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HOOKED ON CONSTRUCTION

FALL 2016

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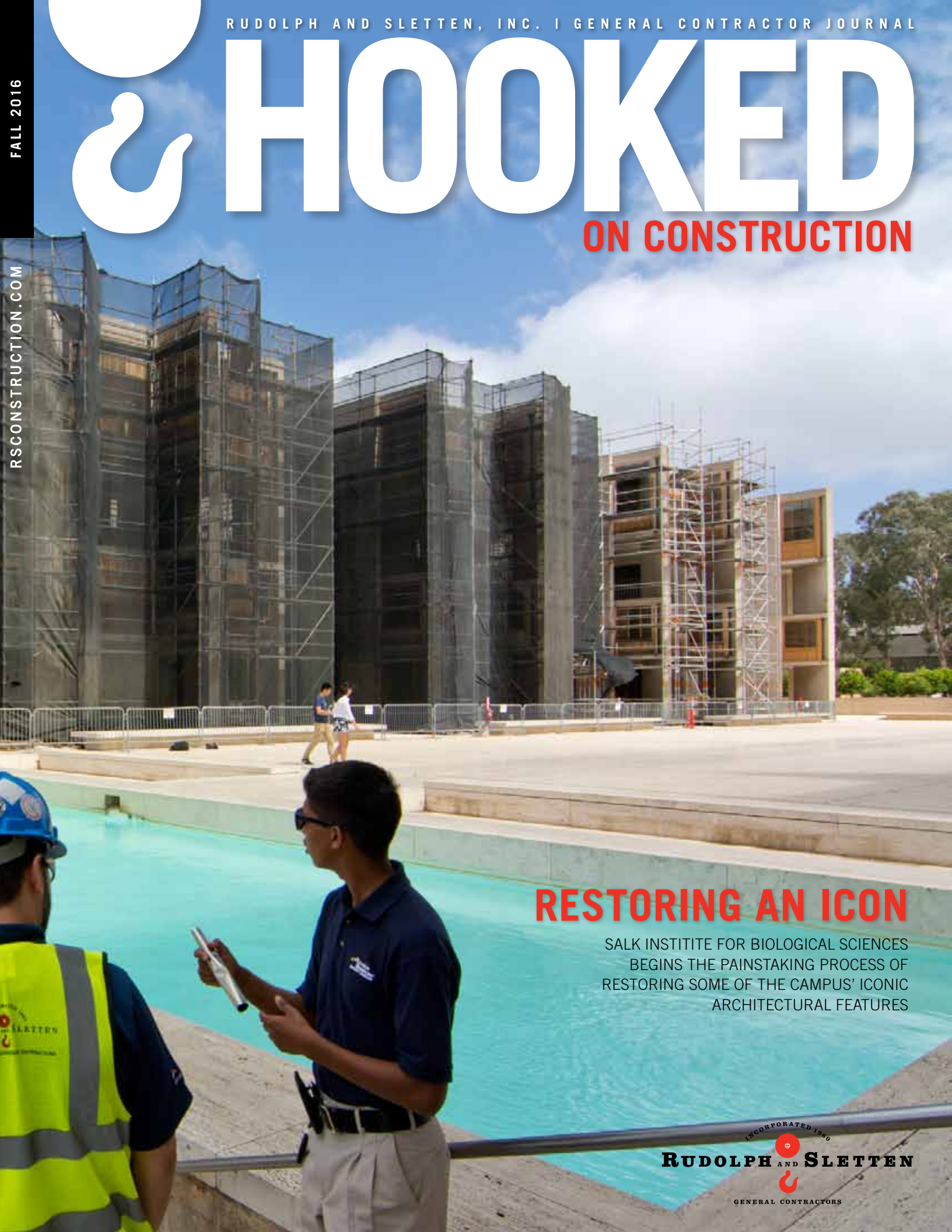

RESTORING AN ICON

SALK INSTITITE FOR BIOLOGICAL SCIENCES BEGINS THE PAINSTAKING PROCESS OF RESTORING SOME OF THE CAMPUS' ICONIC ARCHITECTURAL FEATURES

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FALL 2016

18 FOCUS ON SCIENCE

The Altman Clinical & Translational Research Institute on the UC San Diego campus will enable laboratory and clinical researchers to work side-by-side, to better understand and treat diseases.

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LEAP SANDCASTLE

MASSIVE SANDCASTLES MAKE A SPLASH AT ANNUAL OCEAN BEACH COMPETITION

Since 1983, Leap hosts this spirited competition between teams of architects, designers, contractors, engineers and local elementary school students each October on Ocean Beach. The event is now the largest sandcastle event in Northern California. The Sandcastle Contest is a fundraiser to support Leap's arts education programs. Funds raised make it possible for Leap to serve over 6,000 students in 25 schools across the Bay Area with hands-on learning experiences in the arts.

Rudolph and Sletten teamed with WRNS Studios and West Portal Elementary School for the 2016 event. Before the event, our team met with students in the classroom to develop ideas based on the year's theme, Makers & Movers. Our "dune buggies" team students voted for Turtle Island. Students, parents, and sponsor employee volunteers battled windy and wet conditions for four hours of intensive "sandcastling" to great results! This popular event successfully raised over $200,000!

RAGNAR RACE

RUN. DRIVE. SLEEP. REPEAT.

Twelve brave souls in our San Diego office conquered the daunting two-day Ragnar Relay Race this past spring, raising money for the Orange County Child Abuse Prevention Center.

