RUDOLPH AND SLETTEN, INC. | GENERAL CONTRACTOR JOURNAL

HOOKED ON CONSTRUCTION

WINTER 2017

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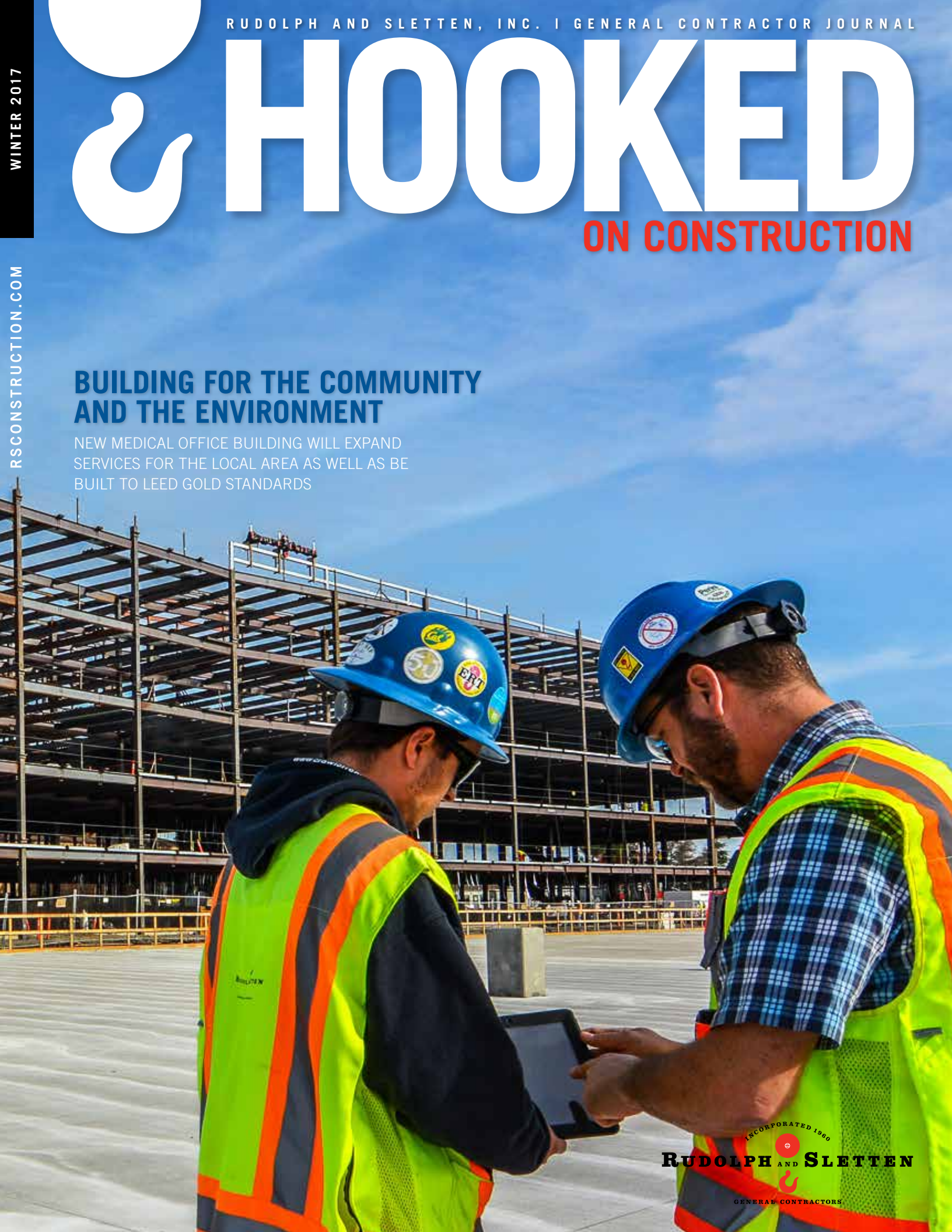
BUILDING FOR THE COMMUNITY AND THE ENVIRONMENT

NEW MEDICAL OFFICE BUILDING WILL EXPAND SERVICES FOR THE LOCAL AREA AS WELL AS BE BUILT TO LEED GOLD STANDARDS



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GENERAL CONTRACTORS

OUR LEGACY AND VALUES LIVE AND BREATHE IN EVERY RUDOLPH AND SLETTEN EMPLOYEE.

It's our people that make us different. Our passion and entrepreneurial spirit. Our commitment and drive. It's why for decades Rudolph and Sletten has built careers instead of just jobs. Why we benefit from so many repeat customers. Why we continue to invest in our people, tackling complex challenges and delivering some of today's most remarkable buildings and structures.

Choosing Rudolph and Sletten means more than choosing a company who can get the job done. It means choosing a partner who cares enough to get the job done right. LET'S BUILD.

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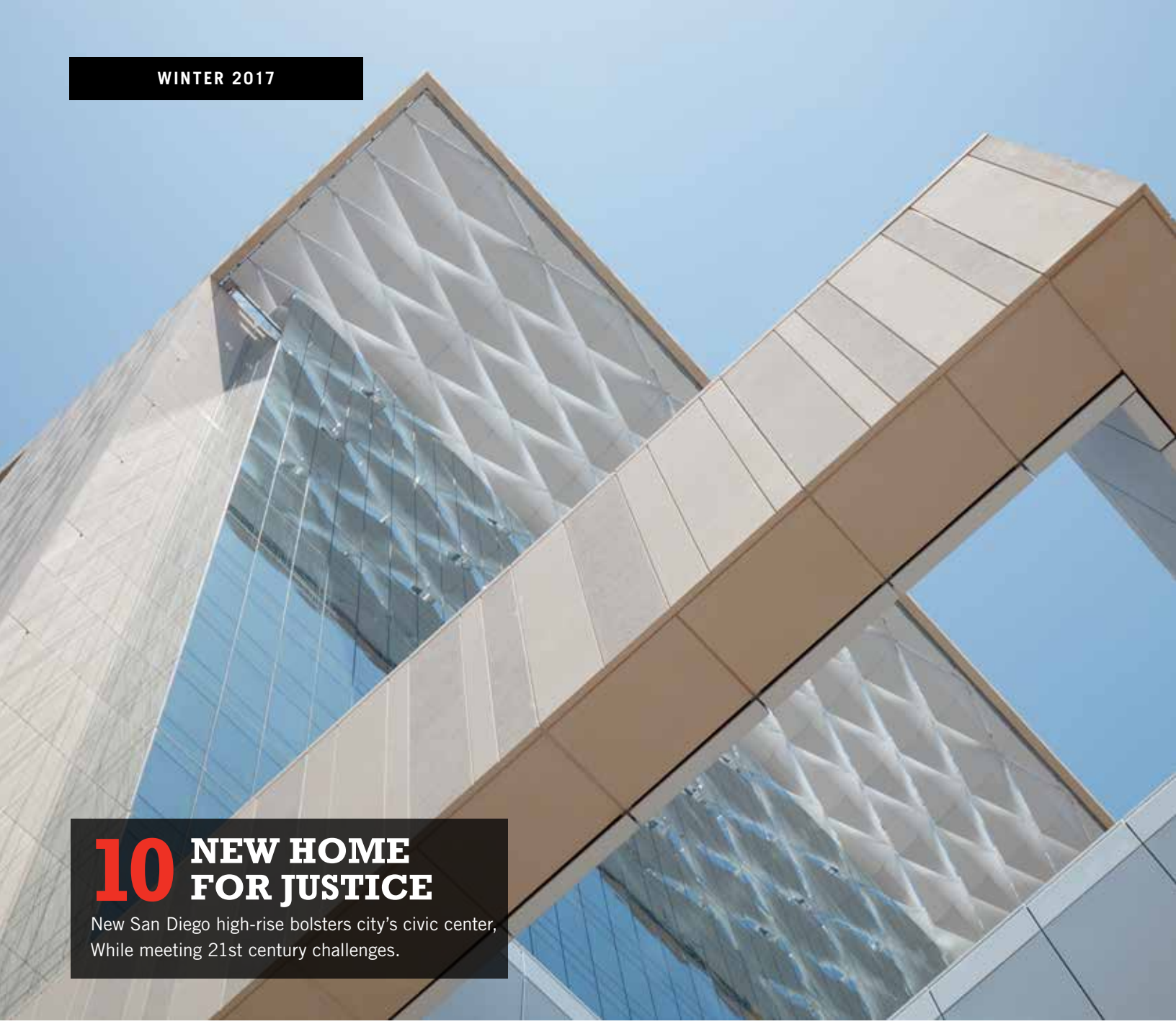
REDWOOD CITY | SAN FRANCISCO
ROSEVILLE | IRVINE | SAN DIEGO

