany, NY.

The NFX facility is the research & development home for the Global 450mm Consortium – the semiconductor industry's first collaborative effort to develop 450mm semiconductor manufacturing.

The project consists of a new four-story building connected to the existing campus via a linked bridge, expansion of the existing Central Utilities Building and utility trestle from the Central Utilities Building to NFX.

In total, the complex houses 320,000 SF of next-generation infrastructure and over 50,000 SF of Class 1 capable cleanroom space to develop 450mm semiconductor manufacturing, SEM/TEM laboratories, tiered data center capacity and offices for scientists and engineers.

Phase 1 of NFX includes a 3,500 SF Tier 1 Data Center with <100 W/SF power density. The space can expand to 5,000 SF in the future.

The 5,000 SF Metrology Labs include rooms for SEM/TEM, FIB, DB FIB, Dry Etch equipment and there is 20,000 SF of Tenant Office Space and Conference Rooms @ Level 4.

The facility also includes administrative areas, a command and control center, product testing and QAQC laboratories, warehouse and storage areas, and a High-Bay space.

The facility was designed to remain sustainable as well as maintaining a low Power Use Effectiveness.

Phase 1.5 of NFX is planned to include 8,500 SF Tier 2/3 Data Center for a future Tenant @ Level 3 with 125 W/SF power density. An additional 1,500 SF with the same power density and tier is planned for a total of 10,000 SF for the future Tenant.

GLOBALFOUNDRIES

FAB 8, MODULE 1
SEMICONDUCTOR WAFER
FOUNDRY
Malta, New York



project size

- 222 acre site
- 1,605,400 SF Total
- 330,000 SF Production Area

scope of services

- Master Planning
- Programming
- Architecture
- Interior Design
- Laboratory Planning
- Structural Engineering
- Mechanical Engineering
- Process Engineering
- Industrial Engineering
- Electrical Engineering
- Telecommunications
- Life Safety & Security Systems
- Instrumentation & Controls
- Interior Design
- Construction Management
- Self-perform Installation
- Tool Install

construction costs

\$991 Million

schedule

- Programming completed 2009
- Construction completed 2012

M+W Group has collaborated with AMD on eight separate multi-million projects related to the design, production, and testing of electronic devices. For AMD's GLOBALFOUNDRIES joint venture, M+W Group is leading design and construction on a new \$4.2 billion semiconductor-manufacturing foundry.

The project is the largest active capital expansion project in the United States. It includes several building elements:

- **Wafer Fab** - Two-story, manufacturing area with a utility sub-fab and the 300mm wafer manufacturing cleanroom area
- **Support Building** - Three story structure that includes a spine connected to the Fab
- **Administrative Office Building** - 220,000 SF space supporting office functions, a data center and laboratories
- **Central Utility Building** - A single story structure providing major facility support systems

With over 330,000 SF of cleanroom space, Fab 8 will be the world's first 300mm fab designed for 22 nanometer technologies. It will utilize highly automated lean manufacturing principles in all steps along the production line.

Supporting Fab 8 operations are approximately 17,500 SF of laboratory space. These include materials analysis labs, a wet laboratory, a clean laboratory and a failure analysis laboratory. All laboratories require use of vibration mitigation strategies. The laboratory space will house Transmission Electron Microscopes (TEM) and Focused Ion Beams (FIB).

The facility requires its own data center. With 13,500 SF of space for data center racks and point of presence space, the data center will achieve Tier III, N+1 reliability operating at 150 watts per square foot.

This project is being designed to a LEED® Gold level. Mechanical system strategies for attaining LEED Gold include use of heat recovery chillers, a dual temperature chiller plant, and demand control ventilation. Additional energy use reduction is achieved through high efficiency lighting, motion sensors, and on-demand water heaters.

STATE UNIVERSITY OF NEW YORK IT

COMPUTER CHIP
COMMERCIALIZATION CENTER
(QUAD-C) AND CENTER FOR
ADVANCED TECHNOLOGY (CAT)
Utica, New York



project size

185,000 GSF (Total)

scope of services

- Process Engineering
- Industrial Engineering
- Budget Management
- Permitting
- Cost Estimating
- Procurement
- Commissioning
- Construction Management

construction costs

\$118 Million (Est.)

schedule

- Programming completed 2009
- Estimated construction completion 2014

M+W Group is part of a team that is designing and building the Computer Chip Commercialization Center (Quad-C) and Center for Advanced Technology (CAT) facility, an advanced technology building directly linked to the activities taking place at the SUNY Albany College of Nanoscale Science and Engineering (CNSE). The 185,000 GSF, \$118M (Est.) facility will contain cleanrooms, offices and laboratories and will become the focal point for the assembly and integration of “system-on-a-chip” (SOC) devices now being developed at CNSE in Albany.

The multiple use building will consist of three main elements that form parallel bars oriented east-west. This will allow for ideal program adjacencies, isolate the disparate structural systems by function, and permit the three components to grow to the west independently. These three main elements will consist of a building services CUB area, a cleanroom and, and integrated office and laboratory area. The CUB, cleanroom area and cleanroom support core area is identified as Quad C. The integrated office and laboratory area is identified as CAT.

The four-story CAT will also include building support space, the main lobby, a lecture hall, and large conference room.

Quad-C consist of three levels: main level, one below the main level located in the CUB portion only, and one located above the main level in both the cleanroom and CUB portion.

The CAT area will be layered into integrated Lab and office, circulation and support zones. This will allow the tenant Lab/Office zone to remain fully flexible and unencumbered by fixed support functions. Flexible conference spaces on the third floor will be suspended directly above the lobby and will be augmented by more intimate tenant conference and collaboration spaces on each floor.

The cleanroom and cleanroom support area of Quad C will be located to the north behind the CAT portion. Its adjacency to both the CAT and the CUB will allow for practical programmatic relationships. The cleanroom is designed with maximum flexibility in order to be able to accept a variety of fabrication and research initiatives.

Section 7

Appendix D

Sample Insurance Certificate



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/6/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lawley Agency, LLC 361 Delaware Avenue Buffalo, NY 14202	CONTACT NAME: PHONE (A/C, No, Ext): 1 (716) 849-8618 FAX (A/C, No): 1 (716) 849-8291 E-MAIL ADDRESS:
INSURER(S) AFFORDING COVERAGE	
INSURER A : Hanover Insurance Company	
NAIC # 22292	
INSURED McGuire Development Co LLC 560 Delaware Avenue Suite 300 Buffalo, NY 14202	
INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			ZHS896379102	12/31/2012	12/31/2013	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$
	<input checked="" type="checkbox"/> per loc agg						PERSONAL & ADV INJURY	\$ 1,000,000
GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$ 2,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (PER ACCIDENT)	\$
	<input type="checkbox"/> SCHEDULED AUTOS							\$
	<input type="checkbox"/> NON-OWNED AUTOS							\$
	<input type="checkbox"/> UMBRELLA LIAB						EACH OCCURRENCE	\$
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE	\$
	<input type="checkbox"/> OCCUR							\$
	<input type="checkbox"/> CLAIMS-MADE							\$
	DED <input type="checkbox"/> RETENTION \$						WC STATUTORY LIMITS	\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						OTHER	\$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N						E.L. EACH ACCIDENT	\$
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Evidence Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

Section 8

Appendix E

Financial Letter of Reference



One Fountain Plaza, Buffalo, NY 14203-1495
716 842 4200 FAX 716 848 7318
Western New York Commercial Banking Department

December 9, 2013

To whom it may concern:

The McGuire Group and its related entities have been customers of M & T Bank for over 20 years. The average ledger balance of their demand deposit accounts during 2013 (thru 10/31/2013) is in excess of \$18,000,000.00. In addition, as of 10/31/2013 their loan balances were in excess of \$16,000,000.00.

Feel free to contact me if I can be of any further assistance.