The 'Built to Run' team consisted of Sammy Rivera, Michelle Rizzo, Jonathan Waltz, Andrew Triggas, Lizzy Anderson, Ryan Tongue, Jerry Presley, Carlos De Melo, Tomas Rodriguez, Audrey Bullwinkel, Dan Finnegan, and Rebecca Kaiser. It take a village to run the 200-mile race, and the runners were backed by other fearless R&S'ers Remy Laing, Rick Hausman, Angela Presley, Teresa Allen, and Courtney Eads—who provided support through driving and working the support areas.

Named after the ninth century Scandanavian king and hero, the race is meant to test each participant physically and mentally; staying up all night driving and running a combined 200-ish miles with 11 other sweaty, tired human beings. The course stretched from Huntington Beach to Coronado, with each participant running three times, each leg ranging between 3-13 miles and varying in difficulty.

I think the team would agree, while amazingly challenging and slightly crazy, the Ragnar was the ultimate bonding experience and an unforgettable adventure.

#RSRUNSRAGNAR
on Instagram & Facebook for videos and more photos of the adventure

△ 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.

△ 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.

△ Restoration techniques—including simple water cleaning—were derived from earlier research and on-site mock-ups conducted by Rudolph and Sletten.

BREAKING GROUND

SALK INSTITUTE FOR BIOLOGICAL STUDIES

RESTORING AN ARCHITECTURAL ICON

The Salk Institute for Biological Studies—a non-profit scientific research institute located in La Jolla—has begun the painstaking task of restoring some of the campus' iconic architectural features.

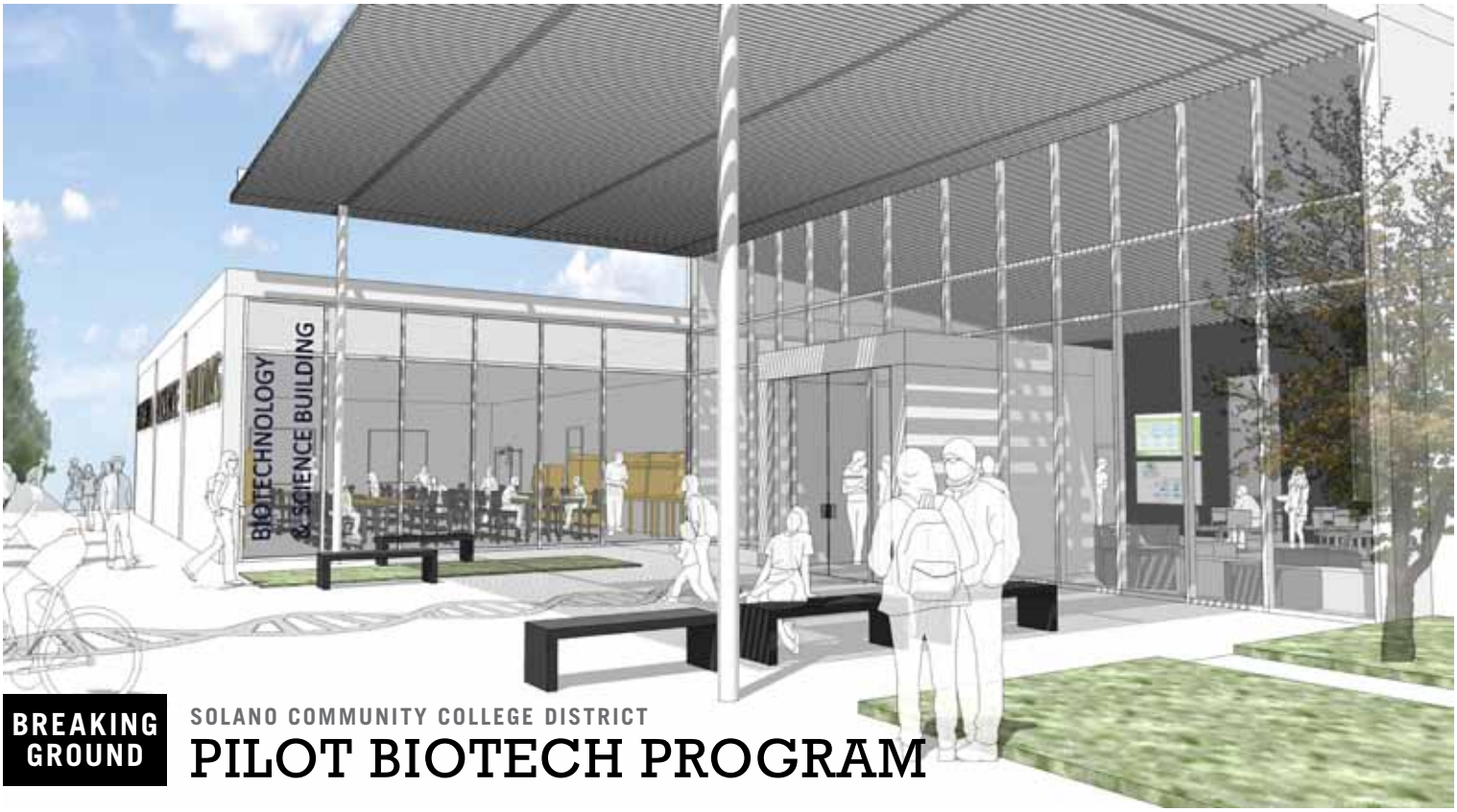
Designed by Louis Kahn in 1960 and completed in 1965, the Salk campus has ten study towers in the center courtyard comprised of 36 studies, each with 3 teak windows. A diagonal wall allows each of the thirty-six scientists using the studies to have a view of the Pacific, and every study is fitted with a combination of teak wood sliding glass panels and operable louvers in fixed teak wood frames. In addition to the 102 teak windows in the study towers, there are 95 teak windows in the West Office Wing, all with a clear view of the Pacific.

