

RUDOLPH AND SLETTEN

GENERAL AND ENGINEERING CONTRACTOR'S JOURNAL

HOOKED ON CONSTRUCTION

**Aggressive Action
Completes Red Hawk Casino
Ahead of Schedule**

Sacramento's Largest Birthing Center

**Collaborative Efforts at UCSF
Cardiovascular Research Institute**

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New Leadership in Southern California



Robert Stokes will oversee operations at the Los Angeles/Orange County office.

Robert Stokes began his career with Rudolph and Sletten as a Project Engineer on key projects including the Advanced Cardiovascular Systems project in Temecula and the IDEC pilot plant in San Diego. Over the next 18-years, Mr. Stokes has overseen projects for many of the company's notable clients, including Dry Creek Rancheria Resort, Sonoma State University, Lucasfilm Ltd., Stag's Leap Wine Cellars, Warner Bros. Studios, Agilent Technologies, Beringer Vineyards and Walt Disney Pictures and Television. Mr. Stokes holds a Bachelor of Science in Construction Science from Texas A&M University and is a LEED Accredited Professional.



Kevin Fettig will lead the San Diego office.

Kevin Fettig began his career at Rudolph and Sletten right out of college in the Bay Area on some of the company's more complex projects in the microelectronics industry for clients such as National Semiconductor and Advanced Micro Devices. His first project in Southern California was the Advanced Cardiovascular Systems project in Temecula. Kevin's recent clients include the Jay Paul Company in Rancho Bernardo, the Zoological Society of San Diego and the Grossmont-Cuyamaca Community College District. Mr. Fettig holds a Bachelor of Science in Civil Engineering from The University of Cincinnati and is a LEED Accredited Professional.



René Olivo will lead the San Diego office.

René Olivo began his career with Rudolph and Sletten as an intern working with both Kevin Fettig and Robert Stokes on the Advanced Cardiovascular Project in Temecula. After becoming a Project Engineer, René worked on the Hewlett-Packard Building 25 project – one of our most significant in a long line of successful projects for HP. Major projects in Southern California soon followed for clients such as the Ahmanson Theatre, Hewlett-Packard, SeaWorld, The Salk Institute, the Sweetwater Union High School District and, most recently, major projects in the Native American gaming market for Sycuan and Pechanga. René is a civil engineering graduate of San Diego State University.

Door Installation Using Lean Construction Methods on the Childrens Hospital Los Angeles Project (CHLA)

In hospital construction, strict and exacting tolerances must be achieved between the doors and the door frames. Correcting door tolerance problems during the final inspection phase for more than 1,800 door openings at Childrens Hospital Los Angeles (CHLA) would be difficult and costly. The CHLA team developed a quality-control procedure reflecting the fundamental approach to built-in quality described by the leaders of the quality initiative at Toyota. The basic methods are known as "successive checks" and "mistake proofing." These two principles are ensuring the quality of the door installation at CHLA.

During construction, maintaining the proper alignment between the doors and the door frames can become compromised. The time that elapses from wall framing to the installation of the hardware can be months. During that period many trades are working around the door frames, providing an opportunity for misalignment.

The CHLA team is preventing mistakes in the door assembly alignment by implementing a series of "successive checks" that begin with measuring the proper alignment of the door frame when it is installed and then checking the door at several stages of construction, including the installation of the initial door frame, the drywall, the casework in the room, the door and hinges, the flooring and the hardware. At each of these successive checks, both the subcontractor and Rudolph and Sletten verify the alignment and then place documentation on each frame to confirm every quality check. The cost to perform these quick alignment checks is far less than the cost to correct door installation later.

Lean principles and the methods being used at CHLA demonstrate continuous improvements based on the "plan, do, check, act" cycle. These methods increase efficiency and the quality of the work for the owner.

Sustainable Builder, Cuts CO₂ Emissions with Installation of a Photovoltaic System

As part of Rudolph and Sletten's continued commitment to sustainability, the company installed a solar photovoltaic system at its Irvine, California office. The photovoltaic panels, which cover the roof, operate like a miniature powerplant converting the sun's rays into electric energy.

The 50-kW system reduces the company's reliance on conventional sources of electricity at the office by 25%. This "green" technology will pay for itself in just over ten years.