Sincerely,

A handwritten signature in blue ink that reads 'Michelle Schickler'. The signature is fluid and cursive.

Michelle Schickler
Relationship Liaison
(716) 848-7353
mschickler@mtb.com

Section 9

Appendix F

Capabilities Overview



McGuire Development Co

An Experience Built on Trust.



**Consulting | Brokerage | Development
Real Estate Services | Property Management
Owner Representation | Capital Projects**



History of McGuire Development Company

McGuire Development Company has roots going back to 1960 when our founder Frank McGuire began pursuing real estate development following his founding of the well-known electrical contracting firm, Industrial Power & Light (“IPL”). Under his oversight, IPL grew to be the largest electrical contractor in Western New York, until it was sold in 1990. From the mid-1960s through the mid-1970s, McGuire developed a number of real estate projects ranging from residential to commercial to hospitality in both New York State and Florida.

In 1973, The McGuire Group, Inc. was formed and focus shifted to the healthcare arena when the company constructed and began operating skilled nursing facilities in Western New York, Long Island, and Michigan.

In 2005, the real estate development arm of the business was reinvigorated, and McGuire Development Company was built around the concepts of trust, transparency, open book and competitive bidding processes, and, when acting on behalf of clients, a fiduciary model. Our signature transparent process has allowed us to become one of the most respected and sought-after development partners in the Greater Buffalo Area.

Revolutionizing Real Estate Development

Imagine a process where you can control costs from beginning to end without any surprises. Work with McGuire Development and join a long list of highly satisfied clients who have relied upon our experience and unique process, which completely aligns timing and budget while building your vision. No other company delivers this level of expertise and client confidence. We always challenge the status quo with our diverse experience and our signature transparent process.

We take a consultative approach on every project, looking at the entire scope, ensuring the client’s best interests are addressed, and offer recommendations on moving forward. Our transparent process allows our clients to work with us on a variety of levels, from complete project consultation, to working as an owner representative, to managing their property, to leasing or selling their property.

We don’t simply build, broker and manage properties, we transform our client’s real estate vision into their company’s destination.

Services Offered

McGuire Development Company offers a number of services to our clients, covering all aspects of real estate and development.

- Consulting
- Owner representation
- Development
- Real estate services
- Third-party facility management/property management
- Advisory services
- Landlord representation/asset management
- Brokerage
- Build-to-suit
- Feasibility studies
- Industrial purchase/sale/lease
- Land purchases
- Lease negotiations
- Site selection
- Tenant representation



Development

Our development services deliver unique construction and development-based expertise that goes above and beyond the typical CM-managed project for institutional, commercial and residential development.

Because we are a full-scale real estate firm, we have an in-house team that ensure the project's feasibility, long-term flexibility, financial considerations, and end-user needs have been identified and addressed. This includes construction and development-based expertise and identification of potential cost savings that go above and beyond the typical CM-managed project. Through this approach, we ensure that the real estate solution you choose is the most effective decision for meeting your company's needs, now and in the future.

We work on a flat-fee basis without hidden costs or mark-ups and operate with a transparent development model, which is significantly different than traditional industry models.

As developers, we also take post-construction seriously. You can expect to receive priority service and guidance backed by our signature transparent business philosophy even after the project is complete.



Redevelopment and Reuse

McGuire Development specializes in the redevelopment and reuse of buildings from modest workflow changes to full-scale architectural revisioning. Redevelopment, in many aspects, is more complicated than new builds. We are able to provide this level of expertise because we have the development, costing and facilities expertise to create maximum operational efficiency for our clients.

Whether it's the redevelopment of a former office building into a modern college campus or the conversion of a regional mall into a business park, our team members and partners have the planning skills and vision needed to understand your end goal, the construction experience required to reach the end result, and the financial expertise to handle complicated cost aspects that accompany it.





Owner Representation

McGuire Development is the leader in Owner Representation services. Hiring McGuire Development as your Owner Representative (OR) to assume the lead role on your project ensures its success from the design, implementation and cost perspectives. Our trusted and tested signature transparent process consistently delivers savings to our clients of between 10%-30% of the project's total costs.

What is an Owner's Representative?

An Owner's Representative is much more than a construction manager (CM). An OR assumes the lead role on the project and operates in the Owner's best interest. As your OR, we work hand-in-hand with the project architect, answer critical questions from the Owner's perspective, determine cost savings, and keep change orders to a minimum. We also pay special attention to cost avoidance measures and the bottom line because we understand potential facilities issues and long-term maintenance expenses.



Our Signature Transparent Process

By demanding complete transparency and critical thinking from our partners, and by identifying areas where potential cost savings may be obtained without compromising the project's outcome, we are able to deliver the best results for our clients. Our experience from an owner, landlord, and tenant perspective allows for strategic planning and the anticipation of issues before they arise.



As your OR, we allow you to remain focused on your project's vision, while we take on the burden of monitoring the timeline and budget. We let you focus on your core business while we focus on ours.

McGuire Development motivates the entire project team from day one towards a "Go/No Go" decision.

- We become the project's fiduciary, as if we were the project owner
- We assist in determining scope and facility needs
- We help create a vision, design, budget, and timeline that satisfy project objectives and make sure each step adheres to them
- We conduct weekly meetings with the Owner, CM team, and design professional





Real Estate Services / Brokerage

McGuire Development offers a variety of services that fall under our Real Estate Services Group. Whether you are a small business owner deciding between leasing, buying, or building; an investor contemplating an exchange; or a major corporation in need of a creative way to bring real estate costs under control, McGuire Development can help you find a solution.

As your exclusive representative, we look for the best property or buyer to suit your needs. We have negotiated purchases for office, industrial, retail, medical, mixed-use, and shovel-ready properties. Our services include

- Owner and tenant leasing
- Acquisition and disposition
- Marketing and consulting
- Investment analysis

Our advisory and development services include

- Asset management
- Valuation
- Financial analysis
- Financing
- Lease audits and administration
- Concept design
- Site selection and feasibility studies
- Occupancy cost analysis

Additional brokerage services available through McGuire Development include

- Leasing
 - The McGuire Development team has over 100 years of negotiation experience to obtain the best possible lease terms for both the Lessor and Lessee. We pay strict attention to the effect the transaction will have on the business objectives and profitability.
- Landlord representation/asset management
 - We will evaluate your current real estate assets to ensure you are maximizing their value. Our professionals develop and implement asset management strategies for our clients utilizing leasing, property management, tenant retention and marketing.
- Tenant representation
 - We are dedicated to providing our clients with comprehensive tenant representation services that meet the short and long-term goals of their business.
- Build-to-suit
 - When available commercial space does not fit your specific needs, the McGuire Development team will skillfully guide you through all aspects of a build-to-suit project, including site selection.
- Industrial properties
 - We complete a thorough comparative analysis of properties for our clients which reveals the best option for purchasing, selling, or leasing industrial space for their company. We base our analysis on local and regional economic conditions, transportation access, workforce capabilities, and other variables that affect specific properties and/or businesses.





Property Management

McGuire Development provides complete property and facility management services including physical maintenance, construction, administration, property planning, and owner or tenant special requests for properties of all sizes in any industry. We currently manage retail, office, medical, industrial, residential and mixed-use properties. Our focus is the proactive management and maintenance of your property, allowing you to focus on the growth and development of your company.

Our professional property managers will

- Keep your property operating efficiently with scheduled preventive maintenance programs
- Control expenses by making operational recommendations
- Increase your property's marketability to current and potential tenants
- Provide quarterly building-specific reports regarding your property's costs and financial performance
- Maximize your return on investment
- Conduct annual or semi-annual owner's meetings as requested to present financials, review tenancy and develop future plans

Prompt, timely service is essential in today's business environment. McGuire Development utilizes a real-time, web-based Electronic Service Request System which has been designed to provide accurate, up-to-date responses to service related issues, while allowing for real-time tracking and communication. The system also provides pertinent reminders regarding preventative maintenance measures and building-specific information. Our dedicated property management dispatcher is available 24/7/365 by phone and ensures that all requests are processed and completed in a suitable time frame.