As a designated historical landmark, the Salk Institute—in partnership with the Getty Conservation Institute (GCI)—is addressing the aging and long-term care of the architectural concrete structure and teak windows which is, due to its coastal location, subject to the punishing rigors of a marine environment. The teak wood windows have been subjected to a fungal biofilm from nearby eucalyptus trees and various surface treatments to remove the biofilm. Repairing and mitigating these environmental conditions is not your average renovation project.

Construction is well underway in conformity with the conservation plan developed jointly by project architect Wiss, Janney, Elstner Associates, Inc. (WJE), the GCI, and Rudolph and Sletten. The repair and conservation treatments 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.

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. In conjunction with WJE, Salk has tasked our team to take advantage of the scaffolding being up for the Teak project and perform concrete restoration. Our team and WJE have produced several color and texture samples and will soon be implementing repairs to the building in select test spots.

The Teak Restoration project continues Rudolph and Sletten's more than 20 year relationship with the Salk Institute.



BREAKING GROUND

SOLANO COMMUNITY COLLEGE DISTRICT

PILOT BIOTECH PROGRAM

Conveniently located across from biotechnology giant Genentech, the new 33,310-square-foot Biotechnology & Science Building is starting to take shape. Solano Community College is one of 15 districts in the nation to pilot baccalaureate degree programs in academic fields of study or career-tech studies not offered by the California State University or University of California systems.

The building's highlight feature is a biotechnology suite consisting of 4 laboratories with anterooms, prep spaces, clean rooms and a viewing gallery, all equipped with state-of-the-art equipment. This suite will serve Solano Community College's new Bachelor of Science degree program for Biotechnology, which was conceived in conjunction with Solano biotech partner Genentech. Also included are 2 biology labs with a connecting prep space, an anatomy lab for both dry and wet work and storage, a chemistry lab with storage and prep spaces, faculty offices and student interactive spaces. The building will be constructed on the north end of the existing Vacaville Center Classroom Building.

This design-build project with partner SmithGroupJJR is on a fast-track schedule. The building structure and wall framing finished in October. The project is currently finalizing the roofing and exterior system, and has begun the interior build-out. The project is scheduled to achieve final completion in July with classes beginning in the building in fall 2017. The facility is being built to California Green Building Standards Code (CALGreen) and will achieve LEED Silver certification.

College leaders and elected officials ceremoniously broke ground on July 20th.

△ ▷ Celia Esposito-Noy, superintendent-president of Solano Community College and faculty member Jim DeKloe, founder and director of SCC's biotech program, make remarks at the groundbreaking cremony.

Design-build team of SmithGroupJJR and Rudolph and Sletten.

BRIDGING T
RESEARCH C

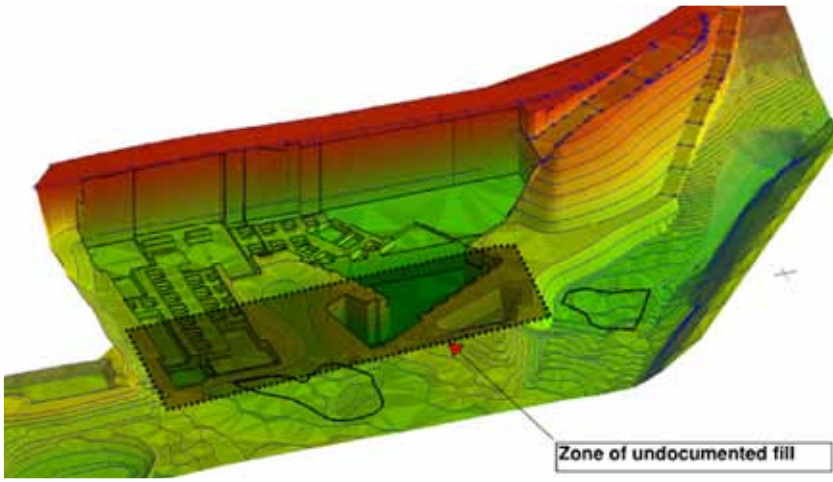
STUNNING STRUCTURE HOUSES ARRAY OF SCIENTISTS AND CENTERS DEDICATED TO SPEEDING BASIC RESEARCH INTO NEW TREATMENTS AND THERAPIES.

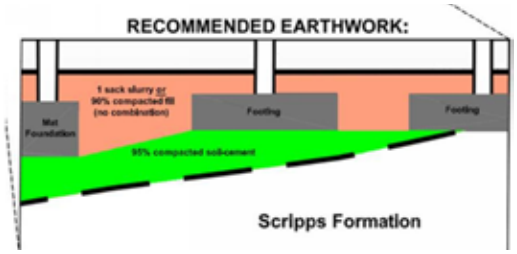
HE GAP

Seen prominently from Interstate 5—within UC San Diego's intensely collaborative research environment on the East Campus—the striking new seven-story building of steel, glass and concrete is the new home of UC San Diego's Altman Clinical and Translational Research Institute (ACTRI). The Institute was established in 2010 as part of a national consortium of 60 medical research institutions created to energize bench-to-bedside efforts.

The 359,000-square-foot facility will enable laboratory and clinical researchers to work side-by-side, to better understand and treat diseases from cancer and diabetes to arthritis. The building includes wet and dry research labs, laboratory support space, clinical areas, offices, an auditorium and a café.