"As a leader in sustainable construction, we find it imperative to practice our own philosophies," says Martin Sisemore, CEO and President of Rudolph and Sletten. "Our corporate office is LEED Gold Certified, our fleet is comprised of hybrid vehicles and we are requiring our managers to become LEED accredited—175 already have." Sisemore continues, "We are always looking for ways to reduce our carbon footprint, and installing solar photovoltaic panels is a logical and viable option."

Over the 30-year-life of the photovoltaic system, Rudolph and Sletten's Irvine office will reduce carbon emissions by more than 1,594 tons — the equivalent of planting 37,067 trees, removing 271 cars from the road, or not taking 1,547 round-trip flights between San Francisco and New York.



Rudolph and Sletten Receives the Western Council of Construction Consumers' Distinguished Project Award

Rudolph and Sletten received the 2009 Western Council of Construction Consumers' (WCCC) Distinguished Project award in the Public Facilities category for their work on the expansion of the California State Polytechnic University, Pomona's Library. The WCCC recognizes construction projects that demonstrate a commitment to excellence in the areas of quality, cost-efficiency and innovation.

The Carrier Johnson-designed Cal Poly Pomona Library addition included a 104,000-gross-square-foot expansion, a remodel of the existing ground floor, a renovation of the second and third floors, and improvements of the overall site and landscape areas. The addition provided needed lecture, instructional and office space and a 120-seat amphitheater. The project expanded and rearranged functional areas while correcting structural, mechanical, hazardous material, ADA accessibility and code-related deficiencies.

"This award solidifies the experience we had working with both Rudolph and Sletten and Carrier Johnson: Rudolph and Sletten has been the most professional and service-oriented construction company I have worked with," said Leatha J. Elsdon, Senior Project Manager; Facilities, Planning, Design and Construction for California State Polytechnic University, Pomona. "During the construction of the project they demonstrated their impressive ability to safely maneuver around students and faculty, who were utilizing the same space, while staying on course with great attention to detail and schedule."

The award was presented on Thursday, March 12, 2009, at the Distinguished Project Award Banquet in conjunction with the WCCC Annual Conference in Los Angeles, California.



Builder Gets Hospital Running Ahead of Schedule

The Bakersfield Memorial Hospital presented a number of design challenges including adding four stories to an existing structure, joining each floor of the new tower into the existing structure and upgrading the existing basement and first floor structure to meet seismic standards. Rudolph and Sletten met these challenges while remaining cognizant of the patients and staff in the hospital that continued to operate as normal.



Owner: Catholic Healthcare West
Architect: Perkins + Will Architecture
Cost: \$52,000,000
Size: 70,000 sq ft
Completion date: 11/2008

Despite challenges throughout construction, the completion date never changed. The entire team, with Bakersfield Memorial leading the charge, was completely committed to the schedule. With everyone's commitment, the hospital took occupancy ahead of schedule, allowing the staff to begin saving lives.

The expansion of The Bakersfield Memorial Hospital, an Office of Statewide Health Planning and Development (OSHPD)-governed facility, included a four-story addition to a one-story and basement structure. The new five-story tower with its 70,000-square-foot adds 114 new private patient rooms, 24 new beds to the Intensive Care Unit, 60 private general medical care rooms, and 30 private postpartum rooms for moms and babies. Two rooms on each floor are set up as negative pressure isolation rooms should the need to contain infectious patients be required.

In addition, the tower expansion makes it possible to upgrade technology throughout the hospital. New technology in the hospital will allow for facility-wide wireless monitoring of patients.

The structure was originally designed to have seven stories on top of the existing one-story structure; however, following the Northridge earthquake, the building no longer met the State's structural code. This resulted in extensive structural upgrades to the basement footings, columns and beams, as well as limiting the number of additional floors to only four.

The physical structure of the hospital now meets California earthquake standards that will not be required until 2013.



The Rudolph and Sletten team of preconstruction, project managers and engineers worked closely with the hospital planning staff, construction manager, design team, IOR and OSHPD to ensure that the changes and clarifications necessary to deliver a project of this magnitude and complexity were skillfully integrated into the project work plan. This dedicated effort, combined with Rudolph and Sletten's skillful field crews, self-performed work and the extensive use of building information modeling, resulted in the stellar outcome.



Collaborative Methods Build a Cardiovascular Research Center

Rudolph and Sletten is using collaborative building methods to build the University of California, San Francisco's New Cardiovascular Research Building, a collaborative center bringing research scientists and clinicians together under the same roof to accelerate our understanding of cardiovascular diseases.