WINTER 2017



10 NEW HOME FOR JUSTICE

New San Diego high-rise bolsters city's civic center, While meeting 21st century challenges.

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WINTER 2017

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Ken Sletten was one of Rudolph and Sletten's co-founders, and also an industry innovator, mentor and friend.

Ken Sletten's career spanned nearly six decades, starting as a Project Engineer in 1956 after earning his master's degree from Stanford's Graduate School of Business. Ken co-founded R&S in 1961 with Onslow Rudolph and began working with technology industry clients in what is now known as Silicon Valley. Rudolph and Sletten built the first chip-plating facilities, clean rooms and corporate campuses for the original tech giants such as Fairchild Semiconductor, Memorex, Xerox, Intel, Hewlett-Packard, AMD, National Semiconductor and Apple. Many of the firms became repeat customers due to the R&S's success at meeting challenging schedules, solving difficult problems and building things right the first time.

To best serve this new class of client, Ken helped to pioneer new construction techniques that still serve as a template for the industry today, including preconstruction services, fast-track scheduling and guaranteed maximum price delivery. "We basically had to pick up a year on the construction schedule or [our clients] would be behind their own invention schedule," Ken said.

Not only did Ken build some of California's best recognized buildings, he also practiced and upheld the values of integrity, honesty and commitment to quality within the construction industry.

Known for his belief in giving back to the community, Ken served on the Board of Habitat for Humanity for over a decade and was responsible for the construction of over 300 homes. He has also dedicated time to many other Bay Area non-profit boards.

Ken is remembered by his wife, Phyllis and their two children.

40 YEARS OF GIVING

Rudolph and Sletten has proudly supported local organizations for four decades

ABOUT THE LEO JANSING FUND

Our philanthropy fund is named in memory of a great man who served as our Vice President and Chief Estimator for many years, and was a valued Rudolph and Sletten employee for over 17 years. Today, our employees' holiday season donations—along with Rudolph and Sletten's matching contribution—enables the Leo Jansing Fund to support one or more community non-profit organizations in each of our regional offices.

Rudolph and Sletten employees once again dug deep to give back to their local communities. The 2017 philanthropic donations totaled $33,000, allotting a portion to each of the nominated organizations. Each non-profit was nominated by an employee who personally volunteers their time with the organization.

REDWOOD CITY

PANCREATIC CANCER ACTION NETWORK

Nominated by Dianna Wright and Christopher Martin

Pancreatic Cancer Action Network is dedicated to fighting the world's toughest cancer. It's urgent mission is to save lives, attack pancreatic cancer on all fronts: research, clinical initiatives, patient services and advocacy.

SANTA CLARA VANGUARD

Nominated by Christina Mavroudis

The Vanguard Community Arts Initiative was launched in 2013, with the goal of bringing quality music education and performance to our community. Seeing first hand the difference music has made in the lives of our 5,000+ alumni, we wanted to do more to support the next generation of Bay Area musicians.

HIP HOUSING

Nominated by Mike DeTata

HIP Housing's Mission is to invest in human potential by improving the housing and lives of people in our community. HIP Housing enables people with special needs, either from income or circumstance, to live independent, self-sufficient lives in decent, safe, low-cost homes.

REDWOOD CITY ELK'S LODGE

Nominated by Mark Morache

The Redwood City Elks is a part of the Benevolent and Protective Order of Elks, a 150 year-old non-profit fraternal organization. Elks invest in their communities through programs that help children grow up healthy and drug-free, by providing physical and occupational therapy to underserved children, and by honoring the service and sacrifice of our veterans.

IN THE COMMUNITY

ROSEVILLE

PROJECT LINUS
nominated by Laura Mohoff

Project Linus makes blankets for children who are ill, traumatized, or otherwise in need.

ROBERTS FAMILY DEVELOPMENT CENTER
nominated by John Home

The Roberts Family Development Center has a mission to provide services in North Sacramento that meet the needs of each family member. Their services provide a holistic approach, focusing on early childhood development, family education, economic empowerment, and technology. They offer an SES Math Program, After School Program, Summer Camp, and also feature an on-site Computer Lab for use by our Students and Community Members.

IRVINE

HOMES FOR HOPE
Nominated by Eric Lascurain

Homes for Hope is a non-profit that organizes an amazing experience to bring your family or co-workers closer by sharing a weekend together making a difference in the lives of a family. Bring your group and build a home for a needy family in Tijuana or Ensenada, Mexico, or San Pedro, Dominican Republic. You bring the labor, we'll bring everything else. Each home built takes two full working days or a total of 16 hours.

SAN DIEGO

NORTH SAN DIEGO SMALL BUSINESS DEVELOPMENT CENTER
Nominated by Kent Ricotta

The SBDC is dedicated to increasing the economic vitality of the community by helping small businesses and entrepreneurs build a foundation for SUCCESS! Our Center staff and Business Advisors are here to assist in answering your business questions along with providing many resources that can help you grow your business profitably or start a new business.

BOYS AND GIRLS CLUB OF GREATER SAN DIEGO
Nominated by Courtney Eads, Rebecca Kaiser and Teresa Allen

The Boys and Girls Club provides many before/after school activities, summer camps, etc. for children in the San Diego area. R&S San Diego participated in their annual backpack and school supply fundraiser, helping donate and organize the supplies. We are also volunteering at their holiday parties, and "adopting" a family during the holiday season.

