

RUDOLPH AND SLETTEN
GENERAL AND ENGINEERING CONTRACTOR'S JOURNAL

HOOKED ON CONSTRUCTION

Building a Laboratory for Pioneering Investigations

Creative Thinking
Wins Award

Model for Modern
Healthcare Construction

INCORPORATED 1960
RUDOLPH AND SLETTEN
GENERAL AND ENGINEERING CONTRACTORS

Apple Computers Research and Development Campus (1984); Stanford Cantor Center for the Visual Arts (1998); Bank of the West Tower (2009);
Kroc Institute for International Peace Studies (2003); Lucas Films Big Rock Ranch (2002); Memorex Research Facility (1969);
Onslow "Rudy" Rudolph and Ken Sletten, the company's founders; Monterey Bay Aquarium (1984); Bio Rad Laboratories (1987);
Gladstone Mission Bay Laboratory Building (2004); Stanford Beckman Center for Molecular and Genetic Medicine (1989)



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From humble beginnings, Rudolph and Sletten has grown into a leader in construction. From biotech and technology to hospitality and healthcare, Rudolph and Sletten has helped shape California, one building at a time. Building on California's strong innovative spirit, Rudolph and Sletten uses technology and collaboration to build trust and dependable results in all that they do, including sustainable construction.

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ON CONSTRUCTION

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science research laboratory construction
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16th century style

Hewitt Garrison Architectural Photography

Rudolph and Sletten is ranked as the 8th Top Green Contractor in California by the McGraw-Hill publication, California Construction. Rudolph and Sletten completed 5 LEED construction projects last year, including Equity Office's Station Landing, Jay Paul Company's Summit Rancho Bernardo and University of San Diego's Student Life Pavilion. In an additional "green" listing, Rudolph and Sletten had the fourth highest number of LEED-accredited professionals in California.

Modern Healthcare Magazine listed Rudolph and Sletten as the 4th Top General Contracting Company building healthcare facilities in the U.S. This marked the first national ranking in healthcare construction for the company. Rudolph and Sletten has long been a leading healthcare construction company in California. Recently completed healthcare projects include El Camino Hospital in Mountain View, California, and Kaiser Permanente Vacaville Hospital and Medical Office Building in Vacaville, California.

In Top Contractors 2010, Rudolph and Sletten is ranked as the 7th largest contractor in California based on revenue. In additional categories the company received even higher ranking such as 4th in Top General Building Contractors, 3rd in Healthcare Construction, 6th in Tenant Improvement Contractors, 4th in Top Commercial Building Contractors, 3rd in Entertainment and 1st in Cultural Facilities.

Rudolph and Sletten was awarded the 2010 Construction Employers' Association (CEA) Excellence in Safety Award. Rudolph and Sletten was one of only 44 contractors statewide to receive this honor.



Brian Miller (left) accepting Rudolph and Sletten's 2009 Excellence in Safety award from Chris Lee, Cal/OSHA Deputy Chief of Enforcement.

5
number of LEED
projects completed
in 2009

11
number of LEED
projects under
construction or on
schedule to start

4
national ranking
among Top General
Contracting
Companies building
healthcare facilities

3
ranking among
Entertainment,
Theme Parks and
Casino Contractors

1
ranking among
Top Religious and
Cultural Facilities
Contractors

Recently Awarded Projects

UC Davis Medical Center Cancer Center, Sacramento, CA

This Sacramento healthcare project is a new three-story, 45,000-square-foot, cancer center located on the University of California, Davis campus. The first floor will house pediatric infusion and clinics; the second, an adult clinic; and the third, an adult infusion and pharmacy. The building is connected to the existing operational cancer center with a pedestrian bridge. The existing building will be occupied during construction, with minimal remodel work at the tie-in location. Rudolph and Sletten's role on this project will be that of construction manager.



UC Davis Medical Center Cancer Center rendering by SmithGroup.

Bogle Delta Winery, Clarksburg, CA

Currently the 18th largest winery in the United States, this project will consolidate all of their winery operations to Clarksburg, California. This winemaking facility will handle all the aspects of wine production, from receiving and crushing grapes through packaging and shipment off-site for warehousing and distribution. At completion of the project, the facility will have the ability to crush 20,000 tons of grapes and bottle a million cases annually.