“Since I became responsible for UCSF’s project delivery processes in 2004, I’ve been looking for ways to use cutting-edge tools and processes to improve that situation and allow projects to benefit from improved information flow and management processes,”
Michael Bade, (Interim)
Assistant Vice Chancellor,
Capital Programs and Campus Architect

The Cardiovascular Research Institute (CVRI) provides a home for a wide spectrum of investigation ranging from the most basic science to disease-focused and patient-based research. It links faculty interested in cardiovascular biology and disease across UCSF programs, departments and campuses. The diversity of CVRI's faculty and its collaborative culture fosters a multidisciplinary approach to research problems and provides an important bridge between UCSF's outstanding clinical and basic science departments.

Owner:
University of California, San Francisco
Architect:
SmithGroup, Inc.
Cost:
\$181,000,000
Size:
232,000 sq ft
Completion date:
11/2010



With Lean construction concepts such as Big Room, Last Planner™, and Building Information Modeling, Rudolph and Sletten and its building team partners are constructing a research center with collaboration built into its foundation.

Scheduled to open 2011, the five-story 232,000-square-foot building will provide space for the largest proportional increase in faculty recruitment since the establishment of the CVRI in 1957 — doubling both the laboratory space and number of faculty. Groups of CVRI scientists, including basic science researchers and physician-scientists, will be concentrated in a multidisciplinary “neighborhood” in the new cardiovascular research building. The world-renowned UCSF will find a new home where collaboration will provide a greater success in shorter periods of time.

To help them reach their goals, Rudolph and Sletten, along with the innovative leadership of UCSF's (Interim) Assistant Vice Chancellor, Capital Programs and Campus Architect, Michael Bade, has implemented a group of techniques aimed at improving communication, anticipating issues and meeting goals.



The Big Room

The Big Room concept takes all the small trailers that house the subcontractors, architects, and project managers and brings them together under one very big roof. The 10,000-square-foot trailer is 14 trailers wide and requires complete fire sprinkler and alarm systems. It provides a positive team environment where ideas and problems can be discussed just by walking a few feet to confer with a team member. The ability to quickly exchange information helps to eliminate the need for RFIs. In addition, the face-to-face communication leads to a clear shared understanding of the issues.

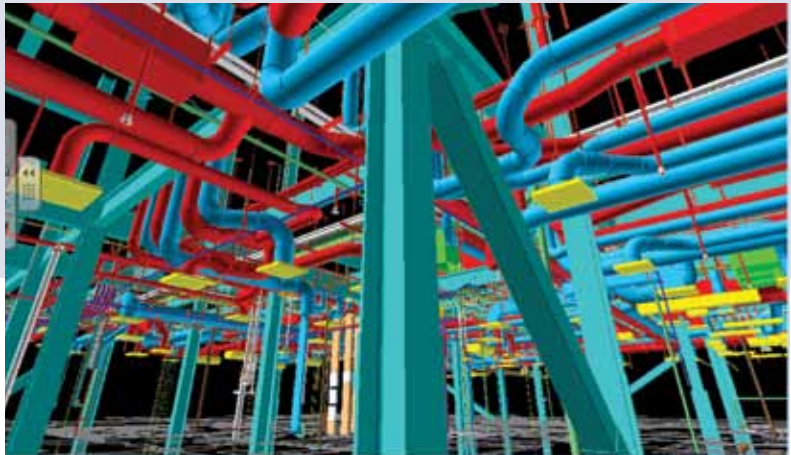
The Last Planner™ System

The Last Planner™ system begins with the master schedule setting milestones for the entire project. It is then expanded with more detailed milestone phase schedules emerging from collaborative planning. Look-ahead schedules are developed from the phase schedules, and the weekly work plans reveal the details of the schedule. The schedules are created with consensus among the team members and establish accountability and realistic commitments. In the past, crews were often being directed by management to do whatever the schedule dictated, with less analysis of real constraints. Last Planner™ includes and values the input of the people in the field who are managing the crews. This consensus-building results in a higher percentage of workflow commitments being met.



Building Information Modeling (BIM)

Building Information Modeling (BIM) uses advanced software to provide a three-dimensional virtual representation of the building components and systems. The model integrates design and exact geometry and fit with other construction management applications, including schedule simulations, phase scheduling sessions, fabrication information, infrastructure coordination and project site logistics. BIM provides the team with advanced software tools to quickly identify constraints or interferences between different components — costly issues if found while in the middle of construction. This look into the future encourages dialogue based on accurate information among all the team members, eliminating problems before they happen.



