



February 25, 2011

CONSTRUCTION  
MANAGERS

CONTRACTORS

BUILDERS

To whom it may concern,

I am pleased to provide this letter of reference and affirmation in support of Swank Construction, Inc (SCI) as a general contractor and to encourage consideration of their pursuit of new business opportunities under the Lease Leaseback alternative project delivery arrangement. As a representative for numerous school districts, as a program and construction manager, my firm and I personally have worked with SCI on several projects over the past 15 years in a couple of school districts, including Antioch, Benicia and Napa Unified. We have recognized SCI to be a fair and diligent contractor that possesses the qualities and capabilities required for negotiated Lease Leaseback services.

On the projects that we have administered for public agencies, SCI has provided experienced and well qualified superintendents, project managers and support staff and have managed their projects well. They are good at scheduling and coordination with the subtrade contractors and District teams. Project teams have commonly included firm principals and key management staff. SCI can self performed work in a variety of trade categories and they have produced quality projects for our clients on time and within budget.

In Benicia Unified (2008), SCI was awarded a high profile modernization project with stringent performance requirements and scheduling expectations over the brief summer window. The bid and award were delayed due to delays in processing permits through the DSA. SCI took the project head on and completed all necessary work prior to commencement of the new school year and coordinated the remaining loose ends around school activities.

I have encouraged them for several years now to consider the Lease Leaseback delivery system. Please do not hesitate to contact me for further information relative to their experience and attributes in this regard, or to address any particular questions.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Ralph J. Caputo', is written over a horizontal line.

Ralph J. Caputo  
President

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