IRVINE OFFICE EMPLOYEES WALK ONE STEP CLOSER TO A WORLD WITHOUT WOMEN'S CANCERS

Walk for Hope event raises funds for City of Hope to help shorten the time it takes to get from innovative ideas to powerful new treatments for cancer and diabetes.

On Sunday November 5, 2017, Rudolph and Sletten employees in the Irvine office dedicated their free time to raise funds by walking in the City of Hope Walk for a Cure event. Supporting both survivors and celebrating the memory of those lost to cancer, employees and their families walked the 2k/5k on the City of Hope campus, helping City of Hope researchers advance research and treatments on behalf of women everywhere.

BREAKING GROUND

KAISER PERMANENTE

NEW ROSEVILLE RIVERSIDE MEDICAL OFFICE BUILDING

In order to provide the best care possible to their members, Kaiser Permanente is building a brand-new, state-of-the-art medical office building to replace their current Roseville Riverside Medical Office Building.

When complete, the new five-story, 210,000-square-foot building will include nearly double the number of provider offices, a larger pharmacy, a larger laboratory, and expanded services including an on-site MRI suite.

Outpatient services will remain fully operational throughout construction. The existing one- and two-story buildings will be demolished to create staff parking.

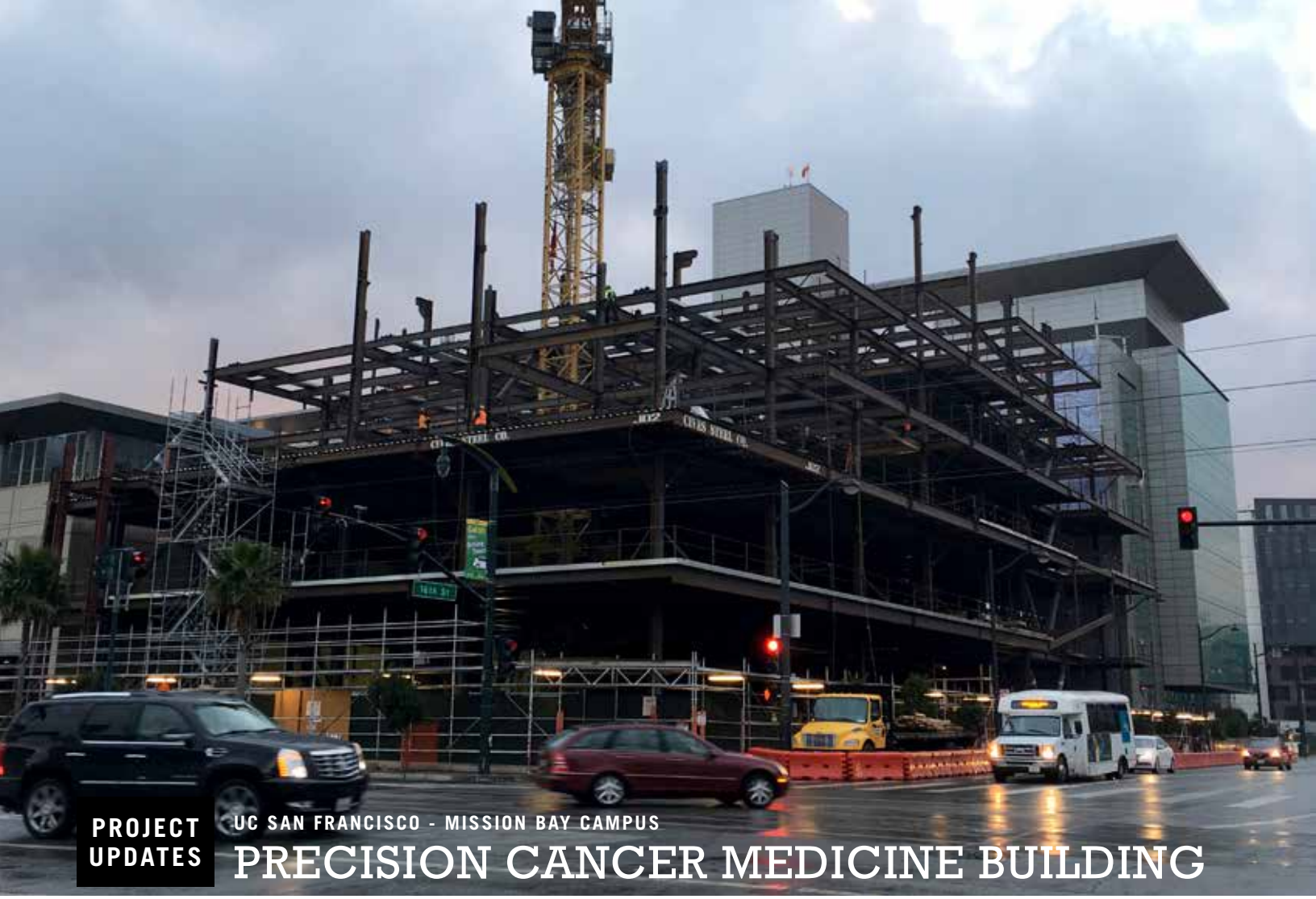
Kaiser Permanente is seeking LEED Gold certification for the new facility. If successful, this would be Kaiser Permanente's first LEED Gold building in the greater Sacramento Area. The new facility is scheduled to open for patients in the Fall of 2019.

FASTER CONSTRUCTION USING MODULAR STRUCTURAL STEEL SYSTEM

ConX®, by ConXtech, is a Chassis Based Modular™ structural steel system which enables rapid delivery of robust, cost efficient and sustainable structures.

The system delivers a moment frame structure, allowing for full vertical construction without bracing or shear walls while eliminating the need for on-site welding.

The ConX System reduces time and overall project costs when compared to conventional structures. The Roseville Riverside MOB project estimates **4 weeks were saved on the schedule** by using this system in lieu of traditional steel construction.



PROJECT UPDATES

UC SAN FRANCISCO - MISSION BAY CAMPUS

PRECISION CANCER MEDICINE BUILDING

"The design process is intentionally a collaborative one," said Alan Ashworth, PhD, FRS, president of the UCSF Helen Diller Family Comprehensive Cancer Center. "Including PCMB faculty, staff and patients in setting the building layout is essential to embedding optimal, lean workflows that are designed around the patient experience in the very blueprints of the building."

Adjacent and connected to the Gateway Medical Building, PCMB will consolidate the Mount Zion and Mission Bay cancer practices at one location. Bringing these practices together at Mission Bay, already a robust site for cancer research, will better integrate research and clinical care and speed innovation from the bench to bedside.

Along with 63,000-square-feet of clinical exam space, the 170,000-square-foot Precision Cancer Medicine Building will house 45 new infusion bays for administering chemotherapy, radiation oncology therapy, MRI, LINAC and other crucial components like a pharmacy and tissue lab—significantly expanding capacity for same day, same site imaging, treatment, and supportive care.

The Design-Build team—contractor Rudolph and Sletten and architecture firm Stantec—partnered with faculty, staff, administrators, and patients to hardwire patient centered care, innovation and teaching, and operational efficiencies into the building design.