This collaborative method of working extends beyond the confines of the Big Room. Rudolph and Sletten is sharing the surrounding area with two other contractors with ongoing projects and a campus developer constructing new street improvements on the north, south and west portions of the property. With all this major construction in the immediate area, special coordination of all work activities and deliveries must occur on a daily basis between Rudolph and Sletten and its three neighboring general contractors.

The group is working together to maneuver through the tight work space in an orchestrated effort, while always mindful of the residents living in apartments a few feet away.

BLOOD, SWEAT & NO TEARS

at Childrens Hospital Los Angeles

Rudolph and Sletten employees give more than their sweat on the job with regular blood donations at the Childrens Hospital Los Angeles.

Brian Miller has no fear — especially no fear of needles. Week after week, he withstands the invasive puncture of a stainless-steel needle. He gives blood when on the Rudolph and Sletten jobsite at Childrens Hospital Los Angeles. In fact, Brian has donated 18 whole blood units and 18 platelet units: a total equivalent of 54 pints of blood for the hospital.

"I'm here once a week anyway, so it just made sense to start donating blood on my lunch hour," said Brian Miller, regional safety manager for Rudolph and Sletten. "It feels good knowing that I can do something to help some sick kids and their families."

He is not the only hero at Rudolph and Sletten; a large number of our employees on the same job also give blood. While not all records are tagged as "construction donations," it is documented that over 700 units have been donated by Rudolph and Sletten teams over the years. Phillip Stephenson, project executive for Rudolph and Sletten, said that with his next pint donation, he will have given 5 gallons (40 pints) of whole blood. These are only two examples of our numerous employees who make a difference for CHLA.

Subcontractors on the job are also touched by the hospital and have donated money, time and gifts to help the families going through some extremely trying times — hardships that will hopefully be made a little more bearable with a new facility to meet the growing demands of the hospital.



Brian Miller and Phillip Stephenson provide more than construction management on the CHLA job.



The Childrens Hospital Los Angeles' new tower will be home to many everyday heroes. The 485,000-square-foot, eleven-story building includes two levels for the mechanical penthouses and a basement/utility tunnel. A helistop will accommodate acute care service, cardiothoracic intensive care, newborn and infant critical care and bone marrow transplants. A larger emergency department will be located on the ground floor to accommodate over 58,000 patients per year. Two cardiac catheterization labs will be located on the second floor. A new cafeteria, outdoor dining area and conference center will occupy the first floor.

The master plan was to develop new facilities around a series of urban gardens that would enhance the outdoor environment and improve the overall patient-family experience. When completed, the entire Childrens Hospital complex will represent a better designed city block in one of Los Angeles' more vibrant urban neighborhoods, while making the healthcare experience more pleasant for the sickest, most seriously injured children and their families.

"It's a building that will benefit the human condition, not only of Southern California, but for children of the world."

Phillip Stephenson, Project Executive, LEED AP

Less than 5% of the population actually gives blood. To find out how you can make a difference, visit givelife.org.

Owner: Childrens Hospital Los Angeles Architect: Zimmer Gunsul Frasca Architects, LLP
Cost: \$435,000,000 Size: 600,000 sq ft Completion date: 2/2010

Aggressive Action Completes Red Hawk Casino Ahead of Schedule

Red Hawk Casino is a full-service gaming facility with an 88,000-square-foot gaming floor, 2,000 slot machines, and 75 gaming tables. Owned by the Shingle Springs Tribal Gaming Authority, an instrumentality of the Shingle Springs Band of Miwok Indians, the casino is managed by Lakes Entertainment, Inc.

The casino has retail space and six restaurants, four entertainment bars, a childcare facility and an arcade. The project also included major infrastructure improvements to the Shingle Springs

Rancheria and a 1.2 million-square-foot, eight-story parking structure.

Rudolph and Sletten was selected because of its experience in building California's Native Indian gaming and hospitality resorts, and its unique strategic partnership with the nation's largest builder of hotels and casinos, Perini Building Company, Inc. Rudolph and Sletten, a wholly owned subsidiary of Perini Corporation, is fast becoming the leading builder of Native American projects.

Owner:
Shingle Springs Tribal Gaming Authority
Architect:
Cunningham Group Architecture
Size:
278,000 sq ft
Completion date:
12/2008

“Our company’s focus on stellar preconstruction services that emphasize budgets and schedules led to an earlier than expected completion date.”

