FALL 2015

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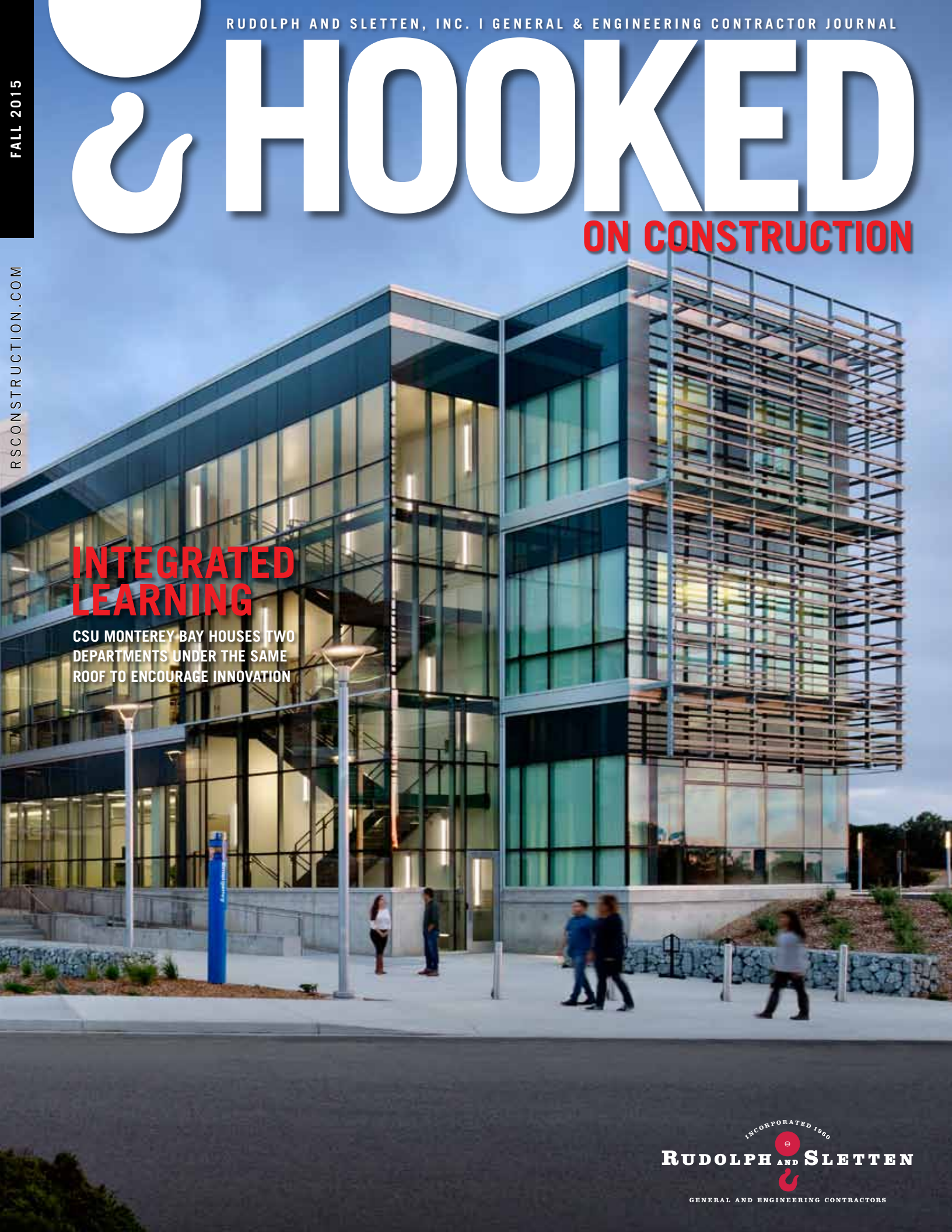

INTEGRATED LEARNING

CSU MONTEREY BAY HOUSES TWO DEPARTMENTS UNDER THE SAME ROOF TO ENCOURAGE INNOVATION

INCORPORATED 1960

RUDOLPH AND SLETTEN

GENERAL AND ENGINEERING CONTRACTORS

LET'S BUILD

PARTNER FOCUSED.
FASTER WITH INNOVATION.
DESIGN-BUILD DONE RIGHT.

RUDOLPH AND SLETTEN

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GC LICENSE #198069

We are leaders in innovative construction technologies—but technology doesn't build buildings, people do. That's why we rely on a cutting-edge communication tool called conversation. Our personal relationships—and commitment to high quality, affordable, on-time projects—have resulted in over 95% of our current work with repeat customers. We invite you to build with us—we don't just build buildings, we build relationships.