Hawaiian Gardens Casino rendering by JCJ Architecture

Oceanside Athletic Field, Oceanside, CA

Oceanside Unified School District's Oceanside High School has selected Rudolph and Sletten for its athletic field improvements. The new athletic facility includes a weight room, locker room, restrooms, ticket booth, grandstand and press box. Construction will also add new visitor bleachers and upgrades to existing visitor grandstands, providing more space for fans to watch their Pirates add to their record six consecutive San Diego Section CIF

Championships. In addition to improvements to the field and track areas, the project will install a new PA system, track timing and field lighting. Additional pedestrian and vehicular surfaces on site will improve access. These improvements will help the team add to their already impressive 39-0 unbeaten streak.

Hawaiian Gardens Casino, Hawaiian Gardens, CA

Starting in a trailer with five tables, Hawaiian Gardens Casino has expanded over the years to 180 gaming tables, serving approximately 15,000 people living in the immediate area surrounding the city of Hawaiian Gardens. Their growth will continue when Rudolph and Sletten breaks ground on their new 201,000-square-foot card room that will help the casino position itself to become the largest card club in the Greater Los Angeles area.

NorCal's Largest 2009 Build-to-Suit Development Is Certified LEED Gold

Developed by Equity Office Properties and Harvest Properties and built by Rudolph and Sletten, Station Landing, the new headquarters for AAA Northern California, Nevada and Utah, achieved LEED Gold certification from the U.S. Green Building Council.

Rudolph and Sletten's recently completed project, Station Landing, the new headquarters for AAA Northern California, Nevada and Utah (AAA NCNU), received LEED Gold Certification by the U.S. Green Building Council (USGBC). The six-story, 255,000-square-foot Class A office project in Walnut Creek, California, allowed AAA NCNU to complete its move from downtown San Francisco to Contra Costa County. In addition to the six-story office, Rudolph and Sletten built a 763-stall above-grade parking structure.

As the experienced developer behind such well-known Bay Area developments as Foundry Square and the renovation of San Francisco's Ferry Building, Equity Office ensured that sustainability was on the forefront of the design and construction process.

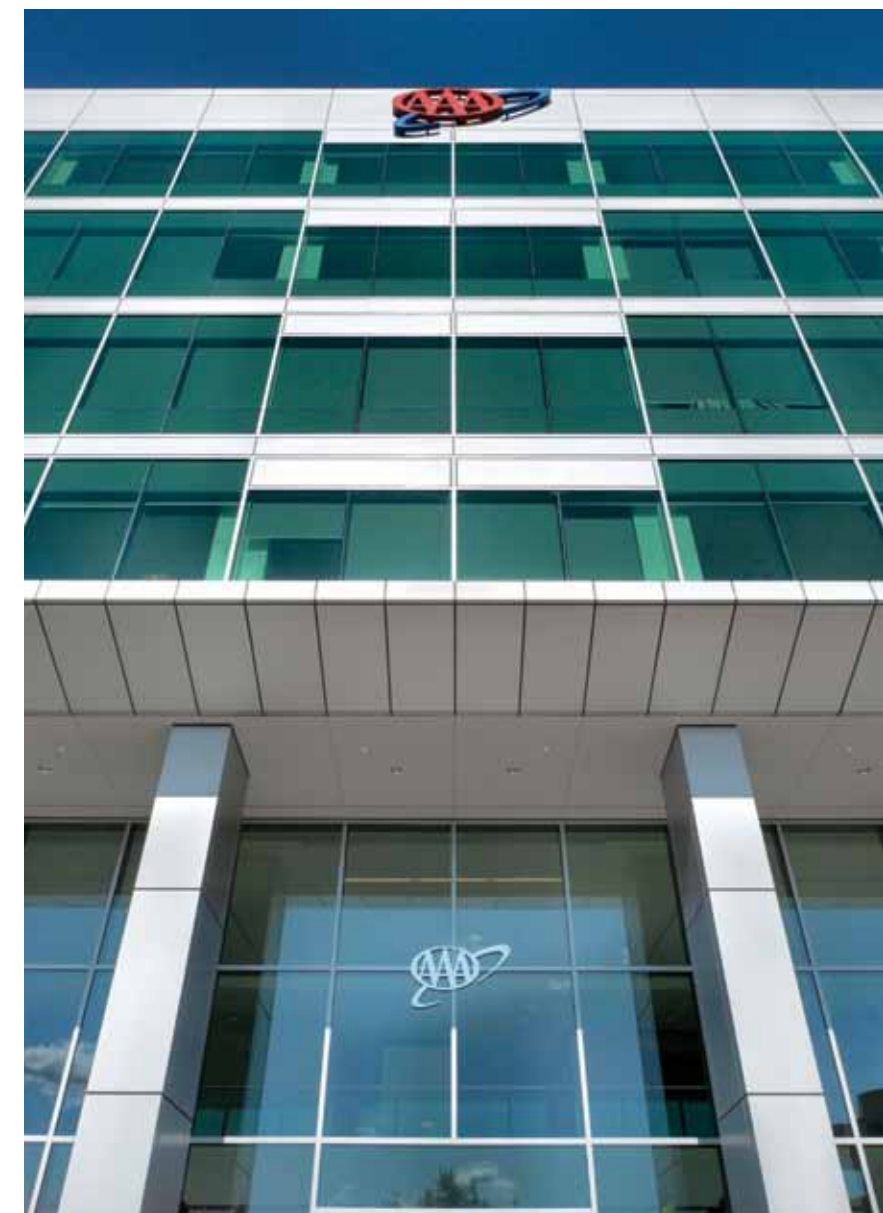
Station Landing is another in a long line of "green" construction projects for Rudolph and Sletten, a leader in the green building movement. With 176 LEED Accredited Professionals in-house, the company is well on its way to having all its management and engineering staff LEED Accredited by the end of the year.