Some of our standard and proactive management services include

- Tenant relations, lease renewals and administration
- Preparation and implementation of capital improvement plans
- Facility marketing
- Collection of rental payments and operating revenue
- Payment of all operating expenses
- Creation and management of property budgets
- Review of building security, fire and safety systems
- Perform mechanical system inspections
- Coordination of repairs and improvements



Before



After



Client Testimonials

“As the former CEO for Amherst Systems, and the owner of its past corporate center, I was experiencing difficulty in leasing 30 Wilson, through my then current real estate broker. I knew it would take a new brokerage model to find the ideal tenant, since the likelihood of leasing it in “as is” condition was small. Accordingly, I signed on with the McGuire Development Company to reposition the property and maximize its potential. Their seasoned experts executed a new vision, enhancing the facility’s marketability by highlighting the property’s large campus-style setting, central location, and most importantly, the building’s ability to be retro-fitted for the unique requirements of new users. Within a few months, the building became the home of Medaille College’s Amherst Campus. This quick turnaround was the result of McGuire Development’s integrated team approach. The ability to meet stringent schedules was a result of their transparent business process that kept me involved in every aspect of the transaction with no hidden costs or paperwork. I am extremely pleased with the representation I received.”

**Charles Dowdell, former CEO
Amherst Systems**

“We selected McGuire Development based upon the integrity of the McGuire family and for their open and transparent cost process; there was complete transparency about design and attendant costs at all times before, during, and at the completion of the construction process. All of the design professionals and contractors on site were at all times client-centric, professional, highly skilled, efficient, and interacted and communicated with our clients on a regular basis. For these reasons, our clients were very pleased with the cost, occupancy dates, quality, design and appearance of their new facilities. The building management services provided by McGuire thereafter were equally exceptional. Monthly financial reports are provided and reviewed with our clients as they request, and the efficiency with which maintenance matters are attended to are to the same high standard as the project development and construction services rendered.”

**Michael J. Songin CPA CVA
Songin CPAs CVAs PLLC**

“On the surface this may sound like just another business arrangement but it would understate the partnership and support McGuire provided. In addition to the design and construction expertise, McGuire worked with UPD and our vendors seamlessly. The construction of the facilities, being extraordinarily aggressive, was completed on time and on budget because there was trust and transparency in the team. Any issue could be brought up, discussed and resolved. There were countless little things that McGuire did to help ease our work and assist our clients such as helping with 2-hour street parking, furniture, and signage. McGuire listened to our concerns and then brought back solutions.”

**Roseann McAnulty, chief operating officer
University Pediatric Dentistry**

“As a not-for-profit organization, it was essential that Meals on Wheels for WNY work with a company that could deliver a quality product guided by financial responsibility. McGuire Development Company’s open-book process allowed us to understand all aspects of the project before our shovels hit the ground. It was because of this transparency that we were able to plan a more sophisticated facility with a full understanding of the costs up front.”

**Benjamin Gair, III, former CEO
Meals on Wheels for Western New York, Inc.**



McGuire Development Co

An Experience Built on Trust.

McGuire Development Company

560 Delaware Avenue, Suite 300
Buffalo, NY 14202

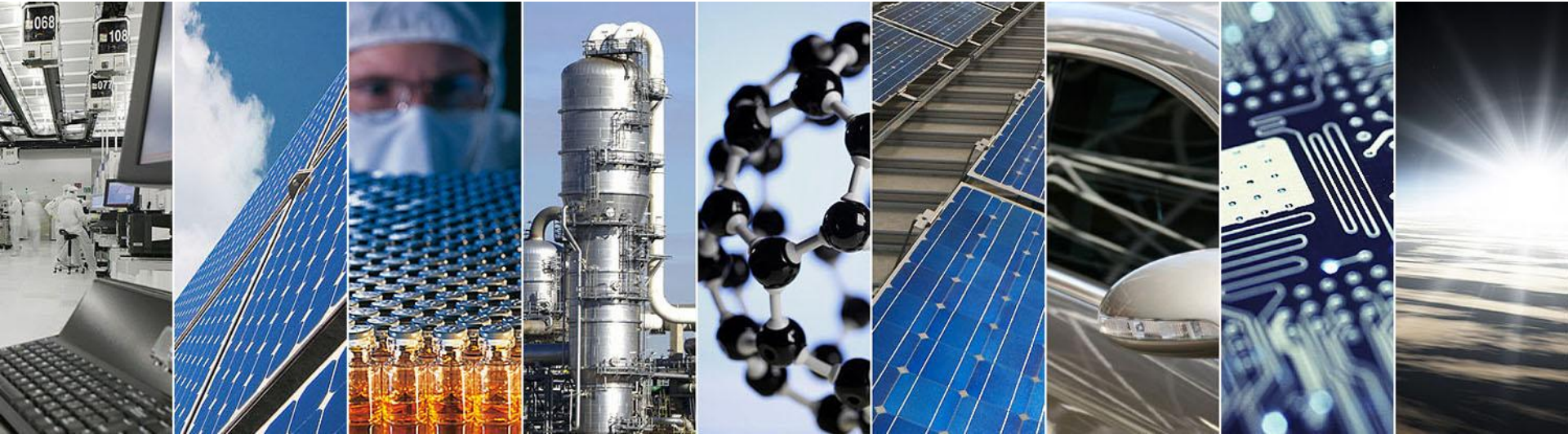
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info@mcguiredevelopment.com
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The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offering information provided herein is subject to change without notice and McGuire Development Company encourages each recipient to independently verify the accuracy of information provided.

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100 Years
2012

Enabling New Horizons



Capabilities Overview

M+W U.S., Inc.
A Company of the M+W Group
November 2013

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100 Years
2012

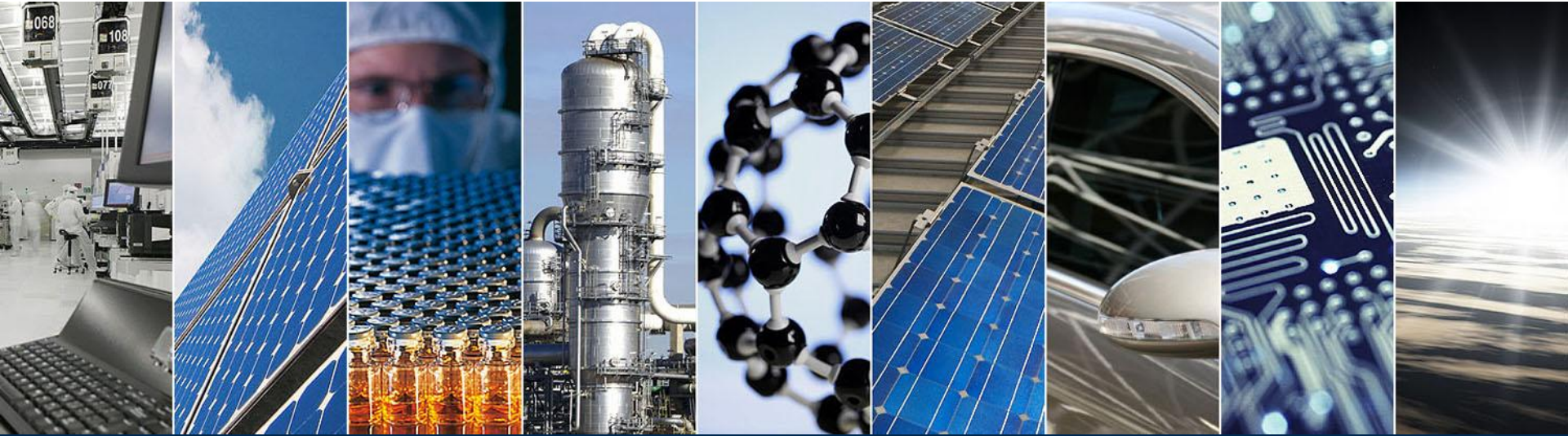
Enabling New Horizons



Corporate Overview
Key Accomplishments
Project Experience

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100 Years
2012

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Corporate Overview

Vision Statement



M+W GROUP



M+W GROUP

- 🔑 Build a culture of safety, trust, collaboration and opportunity for employees.
- 🔑 Relentlessly pursue value through accelerated delivery of vertically integrated solutions which will drive our growth and profitability.
- 🔑 Create the environments for our clients that enable innovation and creativity to improve the world.

