

RUDOLPH AND SLETTEN, INC. | GENERAL CONTRACTOR JOURNAL

SPRING 2017

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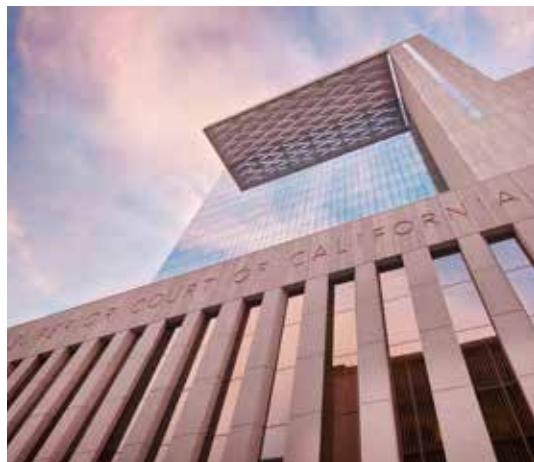
NEW HOME FOR PATIENT-FOCUSED RESEARCH

HUNTINGTON MEDICAL RESEARCH
INSTITUTES' NEW BIOMEDICAL RESEARCH
FACILITY WILL HELP SCIENTISTS ADDRESS
MAJOR UNMET MEDICAL NEEDS

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GENERAL CONTRACTORS



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

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REDWOOD CITY | SAN FRANCISCO
ROSEVILLE | IRVINE | SAN DIEGO



18 BLENDING OLD WITH NEW

Sacramento's Historic train station was revived, repaired and upgraded; improving traveler experience while also offering a restored civic space with room to grow.

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R&S Teams broke ground on a new medical office building and parking garage, a co-located research institute, a centralized lab space build-out and established a unique design-build space for a an ER expansion project.

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IN THE COMMUNITY



**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.



REDWOOD CITY **ROOMS OF HOPE**

Nominated by Terry Friedl

The mission at Rooms of Hope is to provide dream room makeovers to children with life-threatening illnesses. Their purpose is to surround these children with love and co-create the space of their dreams, may it be their bedroom, playroom or other refuge away from all the medical tests and treatments they must endure at the hospital. They are about bringing hope and joy to seriously ill children as they literally fight for their lives. These spaces are very personal and are built to represent the child's unique personality, filled with everything that is meaningful to Rooms of Hope children.



REDWOOD CITY **PARISI HOUSE ON THE HILL**

Nominated by Patricia Kingston

Parisi House is Santa Clara County's first mother-and-child residential alcohol and drug treatment facility, allowing mothers to focus on their 6-month treatment program without the emotional distraction caused when separated from their child. Parisi House provides living facilities for 20 mothers and 22 children (up to age 5) who have made the choice to end the cycle of substance abuse. The unique child-inclusion treatment program aims to enhance a child's sense of trust and bonding, while simultaneously supporting a recovering mother's confidence through hands-on parenting success.

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SAN DIEGO

SOUTHWESTERN COLLEGE FOUNDATION, JAG KITCHEN FOOD PANTRY

Nominated by Marissa Lidyoff

The SWC Child Development Center, Family Studies Department and Associated Student Organization (ASO) began the Jag Kitchen Food Pantry to assist students facing food insecurities. Now, through a campus-wide effort, the Jag Kitchen is a safe and judgement-free zone that can be used by currently enrolled SWC students needing assistance.

◀ Check handoff pictured left.



ROSEVILLE SACRAMENTO STAND DOWN ASSOCIATION

Nominated by Laura Mohoff

At Stand Down, hundreds of homeless veterans are provided a broad range of necessities, including food and clothing; medical, legal and mental health assistance; job counseling and referral; and importantly, companionship and camaraderie to lift their spirits. It is a time for the community to connect with the homeless veteran population and address this crisis that affects each and every town, city and state in the country. The “give a hand up — not a handout” philosophy of Stand Down is carried out through the work of hundreds of volunteers.

IRVINE HOMES FOR HOPE

Nominated by Eric Lascurain

Homes for Hope is a non-profit that organizes an amazing experience to bring your family, congregation 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. It takes approximately 15 people (ages 15 and older) to build a house. Family teams with children 14 and under can be larger going up to 25 total in size. With “hands-on” participation—more than just writing a check—you actually build the home! Create a sense of teamwork and unity and become more aware and informed of the conditions/needs outside your “world.”



TEAM RALLIES FOR 100% GOAL ON NATIONAL REBUILDING TOGETHER DAY

Bringing volunteers and communities together to improve the homes and lives of low-income homeowners.

On Saturday April 22, 2017, Rudolph and Sletten employees in the Redwood City office dedicated their free time to a community member in need. 100% of the project goals were completed to the delight of the homeowner who remarked “This is the nicest thing anyone has ever done for me in my entire life!” Kudos to all who participated in giving back to the community where they live and work.