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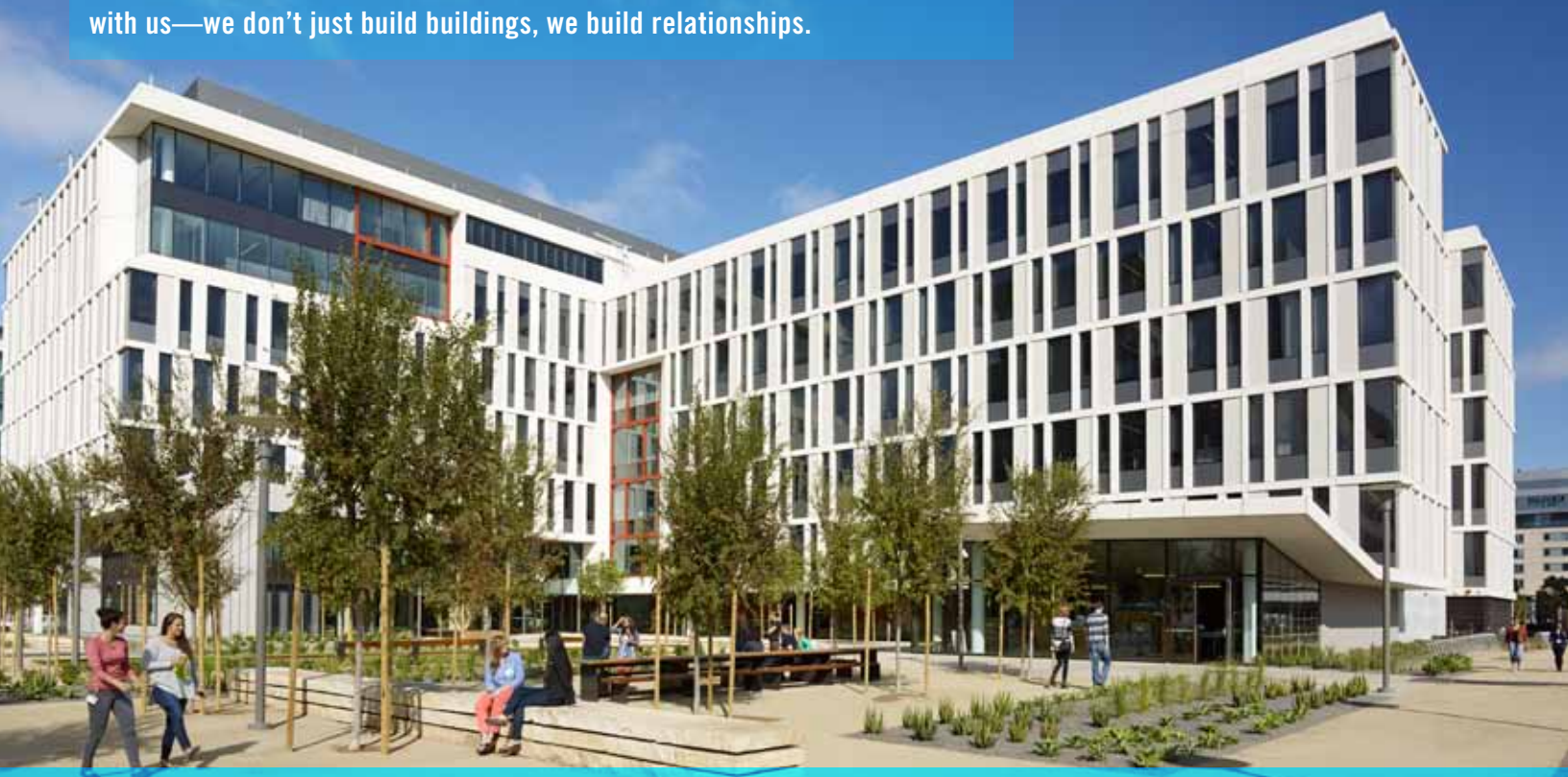

REDWOOD CITY | SAN FRANCISCO | ROSEVILLE | IRVINE | SAN DIEGO

FALL 2015

8 INTERACTIVE LEARNING

CSU Monterey Bay's new Business & Information Technology building brings together two departments and fosters a more integrated learning environment.

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SPRING 2015

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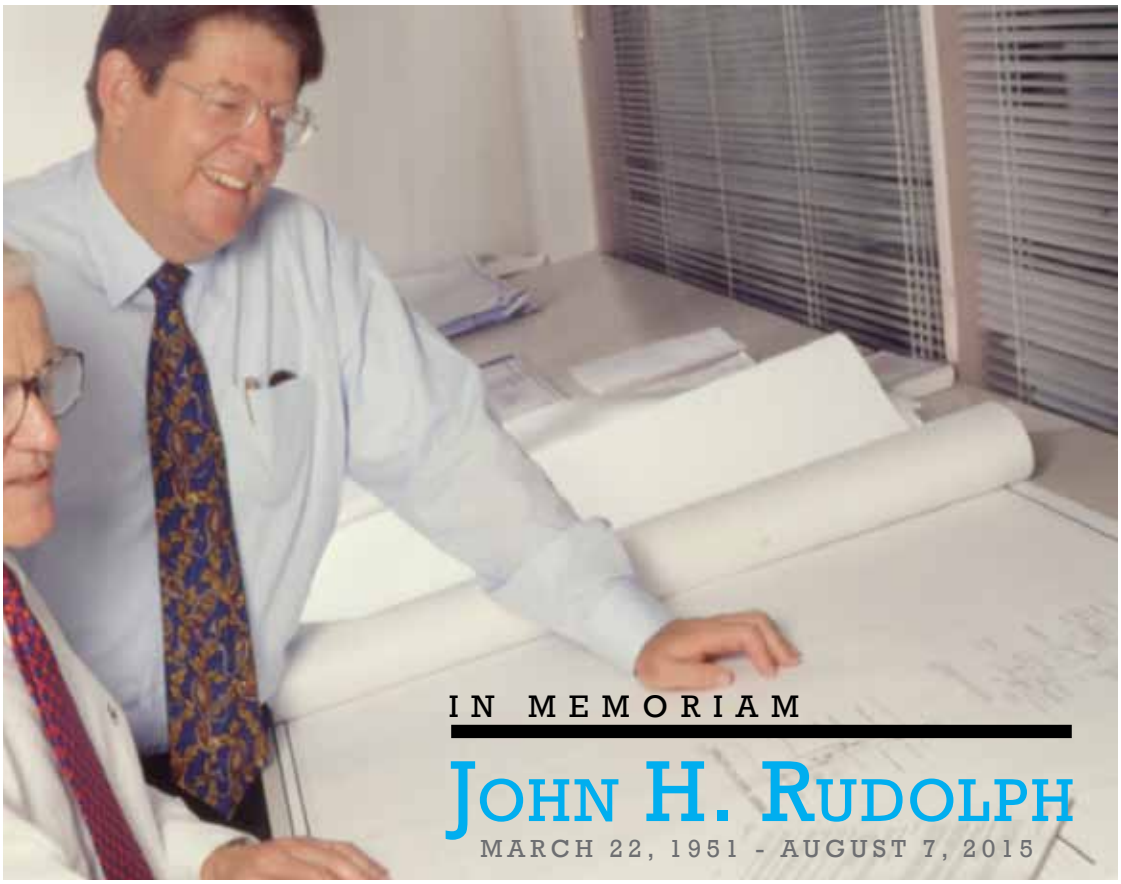


IN MEMORIAM

JOHN H. RUDOLPH

MARCH 22, 1951 - AUGUST 7, 2015

John Hamilton Rudolph, former President/CEO of Rudolph and Sletten, passed away August 7th, 2015, in his Morgan Hill home.