Key Sustainable Features:

- Low VOC-emitting materials in all aspects of the interior finishes provide a high level of indoor air quality
- On-site bicycle storage units & changing rooms, fuel-efficient vehicle parking, nearby access to BART trains and limited on-site parking encourage tenants to use alternative transportation
- The building uses 42.2% less water than the baseline case through the use of low-flow toilets, urinals, showers and sinks
- Building a three-story parking garage in lieu of expansive black asphalt parking lots greatly minimizes the heat-island effect on site, while preserving open space
- Native plant species and tall grass cover the site and reduce irrigation demand by 53.7%
- Bioswales along the west end of the property naturally clean stormwater and provide a habitat for vegetation
- Recycled steel was used in both the steel-framed office and the reinforced concrete garage
- The breakroom countertops were made from 100% recycled plastic bottles
- 66% of all wood used in the construction were harvested from FSC-certified forests
- Strategically placed windows achieved a 2% glazing factor in 75% of all regularly occupied spaces
- 1,432 tons (85%) of on-site generate construction waste was diverted from landfills



Photos by Rien Van Rijnhoven Architecture Photography



Owner: Equity Office Properties
Architect: Korth Sunseri Hagey Architects (building/interior); Gensler Architects (interior)
Size: 255,000 sq ft
Completion date: 07/2009

BUILDING A CATALYST

for new discovery

The Warren and Katharine Schlinger Laboratory for Chemistry and Chemical Engineering brings together diverse research groups who will continue Caltech's tradition of pioneering investigations in chemistry and chemical engineering. The 62,300-square-foot, four-story Schlinger Laboratory blends adaptable design and sustainable construction elements for a contemporary laboratory.



photos by Hewitt Garrison Architectural Photography

Owner: California Institute of Technology
Architect: Bohlin Cywinski Jackson
Size: 60,000 sq ft
Completion date: 03/2010





The Schlinger Laboratory for Chemistry and Chemical Engineering features a “green,” eco-conscious design, furthering Caltech’s campus-wide sustainable commitment. The building is seeking LEED Gold certification from the Leadership in Energy and Environmental Design (LEED) Green Building Rating System, which requires projects to meet stringent energy and water efficiency standards. The Schlinger Laboratory houses energy-conscious equipment and lighting, for a 28% reduction in energy usage and an impressive 30% reduction in water usage. The building utilizes locally derived and recycled building materials, such as the circa 1900 slate boards recycled as the main writing surfaces in the conference rooms.



Natural lighting in the new laboratory was essential for the chemists. Expansive, floor-to-ceiling windows illuminate 90% of the labs and conference rooms while providing engaging, panoramic views.

Designed with flexible lab space, research areas can be adapted or reconfigured for specific uses. Each of the highly specialized research areas was custom designed to meet the distinct specifications of the resident professors. The laboratory also offers an abundance of ventilated chemical fume hoods, providing a high ratio of workstations per student or researcher.