BREAKING GROUND

EL CAMINO HOSPITAL

INTEGRATED MEDICAL OFFICE BUILDING AND PARKING STRUCTURE

El Camino Hospital's Mountain View campus development plan is enabling the hospital to address the future health needs of the community. The new Integrated Medical Office Building (IMOB) and Parking Structure will replace the old main hospital while enhancing the campus' park-like atmosphere, and improving pedestrian safety.

"We are building for efficiency," says Ken King, Chief Administrative Officer at El Camino Hospital. "The new buildings will allow for better and safer movement of patients, visitors and staff throughout the campus. The plan creates additional open, green space by planting hundreds of trees, and moving service bays into the center of campus to reduce noise at the edges of the campus."

The seven-story Integrated Medical Office Building will house several new and relocated functions. The first floor concourse will wrap around an enlarged central courtyard, creating a loop that connects it to the new main hospital. The Integrated Medical Office Building functions include:

- Hospital functions and support services for the new Main Hospital and Women's Hospital.
- Medical office space, particularly for physicians who will be re-locating from the Women's Hospital when it undergoes its internal remodeling and re-configuration.
- Additional parking (390 spaces).
- The first and fourth levels of the garage will allow direct pedestrian access to the building. The fourth level of the garage will feature green roof elements with landscaping.



BREAKING
GROUND

LAWRENCE BERKELEY NATIONAL LABORATORY INTEGRATIVE GENOMICS BUILDING

Lawrence Berkeley National Laboratory (Berkeley Lab) will soon bring together researchers from the Department of Energy (DOE) Joint Genome Institute with those from the Systems Biology Knowledgebase (KBase) under one roof.

Currently, Biosciences is located in four offsite locations. When completed in 2019, the IGB will unite two critical resources supported by the DOE Office of Science, Office of Biological and Environmental Research (BER) for catalyzing solutions to energy and environmental challenges. Combined, the DOE JGI and KBase have nearly 3,400 users of their DNA sequencing, synthesis, metabolomics and large-scale bioinformatics resources.

When completed, the IGB will house about 300 scientists and support staff in a four-story building with approximately 77,000-square-feet and an anticipated LEED Gold rating. The new building is designed to use just 35% of the energy used by DOE JGI at its current facility.

Designed by SmithGroupJJR, the IGB design includes a solar photovoltaic array, financed and installed separately to offset over 10% of the building's energy use, and will use electric heat pumps and recovery instead of natural gas to provide heat. This will allow the greenhouse gas footprint of the building to shrink over time. The new facility will also be the first at Berkeley Lab with all-LED lighting.



“The IGB is key to realizing the enormous promise of 21st century biosciences at Berkeley Lab,” said Berkeley Lab Director Michael Witherell. “The new building will enable discoveries in microbial and plant interactions that are the foundations of ecosystems and open new avenues to enhance the sustainable production of biofuels and renewable chemicals.”

Main Entry View



HDR

**BREAKING
GROUND**

SLAC NATIONAL
ACCELERATOR
LABORATORY

PHOTON SCIENCE LABORATORY BUILDING (PSLB) INTERIOR BUILDOUT

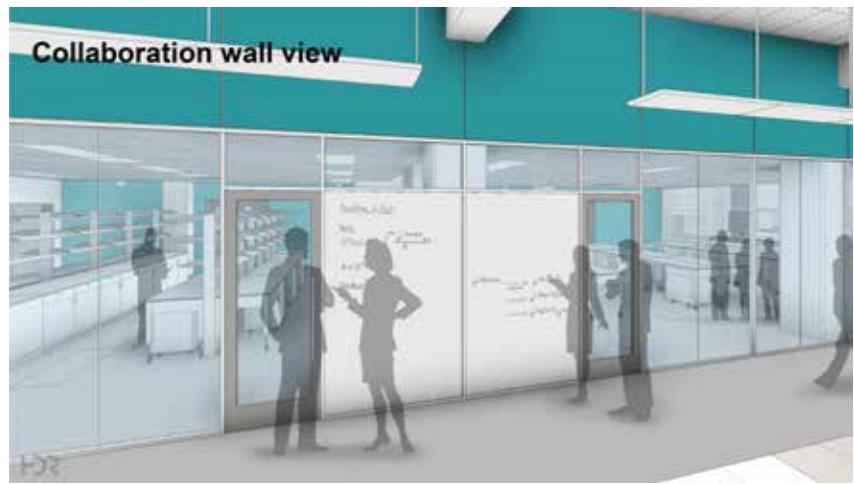
Targeting LEED Gold, the Photon Science Laboratory Building (PSLB) project consists of the interior fit-out of a building shell located at SLAC National Accelerator Laboratory in Menlo Park. SLAC National Accelerator Lab is operated by Stanford University for the U.S. Department of Energy Office of Science.

Designed by HDR, the three-story building will house centralized laboratory space that will allow the existing SLAC photon science program to expand. The 75,000-square-foot build-out includes specialized laboratories, building core, elevators, building systems, and related supporting infrastructure to enable a range of capabilities in support of the study of ultrafast physical, chemical, and biological processes and materials synthesis.

Construction is under way and occupancy is expected in late 2017.