PROJECT UPDATES

UC DAVIS MEDICAL CENTER

CHILDREN'S SURGERY CENTER RELOCATION

UC Davis Children's Hospital is gaining major recognition. It's become the first hospital on the West Coast and the fourth in the nation to earn verification as a Level I surgery center. The recognition comes as the Children's Hospital phases into their new state-of-the-art facility, a two story, 33,000-square-foot space vastly larger than what they currently have. The new space will have 6 operating rooms and a 24/7 center for pediatric surgery.

Rudolph and Sletten's scope of work on the new surgery center includes the 2nd floor seismic compliance work including the build-out of a new waiting room, administration support offices, staff breakroom and other support services areas. The 3rd floor build-out includes six operating rooms, one special procedure room, 24 pre-op and recovery bays, and support spaces. The work also added a new air handling unit to the existing fourth-floor penthouse to support the new surgical spaces. All construction activities occurred in the occupied hospital with careful coordination to minimize disruption to daily operations.

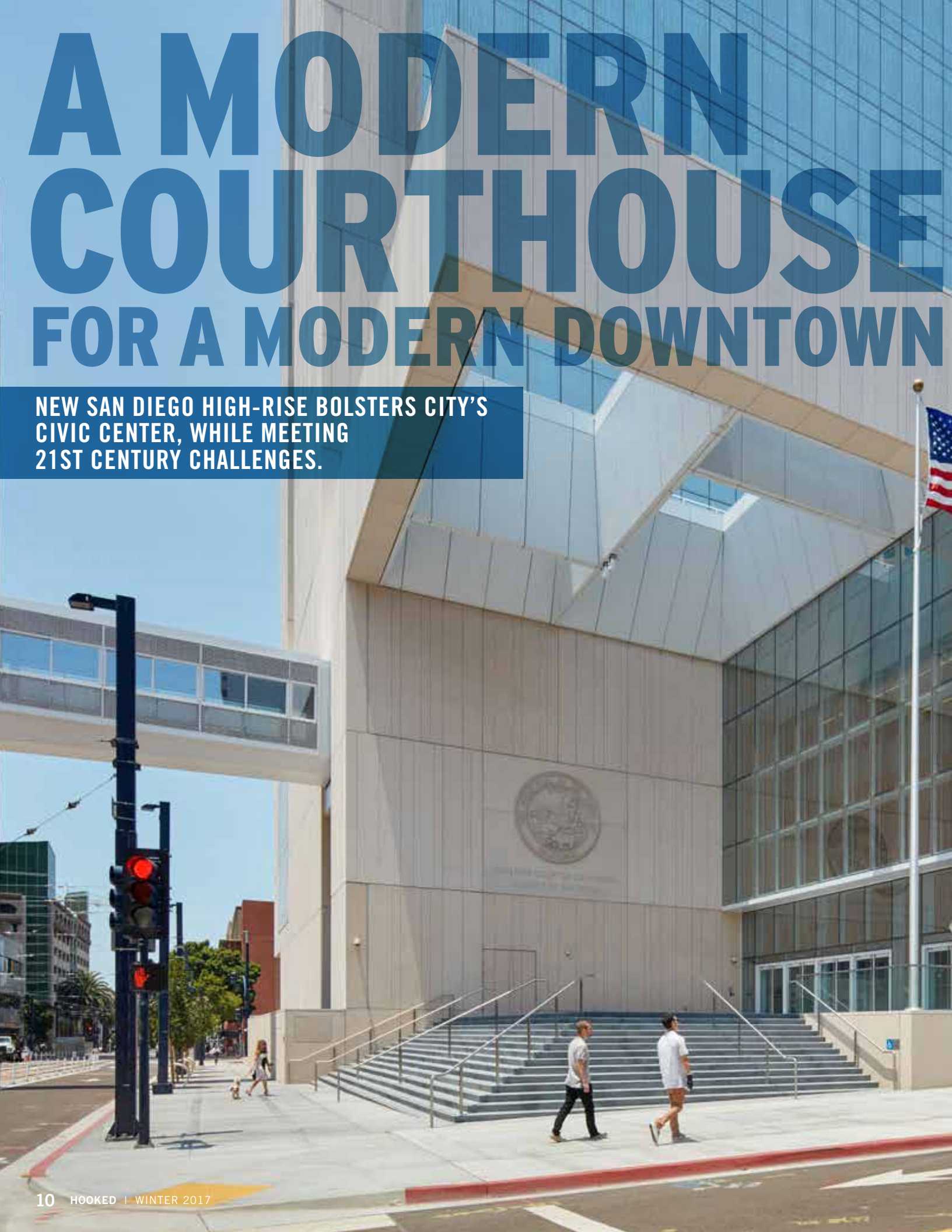
LEVEL ONE Pediatric Surgery Center

OCCUPIED HOSPITAL construction with little to no disruption

"UC Davis Children's Hospital is dedicated to providing world-class care for its pediatric patients, and we are honored to receive this re-verification. This recognition reflects our team's leadership in its field and our commitment to safety and quality of care in every surgical procedure," said Diana Farmer, chair and Pearl Stamps Stewart professor of the Department of Surgery and surgeon-in-chief at UC Davis Children's Hospital.

A MODERN COURTHOUSE FOR A MODERN DOWNTOWN

NEW SAN DIEGO HIGH-RISE BOLSTERS CITY'S CIVIC CENTER, WHILE MEETING 21ST CENTURY CHALLENGES.



San Diego's former downtown courthouse, built in 1961, posed numerous security challenges, suffered ongoing maintenance problems, and faced potential major damage in an earthquake. The new one gives residents a courthouse it can be proud of.

The San Diego County Central Courthouse opened in June, consolidating the county's criminal, civil, probate, and family courts into a 71-courtroom high-rise with 22 elevators, to maintain efficiency and public safety, and LEED Silver certification, due largely to its ample natural light. The biggest in the state's court construction program, the 704,000-square-foot facility also incudes administrative offices, detention facilities, space for jury services, and state-of-the-art security and electrical systems. And, constructed between major downtown arteries and amid the bustling of city life, it is accessible by various modes of transport, making courthouse trips more convenient for many city residents.

CROWNING A NEW LANDMARK

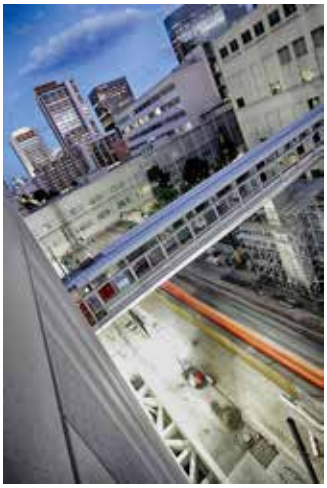
The new courthouse is capped by a roof cornice that juts out over the building, framing the windows of its 22 stories and adding a new element to the San Diego skyline.

"The main structure that's keeping the cornice together is a web of these tension rods in between all the trusses themselves," says a Senior Project Engineer on the courthouse. "This whole structure is held together in a sea of tension with little islands of compression."

It's an apt metaphor for the project as a whole—constructing a new landmark in the heart of a busy downtown required a tightly woven network web of collaborators. And 12,500 tons of structural steel.