ZGF programmed and designed UCSD's Altman CTRI to provide an environment in which researchers can obtain education, resources and collaborations necessary to translate discoveries into practice. The design integrates the building into the natural topography of the canyon, including a diversity of angles which create open, light-filled interior spaces enabling the occupants to connect with the outdoor environment from various vantage points within the structure.





SITE CHALLENGES

To transform the architectural vision into reality, the team began by tackling one of the project's biggest construction challenges, soil abatement. The project site is along the side of a hill that was once part of Camp Matthews, a Marine Corps rifle training post. The site of Camp Matthews was turned over to the University of California in 1964, due to hazards posed to the expanding civilian population in the area. Even after inspections by the U.S. Army Corps of Engineers, there are still instances of soil contamination and debris remaining from military munitions. Any unexploded munitions discovered require an extensive process and protocol for removal. Abatement of the contaminated soil required 30,000-cubic-yards to be exported from the site.

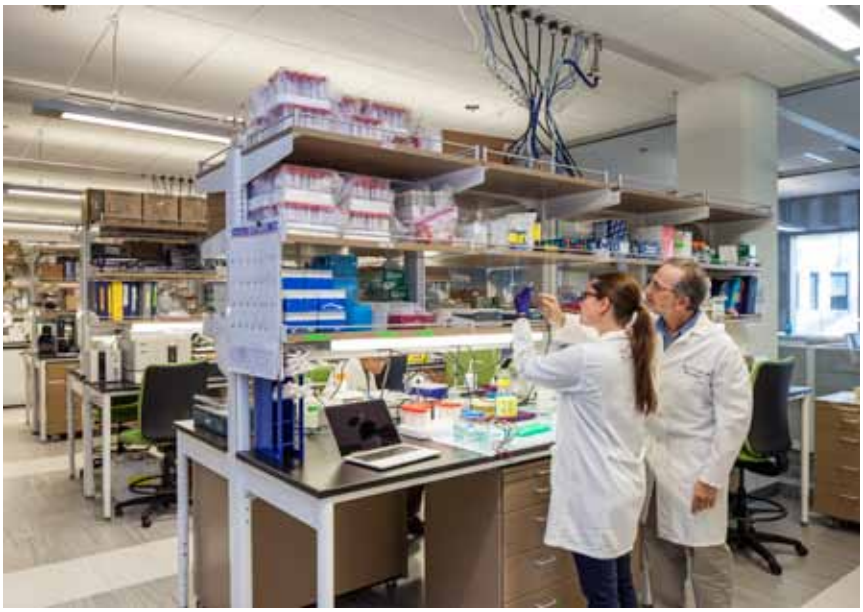
$1 M savings for the University

Additionally, undocumented fill was discovered in a central part of the site, posing a risk to the structural integrity of the building over time. The original mitigation included removal of 18,000-cubic-yards of soil and replacement with a controlled soil mix. As part of the value engineering effort during preconstruction, our team investigated the issue further and proposed a cement treated soil option. Treating the soil in place would avoid time and costs associated with hauling the soil offsite, and avoid the cost of purchasing and installing replacement soil. The treated soil ended up exceeding the structural load requirements and saved the University $1 million.

ACCOMMODATING 24/7 ACCESS TO ADJACENT EMERGENCY DEPARTMENT

ZERO unplanned disruptions & downtime

The location of ACTRI is ideal for collaboration between researchers and clinicians in the adjacent hospital. However, this close proximity posed significant coordination challenges for the facility's construction. Access to the Emergency Department—whose entrance is directly across from the site—had to be maintained 24/7. This required a comprehensive noise and vibration mitigation plan, as well as phased site logistics to maintain normal traffic flows on the sole access road. Each potentially disruptive activity was brought before the hospital committee for discussion and review of our mitigation plan prior to beginning work. Our detailed planning and coordination resulted in zero unplanned disruptions to the adjacent hospital and zero downtime of adjacent facilities.



WELCOMING TECHNICAL CHALLENGES

To achieve their vision for light-filled interior spaces, ZGF increased the structural support column spacing to allow for the open floor plans. The increased span reduced the total number of support columns, requiring a stronger structural concrete mix to accommodate the same structural load. Measured in pounds per square inch (PSI), commercial concrete mixtures range in strength from 3,000 PSI—for sidewalks—to over 10,000 PSI—for long span and high-rise buildings.

8,000 PSI CONCRETE was a first-of-its-kind application in San Diego

Originally specified at 10,000 PSI, the concrete suppliers in the San Diego region had no historic data on mixes higher than 8,000 PSI, and none with the specified percentage of fly ash additive. This was a first-of-its-kind application for the area. Working with the concrete plant and the subcontractor, our team was able to develop a mix that met all the structural and aesthetic requirements.

"In one building, you'll have scientists working on a better understanding of disease while, just feet away, participants in clinical trials are putting that understanding to the test in the form of new drugs or treatments," said David Brenner, MD, vice chancellor, UC San Diego Health Sciences and dean of UC San Diego School of Medicine. "We literally connect science to medicine, with an actual bridge that joins our researchers to the Sulpizio Cardiovascular Center, Thornton Pavilion and the new Jacobs Medical Center beyond. There are not many places in the world like ACTRI."

UNIQUE AND SUSTAINABLE FEATURES

LEED GOLD

NET ZERO

The ACTRI project was designed to achieve minimum LEED Silver NC certification from the US Green Building Council, but is slated to surpass this goal and achieve LEED Gold NC. The project is also attempting net zero energy strategies. In addition to the energy efficient lighting, water saving plumbing fixtures and drought tolerant landscaping, the project features two innovative systems; chilled beams and thermal energy storage (TES) tank.