VISION STATEMENT

US Headquarters
M+W Group
125 Monroe Street
Watervliet NY 12189 USA

Tel. +1 518-266-3400
Fax +1 518-266-3458
info.usa@mwgroup.net
www.usa.mwgroup.net

Overview

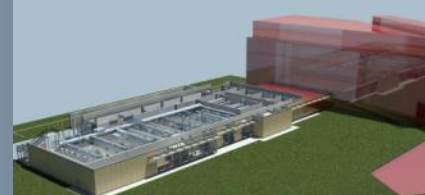
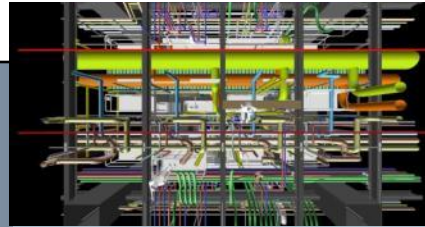
101 years of continuous operation; Established in the US in 1989

HQ: Stuttgart, Germany
US HQ: Albany, NY

Global Sales: >\$3 Billion
Global Headcount: 7,700
North America Sales: ~\$1B
North America Headcount: 1,800

Integrated facility design, construction, automation, installation and continuous O&M facility services

Debt-free balance sheet allowing M+W to focus squarely on client need



Core Tenets

- Safety as the Highest Priority
- Relationship Based Model
- Price, Schedule & Quality Certainty
- Large Complex Projects with International Capabilities
- Advanced Technology Facilities
- Turnkey Design / Build Delivery

M+W Group Structure

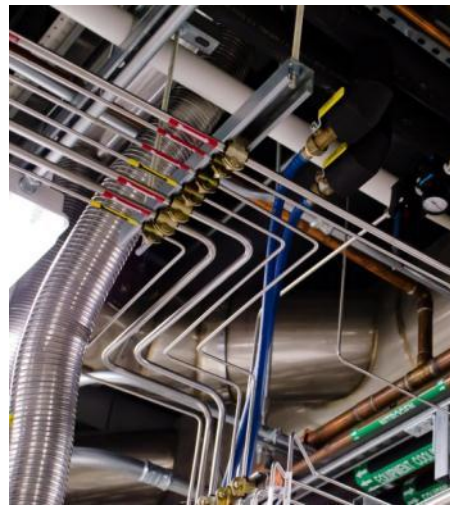
The Stumpf Group

M+W Group
Jürgen Wild (CEO) • Dr. Hannes Rosenthaler (CFO)

Facility Solutions



Process Solutions



Product Solutions

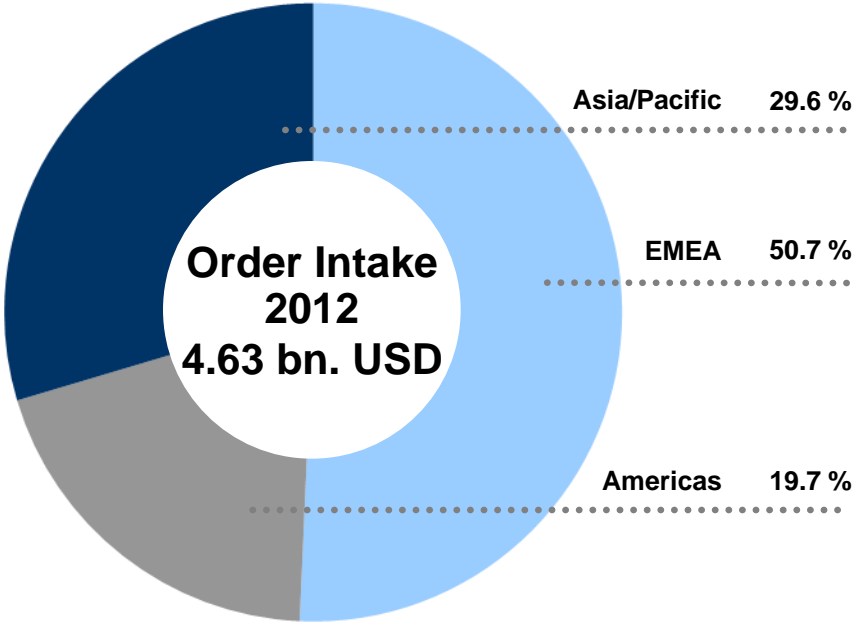
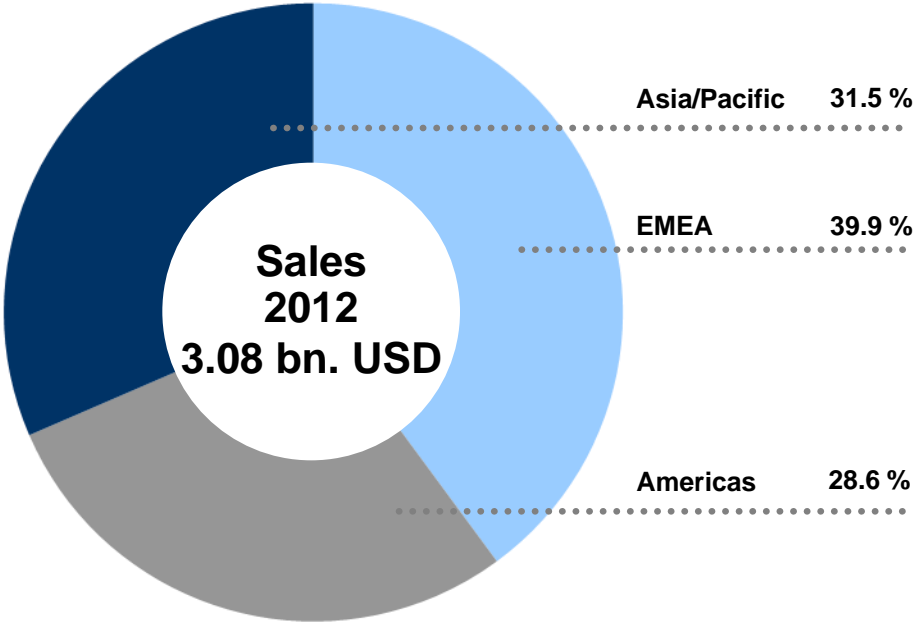