12 TRADES IN ONE SPACE

"We had maybe a dozen subcontractors involved with the work up there, between electricity, precast, the metal sails, catwalks for maintenance, window washing equipment, you name it," the Engineer says of the roof cornice. But it all came together for a crowning structure that sails over Broadway and Union Street and caps a facility built for the complex security and technological demands of a 21st century courthouse.



CONGESTION YIELDS CONVENIENCE

Far below the cornice, a pedestrian bridge connects the new building to an old one, the Hall of Justice across West C Street, a major downtown artery that includes a trolley line. “The (Metropolitan Transit System) doesn’t want to shut down their service for very long, so you have very small window to work in,” says Howard Mills, senior project executive. Installing that bridge with minimal impact the street below was one of the many successes for the project team despite the working in a crowded urban center.

No laydown area, limited trucking routes, a trolley line running down West C Street that couldn’t be interrupted, numerous underground utilities, the close proximity of the existing downtown buildings, and contaminated soil were all a part of the difficulties of building downtown.

Other activity was also scheduled within tight windows, to interfere as little as possible with downtown life. A third of the foundation was laid over the course of 24 hours one Saturday, with a stream of concrete-carrying trucks arriving at the site every 67 seconds on average; two more Saturday pours finished up the work.

24 HR WORK

DELIVERY EVERY 67 SEC

Without a laydown area, materials were staged in the basement of the growing building. Furniture had to be able to fit in the elevators. And everything was coordinated with local and state agencies.

But the result is a courthouse that is conveniently located, part of San Diego’s plan to bolster its civic center area, with easy access to public transportation and enhancing the walkability and bustling life of downtown.

KEEPING JUSTICE MOVING SWIFTLY

Inside, the building is just as bustling. That was an issue at the old courthouse, where defendants were led from detention facilities to courtrooms via the same hallways as witnesses and jurors. Now, in-custody defendants only interact with the public in the courtroom.

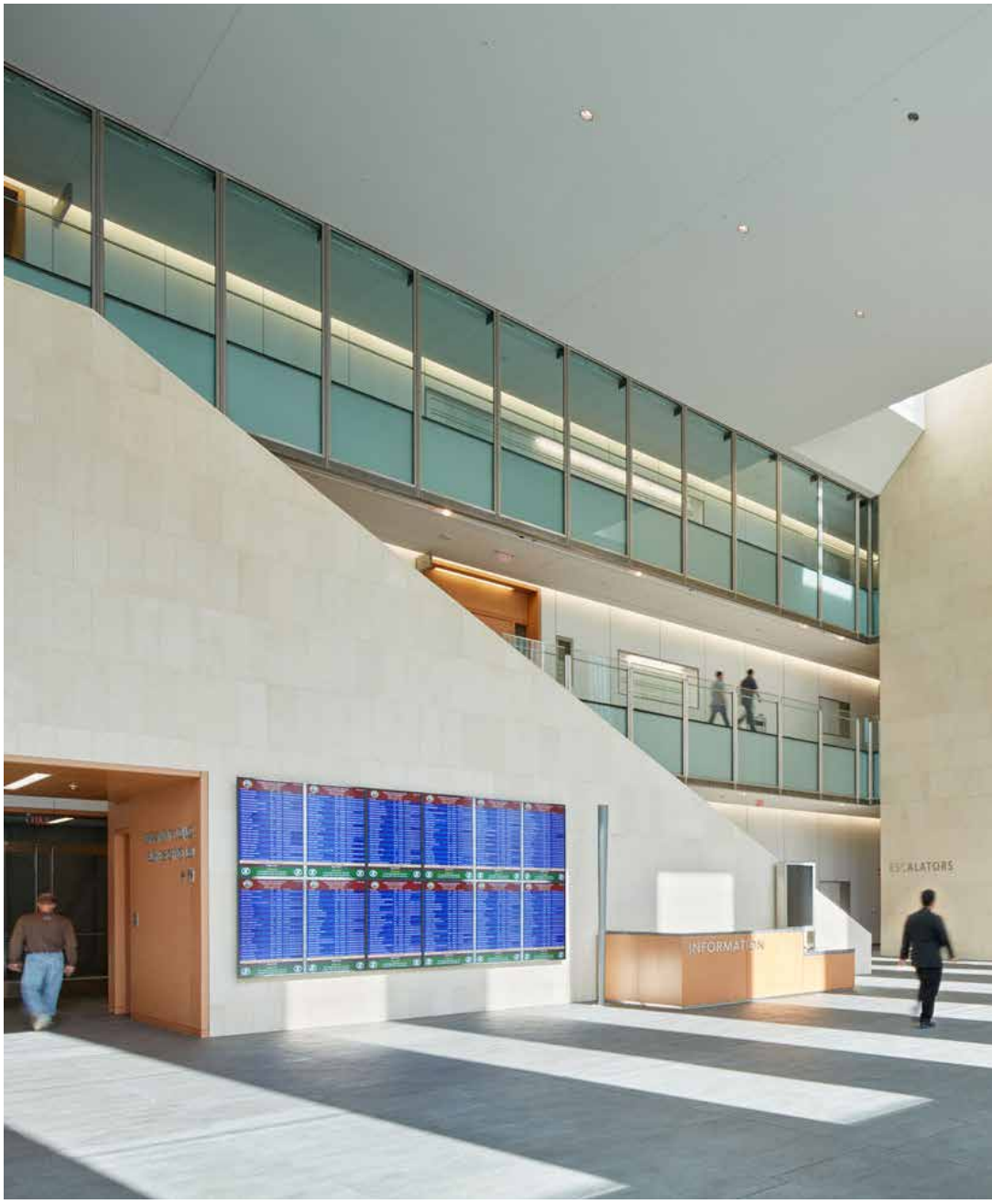
About 1.2 million people are expected to visit the new courthouse each year, or more than 4,000 each business day. A network of elevators—three for detainees that go from the basement holding cells to holding areas on the courtroom floors, two for judges, 16 for the public, and one service elevator—will get all of them where they need to go, more quickly and safely than before.

"The whole circulation of this building is predicated on the only time a judge the public and a detainee would interact with one another, for safety reasons, is in the controlled environment of the courtroom," says Mills.

MOST ELEVATORS IN A DOWNTOWN BUILDING

He adds that the 22 elevators are the most in a San Diego building. That's not by chance. "The number of elevators is really influenced by the need and intended use of the building's end users," he says. "You have to provide circulation that keeps people in their appropriate spaces in the building."

The same stone tile used in the lobby was used in the elevators as well, making the aesthetics as seamless as the transportation. And a set of escalators on each of the first three floors keeps the lower levels open and moving efficiently.



WIRED FOR SECURITY

Seventy-one courtrooms, 22 elevators—and some 400 cameras. Building a high-rise is one thing. Building a high-rise courthouse is a whole other animal.

"Typically, on a project you have some AV and some security systems," says Syed Shah, project manager on the courthouse. "However, on this project, because it's one of the largest courthouses in the nation—with 71 courtrooms total—and each and every courtroom has its own AV system. So, the scope was pretty big on this project."