While chilled beams are a widely used alternative to conventional forced air cooling systems, they are a unique feature in a research facility. The high heat-producing laboratory equipment requires additional cooling than a typical office or school building. The locally controlled chilled beams combine with the outside air delivery system, taking advantage of the temperate San Diego climate. Originally designed to be a passive system, the active chilled beams were included through the value engineering process, adding $4 million back into the project budget. While still very energy efficient, the active chilled beams are also more effective in cooling the lab areas, making the switch a win-win.

The thermal energy storage (TES) system shifts cooling energy use to non-peak times. Water is chilled at night for a lower cost, and then drawn from during the day to meet air-conditioning loads or during a power failure. And while the ACTRI has little need to draw from the system due to its chilled beam cooling system, the TES is designed to be used by the entire UC San Diego east campus loop, decreasing the campus' overall energy usage.

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.

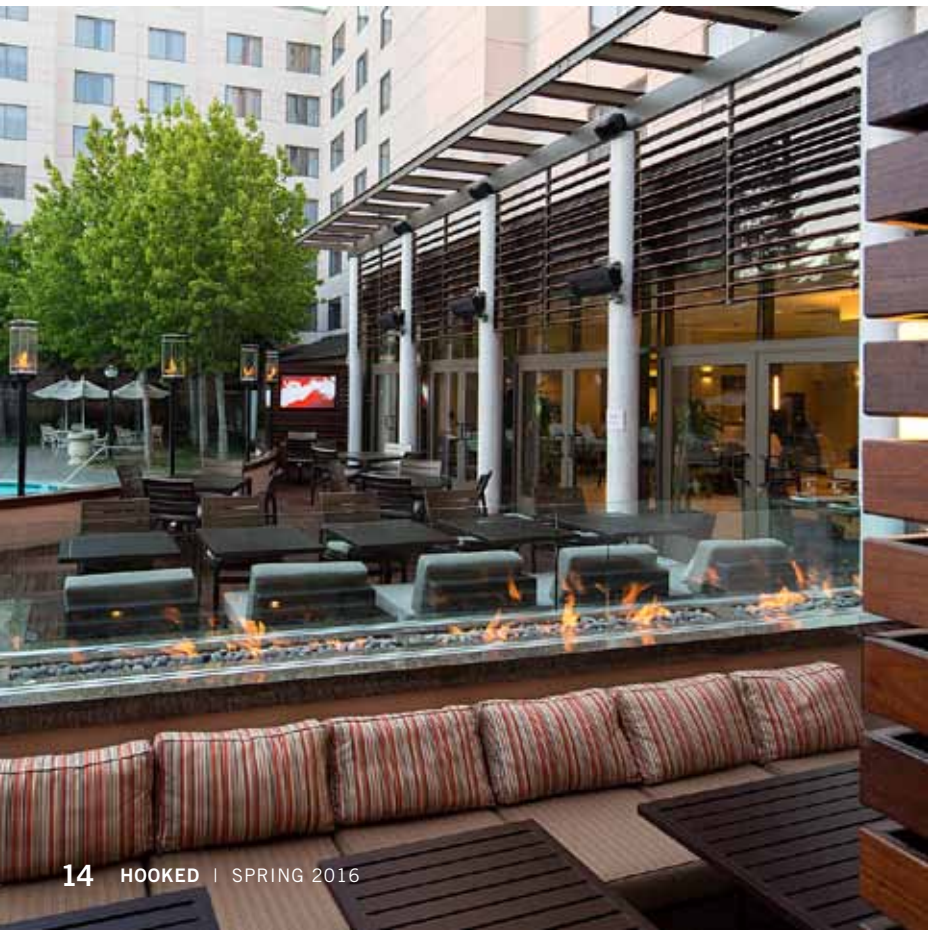
GRAND OPENING

PLAZA SUITES

HOSPITALITY AREA IMPROVEMENTS

The Plaza Suites hotel in Santa Clara is located minutes from the Santa Clara Convention Center, Levi Stadium and many of Silicon Valley's tech giants. The hotel is designed to exceed the expectations of the frequent traveller.

The 10,000-square-foot bar expansion and renovation included construction of a new lobby bar expanding into the courtyard, new library, outdoor terrace and deck, business centers, game room, meeting rooms, board rooms and extensive renovations throughout all common areas and operations areas. The project also included landscaping and other site and parking lot modifications.



GRAND OPENING

QVALE AUTOMOTIVE GROUP, LTD.

BRITISH MOTOR CARS SERVICE CENTER

The British Motor Car Distributors building was built in 1936 and was one of the first auto row buildings along Van Ness Avenue in San Francisco. Our team remodeled the 3rd floor customer service area while maintaining daily operations, moved specialty sales department into the new area, built a detailing area on the 4th floor and are under construction on the retail parts department and Pagani showroom.

GRAND OPENING

ROCKET SPACE

DOWNTOWN SF REMODEL

RocketSpace is an accelerator company that helps tech entrepreneurs, startups and corporate professionals bring the future to market. Their alumni include Uber, Spotify, Supercell and many more.

The Level 2 tenant improvement was a small floor that included offices, breakroom, and ADA improvements to restrooms. Our team developed creative strategies to use many existing components to help keep the construction costs low.

We are also under construction on a similar space on Level 3. Our team priced multiple strategies that provided RocketSpace the necessary information to make informed decisions regarding scope, price and schedule.