John was born in 1951 in San Jose, California to Rudolph and Sletten co-founder Onslow "Rudy" Hamilton Rudolph Jr. and Betty Fry Rudolph.

John attended Los Altos High School in the city of Los Altos graduating in 1969. He attended University of Oregon where he earned a Bachelor of Science degree in Psychology in 1973. He received his Masters degree in Counseling, Marriage, Family and Child from Santa Clara University in Santa Clara in 1979 and practiced family counseling until joining the family business where he became the Rudolph family's fifth generation of builders.

John worked at his father's construction company, Rudolph and Sletten for 25 years in the Equipment Yard, Human Resources, Estimating, and Special Projects. He served as Chief of Operations and Executive Vice President from 1995-1997, and President/CEO from 1997 to 2001, when he retired to pursue his calling to be a deacon in the Anglican Faith.

John dedicated much of his time during the past ten years studying and training to be a grape farmer, wine maker, and sommelier for his vineyard and winery, Milagro Vineyard, which was established in 2005. His petite sirah wines have won Best of Class and Gold Medals in 2008 and 2010 at the Sommelier Challenge. John's passion in life was boating and he learned to sail the "Super B" and later he was the proud owner of a cruising trawler "Kiapoko" that anchored in Sausalito, Brisbane and Ventura, California; Seattle, Washington; and Granville Island, Vancouver.

BREAKING GROUND

WASHINGTON HOSPITAL
MORRIS HYMAN CRITICAL CARE PAVILION

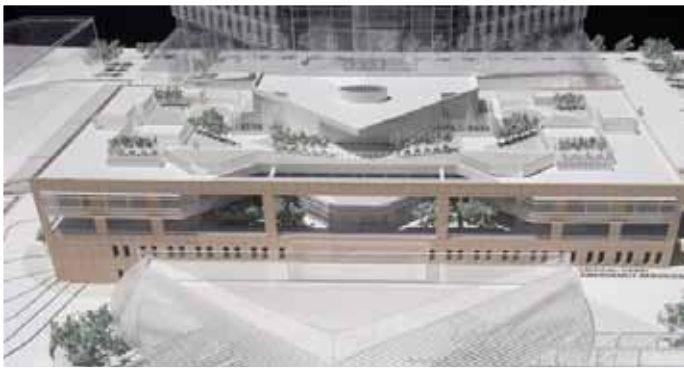
EXPANDING CARE TO THE COMMUNITY

Washington Hospital Healthcare System's largest public works project broke ground this Spring. The Morris Hyman Critical Care Pavilion will address the need for expanded emergency and critical care facilities to area residents. Fremont's Washington Hospital currently serves more than 320,000 area residents, and houses the second busiest emergency room in Alameda County.

The new emergency room inside the Pavilion will be approximately four times as large as the current facility, while more than doubling the size of the Critical and Intensive Care Units. The expanded and upgraded emergency room will allow Washington Hospital to become eligible for trauma center designation by the Alameda County Board of Supervisors. Currently, the closest trauma center to the Tri-City area is Eden Medical Center in Castro Valley.

Designed by Ratcliff, the new facility incorporates the latest trends in healthcare design and will feature more single-occupancy rooms ensuring greater privacy for patients, more space for family members, and enable doctors to perform more procedures in rooms. The new CCU/ICU will have two large waiting areas for families, as well as several secluded alcoves and conference rooms, all with Wi-Fi access. The top floor of the building will include 68 additional beds for medical-surgical patients.

The project is targeting LEED Silver for Healthcare certification and is targeting completion summer 2018.



△ Rendering of the Critical Care Pavilion; construction site logistics are carefully planned for efficiency and to minimize disruptions to the adjacent occupied hospital campus.

The foundation of the Pavilion is designed to surpass seismic safety standards for the area, including base isolators with viscous dampers, one of the only hospitals in California incorporating this system.

BREAKING GROUND

SAN DIEGO ZOO – CONRAD PREBYS AFRICA ROCKS

AN IMMERSIVE EXPERIENCE

Rudolph and Sletten broke ground in August on the new 8-acre animal exhibit at the San Diego Zoo. The Conrad Prebys Africa Rocks exhibit, the largest renovation in the organization's history, will replace one of the older areas of the San Diego Zoo, completely reshaping the existing canyon and topography for the larger exhibit spaces as well as ADA compliance.

Extensive grading, soil retention, shotcrete theming, and immersive visitor experiences are paramount for this project, designed by The Miller Hull Partnership in San Diego.

The exhibit will feature many of Africa's most extraordinary and diverse landscapes, providing the animals with habitats that resemble their native homeland. A 100,000sf tensile structure will enclose a large aviary and a 65-foot walk-through waterfall, the Rady Falls, will be prominent features of the new exhibit. The project also includes a saltwater penguin and shark exhibit that includes multiple above-, at- and below-water level viewing areas.

△ Current site activities include demolition of existing structures, earthwork and grading to reshape the topography for the new exhibits.