With today's technology so interconnected and susceptible to hacking, there wasn't just a need for a lot of electrical, AV and security systems; they needed to be as secure as possible. "Every system except gas and fire alarm is on a secure network," says Shah. "For example, if you have a network connection and you try to unplug a device and plug in a new one in, the network would recognize it and know what's going on. The camera won't work unless someone from the court has the IP address and Mac address for the camera. The camera has to be entered into the security group profile in order for it to work."

Getting that security took time. Every device in the 22 stories, plus basement levels, needed to be entered into the secure network.

LEED SILVER

The project was designed to achieve LEED Silver certification. Some notable sustainable features include:

- Construction waste management, including scrap material recycling.

75% WASTE DIVERTED

- LED lighting system with complex lighting controls for reduced energy usage.
- Radiant floor heating and cooling system maintains consistent indoor temperature in conjunction with outdoor airflow.

BUILDING SOMETHING SPECIAL TOGETHER

But the most important network was made up the 3,600 people, 12 subcontractors, and various state and local agencies that collaborated on the project since long before that 300' by 200' foot hole was dug.

"We had owner/architect/contractor meetings weekly to keep everyone abreast of how things were progressing each week and highlight critical issues," says Mills. Subcontractor executives would meet once a month to identify hot-button issues and evaluate progress toward success targets. Field-level personnel from the subcontractors were also brought in each month so they could communicate any difficulties they'd been having or successes that should be built upon. "It was very helpful in our effort to maintain a united vision as we went forward with the project," Mills says.

And state inspectors were brought in before required in many instances to offer feedback on designs and make sure all standards would be met, saving time for everyone involved in the long run.

In the end, the partnerships gave rise to a mutual commitment to shared goals and developing a mutual trust—and a beautiful new addition to the downtown skyline.

SPECIAL PROJECTS GROUP

BUILDING TO MEET YOUR NEEDS

Rudolph and Sletten's Special Projects Group is designed to serve the needs of smaller projects. The division handles projects such as interior improvements and renovations with the nimbleness of a specialty contractor backed by the extensive resources of our entire company. From the simple hanging of a door to the buildout of a new office, our Special Projects Group is designed to meet your needs and exceed your expectations.

GRAND OPENING

IGNYTA

NEW HQ BUILD-OUT

Ignyta is a patient-focused precision medicine company developing potentially life-saving precision therapeutics that treat cancer. Their goal is not just to shrink tumors, but to eradicate residual disease – the source of cancer relapse and recurrence – by developing new precision therapeutics that fight the genomic causes of cancer.

Their new 62,000-square-foot facility build-out in La Jolla provides DNA, biology and chemistry labs for in-house molecular diagnostics and creation of precision medicines. Open office areas, conference rooms, and break areas are located on each of the three floors adjacent to the lab spaces. In addition to the interior improvements, upgrades to the MEP infrastructure were also performed.

A MODEL FOR PRESERVATION

THE SALK TEAK RESTORATION PROJECT HAS BREATHED NEW LIFE INTO THE ICONIC CALIFORNIAN LABORATORY CAMPUS.

The 52-year-old Salk Institute for Biological Studies campus—a non-profit scientific research institute located in La Jolla—includes architectural features in a combination of teak and concrete.

Due to the campus' coastal location, the buildings materials are subject to the punishing rigors of a marine environment. The teak wood windows were also subjected to a fungal biofilm from nearby eucalyptus trees and various surface treatments to remove the biofilm.

A MODEL FOR FUTURE PRESERVATION

As a designated historical landmark, the Salk Institute—in partnership with the Getty Conservation Institute (GCI)—addressed the aging and long-term care of the architectural concrete structure and teak windows originally designed by renowned modern architect Louis Khan.

The repair and conservation treatments-- developed jointly by project architect Wiss, Janney, Elstner Associates, Inc. (WJE), the GCI, and Rudolph and Sletten-- were derived from earlier research and on-site mock-ups conducted by Rudolph and Sletten. The methodologies developed and implemented on the Teak project will serve as a model for buildings with similar conservation issues.

Despite the varying levels of disrepair from insects, moisture and fungus, the team was able to save over two-thirds of the original wood. The scope of intervention ranged from cleaning and minor repairs to complete removal and replacement with like materials. Portions of the window assemblies were also redesigned to include flashing and weather stripping to provide better insulation and energy efficiency.

UNIQUE SCOPE FOR CONCRETE REPAIR

Kahn's iconic design also relied heavily on architectural concrete, and like the teak wood, even concrete cannot defy aging and the rigors of its coastal location. Our team and WJE produced several color and texture samples and implemented repairs to the building in select spots.

The improvements made during the restoration will last a minimum of 50 to 70 years, meeting the Institute's goal of preserving its iconic campus for generations. The Teak Restoration project continues Rudolph and Sletten's more than 20 year relationship with the Salk Institute.

△ In addition to repairs and restoration of the different combinations of sliding windows, solid panels, louvers, the 203 teak window walls are also receiving much needed waterproofing.

Replicating 50 year old concrete color and texture is no simple task. Several samples and mock-ups were created to seamlessly repair the cast-concrete exterior. ▷

BIOTECH FOSTERS GROWTH

R&S HELPS SOLANO COMMUNITY COLLEGE DISTRICT FAST-TRACK THROUGH CHALLENGES TO HOST NEW DEGREE PROGRAM.

The Bay Area economy is defined in the minds of many by Silicon Valley tech. But the Solano Community College District (SCCD) located northeast of San Francisco, is counting on biotechnology to foster its growth.

Completed in July, the 38,000-square-foot, $34.5 million Biotechnology and Science Building on the Solano Community College (SCC) campus is a centerpiece of that effort. It was completed, like many projects, under a tight deadline and with a limited budget. The ambitions of the client coupled with unforeseen issues jeopardized the timeline but it was completed as scheduled and in time for a new semester of students—and also with a sterling safety record for which the project was recognized.

SAFETY RECOGNITION

The Statewide Educational Wrap Up Program Joint Powers Authority (SEWUP), owned and operated by its California educational agency members, is the largest construction insurance program for schools in California and the SEWUP Board of Directors approved the award for the Rudolph and Sletten Team after reviewing their safety record on the project.

"It's always challenging when you have 50 or more people every day on site," said Steve Evans, Superintendent. "With younger people on the job site you're trying to bring them into the mindset of safety. I was fortunate to have a veteran guy on our team that did a magnificent job of that." There was only one reported injury during 14 months of construction.

NEW SEMESTER DEADLINE

For Solano Community College, finishing The Biotechnology and Science Building was part of a larger effort to seize an opportunity to host baccalaureate degree programs for its students in academic fields of study or career-tech studies not offered by the California State University or University of California systems. SCCD was one of 15 districts selected for these pilot degree programs. In an effort to get students in the building as soon as possible, the design-build project with San Francisco-based architecture firm SmithGroupJJR was put on a fast-track schedule. They also had environmentally-friendly goals and built to California Green Building Standards Code (CALGreen); it will achieve LEED Silver certification.

REAL WORLD SIMULATION

The main feature of the building, which was designed to mimic a manufacturing facility, is a biotechnology suite made up of four laboratories with anterooms, prep spaces, clean rooms and a viewing gallery. These laboratories serve four different functions: growing cell culture, housing bioreactor machines, recovery of cell cultures, and quality assurance, respectively.