Integrated Solutions focused on Customer Value

Financials 2012



M+W GROUP



M+W Group Locations



M+W GROUP



Offices in 32 Countries on five continents

M+W Group Locations



M+W GROUP



16 offices in North America region

Key Markets

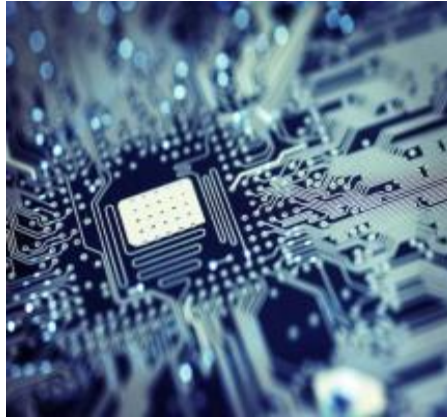


M+W GROUP

Electronics



Mission Critical



Science & Research



Life Science, Food & Beverage



Automotive



Renewable Energy



Chemicals

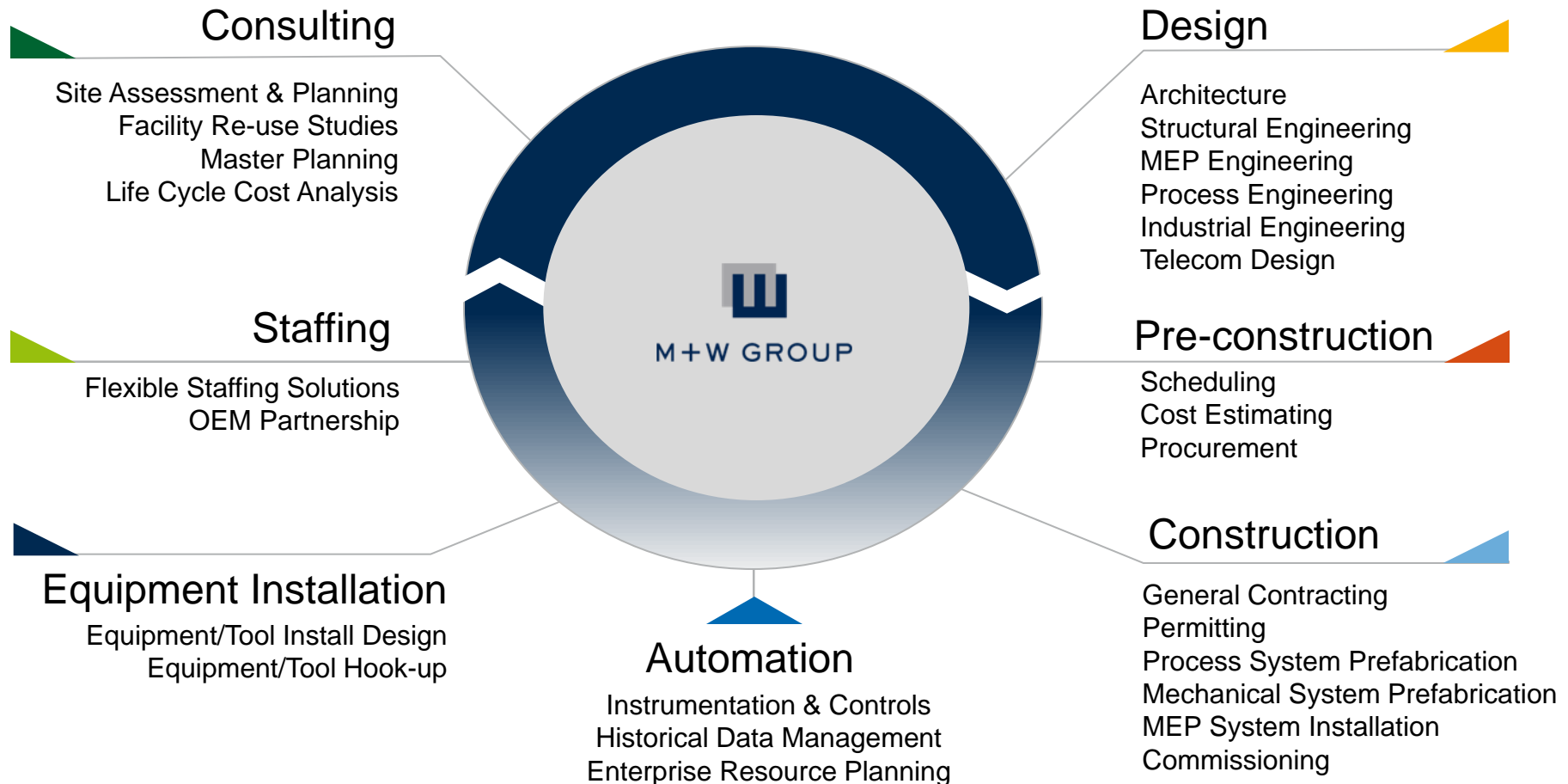


Space & Security

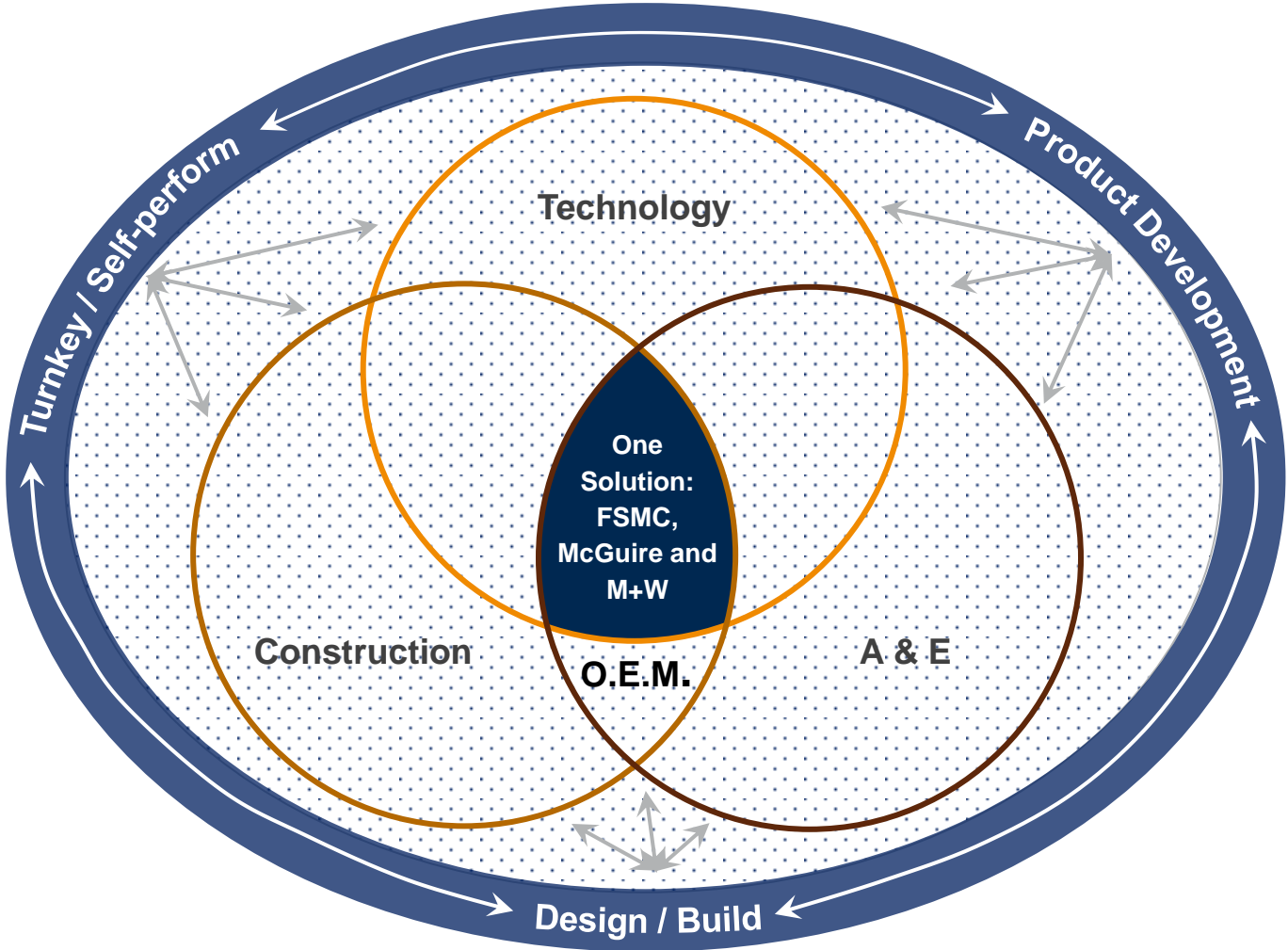


In-house Turnkey Services

Full range of EPCM services from one firm – one line of accountability.
MAC service available as stand-alone or connected to full EPCM solution.