BREAKING GROUND

UC DAVIS – VETERINARY MEDICINE STUDENT SERVICES AND ADMINISTRATION CENTER

UNIQUE SETTING FOR WORK & PLAY

Staff, students and Pint the dog—honorary mascot of the School of Veterinary Medicine—celebrated the groundbreaking of the new Veterinary Medicine Student Services and Administration Center (VMSSAC) in July.

The VMSSAC project will connect the Arboretum and the Health Sciences campus. The design, by WRNS Studio, provides a unique setting for faculty and students to interact, work, socialize and relax in a setting defined by the beauty of the Arboretum.

The VMSSAC is comprised of two distinct structures; a two-story administrative building housing offices, research spaces and graduate learning environments, and a single-story dining pavilion. The administrative building will house Academic Programs, Student Programs, Global Programs, Research and Graduate Education, Development, Academic and Staff Personnel, Communications, Fiscal Services and Administration, Information Technology, Facilities and Safety Services, and the Executive Office. The building features large windows to the north, bringing diffuse natural daylight, and a long shaded window to the south captures views of the adjacent arboretum.

The dining pavilion will feature a coffee house/market, servery area and dining room. There will also be a café walk up window—for those with a dog in tow—and outdoor event space. This building will complete the move of veterinary medical programs from the central campus to the Health Sciences District, enhance the services provided to students and provide a focal point for the activities housed there. The goal for this new building will be to meet a LEED Gold rating and will also be enrolled in PG&E's Savings by Design program.

Critical line-of-sight issues between the clerk's desk and the witness stand were discovered.

PROJECT UPDATES

TEHEMA COUNTY COURTHOUSE & SAN DIEGO CENTRAL COURTHOUSE

MOCK-UPS INCREASE CONSTRUCTION ACCURACY

Technology such as Building Information Modeling (BIM) has become an integral tool in the construction industry to coordinate systems and trades prior to actual installation. A less common technique—and seemingly low-tech—are full-scale mock-ups. Using project specified materials, these full-size models are constructed off-site with project subcontractors well ahead of actual installation. The benefit is two-fold; user modifications are captured prior to construction and complex installations are fine-tuned with all trades' providing input.

Eliminate re-work costs

Faster and higher quality installation

The courtroom mock-ups use the actual materials to be used in the final building, allowing trades to fine-tune their process before installation.

TEHAMA COUNTY COURTHOUSE

Capturing End User Modifications

The new 62,000sf, 2-story courthouse is rapidly progressing towards an early Summer 2016 completion. It will include five courtrooms, a jury assembly room, administrative offices, public service spaces, and central holding with separate corridors away from the public for the transportation of in-custody detainees. Designed by LPAS, the building is registered LEED Silver NC and features drought-tolerant landscaping, LED lighting and extensive use of recycled materials.

Rudolph and Sletten constructed a full-scale courtroom mock-up—which incorporated all major design elements, including ceiling planes and soffits with the use of colored layout string lines—one year in advance of the project breaking ground. This early mock-up was built to capture user modifications during completion of the construction documents. Through detailed reviews of the mock-up with the Tehama County judges and the project team, critical line-of-sight issues between the clerk's desk and the witness stand were discovered. The mock-up saved considerable re-work costs on expensive courtroom millwork after installation.