The design of the building is intended to draw attention to these labs. "They had a program called 'Science on Display and wanted to make sure the local labor force and prospective students nationwide knew that they could get a degree there," said Kyle Glankler, Project Manager. "Anyone walking through the new building can get a glimpse into the biotech suite and be interested in what is going on."

The design was particularly important, given the proximity to Genentech across the street. About one in six of the company's 1,300 local employees have graduated from SCC's biomanufacturing program.

The faculty tried to incorporate as many things as possible from careers in biotechnology into the facility and program. Then reality set in. "The college quickly realized that aspects of Genentech's facility design would be problematic for them as far as maintenance," Glankler said. "So we simulated the look and feel of Genentech without the more stringent and robust maintenance that would be required with those facilities."

COLLABORATIVE AND FOCUSED

An evolution took place as the school and the builder collaborated. At times, SCC had to be informed about the implications of some of their goals for the building, a challenge given the fast-track schedule.

"We had a lot of meetings with our designers, college, faculty, program manager, and construction manager," Glankler said. "And in them we talked through real-time estimating exercises and had value engineering discussions. The bond program manager recognized that certain design aspects had to be changed in order to make the budget and worked well with our team and designers to focus our efforts on what was most important for the college. It was a collaborative effort."

While there was some disappointment among some of the faculty about what features had to be swapped out for others, they were ultimately happy with the outcome. "They're professors and naturally they want the best for their students," Glankler said.

DESIGN-BUILD
collaborative delivery method

24-MONTH
accelerated design and construction schedule

NEW DEGREE
program in biotechnology not offered by CSU or UC schools

BAD WEATHER

The schedule was already tight before the wettest winter in many years arrived in Northern California. “We ended up doing a lot more temporary weather proofing than we would have liked while we contented with maybe 10 inches of rain in December,” Evans noted. That made the stucco work extremely challenging.

The builders kept a close eye on the forecast and made sure a plaster team was on site when they expected favorable weather. “It took a lot of discussion and coordination with the plaster subcontractor to make sure we were able to be as productive through the winter as we possibly could be,” Glankler said.

QUICK INTERVENTION

Even the best pre-planning can't eliminate all risk. Despite passing an extensive prequalification process, the underground utility/grading/site concrete subcontractor started to have performance issues. Rudolph and Sletten was able to step in and work directly with the subcontractor, including hiring some of their employees to continue the project workflow. “So we hired them and did the work in-house,” Glankler said. “Including the final site utilities, finished grading, all of the site concrete and asphalt prep. Then we hired a paving company to finish the work.” With the team's quick intervention, the project stayed on track and the building now holds its first class of students.

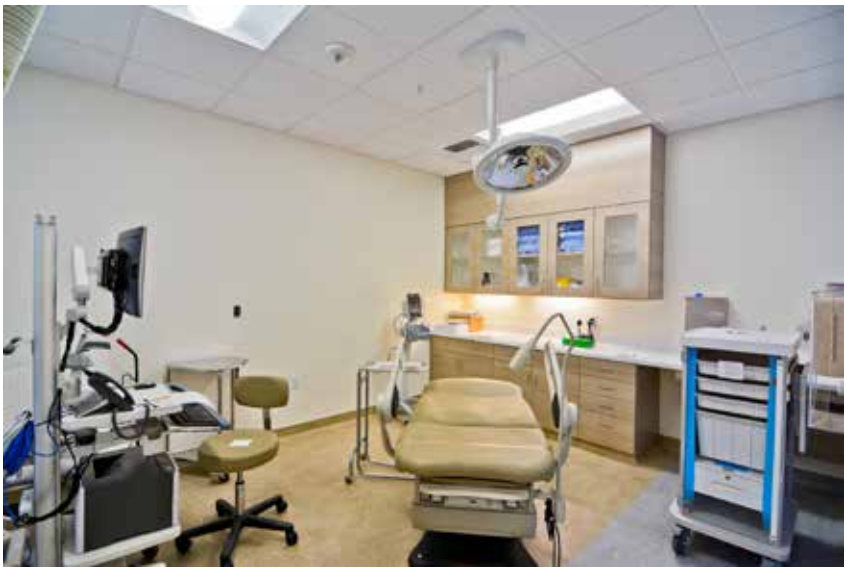
CRITICAL NEED FULFILLED

This project in San Rafael helped fulfill a critical need for Kaiser in the Marin-Sonoma area by creating an outpatient oncology treatment facility with an on-site compounding pharmacy, capable of serving up to 18 patients at a time, and up to 80 patients a day.

The existing oncology department in Kaiser's main San Rafael campus was outdated and crowded into a space of only 2,000-square-feet. This buildout will allow doctors and patients to transition to an 11,000-square-foot functional and spacious healing environment complete with treatment and exam rooms, and staff offices. Key highlights of the project include seismic retrofits and improvements, replacement of two air handling units, new roof system, new elevator tower, ADA upgrades, and installation of a new electrical service.

PRE-PLANNING SUCCESS

Rudolph and Sletten was involved early in preconstruction, adding value by resolving potential issues early so they had no impact on schedule or budget. One key success was the replacement of existing single-pane windows. Our team quickly realized that removal of the existing window frames would require extensive demolition of the existing exterior plaster and redwood trims. We worked closely with the design teams, window fabricator, and waterproofing consultant to develop details for a new window system that allowed the existing window frames to remain in-place, and be infilled with new, dual-pane windows that met Title 24 energy goals.



Rudolph and Sletten self-performed 100% of the rough carpentry and concrete work, which included the construction of 2 large outdoor trellis structures, exterior and interior window trim, interior structural upgrades, and all the site concrete flatwork, curb and gutter, and retaining walls.

ZERO LOST TIME

- Zero lost-time injuries
- 345 days worked
- 6,500 self-performed hours

OFF TO A RUNNING START

Recently, the facility was put to the test when patients displaced from the tragic Santa Rosa and Napa Area fires were rerouted here. The facility was running at maximum capacity and capably served all patients in need, providing them with critically important, life-extending medical care.