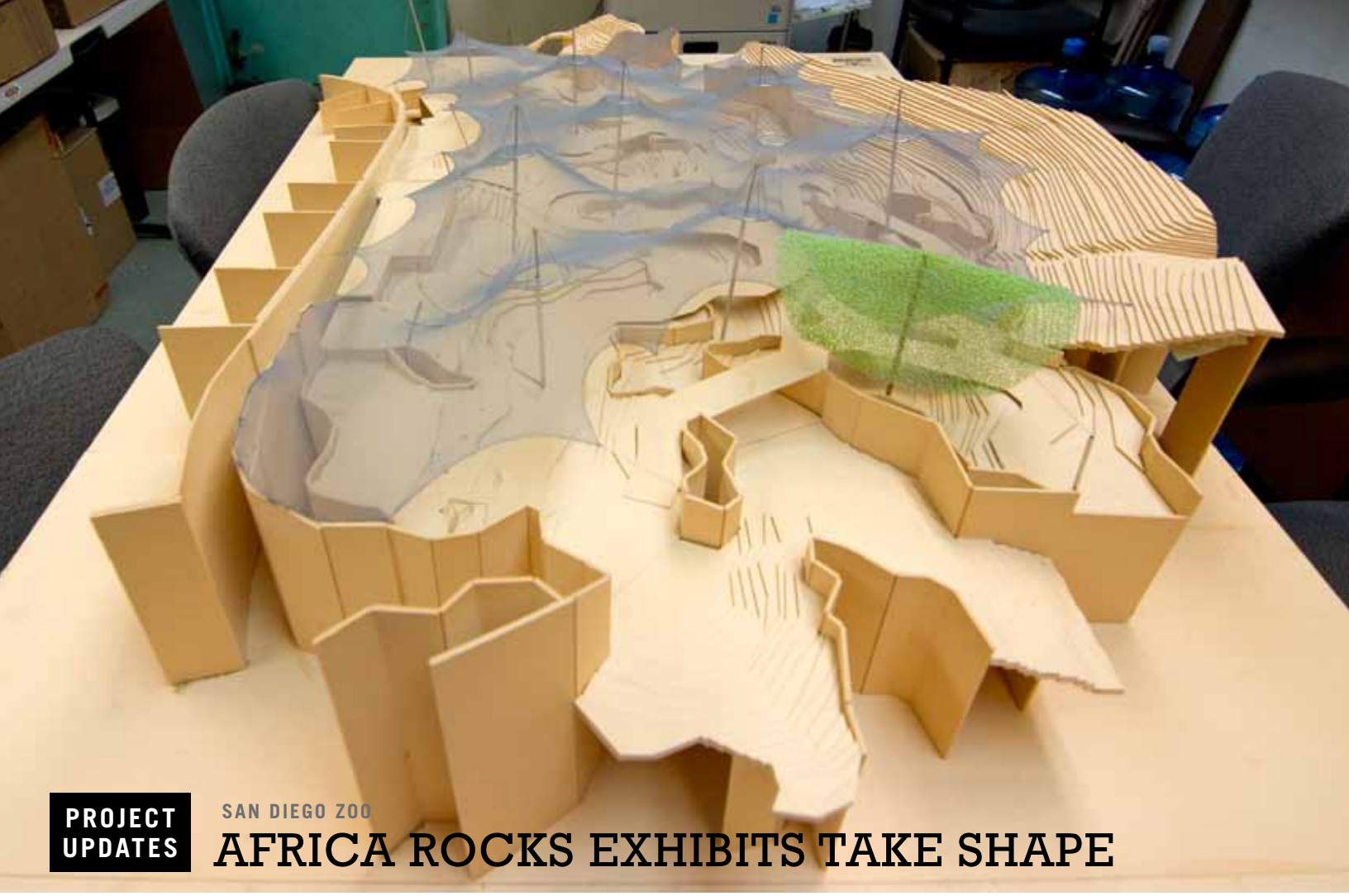
GRAND OPENING

REGULUS THERAPEUTICS

OFFICE & LAB BUILD-OUT

Regulus Therapeutics is a biopharmaceutical company leading the discovery and development of innovative medicines targeting microRNAs. Their therapies are targeted for treatment of fibrosis, metabolism and cardiovascular diseases, cancer, HCV and immune-related diseases.

This project renovated 59,000-square-feet on the first and second floor of an existing occupied building. The renovation included new offices, laboratory spaces, lab support rooms, cold room and other spaces. The work consisted of selective demolition and tenant improvements including glazing, new interior walls, doors, interior window frames & glazing, casework, floor and wall finishes, as well as upgrades to the plumbing, electrical and HVAC.



PROJECT UPDATES

SAN DIEGO ZOO

AFRICA ROCKS EXHIBITS TAKE SHAPE

The Conrad Prebys Africa Rocks exhibit, the largest renovation in San Diego Zoo history, will replace one of the older areas of the San Diego Zoo, completely reshaping the existing canyon. After a year of construction which included boxing and relocating over 150 large trees, demolition, abatement, soil nail wall retention, extensive grading, and shotcrete theming a "new and improved" canyon is taking shape. Most of the animal support and holding buildings are in place, as well as all the utilities to support each exhibit.

As exciting as building at the world renowned zoo may be, it is not without its challenges. Africa Rocks is being constructed in a canyon previously occupied by 1930's-era exhibits. While many utilities throughout the zoo have been upgraded, much of the "historical" underground infrastructure remained in the project's canyon. Removal or "highlining" of a myriad of utilities along with mitigation of contaminated soil in select areas had to be absorbed into the construction schedule, not to mention two additional exhibit maintenance support buildings.