The building features:

- Six faculty offices within two faculty suites
- Office space for over 100 postdoctoral and graduate students
- A 50-person undergraduate teaching classroom/faculty conference room
- Multiple interactive lounge areas
- A central recycling room
- Individual office climate control and auto-sensor lighting
- A dual-glazed curtain wall system for window shading and reduced heat gain
- 70 German-Engineered Waldner fume hoods (total capacity 110)

The laboratory houses research groups in synthetic chemistry and chemical engineering, enabling new research in catalysis, materials and the atmosphere. Chemists and chemical engineers will be brought together under one roof for exciting new discoveries and innovations.

Research within this new state-of-the-art facility will include:

- Designing new catalysts and new routes to the preparation of pharmaceuticals.
- Designing new catalysts that may be critical in solar energy conversion.
- Researching atmospheric chemistry, focusing on aerosol processes and the control of air pollution.
- Characterizing new polymers with broad applications in everything from liquid-crystal displays to intraocular lenses.

The laboratory will also house the Center for Catalysis and Chemical Synthesis, led by Nobel laureate Robert Grubbs, the Victor and Elizabeth Atkins Professor of Chemistry.



15-Months Injury-Free Safety Record

New safety initiatives and focus help eliminate injuries during Rudolph and Sletten's construction of a New Patient Tower, Parking Structure and Central Plant Expansion at Childrens Hospital Los Angeles.

For the 15-month period from February 23, 2009 to May 23, 2010, Rudolph and Sletten has managed an incident-free construction site while constructing the new, 460,000-square-foot patient tower, parking structure and central plant expansion for Childrens Hospital Los Angeles (CHLA). Statistics from verified labor reports during the 15-month period show that over 580,000 hours were completed without a single doctor's case injury.

"Safety is a core value at Rudolph and Sletten," said Abel Gonzalez, Rudolph and Sletten Project Executive on the CHLA project. "Our commitment and that of our 56 subcontractors shows that there are no accidents, only preventable injuries."

In order to achieve a safety record that is better than 60% of the industry average, the Company's safety team, along with its subcontractor upper management, assembled to brainstorm new methods to reduce common

"As with any new initiative, new practices must be supported from the top down. At CHLA, the safety of our patients and employees is important to us, so we could not be more pleased with Rudolph and Sletten's leadership in implementing a successful safety program on the construction of our new patient tower."

*Elizabeth Cochran,
Childrens Hospital Los Angeles*

jobsite injuries. The group identified injury industry trends, contributing factors and procedures to prevent injuries.

Upon review, the group noted that approximately 40% of the injuries are a result of cuts, punctures and/or abrasions, 31% are strains and sprains and 18% are eye injuries. The collaborative evaluation of these injuries helped the group develop a positive partnership, as well as a list of actionable solutions.

To ensure success, the new safety program started with the construction leadership. Rudolph and Sletten and its subcontractors improved worker safety awareness by challenging the safety coordinators and foremen on the job to become more involved in reviewing the processes being performed in order to eliminate or minimize the hazards associated with these tasks.

The safety group also implemented a "Stretch and Flex" program to help eliminate the strains and sprains. The Stretch and Flex program uses easy-to-perform stretching exercises to target muscles used in a wide range of work activities. This start-of-shift stretch and flex program included all project superintendents and foreman, most of whom do not perform labor in the risk group identified. They set an example for their employees and all workers on site. By taking a few moments every morning to

stretch and flex cold muscles, as well as discuss safety concerns for the day's activities, the program proved effective in preventing minor injuries that become major problems on the jobsite. The program also had the added benefit of creating a team atmosphere and improving overall morale.

Good morale and a team atmosphere can go a long way in improving safety records. If coworkers are looking out for one another and realize that someone else's safety habits directly affect their own, the entire jobsite becomes a safer work environment. The team atmosphere extends beyond a group of coworkers to each tradesperson looking out for the other. Trades became more vocal when noticing unsafe practices, helping to ensure a safe work environment.

"Earned and valued incentives also appear to have had a significant impact on maintaining good 'awareness' and participation levels," said Rick Church, Aon Risk Services.

To increase these positive team-building efforts, all on site workers participated in a safety recognition program acknowledging exceptional efforts in safety.

A Flexible Template

Kaiser Permanente's model for modern healthcare construction

Kaiser Permanente Vacaville Medical Center Hospital and Medical Office Building 2

Project: Kaiser, Vacaville Medical Center Campus

Owner: Kaiser Foundation Health Plan, Inc.