SAN DIEGO CENTRAL COURTHOUSE

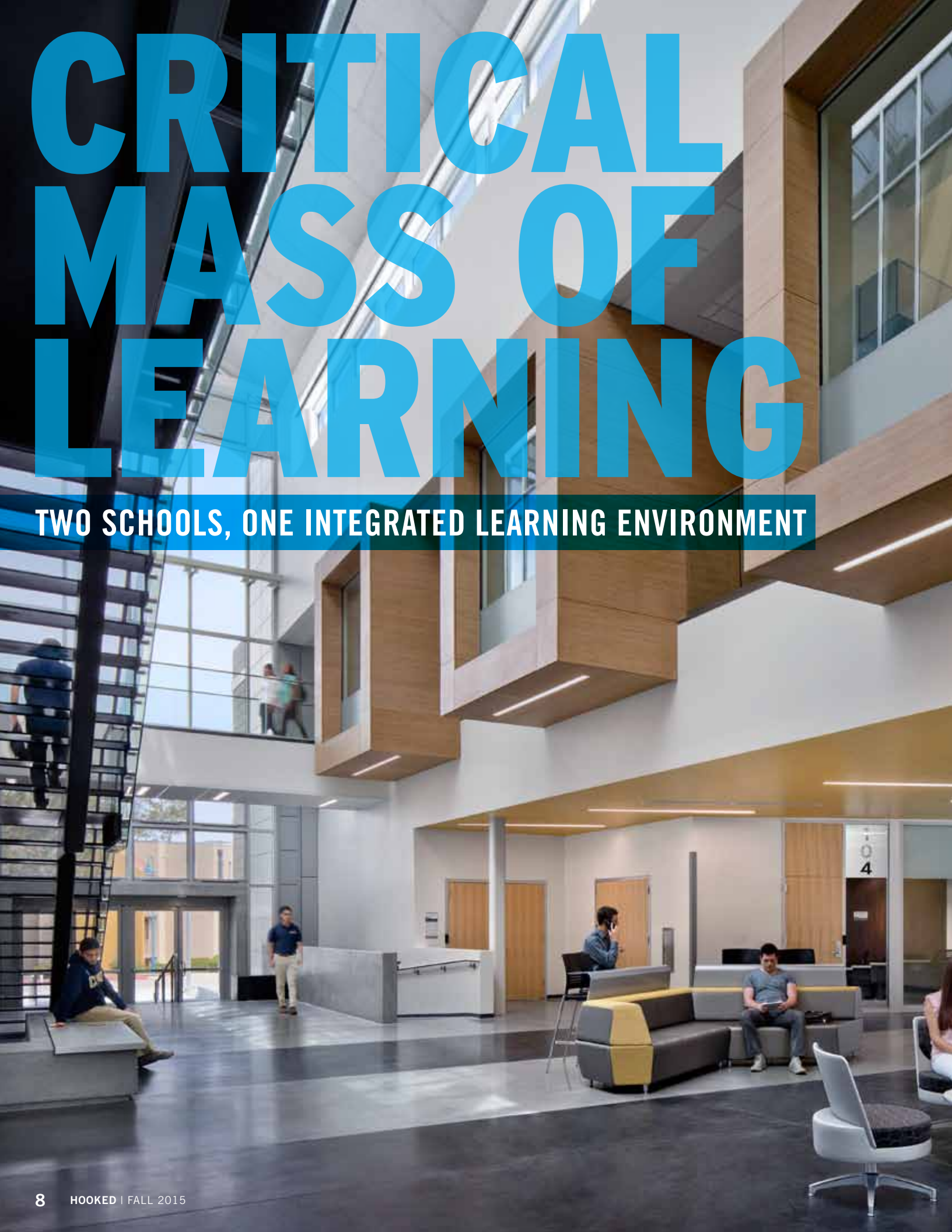
Coordinating Complex Installations

September marked a milestone for the 22-story San Diego Central Courthouse as dozens of mock-ups were completed as a 'best practices' technique prior to on-site construction, ensuring correct installation and eliminating change orders. The mock-ups use the actual materials which have been sourced and are scheduled to be used in the final building, including plumbing and electrical.

Joshua Chao, project manager for Rudolph and Sletten, explains, "The reconstituted wood veneer, for example, which will be used throughout the building requires three subcontractors to work together to install on various surfaces. Building the mock-ups together allows these and other contractors to compare notes and fine-tune their process before installing in the actual building. We can plan many details on paper, but some things can't be foreseen until you have a real piece of stone in one hand and adhesive in another. This exercise makes the on-site construction go much smoother and improves the quality of the final product."

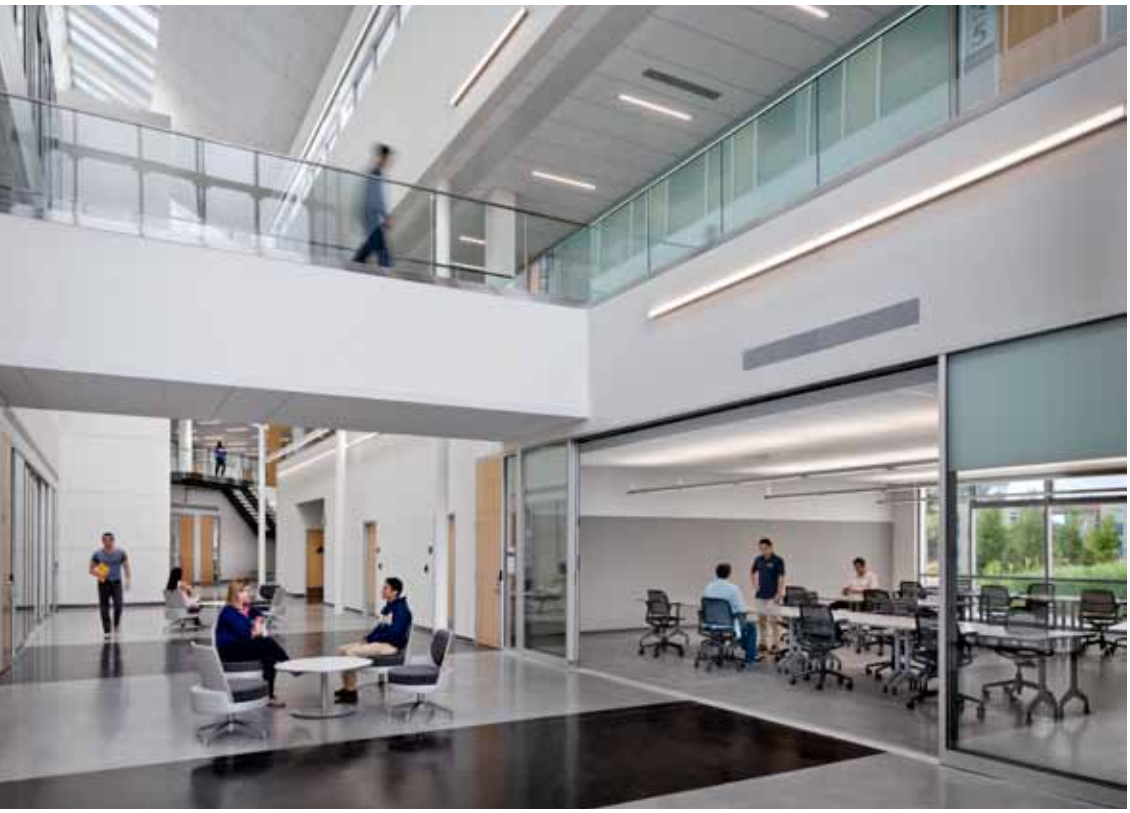
CRITICAL MASS OF LEARNING

TWO SCHOOLS, ONE INTEGRATED LEARNING ENVIRONMENT



The new home for the College of Business and the School of Information Technology and Communications Design at the California State University, Monterey Bay campus will allow collaboration and interactive learning opportunities between students, faculty and staff.

Designed by HMC Architects of San Jose, the new 58,000 square foot sustainable structure houses two programs together meeting the university's vision for a more integrated learning environment. Students will work together "flipping" the learning process on its head. Assignments and projects will be completed in class while lectures are given online. Both schools are not only working together but they are changing the way to approach business and encouraging the spirit of innovation.