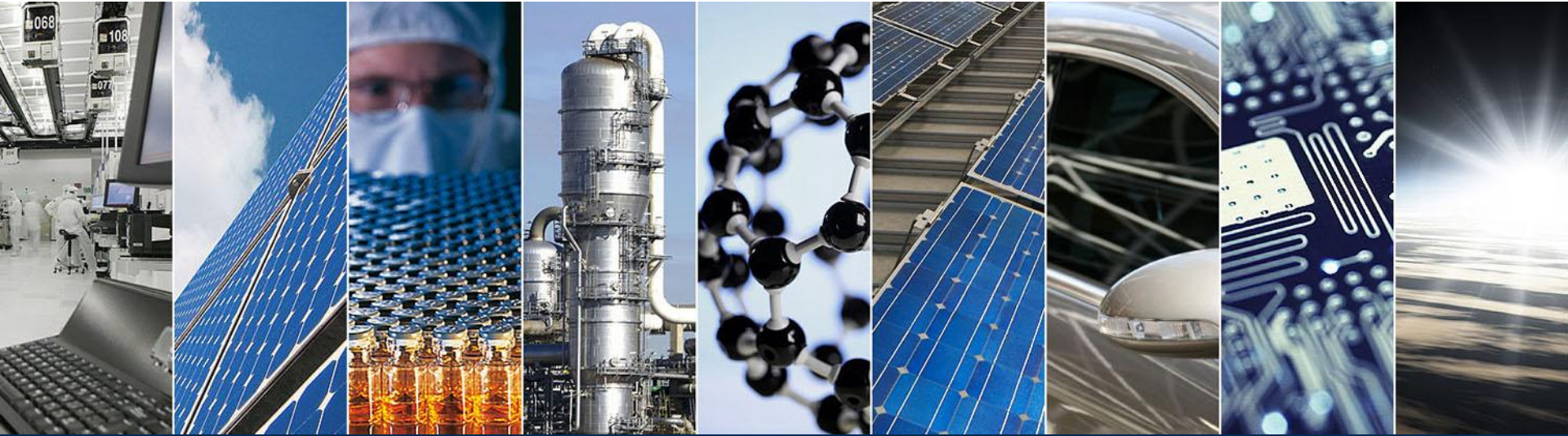


FSMC, The McGuire Group and M+W — Working as a collaborative team



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100 Years
2012

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Key Accomplishments

Key Accomplishments



M+W GROUP

- Over 12 gigawatts of solar energy capacity delivered
- Over 45 million SF of cleanroom space delivered
- Over 21,000 process tools in the Electronics Industry installed
- Design/build services for most of the world's state-of-the-art 300mm semiconductor facilities
- Design of two of the Dept. of Energy's five nanoscale science research centers
- Ahead-of-schedule, on budget completion of world's most sophisticated semiconductor foundry (Fab 8.1)



Key Accomplishments



M+W GROUP



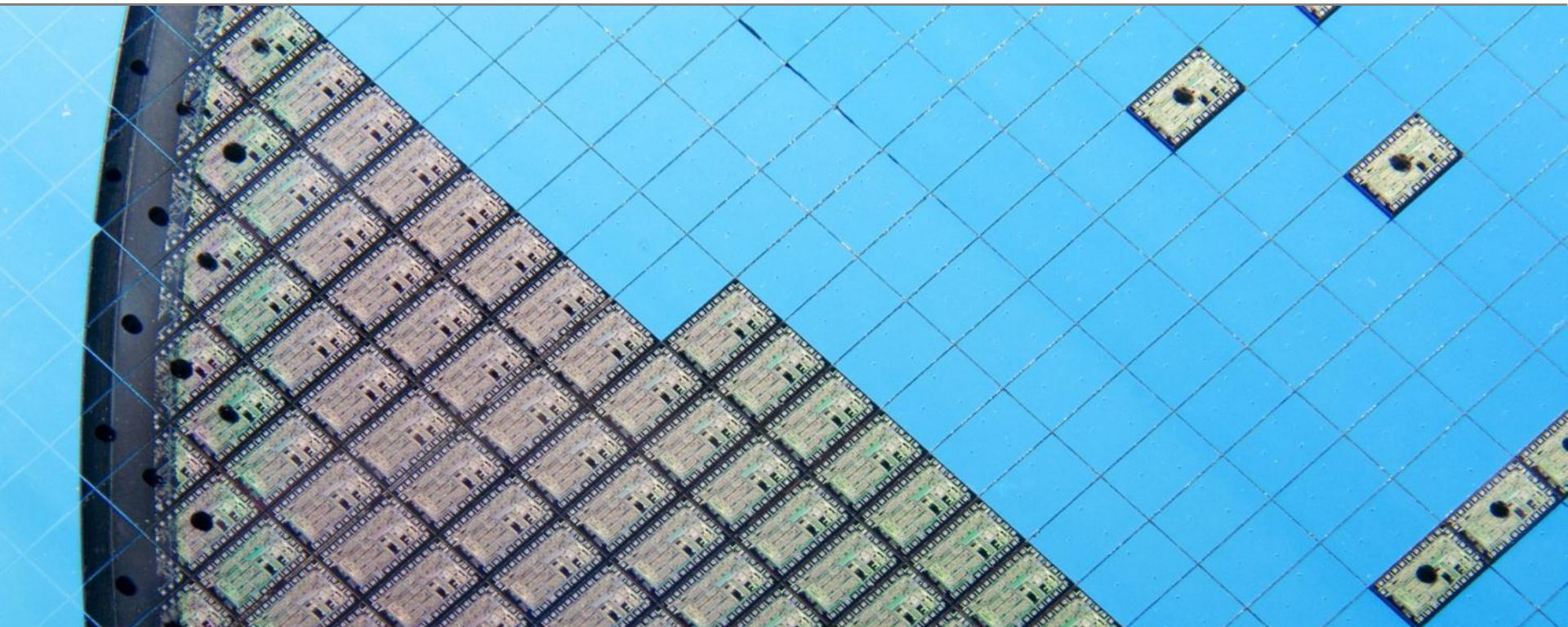
COLLEGE OF NANOSCALE
SCIENCE AND ENGINEERING
UNIVERSITY OF CENTRAL FLORIDA

- **CNSE NFX (NanoFab Xtension) Building named ENR Building of the Year 2013 (R&D & Higher Education category)**

Key Accomplishments



M+W GROUP



- M+W selected to lead facility & infrastructure development for the G450C Consortium, the global planning body for the next generation of fabs
- G450C members include Intel, GLOBALFOUNDRIES, Samsung, IBM, TSMC, and SUNY CNSE



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Project Experience

M+W – PV Value Chain



M+W GROUP



Si based Technology



Thin Film Technology



M+W – PV Manufacturing Facility References





SunPower

Mexicali

Mexico

2011 - 2012



Mexicali (SPMX) Project

Design + Build

Total Building Area: 189,000 SF – 280 MW PV - Crystalline

- Architecture Design, Mechanical Engineering, Electrical Engineering, Structural Engineering, Permitting, Tool Install Support, Services During Construction, Construction Management. Procurement



First Solar

Mesa, Arizona

Frankfurt, Germany

Kulim, Malaysia

2006 - 2012



PV Thin Film Fabs

Design + Build

Total Building Area: 380,000 m² - 2.3 GW Thin Film - CdTe

- Architecture Design, Mechanical Engineering, Electrical Engineering, Structural Engineering, Permitting, Tool Install Support, Services During Construction, Construction Management. Procurement



Soitec Solar

San Diego

California

2011 - 2012



SMB1 Manufacturing Office Facility

Design + Build

Production Area: 165,000 SF

- Site Feasibility Studies, Schematic Design, Design Development, Programming, Master Planning, Architecture Design, Engineering Design, Construction Management (EPC), Cost Estimating
- Manufacturing and office building for assembling photovoltaic panels.