Architect: Stantec Architecture

Size: 586,000 sq ft

Completion date: 2009





Vacaville Medical Center is a campus development including a 174-bed, 340,000-square-foot, four-story hospital; a 219,000-square-foot medical office building; and central utility plant. By taking full advantage of resources from previous template projects, the project team met a compressed project timeline by significantly decreasing the time needed for design and permitting approvals.

The Kaiser Permanente Vacaville Medical Center is the fourth facility to be completed with Kaiser Permanente's new template design. This flexible, evolving template offers both the cost savings resulting from standardization and builds on lessons learned from the first three medical centers, which share an identical footprint and key program components. The template outlines common structural and building systems, planning concepts, floor plans, equipment, furnishings and construction techniques adaptable to a variety of site conditions.

flexible template.

The goal of the template program is not exact repetition, but adaption and evolution. Vacaville differed from the previous sites in that the medical center would need to be oriented with an existing Medical Office Building (MOB) and Central Utility Plant (CUP). To determine how Vacaville would relate to the existing facilities, Rudolph and Sletten evaluated cost impacts, utility runs and access points in ongoing open dialogue helping the team conclude the most cost efficient way of routing.

The first three projects used pile foundation systems; Vacaville was initially engineered this way. However, the Vacaville site's water table is only eight feet below grade. The team concluded that waterproofing as many as 1,500 individual piles would create an unnecessary cost hardship. By this time, the project had already entered the permit process. To change to a mat foundation system and create a kind of waterproof bathtub



below grade, the team needed to re-approach the state permitting agency with finesse to realize those cost savings. Accelerated design decisions and intense communication with OSHPD allowed the team to successfully incorporate the new foundation while keeping the project on track.

sustainability.

Unusually strict technical, mechanical and air quality requirements make hospitals a difficult building type to build sustainably. As part of Kaiser Permanente's strong sustainable philosophy, the project team implemented numerous features to help "green" the campus.

Rubber flooring was not cost effective at the time that Kaiser Permanente's earlier template projects were planned. Vacaville replaced VCT flooring with rubber flooring.

Advantages of rubber over vinyl flooring include:

- the elimination of chemical waxes needed for maintenance
- reduced life cycle costs
- almost half the costs associated with vinyl floors
- foot comfort and stress reduction for staff
- improved acoustics that favor patient privacy

Covering almost 300,000 square feet of the 340,000-square-foot hospital, this is among the five largest installations of a Nora Systems rubber flooring product in North America.





Vacaville incorporated cellular shades for windows, which are photoelectrically controlled to compensate correctly with the amount of daylight in a space, providing better energy efficiency.

To improve energy use, the project team embraced the rigorous task of introducing cogeneration power facilities into the project, helping to achieve not only utility cost savings but also a decreased carbon footprint and more readily available utilities.

All air handling systems were designed with 100% outside air to achieve significant reduction in air volume as is allowed by the mechanical code, thereby reducing ongoing fan energy. In addition, a runaround coil system was introduced that recovers heat from all exhausted air back to the supply air system without compromising air quality or the health of occupants.

communication.

During construction, the Kaiser Permanente team, Rudolph and Sletten, Stantec Architecture and Arup engineers made themselves accessible to one another for ease of communication. By being on site, the team could see issues first hand on a moment's notice, allowing quick responses.

The team also visited similar facilities in an advanced stage of construction. The visits were critical to evaluating cost and constructibility issues and to identify alternate approaches. Teamwork through the design process not only resulted in an efficient and safe hospital design, it sped the delivery of each facility and significantly reduced construction costs.

Rudolph and Sletten led a Quality Management Team that conducted weekly quality walks of the job site with extensive review of mockups and first-in-place installations. Information gathered in daily reviews was evaluated by team members on a weekly basis. Rudolph and Sletten also conducted lengthy preinstallation conferences, including a multi-hour group review of construction documents and design details, and establishing expectations. Foremen and work crews were included in these meetings so that communication could be taken in first hand.



design.

One of Kaiser Permanente's primary project goals was to create a comfortable, convenient environment for patients. The template's intuitive wayfinding plan is organized around a central spine filled with natural light. Daylight enters the building from all directions through windows, glass-walled walkways and an interior landscaped courtyard with a healing garden and dining terrace.

Wayfinding at the entrances and exits incorporates deep accent colors to visually remind visitors that they are moving to a different location within the building. To increase patient privacy and hospital efficiency, staff and patient circulation routes are separate from public routes. Spaces for patients, staff and visitor privacy are included throughout the building. Open floor plans free of obstructions are easily adapted to other uses, and 15-foot-wide corridors are broad enough to deliver increased visibility.