Huddle Rooms View



Collaboration wall view

CO-LOCATING FOR PROJECT SUCCESS

Sutter Health's new +/-98,000-square-foot, three-story Emergency Department Expansion Project is being built by an integrated co-located design and construction team.

The new building, located on Sutter's Roseville campus, will contain 36 ICU beds (12 available upon construction, plus 24 shelled for future growth), 35 additional emergency treatment beds, three cath/angio lab rooms and support space, and future space for an additional cath lab and operating rooms. In addition to the new construction, the team will renovate existing emergency, imaging, lab and surgery spaces.

Based on prior success, Sutter Health required the entire project team to co-locate on site to encourage open communication among all team members throughout the project.

The SRMC MP16 Co-Location Office—aka “Co-Lo”—is home to the collective delivery team including general contractor Rudolph and Sletten, key trades (mechanical/plumbing, framing/drywall and electrical teams), architect HGA, design engineers (structural, electrical, and mechanical/plumbing), the Sutter Health group (construction manager, admin project lead and facilities director) and Inspector of Record. At the peak of the project, approximately 50 people will reside at the Co-Lo jobsite office on a daily basis. Rudolph and Sletten, together with HGA and Sutter, mapped out a floor plan that includes no individual or private offices, but rather a completely open workstation layout with five conference rooms (including the 1,440-square-foot BIG ROOM) and a kitchen along the perimeter of the 7,000-square-foot modular complex. The Co-Lo is outfitted with six 75” flat screen TV's, three of which are on mobile carts adding flexibility to support meetings in any area of the complex.

The space configuration is designed to support the collaborative Co-Lo environment and the project team is already leveraging the close proximity of their peers to help increase communication and efficiencies. The team held several competitions to help “personalize” the Co-Lo, including the creation of a custom team logo,



tag line, conference room naming and even a “Co-Loian” of the Month. The Co-Loian of the Month is nominated monthly via a ballot from all members of the Team and is awarded to a person who most effectively promotes the core principals of the Co-Lo—someone who seeks collaboration, meeting or beating deadlines and consistently goes above-and-beyond for the project.

The SRMC MP16 project is under construction and slated for completion in 2020.



FOREFRONT OF MEDICAL EDU

STATE-OF-THE-ART FACILITY TRANSFORMS THE LEARNING EXPERIENCE FOR UCLA'S MEDICAL STUDENTS TO SHAPE FUTURE LEADERS IN MEDICINE.



OF EDUCATION

Designed in partnership with SOM architects, the 120,000-square-foot, 6-story education building accommodates the academic teaching and learning programs of the David Geffen School of Medicine. The facility will be a magnet for recruiting students, staff and faculty, by focusing on emerging trends in medicine and medical education. The building is more conducive to instruction on team-based approaches to medical care and the increasing presence of mobile technologies for diagnosing, tracking and monitoring disease.

B The building—which consolidates some of the medical school's teaching facilities currently spanning 11 buildings—includes state-of-the art multi-media classrooms and teaching labs, a clinical skills center, case study rooms, a 220-seat lecture hall, student study space, support services and administrative offices. The learning spaces are easily adapted to different learning styles and new advances in teaching tools and curricula. The building features an open air courtyard at the center of the building, and is home to the Deans' offices.



COST-CONSCIOUS DESIGN AND CONSTRUCTION

Geffen Hall's design is very open to allow for flexibility, interaction and use of natural light. A cast-in-place concrete structure was a perfect fit for the clean lines, cantilevered walkways and large span areas of the design.

End users also benefit since the concrete building mass absorbs vibration and sound, contrasting with steel buildings which allow noise to pass through. Reduced noise from adjoining spaces is especially important in education and healthcare settings. Noise disrupts concentration, decreases learning retention and increases stress levels, all important considerations for the students and faculty.