The Business & Information Technology building is located near the heart of the campus, adjacent to the Tanimura & Antle Family Memorial Library. The building has three levels connected together by an atrium and includes eight classrooms, 12 laboratories, offices for faculty members, conference rooms and student study areas and lounge. The bottom floor allows for flexible classroom configurations with sliding glass walls.

TWO SCHOOLS one integrated environment

FASTER, SAFER, AND LESS EXPENSIVE

The building was constructed using a combination of ConX system and traditional steel frame. ConX connections are typically redundantly distributed in a building frame resulting in a premium Moment Space Frame structure without a cost premium. The ConX connection is an innovative design that requires no field welding and enables safer and faster erection in the field.

FORM AND FUNCTION

Window cleaners access upper levels through service doors and use a catwalk system build-into the sunshade structure. Additional tie-off is not required for personnel since the sunshade structure features integrated OSHA compliant railings.

SMART BUILDING

Exterior operable windows are controlled through the Building Management System (BMS). The first sequence for cooling is to open the windows for natural ventilation.

LEED GOLD sustainable requirements were followed

14 MONTH accelerated schedule from mobilization to completion

The design and construction of the new Business & Information Technology building integrated sustainable practices, limiting environmental impact. Learning environments and staff areas are flooded with natural light while keeping heat-producing sunlight controlled with an exterior screen wall. There is on-site storm water retention, with nothing flowing to the Bay and no-flow and low-flow bathroom fixtures to achieve a 43% reduction in water use. The building has been designed to LEED Gold standards.

UCSF HEALTH SCIENCE INSTRUCTIONAL RESEARCH (HSIR) EAST AND WEST TOWERS TENANT IMPROVEMENTS

INTEGRATED DELIVERY

LEED GOLD CI

on track for LEED certification with the US Green Building Council

Located on UCSF's Parnassus Campus, Rudolph and Sletten recently completed a 50,000sf renovation and seismic retrofit of multiple floors within the Health Science Instructional Research (HSIR) towers. The new state-of-the-art labs completed a critical step in UCSF's laboratory facilities which support current and future research for the School of Medicine.

This multi-phased project included 6 individual renovation and seismic retrofit projects, including hazardous materials abatement, demolition of existing spaces, build-out of new laboratory and support spaces, and seismic improvements. Each floor consisted of 10,800sf with floors 7 and 8 being fully renovated while floor 6 was a partial renovation.

INTEGRATED TEAM

Big Room co-location was implemented—including construction team, owner representative, architect, and major subcontractors. Although smaller in size than most Big Room projects, the HSIR project benefitted due to the intense coordination required to build-out complex lab spaces in an occupied facility.

CONTINUOUS IMPROVEMENT

After completing work on HSIR East, the entire team participated in a lesson learned workshop, led by Rudolph and Sletten. Using the '5 Why's' Lean Construction tool, issues captured during construction were discussed, root cause established, and solutions generated. 15 high-impact ideas were identified which could be immediately implemented to improve the construction phase on HSIR West.

DESIGN-BUILD SHINES

Due to both compressed schedule and complex existing conditions, the design-build subcontractors used a non-traditional real-time feedback approach. Design drawings were reviewed with the entire team and comments incorporated directly into a coordinated 3D model, eliminating delay from producing revised drawings. Work focused on constructability within existing conditions, avoiding rework once installation began. The engineering, coordination and procurement was completed in only three months.

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 build-out of a new office, our Special Projects Group is designed to meet your needs and exceed your expectations.

GRAND OPENING

SUTTER AUBURN FAITH HOSPITAL

SURGERY SUITES REMODEL

Sutter Auburn Faith Hospital is an acute care hospital providing convenient care to residents of the Sierra Nevada foothills town of Auburn. The project included a complete renovation—from structural components to finishes—of four existing operating rooms, three sub sterile rooms and adjacent corridors.

Not only did the work occur within an occupied hospital, the team also had to maintain a functioning Surgery Department throughout the entire duration of construction. The project schedule was broken into six phases of construction so all elements could be completed in sequence while maintaining the facility's daily operations.

Upgrading the structural components required creative problem solving from the team. Wood-framed bearing walls were replaced with new wide-flange beams, enlarging the existing operating rooms. To allow the 20-foot-long beams to be installed in one piece—in lieu of cutting and field welding them—the team constructed temporary shoring walls, saving several days on the schedule. And all heavy demolition was conducted off-hours to minimize disruption to daily facility operations.

△ Existing operating room.

△ Complete, renovated operating room.

△ Wide-flange beams replaced wood frame load-bearing walls, allowing for larger operating rooms within the existing surgery suite space.

GRAND OPENING

FUSIONSTORM

NEWLY RENOVATED S.F. HQ

This 7,000sf interior improvement project for IT solutions providers' San Francisco headquarters included a new reception area, training room, breakroom, private offices and remodeled open office space.

PROJECT SUCCESSES

- Final Pricing was 1.9% lower than the first conceptual budget
- Innovative cost saving solutions including materials re-use
- Aggressive eight-week construction schedule
- Electrical design and permitting strategy to minimize costs while meeting Title 24

GRAND OPENING

SHERPA CLINICAL PACKAGING

LABORATORY AND OFFICE RENOVATION

Located in the Nancy Ridge life science cluster of San Diego, this project included the complete renovation of a two-story, 37,500sf building for new lab and office space.

The ground floor included storage space, a warehouse, two freezers, freezer farm, Class 100,000 clean room, office space and work, conference, and breakrooms. The second floor included a combination of open work space and offices.

THE BREW IS BACK

21ST AMENDMENT BREWERY EXPANDS WITH STATE-OF-THE-ART FACILITY, BRINGING PRODUCTION BACK TO THEIR ROOTS IN THE BAY AREA.