Patient rooms are arranged around the central work space core in a layout that offers nurses quick and

easy access to patients, medical records and supplies.

The hospital and MOB share the same entrance, giving patients a single point of access and ensuring a continuum of care. Although the facility appears seamless to users, the hospital and MOB components are divided according to occupancy levels. Traditionally, hospitals must comply with more restrictive occupancy codes, while MOBs fall under a less intense mixed occupancy code.

Vacaville provides an outstanding industry model of cost-effective response to California's challenging new seismic requirements. Kaiser Permanente developed a safe and efficient design with ongoing benefits in terms of medical planning, detailing and constructibility. The project team took advantage of lessons learned on previous Kaiser Permanente projects and offers its own lessons to future template projects. Kaiser Permanente's Vacaville Hospital serves as a critical bridge between the first and second generation of hospitals, fine tuning not only design and construction methods but also coordination and communication protocols.



photos by Douglas L. Peck Photography

Rudolph and Sletten to Build Research Laboratory for NOAA



Rudolph and Sletten has been chosen to build NOAA Fisheries Services Southwest Fisheries Science Center (SWFSC) in La Jolla, California. The 240,000-square-foot project, which includes under-facility parking for up to 202 vehicles, is funded with part of the \$830 million NOAA received from the American Recovery and Reinvestment Act economic stimulus package and replaces an older facility that is precariously perched on the edge of a 200-foot cliff. Construction will begin July 2010.


NOAA's new SWFSC will perform research for the organization's National Marine Fisheries Service and will contain a large seawater and freshwater Ocean Technology Development Tank used to study and survey fishery resources and ecosystems. The facility will contain an experimental aquarium, a large animal necropsy lab, a specimen processing lab, a photogrammetry lab, an ichthyoplankton lab, genetic labs, physiology labs, oceanographic labs, specimen archives, electronic workshops and a large tank for testing new sampling technologies, plus a library, conference rooms and office space for up to 300 scientists and support staff.

When completed, the facility is targeted to be LEED Gold certified. The green design of the new laboratory includes photovoltaic cells, elaborate water retention systems, recycled materials and green roofs planted with California coastal chaparral.



Renderings by Gould Evans, Kansas City

Owner: National Oceanic and Atmospheric Administration
Architect: Gould Evans, Kansas City and
Architects Delawie Wilkes Rodriguez Barker, San Diego
Size: 240,000 sq ft
Completion date: 2011



An Education in Creative Thinking

Complex design and innovative building techniques win an award for excellence in construction. *The construction of the 54,000-square-foot expansion of Francis Parker School was awarded a Construction Management Association of America (CMAA) Project Achievement Award by its San Diego chapter. The award recognizes and promotes professionalism and excellence in the management of the construction process.*

Francis Parker School Phase 6 expansion included an Administration Building, an Arts Building, a Music Building, a Maintenance Building and a Lecture Building. The 1912 Craftsman-inspired buildings are tilt-up structures that feature panel construction with inlaid ornamental glass strips. The facades showcase Brazilian redwood paneling while expansive pocket doors slide open 15 feet inviting the outdoors in. The thickness of the tilt walls—seven to nine inches of concrete—creates a heat damper delaying the effects of both hot and cold. Overhangs and sunshades diminish the heat impact in the classroom buildings; yet, because they are single loaded, allow light to still penetrate 15 feet on either side.

The project's complex design challenged the team to find some interesting and innovative solutions. Inlaid recycled glass aggregate in the panels required special concrete placement techniques with double layers of wire mesh placed over the glass to prevent the concrete from moving the glass into consolidated groups. In addition, all glass aggregate was required to be ground by hand.

The ceiling system in the lecture hall was prohibitively expensive and endangered the budget to build the entire building with the same materials. Original details were heavy millwork style wood panels. A cost savings of \$255,000 was achieved by working with an aluminum skin product with a wood veneer that achieved the same look as the original details. The savings ultimately resulted in proceeding with the construction of the building.

The architectural precast for the lecture building was an exciting and challenging prospect from the beginning. The original idea was to actually saw-cut portions of the concrete casting slab into large runs and stack them on the building exterior as part of the skin. Due to cost considerations, a formed system seemed much more economical and had a greater chance of returning the desired look. Initially, using standard form lumber and raw casting slab to cast the panels (as had been done previously) was considered. However, the extra cost of having to heavily sack and patch a precast wall that was such an important architectural feature required the team to rethink the process.