PARTNERSHIP FOR SUCCESS

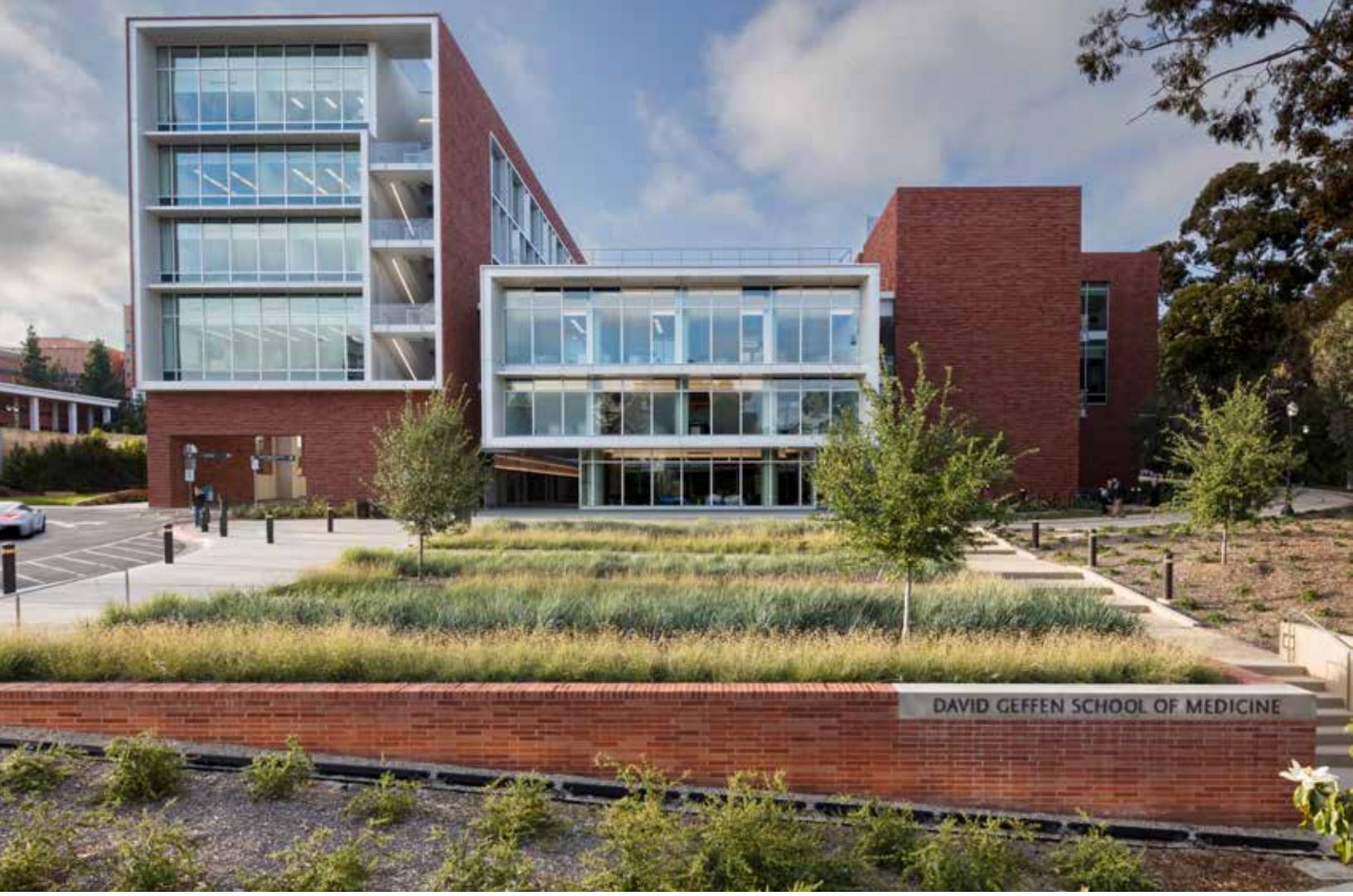
Open communication is a hallmark of working with Rudolph and Sletten. Beginning in preconstruction, our team coordinated input from all project stakeholders to ensure the budget, design intent and end users goals were all achieved.

Our team took the lead on finalizing several design-build scope components, including producing a 3D model to eliminate installation clashes in the field and bringing on key trades during the preconstruction phase. This was the University's first experience using the design-build, best-value procurement for key trades. Procuring key trades under design-build contract in preconstruction was key for reducing potential costs and delays associated with RFIs or owner-directed changes.

The early involvement and open communication with our team resulted in error-free completion in time for January 2017 classes, within budget, and without disruption to ongoing campus operations.



“Communication is daily, there are no secrets. If there is an issue, we let the owner know so that they are not surprised... we’re not communicating to make the issue the owner’s problem, we’re communicating so that they are aware and informed about what is happening on their project.” James Fabry, Senior Project Manager.



CREATING A NEW CAMPUS ENTRANCE

The project site is located at the southeast corner of the UCLA campus, in between two existing parking structures immediately inside the campus entrance on Tiverton Drive. The task of designing new access to campus at this location—complete with new roads, roundabouts and pedestrian access—was included as part of our scope of work. Senior superintendent Jim Bingham planned and orchestrated this complex task into a comprehensive eight-phase plan. Parking and pedestrian detours were established while also addressing issues of rerouting utilities. The plan maintained access to the campus and allowed for construction activities to be completed seamlessly.



SAFETY

A site specific safety plan was implemented with special attention to safe pathways for pedestrian traffic around the site and vehicular traffic into the adjacent parking structure. No lost time incidents occurred during over 1,000 hours of construction.

ZERO
LOST TIME
INCIDENTS



LEED
PLATINUM

The project was designed to LEED Gold standards, but is tracking to achieve LEED Platinum. Some notable sustainable features include:

- A rainwater holding tank pumps to feed non-potable water inside the building.
- 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.



TEAM
SOLUTION

SEISMICALLY SAFE

The north side of the building features key footing points on sliding bearing plates, designed to move during a seismic event. Developed in collaboration between Rudolph and Sletten and the design team, this method avoided installing multiple expansion joints around the perimeter of the building which would disrupt the design intent.