Howard N. Mills, Senior Project Manager, LEED AP

Rudolph and Sletten partnered with Clark Pacific and Cuninghame Group Architecture to complete the eight-story design-build parking structure in just 19 weeks of above-grade construction. The process relied heavily on precast components that took just 14 weeks to manufacture, build off-site and assemble as they arrived at the site.

Structural steel erection began on January 7, 2008, and was topped-off only 50 days later. Two 150-ton crawler cranes worked simultaneously on different areas of the casino's superstructure to erect the 2,100 tons of structural steel. The dual-crane workload helped the team accomplish the goal despite the extremely wet weather they encountered during the month of January.

The topography of the site, while beautiful, presented a number of challenges. The casino is built on multiple levels, stepping down a hillside, requiring the foundation to implement multiple design types, including spread footing, grade beams, drill caissons, soil nails and continuous footings. Approximately 45 four-foot-diameter drilled caissons were installed on a 1:1 slope, covering an elevation change of over 60 feet in height. The foundation also included cast-in-place and shotcrete basement/retaining walls ranging from 20–30 feet in height. To accomplish this massive undertaking efficiently, multiple crews and shifts were mobilized to simultaneously install the foundations on different levels of the hillside.

The topography also challenged the team in coordinating the deliveries to the site. With limited flat space for storage, the management team implemented a "just-in-time" delivery plan. This successful planning and follow-through helped to circumvent scheduling roadblocks that could have occurred.



Aggressive scheduling and dual-crane applications brought California's newest Indian gaming casino to completion ahead of schedule.





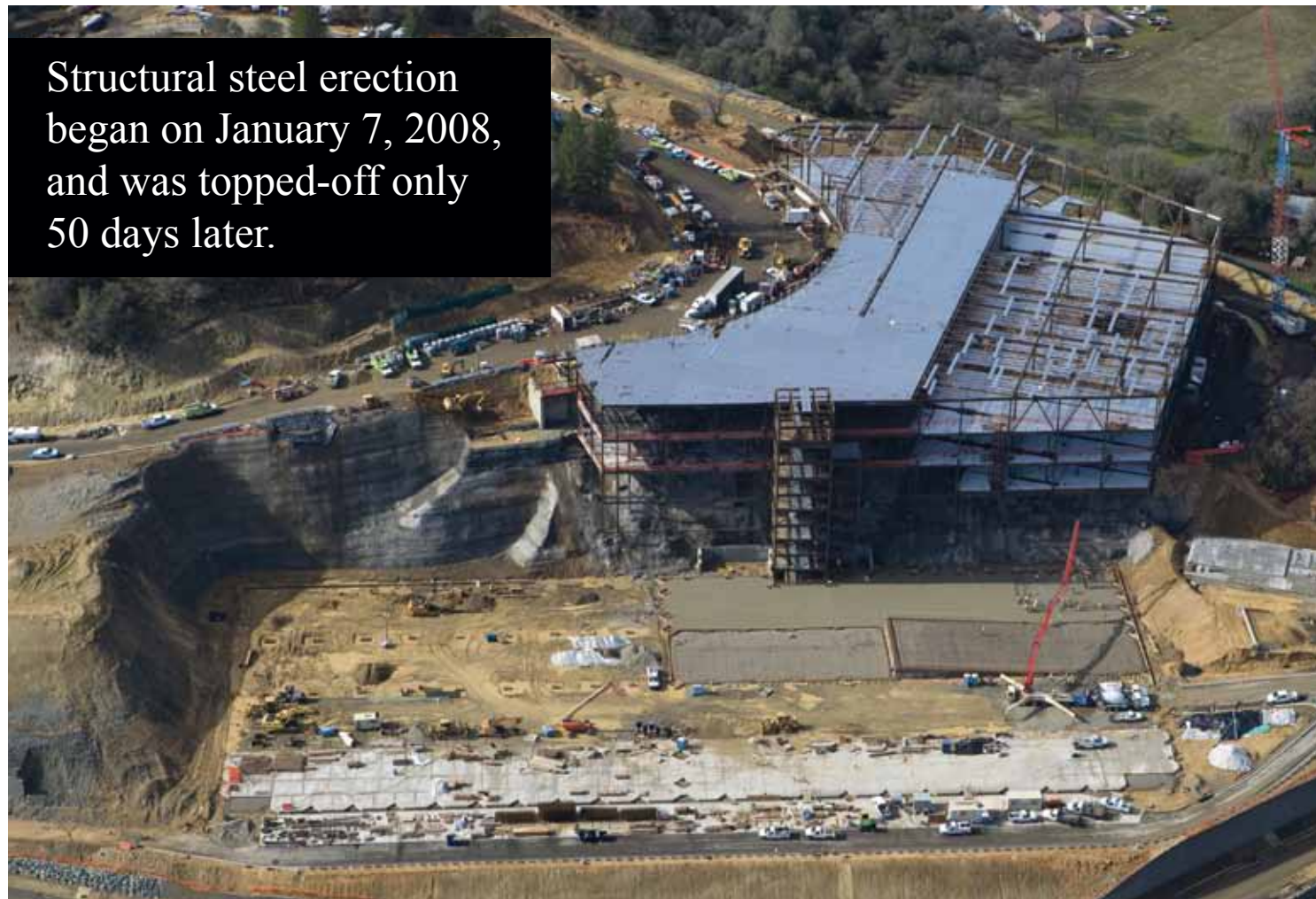
“I could not be more pleased with the superior and fast work that Rudolph and Sletten provided Red Hawk Casino,” said Scott Holmes, Chairman of the Shingle Springs Tribal Gaming Authority. “They built a spectacular gaming facility in a rugged location without time delays or other surprises that normally can occur on such large projects.”