With over 14 years under their belt, 21st Amendment Brewery is not new to the craft beer industry, but their new 95,000-square-foot brewery facility puts them into another league.

Located in the former Kellogg's cereal plant in San Leandro, 21st Amendment Brewery's new production facility will vastly expand production making the brewery one of the biggest in the Bay Area. With estimates of over 300,000 barrels per year, 21st Amendment Brewery wanted visitors to be able to immerse themselves in the art, science and process of craft brewing.

LET'S BUILD TECHNICALLY CHALLENGING PROJECTS

Rudolph and Sletten understands what it takes to build a craft brewery. We stand ready to provide guidance on critical systems and when key decisions need to be made. Our teams are experts, decoding design drawings and ensuring you have complete information to make informed decisions. Our early involvement during design allows us to provide feedback on project cost, constructability and schedule.

Having never built a brewery from scratch, co-founders Shaun O'Sullivan and Nico Freccia relied on Aidlin Darling Design and Rudolph and Sletten to help design, navigate and provide technical expertise.

"A brewery is a very technical facility…all the CIP and process piping are akin closer to a biopharmaceutical facility than any other beverage production," explains Terry Barnacal, Senior Project Manager.

Forward Thinking: 21st Amendment discussed variations in how waste would be released—temperature changes from 40° to 180° Fahrenheit. This thermal shock would put tremendous strain on the waste system. Our team vetted numerous pipe systems for 21st Amendment to ensure the best solution before embedding the pipes within the slab.

> "The best decision we made on this brewery project was hiring Rudolph and Sletten."
>
> NICO FRECCIA, CO-FOUNDER OF 21ST AMENDMENT BREWERY

With a "Brew Date" as 21st Amendment's main goal, Rudolph and Sletten provided critical feedback on the best use of both schedule and budget. Involvement during the design process allowed Rudolph and Sletten to value engineer aspects of the project to achieve the owner and architect's vision while keeping within project budget. Rudolph and Sletten also brought on design-build mechanical subcontractors to handle the design coordination and installation of the state-of-the-art equipment that was procured from Germany by the owners.

The project with the continually evolving design turned out to be one of the most rewarding projects for Rudolph and Sletten. Per Terry Barnacal, "Nothing beats a high-five from the owners when the first brew is underway."

300K barrel a year production facility

5 ACRES of industrial warehouse space

EXPANDED CARE

To better meet the needs of its expanding membership, Kaiser Permanente opened its expanded Diamond Bar Medical Offices earlier this year. A 2-story addition was built adjacent to the existing 1-story facility, with an interior connecting hallway linking the two buildings.

The 38,000sf building is designed to Kaiser Permanente's Total Health Environment standards focusing on providing a comfortable and welcoming experience for their members, and will house 33 providers with specialties including behavioral health, pediatrics, obstetrics and gynecology, and optometry.

2-STORY
addition to existing occupied medical office building

33 PROVIDERS
in a range of specialties

10 MONTH
accelerated schedule meeting quality and budget goals

LEED SILVER
sustainable design

SELF-PERFORMED
concrete scope of work

Preferred substitutions for glass and the exterior wall system were located to meet current code and LEED requirements, while also conforming to City specifications to match existing finishes.

THE CHALLENGE OF A SEAMLESS ADDITION

KP's development agreement with the City of Diamond Bar required the exterior of the building to match the existing building; color, finish, and glass. The challenge to matching the existing facility lied not only in availability of the materials, but complying with new code requirements. What was approved and installed six years ago would not pass current code requirements. During the submittal process, Rudolph and Sletten assisted the design team, Perkins + Will, in locating preferred substitutions for glass and the exterior wall system to be upgraded or changed to meet current code and LEED requirements.

THE FLU BRINGS MORE THAN JUST SNIFFLES

Due to changes in healthcare law, KP required an earlier move-in date to serve its expanded group of members. Originally scheduled for completion in June, the schedule was accelerated two months for an early March completion. 12 months of work activities were condensed into 10 months, while still delivering a high-quality, cost-efficient facility which KP is known for.

The threat of an intense flu season caused a further impact, requiring a 3-month early turnover of a portion of the parking lot to accommodate high traffic to the existing facility.

△ ▷

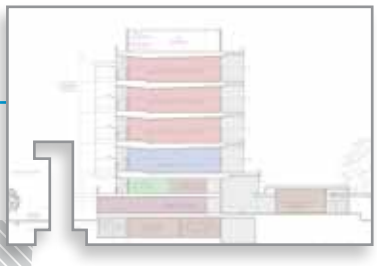
Designed with wellness and efficiency in mind, the building features sustainable elements like LED lighting, a green roof and drought tolerant landscaping.

I-FRAME BUILDING ENVELOPE SYSTEM

- First project in California; first for KP
- Airtight building envelope; improves energy efficiency and indoor air quality; 7 LEED points
- Pre-fabricated wall panel system with EIFS was easy and fast to install

PROJECTS ON THE HORIZON

RECENTLY AWARDED PROJECTS & PROJECTS BEGINNING



JUDICIAL COUNCIL OF CALIFORNIA

SONOMA COUNTY CRIMINAL COURTHOUSE

SANTA ROSA, CA

» 169,000sf new criminal courthouse

» Designer: Richard Meier & Partners

SOLANO COUNTY COMMUNITY COLLEGE DISTRICT

BIOTECHNOLOGY AND SCIENCE BUILDING

FAIRFIELD, CA

» 33,310sf design-build STEM classroom building

» Design-Build Partner: SmithGroupJJR

CONFIDENTIAL TECHNOLOGY CLIENT

OFFICE BUILDING

BAY AREA, CA

» High-end office building

JUDICIAL COUNCIL OF CALIFORNIA

SANTA BARBARA CRIMINAL COURTHOUSE

SANTA BARBARA, CA

» 92,000sf new criminal courthouse

» Designer: Moore Ruble Yudell

HUNTINGTON MEDICAL RESEARCH INSTITUTES

BIOMEDICAL RESEARCH LAB

PASADENA, CA

» 38,000sf biomedical research laboratory

» Designer: Perkins + Will

2015 ACHIEVEMENTS

CORPORATE RANKING & PROJECT DISTINCTIONS

MERIT
UCSF Mission Hall
ENR Best Projects 2015
AWARD FOR OFFICE/MIXED-USE

WINNER COMMUNITY IMPACT
Ravenswood Family Health Center
2015 Silicon Valley Business Journal - STRUCTURES