GLOBALFOUNDRIES

Fab 8.1



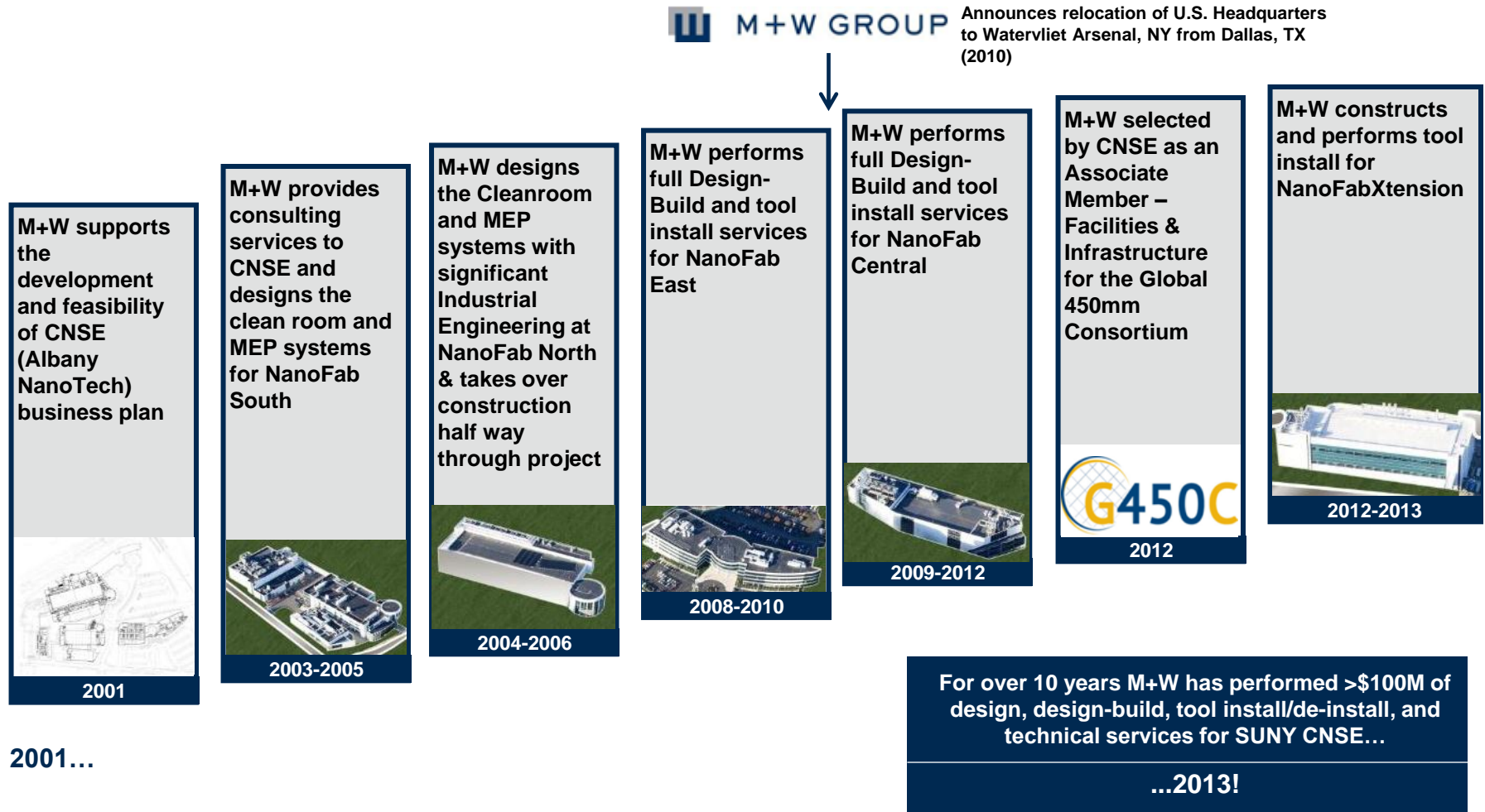
- **World's most advanced semiconductor foundry**
- **>1.6 million SF; >330,000 SF of cleanroom space**
- **M+W Services: architecture, engineering, general contracting, self-perform mechanical/electrical/process infrastructure installation, tool installation, automation**

GLOBALFOUNDRIES Technology Development Center



- At >500,000 SF, includes full complement of laboratory space to develop next-generation devices e.g. chips for mobile applications; space for pilot testing & manufacturing
- Design for extreme ultraviolet lithography for new packaging technologies that allow three-dimensional chip stacking
- M+W Services: continuation of full-service design/build scope from Fab 8.1

Center for Nanoscale Science & Engineering University at Albany – SUNY



Center for Nanoscale Science & Engineering University at Albany - SUNY



M+W GROUP

- World's #1-ranked nanotechnology research facility
- \$15B campus
- Users of research space include Samsung, Intel, GLOBALFOUNDRIES, Tokyo Electron, IBM, ASML, TSMC, and SEMATECH
- M+W Services: architecture, MEP, process, industrial engineering, cost estimating; construction mgmt., tool install, self-perform mechanical & electrical installation



Center for Nanoscale Science & Engineering University at Albany – SUNY



M+W GROUP

12 years of involvement as CNSE design builder

2001 Develop business plan

2003-05 Cleanroom & MEP
system design for NanoFab
South

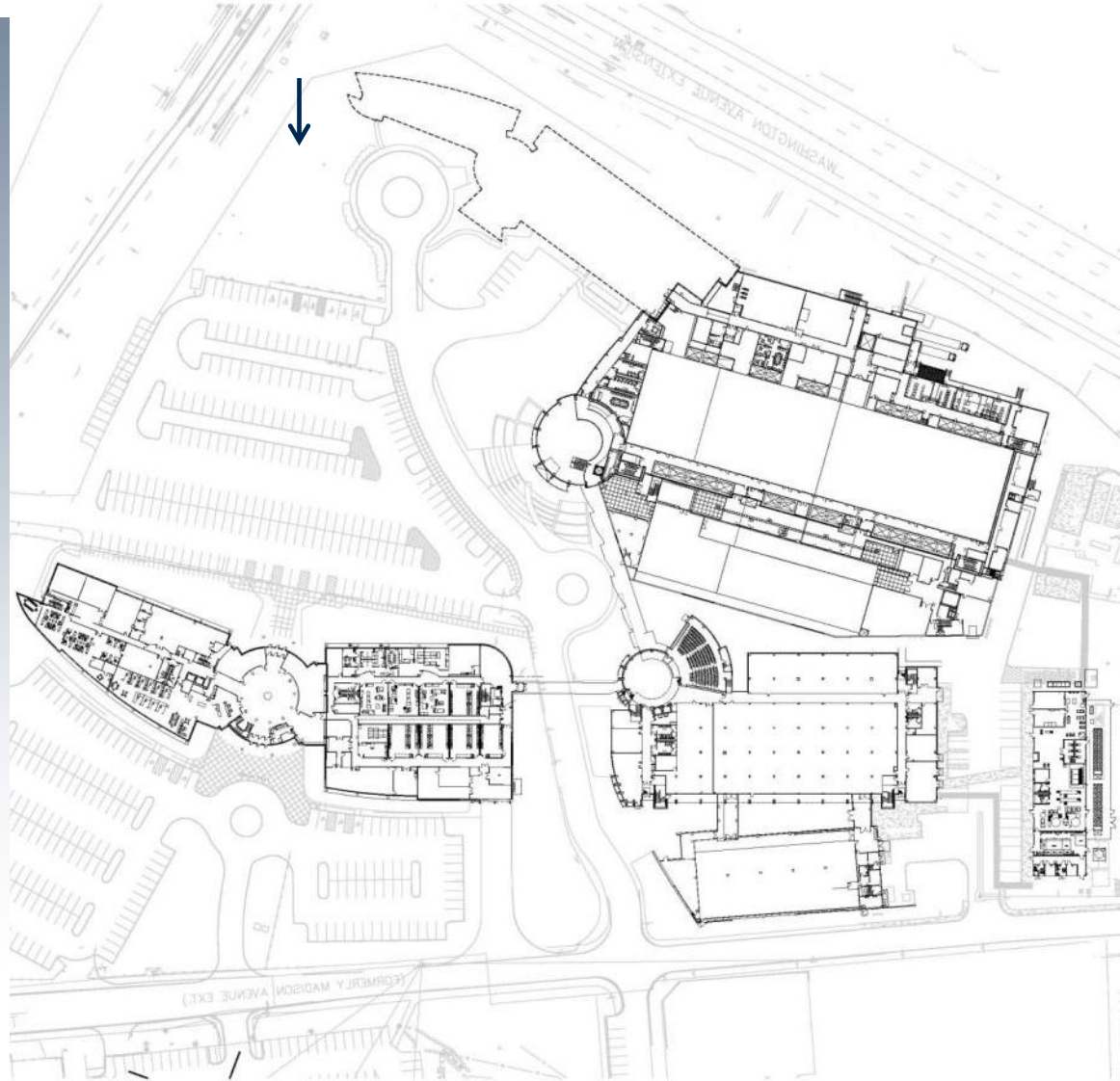
2004-06 Cleanroom, MEP
system design, construction for
NanoFab North