COMPLETING THE MASTERPLAN

THIS BUILDING COMPLETES THE MOVE OF VETERINARY MEDICAL PROGRAMS FROM THE CENTRAL CAMPUS TO THE HEALTH SCIENCES DISTRICT, ENHANCING THE SERVICES PROVIDED TO STUDENTS.



The Veterinary Medicine Student Services and Administration Center (VMSSAC) houses 100 staff and school leaders dedicated to providing a range of services and support for the school's community of students, faculty and staff. This building completes the move of veterinary medical programs from the central campus to the Health Sciences District, enhancing the services provided to students.



Designed by WRNS Studio, the building provides a unique setting for faculty and students to interact, work, socialize and relax in a setting connected by the beauty of the UC Davis Arboretum.

The VMSSAC is comprised of two distinct structures; a 21,000-square-foot two-story administrative building housing offices, research spaces and graduate learning environments, and a single-story dining pavilion. The administrative building includes offices, work stations, and conference rooms, and brings together teams previously housed in multiple locations, promoting easier communications and collaborations, and increase efficiencies. The new building houses the Dean to the School of Veterinary Medicine in a corner office on the second floor, as well as a state-of-the-art server room designed to fulfill the School's needs well into the future. 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 9,600-square-foot dining pavilion—known as “Scrubs Café”—features a coffee house/market, servery area and dining room. Scrubs Cafe is a UC Davis run restaurant and coffee bar serving breakfast and lunch. The full kitchen is equipped with The café offers a large space for informal networking by faculty, staff, students, clients and visitors along with a walk-up window for coffee and pastries to serve clients with pets in tow.

The patio area provides seating for daily use and can be reset for special events. The center's outdoor footprint includes an adjacent area for large events and acts as a gateway to the Arboretum.

The goal for this new building will be to achieve LEED Gold certification through the USGBC.

FUN FACT

Although the Administration Building and Scrubs Café are two separate buildings, they rely on each other to function. The design of the utility system took into account the locations of the existing campus utility loops, making a hot mechanical room in the Dining Building and cold mechanical room in the Administrative Building. They feed one another through underground connections.

RESTORING AN ICON

SACRAMENTO'S HISTORIC TRAIN STATION WAS REVIVED, REPAIRED AND UPGRADED; IMPROVING TRAVELER EXPERIENCE WHILE ALSO OFFERING A RESTORED CIVIC SPACE WITH ROOM TO GROW.





The just-completed two-year renovation of the American Renaissance-style building—one of the City's largest historic preservation efforts in decades—brings the downtown Sacramento train Depot into the modern era as a world-class transit hub. Interior and exterior restoration recaptured its former glory. Modern amenities, energy-efficiency features, and 25,000-square-feet of mixed-use space prolong and enrich the building's purpose.

The Sacramento Valley Station, also known as the Depot, has been in continuous operation as a passenger rail station since it's opening in 1926. With more than one million passengers each year, it ranks as the 7th busiest station in the nation and the second busiest west of Chicago. It is the major intermodal station within the region, complementing light rail, Amtrak, and regional bus lines, and will eventually include a terminus for the California high-speed rail system.



Despite its illustrious history, the Depot fell into disrepair. The City of Sacramento purchased the building in 2006 with the intention to use the station as the anchor building for a long desired transit-oriented development center for the Sacramento region. This beloved Sacramento architectural landmark is a part of the Sacramento Intermodal Transportation Facility (SITF) master plan, and has earned a spot on every historic register – federal, state and local.

PRESERVATION AND REHABILITATION

Construction work included both preservation and rehabilitation—executed in compliance with the Secretary of the Interior's Standards for Historic Buildings—to repair and freshen its main historical elements, and adapt to current and future transportation and commercial uses.

Preservation work—the maintenance and repair of existing historic materials—included the waiting room barrel ceiling, its massive wall mural and chandeliers, the marble floors and travertine trim, the exterior's arched corbels, pilasters and rooftop balustrades, and the second floor hallway baseboards, chair rail and crown molding. Remediation of the original mahogany doors, window frames and window glass were also completed, including abatement of hazardous material present in paint, caulking, and insulation. All non-historic doors, ductwork and walls in the semi-enclosed concourse on the north side of the building were removed, restoring the original open-air area to its original finishes. *Con't on page 20 ►*



MURAL PRESERVATION

The panoramic mural—depicting the 1863 Transcontinental Railroad groundbreaking ceremony—was brought back to life after being covered in layers of dirt, soot, and cigarette smoke. Cleaning was done in small segments by hand using tiny brushes, cotton swabs and water to avoid irreversible damage.