Owner: Francis Parker School
Architect: Lake/Flato Architects
Size: 53,000 sq ft
Completion date: 12/2009



© Dove Ness

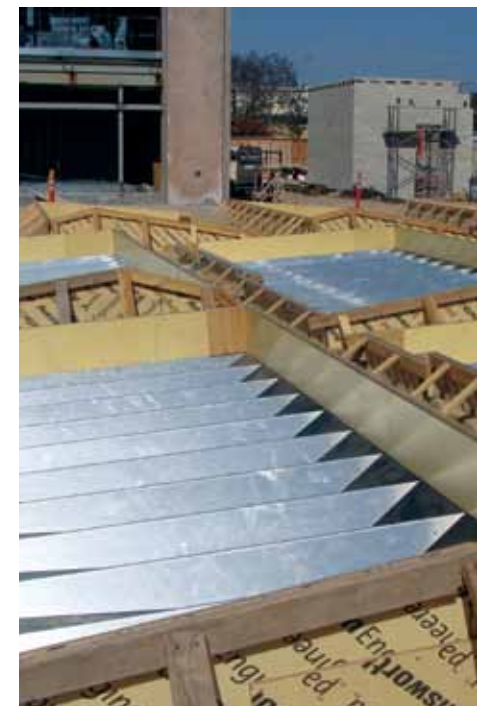
Rudolph and Sletten worked with the designers to find an alternative wall panel design that achieved the same look as the original design, saving the client over \$250,000. Through collaborative discussions, the team developed the idea of using a metal pan as the form shape. The metal pan would provide less variation in the look of the panels shape to shape, thus limiting (and perhaps eliminating altogether) the amount of sack and patch work required. The metal form system greatly increased the quality of the end product. The rigidity of the metal as well as its consistent surface eliminated variation in the panel shapes, and provided clean crisp edges without any post, cure efforts. The metal pan also completely eliminated any telegraphed surface cracks from the casting slab that often occur on a large casting surface.

This simple idea illustrates how creative thinking paired with the courage to take a chance can improve the quality of the product, save money and leave a positive impression with a client. The precast panels for the lecture building created a buzz and excitement throughout campus far beyond just our concrete crew. The process intrigued everyone that heard about the inventive process. As faculty, students and tradesmen watched the panels being lifted, our team

could tell that our concrete crews were extremely proud of their work and what they had accomplished together.

Rudolph and Sletten's pursuit of cost-saving and quality-improving methods started at the beginning with the estimating phase. The team collaborated with the designers on an extensive constructibility review to achieve a more accurate cost estimate. The Company's value engineering efforts were also incorporated into the pre-design phase by identifying large cost saving items without having to remove large project components in a post-bid environment.

Specific and select Lean Construction Methods were utilized, such as scheduling. Pull schedule planning sessions with subcontractors were conducted to improve



After some collaborative discussions, the team developed the idea of using a metal pan as the form shape. The metal pan would provide less variation in the look of the wall panels shape to shape, thus limiting the amount of sack and patch work required while greatly increasing the quality of the end product.

the efficiency of all the subcontractors. Each subcontractor offered input to the overall schedule, thereby allowing each subcontractor to realize their effect on each other's ability to reach construction milestones. The process not only increased the reliability of the overall schedule but resulted in a very close-knit team willing to help everyone succeed.

While not pursuing LEED certification, the new buildings reflect this progressive school's belief in sustainability. The school is a model for energy savings. Aggressive ventilation, the use of tilt-wall construction with two percent flyash content and extensive daylight modeling enabled the design team to create a complex that bests California's Title 24 energy performance requirements by 33 percent. The framing, metal roofing, copper soffits and aluminum windows have 60 to 80 percent recycled content. The sustainably grown wood of the interior and the exterior siding adds to the green cachet. In addition the school created demonstration gardens to teach the children about agriculture and to grow food for their own cafeteria.

A blend of healthy dining, sustainability, technology and human interaction

The 16th Century Spanish Renaissance design of the Hahn University Center continues with its renovation and expansion into a new 55,000-square-foot Student Life Pavilion. The Student Life Pavilion (SLP) serves as the hub for student life activities with a full-service dining area and greenhouse market as well as additional office space for student affairs, campus publications and campus clubs and organizations.