2008-10 Design build services
for NanoFab East

2009-12 Design build services
for NanoFab Central

2012 M+W selected to join
G450C

2013 Construction & tool
installation completed on NFX

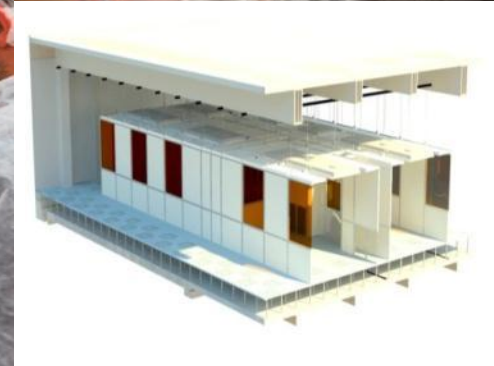


University of Pennsylvania Krishna Singh Nanotechnology Center



University of Pennsylvania Krishna Singh Nanotechnology Center

- 90,000 SF
- 10,000 SF of cleanroom space
 - 4 biology lab modules
 - 5 chem. lab modules
 - 3 optics lab modules
 - 4 fume hood-ready lab modules
- M+W Services:
architecture, MEP,
process engineering,
industrial engineering,
cost estimating;
programming through
construction
administration



Georgia Institute of Technology Marcus Nanotechnology Building



Georgia Institute of Technology Marcus Nanotechnology Building

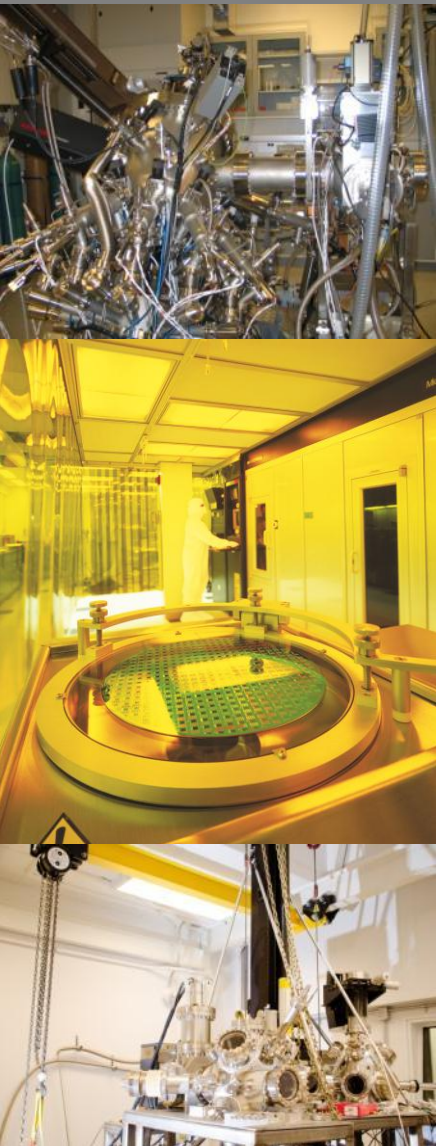
- Largest nanotech research center in Southeast US
- 190,000 SF
- Mixed research facility – 30,000 SF bio and micro/nanoelectronics cleanrooms + chemistry, laser and metrology labs
- M+W Services: site demolition planning, architecture (A/E of record), laboratory planning, MEP, structural, process, industrial engineering, cost estimating



Sensitive Instrument Facility Experience



M+W GROUP



- **GLOBALFOUNDRIES** - FAB 8.1, Malta, NY
- **Argonne National Laboratory** – Center for Nanoscale Materials, Lemont, IL
- **Confidential Semiconductor Client** – Multiple Projects Nationwide
- **Georgia Institute of Technology** - Marcus Nanotechnology Building, Atlanta, GA
- **University of Pennsylvania** - Krishna P. Singh Center for Nanotechnology, Philadelphia, PA
- **University of Utah** - Sorenson Molecular Biotechnology Building, Salt Lake City, UT
- **International Iberian Nanotechnology Laboratory**, Braga, Portugal
- **SUNY CNSE** – NanoFab Xtension, Albany, NY
- **SUNY CNSE** – NanoFab North, Albany, NY
- **SUNY CNSE** – NanoFab Cleanroom, Albany, NY
- **Fermi National Accelerator Laboratory** – Long Baseline Neutrino Experiment Facility, Batavia, IL
- **Fermi@Elettra** – Sincrotrone Trieste, Trieste, Italy
- **GLOBALFOUNDRIES** – Fab 1, Module 1 Annex, Dresden, Germany
- **Avangard** – Microelectronics, St. Petersburg, Russia
- **Mikron JSC** – Wafer Fab, Moscow, Russia
- **IMEC** – 4E Extension Nanoelectronic R&D Facility with Sensitive Lab Area, Leuven, Belgium
- **SUNY CNSE** – NanoFab South, Albany, NY
- **Lawrence Berkeley National Laboratory** – Berkeley Laboratory Laser Accelerator, Berkeley, CA
- **Oak Ridge National Laboratory** – Center for Nanophase Materials Science, Oak Ridge, TN
- **IBM** – TEM Lab, East Fishkill, NY

Representative Life Science Projects



**Vertex, New GMP Facility
Boston, MA**



**Catalent, Softgel Manufacturing Facility QC Lab
Expansion, St. Petersburg, FL**

**Genzyme, Multipurpose Life Science Facility
(American Design Team) Beijing, China**



**Ciba Vision, Corporate R&D Laboratory
Des Plaines, IL**



Representative Life Science Projects



M+W GROUP



**Genentech, Master Services Agreement
South San Francisco, CA**



**Bayer, Clinical Manufacturing Facility
Berkeley, CA**

**FrieslandCampina Domo, Manufacturing Expansion
Delhi, NY**



**Genzyme Corporation 74 NYA 4th Train Project
Framingham, MA**

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M+W GROUP



*Albany, New York
Albuquerque, New Mexico
Boston, Massachusetts
Chicago, Illinois
Dallas, Texas
Danbury, Connecticut
Greenville, South Carolina
Guaynabo, Puerto Rico
Indianapolis, Indiana
Montreal, Canada
Mexico City, Mexico
Philadelphia, Pennsylvania
Phoenix, Arizona
Portland, Oregon
Raleigh, North Carolina
San Francisco, California
Sao Paulo, Brazil*

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