Red Hawk is meant to be a resort destination as well as a gaming draw, with six restaurants, four entertainment bars and other amenities, including its 2,000 slot machines and 75 gaming tables. In addition, the casino is El Dorado County's largest private-sector employer with nearly 1,750 full-time employees.

Visitors to Red Hawk Casino will find all the excitement of Las Vegas-style gaming. They will be mesmerized by the colors, interior décor and specialty finishes, but what they won't notice is the hard work and dedication of the Shingle Springs Band of Miwok Indians, Lakes Entertainment and the men and women of Rudolph and Sletten that made this engineering and aesthetic tour de force possible ahead of schedule.



Structural steel erection began on January 7, 2008, and was topped-off only 50 days later.



Largest Birthing Center in Sacramento

Kaiser Permanente's new Roseville Women and Children's Center built by Rudolph and Sletten opened on the Kaiser Permanente Roseville Medical Center campus in January 2009, with 174 beds, a neonatal intensive care unit, pediatric ICU, and a pediatric unit. In addition to being the largest birthing department in the Sacramento region, this center will be Kaiser's first specialized Women and Children's Center in the network and their first dedicated pediatric intensive care unit in the Greater Sacramento Region.

The facility is a four-story, 190,000-square-foot addition to the existing Kaiser Roseville campus, bringing together the prenatal, birthing and postnatal services. Additional medical space includes, 32 pediatric beds, 10 pediatric intensive care beds, 48 neonatal intensive bassinets, 24 labor and delivery rooms, 60 post delivery beds, a 30 newborn nursery, 10 triage and observation beds, and three C-Section rooms along with other non-patient care related services.

Owner:
Kaiser Foundation Health Plan, Inc.
Architect:
Stantec Architecture
Cost:
\$150,000,000
Size:
190,000 sq ft
Completion date:
12/2008

“Rudolph and Sletten built the first 150-bed hospital and medical building here in 1994, and we are thrilled to be a continuing part of the Center's growth.”

— Martin Sisemore, President and CEO of Rudolph and Sletten

The Center will deliver 4,500 - 5,000 babies every year.

Construction began with the installation of 135 rock anchors drilled into the prehistoric lava flow material existing on the site. Spread footings and grade beams anchor the four-story steel braced frame structure to the rock anchors. The building skin cladding the structural steel frame consists of lath and plaster, aluminum punched windows, aluminum curtain walls, metal panels, and built-up roofing that includes terrace pavers for patient use.

The center is connected to the existing hospital with a 450-foot-long pedestrian bridge. This link is constructed of structural steel, window walls, plaster and built-up roofing to match the Women and Children's Center and the new central plant skin.

The Women and Children's Center is part of an overall campus expansion constructed by Rudolph and Sletten. The expansion includes a new 265,000-square-foot, four-story medical office building; 1,500-stall, six-story parking garage; central plant upgrades and expansion; 60,000-square-foot, single-story emergency department expansion and a remodeling of approximately 80% of the existing hospital's non-patient care spaces.