The location and topography of the site has posed a logistics challenge for all our trade contractors. To meet the scheduled opening in summer 2017, exhibits along the long and narrow canyon are being constructed simultaneously. Heavy equipment travels single file in and out of the canyon, material is delivered just-in-time, and activities are carefully planned to avoid any overlap in the tight quarters. And don't forget the sensitive animals that live full-time in the 100-acre zoo, as well as daily coordination with zoo patrons and support staff. Over 2,000 lineal feet of specialized sound wall was installed to protect the adjacent exhibits from construction noise.

△ A unique tensile structure will enclose the center canyon animal exhibits, and will be fabricated and installed by a contractor from Germany. This stainless steel mesh is virtually invisible to visitors, allowing unobstructed views of the animals. The flexibility of the mesh also allows for a custom fit for each area of the exhibit.

△ The project also includes a saltwater penguin and shark exhibit that includes multiple above-, at- and below-water level viewing areas, made possible by 3" thick viewing glass panels set at compound angles. The new exhibit will be added to guest bus tours, with a new bus road that winds down the canyon on the perimeter of the exhibit, enhancing guest experience with elevated view of baboon, ibex, leopard, lemur, vervet, crocodile, fossa and ratel.

BUILDING A NEW PRECEDENT

PREVIOUSLY SPREAD ACROSS FOUR BUILDINGS IN DOWNTOWN RED BLUFF, THE NEW TEHAMA COUNTY COURTHOUSE WILL HOUSE ALL COURT PERSONNEL AND CONSOLIDATE COURT SERVICES FOR THE PUBLIC.

The new 62,000sf, 2-story courthouse building replaces the historic county courthouse built in 1922, the Tehama County Courts Building built in 1988 and the Corning Courthouse, which was closed in 2013. The project was funded primarily through trial court user fees as a result of Senate Bill 1407.

Tehama County's new courthouse received the highest priority funding because of major security concerns at the old facilities, some of which did not have metal detectors and X-ray machines for security screening. In addition, in-custody detainees sat in the jury boxes for hearings leading up to their trial, within close proximity to prosecutors. The new courthouse features in-custody detainee holding behind bulletproof glass, and secure hallways and elevators separate from the public.

The new building includes five courtrooms, a jury assembly room, administrative offices, public service spaces, and central holding. Jurors—who now use a kiosk to check in—are provided wi-fi access in the new assembly room, as well monitors with closed-circuit feeds from inside the courtrooms.

NEW STANDARD

of construction to reduce costs for each SB 1407 project

DEMONSTRATION PROJECT FOR COST SAVINGS

In an effort to reduce costs for each SB 1407 project, several projects were chosen as Cost Reduction Demonstration Projects to testing the effectiveness of lower-cost construction methods. The design and construction team were tasks to meet cost reduction goals without sacrificing security, safety, building performance or courthouse operations.

To provide a 50 to 100 year building at commercial grade construction value, the team decided upon a tilt-up concrete structure as a durable and functional option at a lower price point. Finishes such as tile flooring, wood paneling and casework, and brick veneer exterior provide a traditional courthouse aesthetic. The changes in construction methodologies enabled the building to meet the new budget requirements while maintaining the original square footage and high level of finish expected from our state's highest level of justice.

Weather and unforseen condition delays were absorbed into the schedule without effecting the overall completion date. △▷

△▷ The two-story 'barn door' at the front entry curtain wall allowed large materials to be delivered while maintaining the controlled indoor environment.

18 MONTH

aggressive construction schedule

ON SCHEDULE DESPITE OBSTACLES

Our team's 18-month schedule was already aggressive without the added challenges of building in the remote Tehama County, and near California's coastal rainforest.

LOCATION, LOCATION, LOCATION

Projects located far from urban centers can be difficult to staff. These areas often have smaller workforces available at the local union halls, requiring workers to temporarily relocate or be away from their families for extended periods. Our preconstruction team relied on their long-standing subcontractor relationships to ensure the project received competitive bids from highly qualified companies that could guarantee manpower throughout the project.

RAINFOREST CONDITIONS

The area's abundant winter rain posed several challenges. Our team was aware that the building pad's top grade soil would need to be treated for stability. However, unforeseen subgrade soil instability arose during excavation and grading activities from heavy rains, which totaled 14 inches in December alone. Specialized equipment had to be brought in to cement-treat the subgrade soil for stability—traditional lime treatment was determined inadequate for this case. Our aggressive schedule strategy paid dividends in this situation; the added activities were absorbed into the schedule and without any change orders.

The higher rainfall and humidity levels also posed a challenge once the interior build-out started. Large and heavy materials needed to be lifted into the second level of the building, while maintaining a controlled indoor environment. The team constructed a two-story barn door at the front entry curtain wall to allow material delivery without jeopardizing the interior spaces.

UTILITY RELOCATION CHALLENGE

The storm drain for the new building was planned for installation in the street directly in front of the site. The project is surrounded by other County buildings, so the team knew existing utilities would be encountered, and potholing was done to discover their locations. What was not anticipated was how shallow the utilities were under the road, and how much asbestos covered piping would need to be remediated prior to installing the new storm drain.

Our team developed an alternate plan to relocate the storm drain within the site boundary line. The new location avoided schedule delay and additional costs while still meeting all civil requirements.

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

MOCK-UPS

Rudolph and Sletten constructed a full-scale courtroom mockup—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—constructed in 1 week—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 the project considerable re-work costs, either during or after installation, on expensive courtroom millwork.

Eliminate re-work costs

Faster and higher quality installation

NETWORK READINESS LESSONS LEARNED FROM SAN BERNARDINO

network readiness was key to project success.