DESIGN-BUILD

CORPORATE RANKING

9 CALIFORNIA GENERAL BUILDING CONTRACTOR
ENR CALIFORNIA

3 GOVERNMENT BUILDING CONTRACTOR
ENR CALIFORNIA

4 R&D FACILITY CONTRACTOR
ENR CALIFORNIA

4 CALIFORNIA HEALTHCARE CONTRACTOR
ENR CALIFORNIA

NATIONAL & REGIONAL RECOGNITION FOR DESIGN-BUILD DONE RIGHT

UCSF MISSION HALL: GLOBAL HEALTH & CLINICAL SCIENCES BUILDING

After one of the most rigorous competitions to date, the Rudolph and Sletten / WRNS Studio design-build team was awarded both a National Award of Excellence and Pacific Regional Award of Merit for their design-build achievements on the UCSF Mission Hall: Global Health & Clinical Sciences Building.

The team went above and beyond achieving cost, schedule and quality goals, demonstrating unique applications of design-build best practices to raise the industry's bar even higher.

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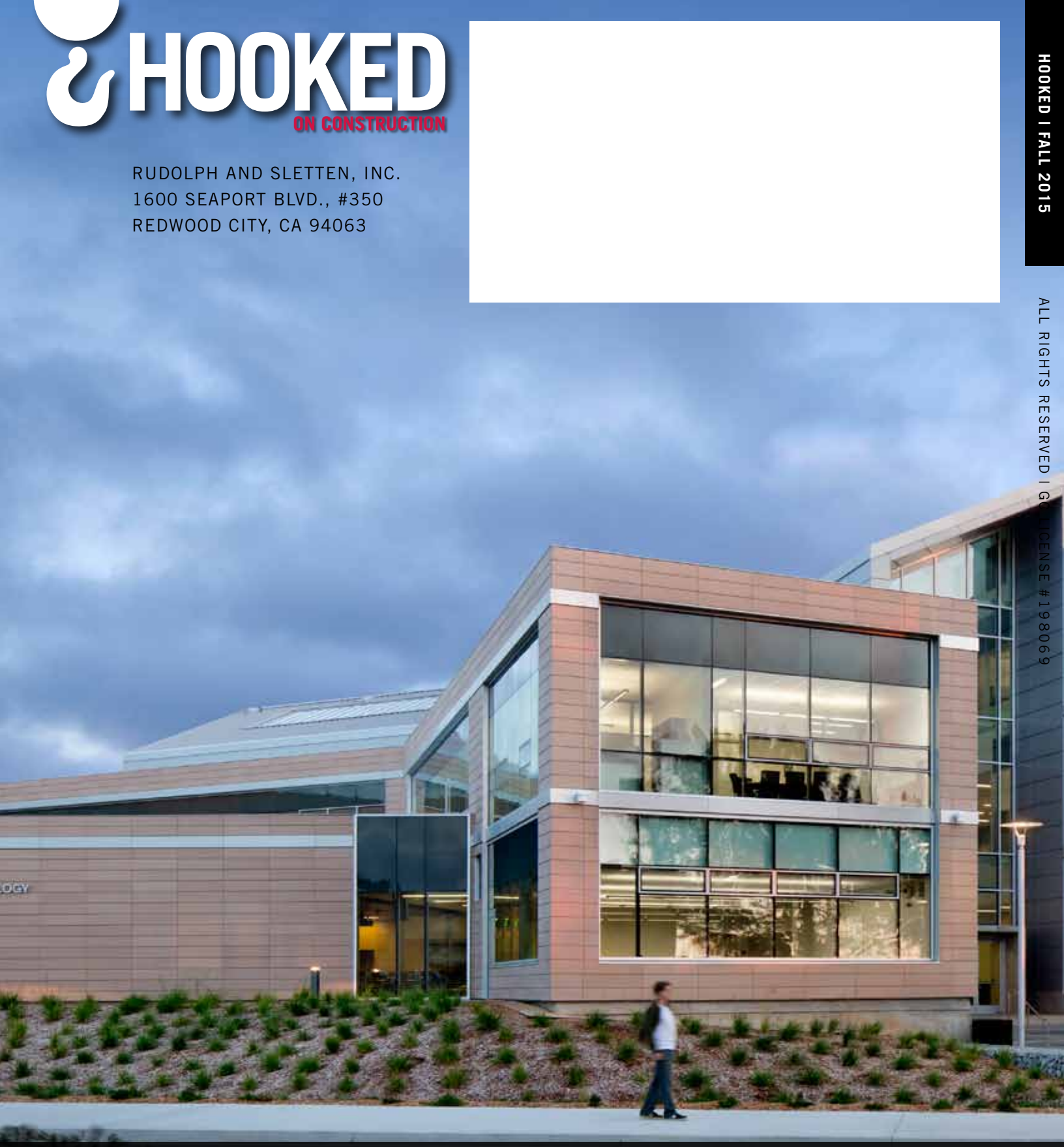

INCORPORATED 1960

RUDOLPH AND SLETTEN

GENERAL AND ENGINEERING CONTRACTORS

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