CEILING PRESERVATION

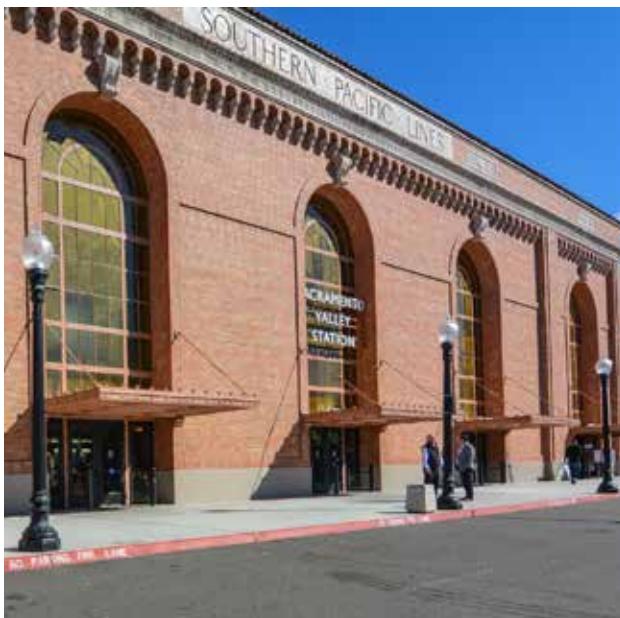
The removal of a false roof installed in the main waiting area of the station revealed detailed stenciling on the vaulted ceiling. The original plaster ceiling was cleaned and touched up by hand.





NORTH ENTRANCE CONCOURSE

The enclosed concourse area was returned to its original finish after removal of all non-original doorways, ductwork, CMU walls and ceilings. The original plaster ceilings were reinforced and rehabilitated to highlight the historic ceiling dentil that outlined the perimeter of recessed ceilings. The original canopy over the outdoor space was also restored.



EXTERIOR FAÇADE PRESERVATION

The building was wrapped for several months while crews painstakingly cleaned the locally-manufactured exterior brick. The refreshed exterior clearly shows the architect's intent to use different shades of brick to create a subtly dynamic exterior. Metal marquees on the South façade were rehabilitated and affixed with exterior lighting to compliment the kokomo glass within the southern fenestration.

SECOND FLOOR HALLWAY

Original baseboards, chair rail and crown molding were removed, abated, repaired and re-installed in the "historic" second floor hallway. Restrooms were rehabilitated and an original walk-in safe remains in place.

DOOR & WINDOW PRESERVATION

Windows were cleaned and abated for lead and asbestos, and clear repair glass was replaced with color matched panes. The original waiting room mahogany doors required a hundred hours of by-hand repair to be brought back to their original finish.

Many of the interior spaces were adapted to improve operations and provide more efficient passenger experiences, while also adding offices and future lease space. **Rehabilitation work**—altering or adding to a historic property to meet continuing or changing uses—included foundation pile repair, new distributed air system and radiant floor heating and cooling system, new data and communications infrastructure, elevators, and new water and waste-water systems. These upgrades and reconfigurations have already made a marked difference in the comfort and efficiency of hundreds of users daily.

NOT YOUR AVERAGE CONSTRUCTION PROJECT

Building is inherently complicated. Hundreds of thousands of moving parts with virtually no guarantee against error, delay or injury.

And yet Rudolph and Sletten continues to meet budgets and schedules while achieving recognition for safety excellence in the process.

EARLY TEAMWORK APPROACH

Brought on at the start of preconstruction through a design-assist contract, our team started by addressing the budget variance. Scope was added to the project after the initial budget conducted by the City, resulting in a higher than expected revised budget. Our team identified more than 120 value engineering items in excess of \$2 million to immediately reduce the budget. Further, more than 20 bid alternates were created to provide the City with deductive alternates once the project was under construction.

This early planning paid off; the project was completed within the revised budget, and both contingency and allowance savings are being returned to the City.

MOCK-UPS FOR ACCURACY

Early mock-ups were created to confirm the means and methods for several historic preservation scopes. The results were included in the bid packages and specifications to ensure accurate pricing and execution by trade contractors. The mock-ups included the metal window frames and missing glass panels, exterior brick and repointing (mortar between bricks), and early investigations of the timber pile foundation system.

Con't on page 22 ►



“THE CUBE” OFFICE SPACE

The former restaurant space now houses a two-story free-standing structure to accommodate Amtrak offices. “The Cube” is a fire-rated enclosure that features a large scale historic graphics of the station.



TIMBER PILE REPAIR

The station is built on 427 Douglas Fir pile foundations driven 60+ feet into the sandy soil. Rudolph and Sletten crews excavated, backfilled and compacted 1,200 tons of sand by hand! Repairs were completed using fiberglass jacketing and epoxy injection.

NEW ROOF SYSTEM

Repairs and replacement of several roof components were completed, along with installation of historic replacement skylights in the west wing, east wing, and north canopy areas. A photovoltaic (PV) panel system was connected to the water heater as part of the energy efficient upgrades to the building.



CLIMATE COMFORT SYSTEM

Built before climate control was widely available, the station is now equipped with a distributed air system and a radiant floor heating and cooling system in the main waiting area. Both systems work together to condition the space to a year-round 70 degrees, while maintaining the character and finish of the original building..

NEW LEASE SPACE AND RETROFITTED LOADING DOCK

25,000-square-feet of mixed-use space was added to the building for offices, food vendors and retail. The City is currently seeking a tenant for this location.



ELEVATORS

A new utility service elevator in the east wing provides access from the basement to the 4th floor. A new elevator in the west wing provides Amtrak access from the basement to the 2nd floor.