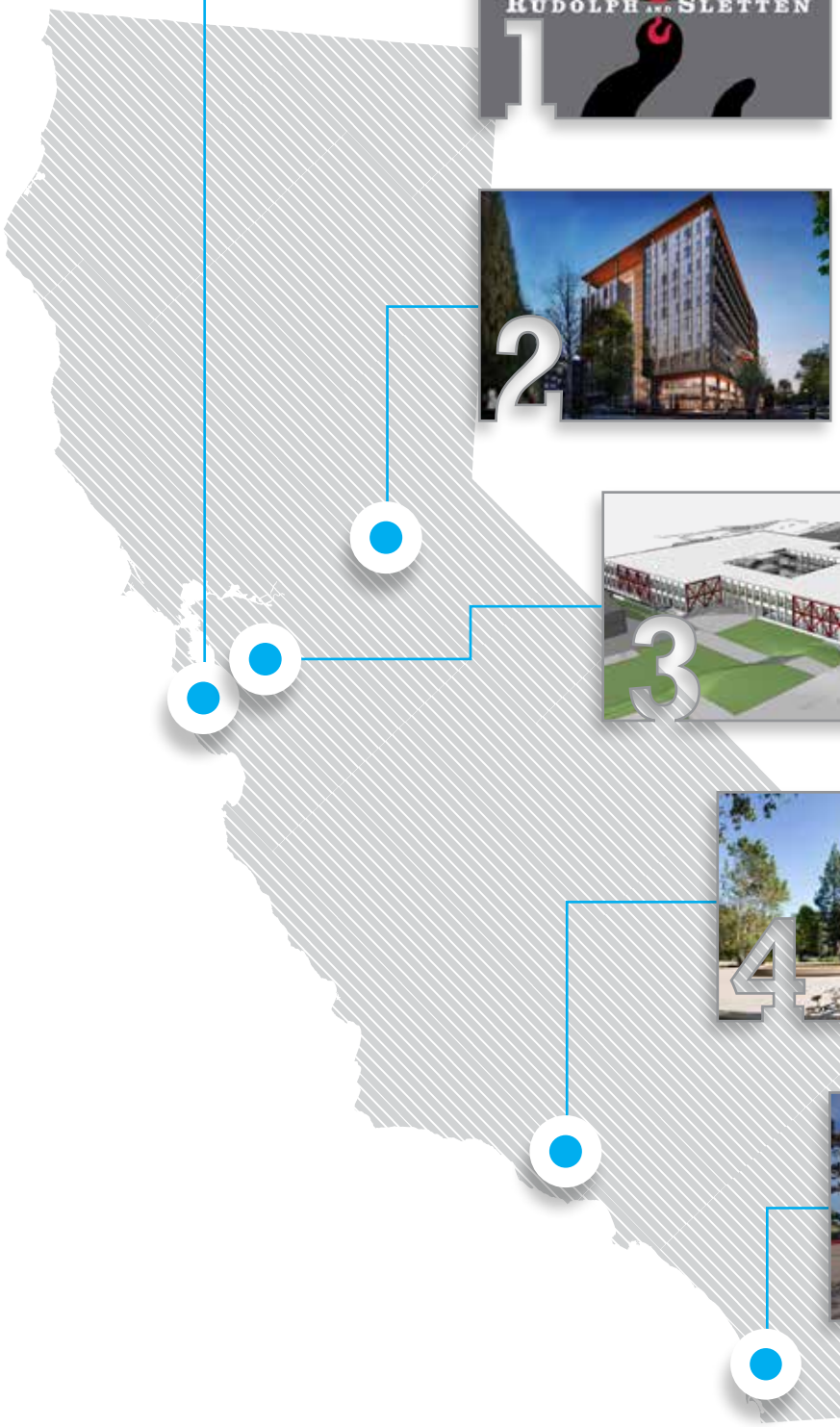
Rudolph and Sletten is thrilled to have worked so closely with Kaiser, with HPS Architects, and all our trade partners, especially our design-assist partners Long Electric, Peterson Mechanical, and Western States Fire Protection, to deliver a building of such high caliber, built to serve the needs of some of Kaiser's sickest patients.

Throughout the construction process, our team's integrity and attention to detail helped foster a relationship with the City Inspector which made the job run smoothly.

> "I wish I had Rudolph and Sletten on all my projects. Working with R&S makes my job easier because I know you'll do the job right. Trust is not just given – it is earned, and you earned my trust." Brian Sheridan, City of San Rafael Building Inspector.

PROJECTS ON THE HORIZON

RECENTLY AWARDED PROJECTS & RECENTLY STARTED PROJECTS



CONFIDENTIAL TECH CLIENT

SILICON VALLEY CAMPUS

MOUNTAIN VIEW, CA

- 640,000sf new and renovated office building campus. LEED Platinum certification goal.
- Architect: WRNS Studio

CA DEPARTMENT OF GENERAL SERVICES

1215 O STREET OFFICE BUILDING

SACRAMENTO, CA

- Deisgn-Build demolition of vacant building and construction of new 10-story office building.Proposed net zero and LEED Silver.
- Design-Build Partners: ZGF and Lionakis

CSU EAST BAY

LIBRARY ANNEX SEISMIC UPGRADE AND REPLACEMENT BUILDING PROJECTS

HAYWARD, CA

- Annex seismic upgrade plus a 100,000sf relplacment building on Northeast side of campus.
- Architect: Carrier Johnson + CULTURE

UCLA

FRANZ TOWER

LOS ANGELES, CA

- Eight-story + 3 stories below grade seismic improvement project.
- Architect: CO Architects

BIOMED REALTY

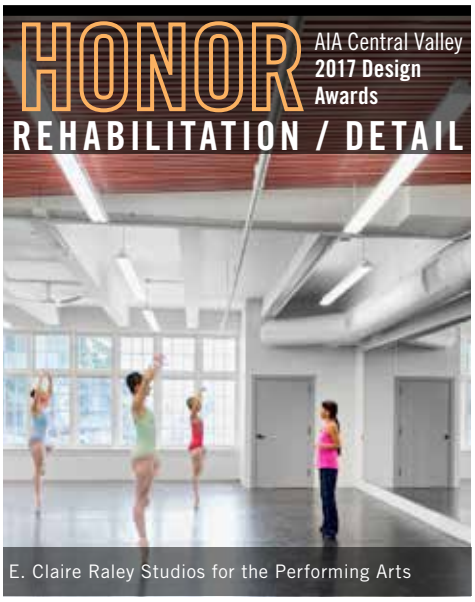
APEX

SAN DIEGO, CA

- Demolition and 165,000sf of research space with below grade parking.
- Architect: Perkins + Will

2017 ACHIEVEMENTS

CORPORATE RANKING & COMPANY DISTINCTIONS



2017 CORPORATE RANKINGS

8 CALIFORNIA GENERAL BUILDING CONTRACTOR
ENR CALIFORNIA

1 GOVERNMENT BUILDING CONTRACTOR
ENR CALIFORNIA

1 R&D FACILITY CONTRACTOR
ENR CALIFORNIA

5 HEALTHCARE CONTRACTOR
ENR CALIFORNIA

5 GREEN PROJECTS CONTRACTOR
ENR CALIFORNIA

6 CONSTRUCTION MANAGEMENT AT-RISK CONTRACTOR
ENR CALIFORNIA

6 COMMERCIAL CONTRACTOR
ENR CALIFORNIA

A tremendous honor to be awarded three Preservation Design Awards by the California Preservation Foundation—E. Claire Raley Studios for the Performing Arts, Salk Institute for Biological Studies Teak Window Conservation Project, and Sacramento Valley Station. In addition, the Sacramento Valley Station was selected by a jury of design professionals to be awarded the TRUSTEES AWARD FOR EXCELLENCE IN HISTORIC PRESERVATION for its excellent project results.

HOOKED
ON CONSTRUCTION

RUDOLPH AND SLETTEN, INC.
2 CIRCLE STAR WAY, 4TH FLOOR
SAN CARLOS, CA 94070

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RUDOLPH AND SLETTEN
GENERAL CONTRACTORS

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