Reducing The Carbon Footprint

Rudolph and Sletten Commits to Reducing its Carbon Footprint by 50% in 10 years and Meets Its First Year's Goal With a 5.1% Reduction

With over 175 LEED Accredited Professionals and growing, Rudolph and Sletten is leading the industry through its integrated sustainable business practices. Taking a more active role toward a corporate goal of environmental stewardship, a Carbon Footprint Reduction Program (CFRP) was implemented in the beginning of 2008, with the goal of reducing the company's carbon footprint by 50% within 10 years. Preconstruction Executive Nicholas Pera led the effort to identify business practices that could be modified to have a lesser impact on the environment.

"We identified areas in which we could quickly and directly reduce our environmental impact at our offices and jobsites. We then set measures in place to ensure that our carbon reduction goals were both attainable in the short term and sustainable over time," said Mr. Pera.

Two of Rudolph and Sletten's initial goals were to cut fuel consumption of its vehicle fleet and minimize the amount of corporate travel. Similar to most construction companies, the existing vehicle fleet was primarily comprised of fuel-inefficient pickup trucks. After analyzing vehicle usage patterns, the company discovered that, in many cases, pickup trucks were unnecessary. In 2008, over 30 Toyota Priuses, hybrid Camrys and alternative fuel vehicles were integrated into the fleet. To reduce corporate travel, the company established video conferencing at all offices and set employee guidelines for the usage of air travel.



"We identified areas in which we could quickly and directly **reduce our environmental impact** at our offices and jobsites."

The company's corporate headquarters achieved LEED Gold Certification for its green interior with the addition of waterless urinals, motion-sensor low-flow faucets, recycled and reused furnishings and low emitting materials.

Rudolph and Sletten also implemented a few simple changes with big results. At each of its offices and jobsites, Rudolph and Sletten is using recycled paper, biodegradable lunchroom products and green cleaning products. To further reduce waste around the office, personalized glass coffee mugs were purchased for every employee.

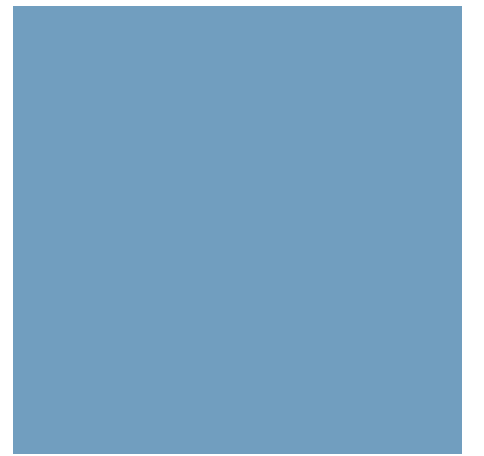
Perhaps the most significant step taken towards carbon reduction is the construction of a 50kW rooftop photovoltaic (PV) system at the company's Irvine, California office. The PV system went online at the beginning of 2009 and will reduce the Irvine office's annual electrical consumption by 25%. This represents an annual offset of approximately 75,000 kilowatt hours of purchased electricity.

These measures are only a starting point to reducing the company's carbon footprint. Future green initiatives are being discussed, including the installation of a photovoltaic system at the Stockton Equipment Yard and refurbishing older jobsite trailers with green materials. Rudolph and Sletten is dedicated to continuing its role as the leader in sustainable construction and is always open to new ideas for carbon reduction and sustainability.



BUILD RESPONSIBLY

The most significant step was the installation of a 50kW rooftop photovoltaic system.



Current Project Highlights

1. Grossmont-Cuyamaca Community College Business/CIS Building
2. Station Landing/California State Automobile Association
3. Jay Paul Company, Moffett Towers
4. El Camino Hospital, Community Hospital of the Future
5. University of San Diego, Hahn University Center
6. San Diego Zoo, Elephant Odyssey

San Diego Zoo, Elephant Odyssey San Diego, CA

The 7.5-acre Harry and Grace Steele Elephant Odyssey will feature relatives of animal species that dotted the Southern California landscape more than 12,000 years ago, such as elephants, lions and California condors.



“Elephant Odyssey will be the largest multispecies habitat in the San Diego Zoo's history,” said John Dunlap, San Diego Zoo director. “This exhibit will incorporate fun, hands-on elements for San Diego Zoo guests, while also showcasing important conservation milestones. The animals will benefit from innovative habitats that provide enrichment and interactions with other animals or visitors.”