MANAGING WORK IN A 20-HOUR OCCUPIED FACILITY

Amtrak—the main tenant of the station—operates 20-hours a day seven days a week. To accommodate operating hours with minimal user disruption, our team divided the work into 18 phases. Look ahead schedules were updated daily and reviewed weekly, with daily task meetings conducted as needed for specific scopes of work.

One of the biggest coordination and schedule challenges occurred when transitioning Amtrak to their new operations space. With detailed planning, we worked within a four-hour downtime window from 1AM to 5AM over a week period, and successfully relocated proprietary systems with zero disruption to operations.

TEAM COORDINATION

A unique feature on many preservation and rehabilitation projects are the numerous consultants and regulatory agencies overseeing the work. The Sacramento Valley Station had eight stakeholders reviewing and providing comments throughout the duration of the project. Our team managed this added coordination by updating as-builts daily using BlueBeam. Each trade contractor had access to these digital mark-ups to stay current with changes in real time.

SAFETY RECOGNITION

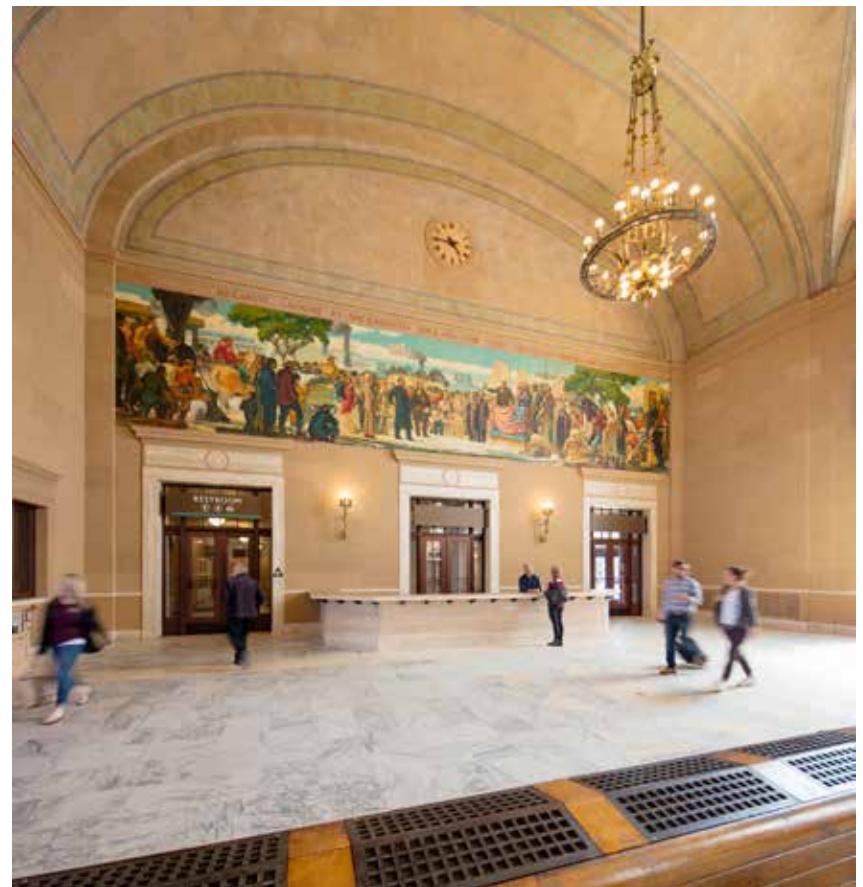
628
DAYS

and more than
200,000 hours
worked with
ZERO lost time
injuries

During construction, Cal/OSHA evaluated Rudolph and Sletten's health and safety program, its implementation on the Depot project, and conducted an inspection of the entire jobsite. Our team received Cal/OSHA Golden Gate Partnership commendation for maintaining a high standard of safe practices on the jobsite.

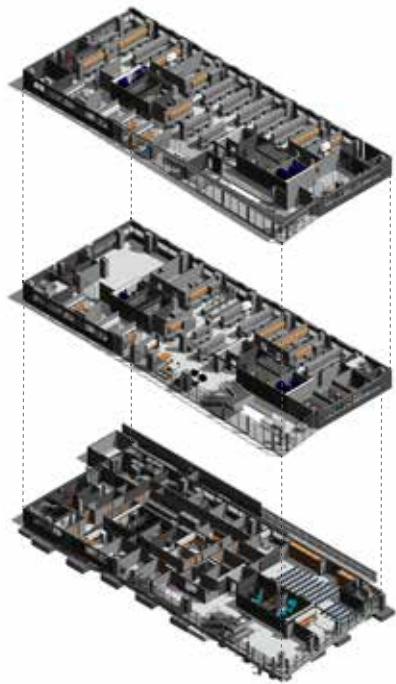
EXCEEDING LEED GOALS

Originally designed to LEED Gold standards, the project will be submitted for LEED Platinum certification. Sustainable features include the radiant floor heating and cooling system, rainwater catchment system, and photovoltaic panels. Our team helped identify extra points for material reuse and recycled content materials.