The main floor of the Student Life Pavilion connects to the Hahn University Center, which will receive three additional dining areas, known collectively as La Gran Terraza. The renovation of Hahn consists of turning the existing deli into a student lounge and converting the existing faculty/staff dining and existing serving area into a faculty and staff bar/lounge. The project is phased so that the Student Life Pavilion was occupied prior to the renovation of the existing space.

The SLP offers a dozen different dining options and a full-service grocery store called Tu Mercado with a farmer's market every Wednesday. Among the unique dining options are American, Italian and Mexican cuisines as well as Vietnamese, Mediterranean, Chinese and Japanese offerings. There is also a food station dedicated to showcasing a daily "Special Ingredient" to produce a uniquely creative entree.

The Tu Mercado offers fresh produce, bulk dry goods, dairy, meats, fish, a salad bar and ready-made meals. This full-service grocery store received the 2010 National Association of College and University Food Services (NACUFS) "Best in the Business" award for incorporating sustainable practices into their store.

Owner: University of San Diego
Architect: Horn and Goldman, New York
Architects Moshier Drew Watson Ferguson, San Diego
Size: 55,000 sq ft
Completion date: 11/2009



photos by RMA Photography, Inc.



Another food outlet is L'atelier, housed within Tu Mercado, which has a deli and also offers gelato, pastries, smoothies, an espresso bar and prepared meals.

The mission of the Student Life Pavilion was to develop a sense of community on campus. The organization of the functions, spaces and progression were designed to implement the mission. The exterior activity spaces, plazas, arcades and grand windows were designed to enhance the interaction opportunities between students. It will offer informal spaces day and night for social growth and active involvement in programs and activities including dining, meetings and interaction with faculty.

"The Student Life Pavilion blends the best thinking in healthy student dining, sustainability, technology and student/faculty engagement in one incredible facility," said Carmen Vazquez, Vice President of Student Affairs.



Specific features of the University of San Diego's Student Life Pavilion include:

- Multiple natural food choices in the new dining area including numerous themed mini-restaurants
- Food prepared to order at live-action cooking stations
- Live demonstrations and complimentary cooking classes offered in partnership with the Culinary Institute of America
- "Tu Mercado" market, featuring a full grocery line including fresh produce, frozen foods and a tea and coffee bar
- The first BioHitech system on a college campus. The system breaks down excess food scraps and converts it into water



“After three years of planning, almost two years of construction, going through two vice presidents, two directors of dining and auxiliary service and receiving permitted drawing from the City of San Diego eight weeks later than was expected, I am pleased to announce that the “Student Life Pavilion” has received a temporary permit to occupy certain portions of the building. This is two weeks ahead of our original schedule. I would like to thank the design team, construction team and the USD team for all their hard work to make this happen.”
Roger Manion, Assistant Vice President/Facilities Management, University of San Diego.



- New study spaces in a totally wireless environment with smart technology and videoconferencing options including “Tidebreak” areas where students can work together across common screens and their own laptops
- An active game lounge, plus other common areas
- An entire floor dedicated to Student Leadership with offices constructed in an open-space forum to allow for student interaction

An energy efficient building, the Student Life Pavilion is designed to be the university's first LEED (Leadership in Energy and Environmental Design) Certified building and is seeking Gold-level certification. Several of the credits that were used to achieve the LEED Gold certification were requested by the students, including natural ventilation to the student organization offices.

In addition to the environmentally conscious rooftop with an herb and vegetable garden, the pavilion features a number of green elements, including:

- natural ventilation with windows that open and an inner courtyard to promote air flow
- the use of recyclable or recycled materials such as carpeting
- a 100% Styrofoam-free zone with the use of compostable flatware, cups and plates and tray-less eateries
- organic, Fair Trade and local foods and beverages
- a 40% reduction in water usage by low-flow water fixtures
- low-water plantings on the rooftop offering panoramic views of San Diego's Mission Bay and Tecolote Canyon



Rudolph and Sletten

1600 Seaport Boulevard, Suite 350
Redwood City, CA 94063

HOOKED ON CONSTRUCTION

50 years *of* BUILDING trust, innovation, and technology

From a humble beginning in Rudy's garage, Rudolph and Sletten has grown into a leader in California construction. Over the past 50 years, we have expanded along with our neighbors in Silicon Valley, brought technology and innovation to construction and led the state in "green" construction. Our accomplishments are due to our forward-thinking and sometimes demanding clients, as well as our talented, well-trained staff. The combination has made for a very successful 50 years and a great reason to celebrate.



San Francisco Bay Area Corporate Headquarters

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