Plans for Elephant Odyssey include shifting other Zoo animals such as jaguars, lions, secretary birds, guanacos, tapirs, capybaras, camels, pronghorns, rattlesnakes and pond turtles into new naturalistic exhibits. Many of the animals of Elephant Odyssey are endangered or threatened with extinction. The San Diego Zoo is a leader in conservation programs that support the sustainability of many of these species.

Grossmont- Cuyamaca Community College Business/CIS Building, San Diego, CA

The \$28 million Business/Computer and Information Science Building (CIS) will house computer labs, classrooms and administrative offices for Cuyamaca College’s rapidly growing CIS program, as well as for programs in business, economics, real estate, paralegal studies, graphic design and business office technology. Enrollment at Cuyamaca College has continued its upward trend, reaching 9,000 students this semester. The new building is part of the College's master plan to accommodate the enrollment increase that is projected to reach 15,000 in 2015.

“The project will be one of the most technologically advanced buildings in the Community College system, besides being another work of art to grace the campus of Cuyamaca College,” said Dale R. Switzer, Senior Director of Facilities Planning & Development for the Grossmont-Cuyamaca Community College District.

El Camino Hospital Foundation, Community Hospital of the Future, Mountain View, CA

The El Camino Hospital Foundation’s project involves the construction of a new hospital wing, upgrades to the existing facility, an addition to a central plant and a parking structure. In addition to more medical and surgical patient beds, the new wing will add emergency, radiology, surgery operating rooms, a cardiac care unit, a sub-acute critical care, central sterile/distribution, dietary, laboratory, pharmacy and administration offices.

The project is more than just a single hospital, but the creation of a visionary health care destination that provides coordinated and easy access to the latest medical treatments.

University of San Diego Hahn University Center San Diego, CA

The project includes a 53,000-square-foot addition and renovation of the existing 33,000-square-foot Hahn University Center. The Center serves as the hub for student life activities. The expansion will add a full-service dining area and greenhouse market as well as additional office space for student affairs, campus publications and campus clubs and organizations. Kevin Hom + Andrew Goldman Architects, PC of New York and Architects Mosher Drew Watson Ferguson of San Diego are the design firms for the project.

The design of the Hahn University Center will incorporate the 16th Century Spanish Renaissance architecture theme of the overall campus, with the addition of a green roof.

Station Landing/AAA Northern California, Nevada and Utah (AAA NCNU), Walnut Creek, CA

AAA Northern California, Nevada and Utah will be relocating its headquarters from San Francisco to the East Bay. Their new 255,000-square-foot, six-story building will be complete with a cafeteria and data center for about 1,000 employees. The building is seeking LEED Gold Certification by using recycled materials and energy reduction features throughout the building's construction. This will be the first AAA NCNU office to reach for this standard. AAA NCNU offers a wide array of automobile, travel, insurance, DMV, financial services and consumer discounts to more than 4.5 million members. AAA has been a leader and advocate for the safety and security of all travelers since it was founded more than 100 years ago. The client for this project is Equity Office Properties. The building is designed by Korth Sunseri Hagey Architects. Interior architects are Korth Sunseri Hagey Architects and Gensler Architects.

Jay Paul Company, Moffett Towers Sunnyvale, CA

Moffett Towers is the largest green project of its size in Silicon Valley. Located on a 52-acre site, the entire campus consists of 1,800,000-square-feet of new construction, including 7 eight-story office buildings, an amenities building with a cafeteria, three parking garages, a site parking lot, new roads, demolition and associated sitework.

The now completed Parcel 1 includes 3 eight-story office buildings totaling 866,000-square-feet, a five-level parking garage and a four-level parking garage. In addition, the completed work also includes the two-story amenities building with a world-class, full-service, 40,000-square-foot fitness center which has received LEED Gold certification.

DES Architects+Engineers received the Structures 2007 “Architecture/Design Project of the Year” Award for their design creativity on the office campus.

The Moffett Park Towers project also brought honors to Jay Paul Co. in the “Developer of the Year” and “Green Project of the Year” award categories.

The construction continues with the final section, set for completion later this year.



HOOKED ON CONSTRUCTION

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Station Landing, AAA Headquarters (Page 21)

LPA, Inc.
Grossmont-Cuyamaca Community College
Business/CIS Building (Page 21)



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