This challenging project simultaneously renewed and rehabilitated a historic building while maintain continuous uninterrupted service on the nation's 7th busiest railway station. Our team's planning and flexible execution of each phase ensured both the City and Amtrak achieved their goals for renewed spaces, efficient operations and future expansion.





PROJECT UPDATES

HUNTINGTON MEDICAL RESEARCH INSTITUTES

NEW BIOMEDICAL RESEARCH LAB

Huntington Medical Research Institutes' (HMRI)—an independent, non-profit organization founded in 1952—new lab building in the heart of Pasadena will bring HMRI physician-scientists, scientists and staff together on one campus, to support their contributions to major unmet medical needs — including common neurodegenerative, cardiovascular, liver, gastrointestinal diseases, and diseases of pregnancy.

As one of the nation's leading, integrated bedside-to-bench medical research institutes, HMRI's new 38,000-square-foot, three-story biomedical research laboratory is key to their scientific strategic plan including recruiting and retaining world-class scientists.

The building's design—conceived by John Berry Architects with architect of record Perkins + Will—takes advantage of its site

orientation providing mountain and cityscape views while flooding natural light into interior workspaces. The structural frame is constructed of concrete to reduce vibration and sound emissions that affect electron-microscopes and other sensitive scientific equipment. The exterior is a combination of EIFS and curtain wall, both in compliance with the City of Pasadena's exacting design guidelines.

Located adjacent to Huntington Memorial Hospital, Rudolph and Sletten has begun interior fit-out of the new state-of-the-art facility's clinical labs, open research lab space, MR imaging, lab support spaces and collaboration areas, auditorium, and researcher and administrative offices. Site improvements will include a large garden space between the new and existing facilities and surface parking. The building is scheduled for December 2017 completion.

PROJECTS ON THE HORIZON

RECENTLY AWARDED PROJECTS & RECENTLY STARTED PROJECTS

1

RUDOLPH SLETTEN

**FACEBOOK
BUILDING 29 OFFICE TENANT
IMPROVEMENTS**
MENLO PARK, CA

- » Extensive high-end office and cafeteria build-out.
- » Architect: WRNS Studio

2

**UNITED AUBURN INDIAN COMMUNITY
PRE-K TO 8TH GRADE SCHOOL & ADULT
EDUCATION BUILDING**
LOOMIS, CA

- » 35,000sf, six building campus for pre-K to 8th grade and adult education.
- » Architect: Lake I Flato Architects

3

**PAPPAS INVESTMENTS
UC DAVIS MEDICAL CENTER, PRIMARY
CARE NETWORK (PCN) CLINIC**
ROSEVILLE, CA

- » 75,000sf three-story Design-Build medical office building including surgery center.
- » Architect: LPAS

4

**CSU LOS ANGELES
PARKING STRUCTURE 'E'**
LOS ANGELES, CA

- » Design-Build 730,000sf four-level parking structure with 1,650 stalls.
- » Architect: WRNS Studio

5

**SOUTHWESTERN COLLEGE
PERFORMING ARTS AND
CULTURAL CENTER**
CHULA VISTA, CA

- » 72,000sf building with theatre, lobby, a black box theatre, and classrooms.
- » Architect: Tucker Sadler

2016 ACHIEVEMENTS

CORPORATE RANKING & COMPANY DISTINCTIONS



Rudolph and Sletten's rigorous focus on safety has garnered accolades from industry agencies and associations consistently for more than a decade.

Our culture is built around this idea—all injuries are preventable. We work hard to maintain a safe work environment for all of our employees and subcontractors through leadership, planning, procedures, training, accountability and consistent interaction.



Rudolph and Sletten's well established safety program—and culture of safety—has earned an Excellence in Safety Training and Safety Performance award every year

since the program's inception in 2003. For the past three years in a row, we have been honored to achieve recognition with a President's Award for Safety. The President's Safety Award recognizes member firms whose safety programs far exceed the industry standard. Successful applications meet four of the five following criteria: A Total Incident Rate that is 50% Below the Industry Average; A Lost Workday Incident Rate that is 50% Below the Industry Average; Experience Modification Rate ≤ 0.70 ; A Cal/OSHA Recognized California Voluntary Protection Program (Cal/VPP) - Construction Participant; and Demonstration of an Active Training Program.

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



Cal/OSHA Partnership Programs offers several levels of safety recognition to qualified companies. The Voluntary Protection Program (VPP-Construction) recognition—the highest level in the Partnership Program—distinguishes leaders in the construction industry for worker safety and health.

VPP is designed to recognize employers and their employees who have implemented safety and health programs that go beyond minimal Cal/OSHA standards and provide the best feasible protection at the site. Rudolph and Sletten's continued participation is a result of maintaining these same high standards at all of our active jobsites, not just those seeking recognition.

HOOKED

ON CONSTRUCTION

RUDOLPH AND SLETTEN, INC.
1600 SEAPORT BLVD., #350
REDWOOD CITY, CA 94063



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