Our team's previous experience building the San Bernardino Justice Center provided many lessons learned, but none more helpful than advanced network readiness. The network is one of the most important components of a courthouse facility; it controls all building systems from lighting to climate to security.

To ensure the network was ready for system integration, our team developed a timeline by working backwards from the targeted testing date. A key component to readiness was building out and cleaning the network room well ahead of AT&T's scheduled installation start date. Our team's preparation was so thorough we received accolades from the installation team for having one of the best network rooms they had ever encountered.

SUSTAINABILITY

The new courthouse has been designed to LEED Silver NC guidelines and will use 17 percent less energy than required by code. Its sustainability features also include drought-tolerant landscaping, LED lighting for energy savings and extensive use of recycled materials.

PROJECT UPDATES

WASHINGTON HOSPITAL HEALTHCARE SYSTEM

COORDINATING UTILITIES FOR A BUILDING ON THE MOVE

Washington Hospital Healthcare System's Morris Hyman Critical Care Pavilion (MHCCP) will house expanded emergency and critical care facilities for the second busiest emergency room in Alameda County.

APPLYING OUR LESSONS LEARNED

Designed by Ratcliff, the new facility is designed to surpass seismic safety standards for the area. The design includes base isolators with viscous dampers, one of the only hospitals in California incorporating this system. And while this system may be new to healthcare facilities, Rudolph and Sletten's lessons learned from prior base isolator projects has ensured this project's success.

Virtual Design and Construction (VDC) is a well known practice in the construction industry and a standard practice on almost all Rudolph and Sletten projects. The time and effort spent virtually modeling the building structure and systems saves countless hours—and the associated cost—of potential rework in the field. However, with a base isolated foundation system, you can't stop there.

The foundation system on the MHCCP is designed to allow three (3) feet of movement in any horizontal direction, and one (1) foot of movement vertically. Traditionally VDC is designed for stationery buildings. Our team took the model a step futher by coordinating clearances around all basement utility connections. When the ground moves, the utility connections have flexible connections to allow this movement, but there is also the potential that they could interfere with an adjacent connection should the movement be substantial.

Our past experience taught us not only to plan for additional clearances, but also to include adequate time during preconstruction to include the coordination in the virtual model.

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

PROJECT UPDATES

UC SAN DIEGO

OUTPATIENT PAVILION

The top slab was poured late this summer on the Outpatient Pavilion (OPP) for UC San Diego Health Services. Our team is on track to meet the Fall 2017 opening.

The OPP will provide centralized outpatient surgical services and also provide support services for the nearby Jacobs Medical Center. The complex includes an ambulatory surgery center with eight ORs, outpatient radiology services, physical and occupational therapy and several interoperable clinics focused on such fields as cancer, apheresis, and stem cell treatment.

The 150,000-square-foot building is located on UCSD's East Campus, between the Perlman Ambulatory Care Unit and the Moores Cancer Center. The four-story structure sits atop a seismically advanced foundation system designed to allow movement in the event of seismic activity, limiting disruption and damage.

The building, designed by CO Architects, includes a 3-story skylit atrium which provides natural light to patient and staff areas and is designed as an interactive work zone for staff. The light wells also reduce lighting and energy loads for the project, which is targeting a minimum LEED Silver rating as well as outperforming energy requirements by 20 percent.

PROJECTS ON THE HORIZON

RECENTLY AWARDED PROJECTS & RECENTLY STARTED PROJECTS

UC SAN FRANCISCO

PRECISION CANCER MEDICINE BUILDING (PCMB) MISSION BAY

SAN FRANCISCO, CA

» Design-Build cancer center on Mission Bay hospital campus

» Architect: Stantec. Inc.

SUTTER HEALTH

ROSEVILLE MEDICAL CENTER, EMERGENCY DEPARTMENT EXPANSION

ROSEVILLE, CA

» 3-story, 89,000sf ED expansion

» Architect: HGA Architects and Engineers

SLAC NATIONAL ACCELERATOR LABORATORY

PHOTON SCIENCE LAB BUILDING

MENLO PARK, CA

» 75,000sf building for ultrafast physical, chemical, and biological processes and material synthesis

» Architect: HDR, Inc.

CEDARS-SINAI HEALTH SYSTEM

THE ANGELES CLINIC RENOVATION AND EXPANSION

LOS ANGELES, CA

» Renovation of a 40,000sf three-story medical office building

» Architect: SmithGroup JJR

CSU LOS ANGELES

PHYSICAL SCIENCES, BLDG. 12

LOCATION, CA

» Seismic upgrade and interior classroom, office and laboratory renovations of 1960's high rise tower

» Architect: HGA Architects and Engineers

SEAWORLD

OCEAN EXPLORER & ORCA EXPERIENCE

SAN DIEGO, CA

» New aquarium and exhibits

» Architect: PGAV Architects

2015 ACHIEVEMENTS

CORPORATE RANKING & PROJECT DISTINCTIONS

E. Claire Raley Studios for the Performing Arts

City of Sacramento, Sacramento Valley Station

CORPORATE RANKING

11 CALIFORNIA GENERAL BUILDING CONTRACTOR
ENR CALIFORNIA

1 GOVERNMENT BUILDING CONTRACTOR
ENR CALIFORNIA

1 R&D FACILITY CONTRACTOR
ENR CALIFORNIA

5 CONSTRUCTION MANAGEMENT AT-RISK CONTRACTOR
ENR CALIFORNIA

NEW SCIENCE BUILDING GARNERS LOCAL & NATIONAL ATTENTION

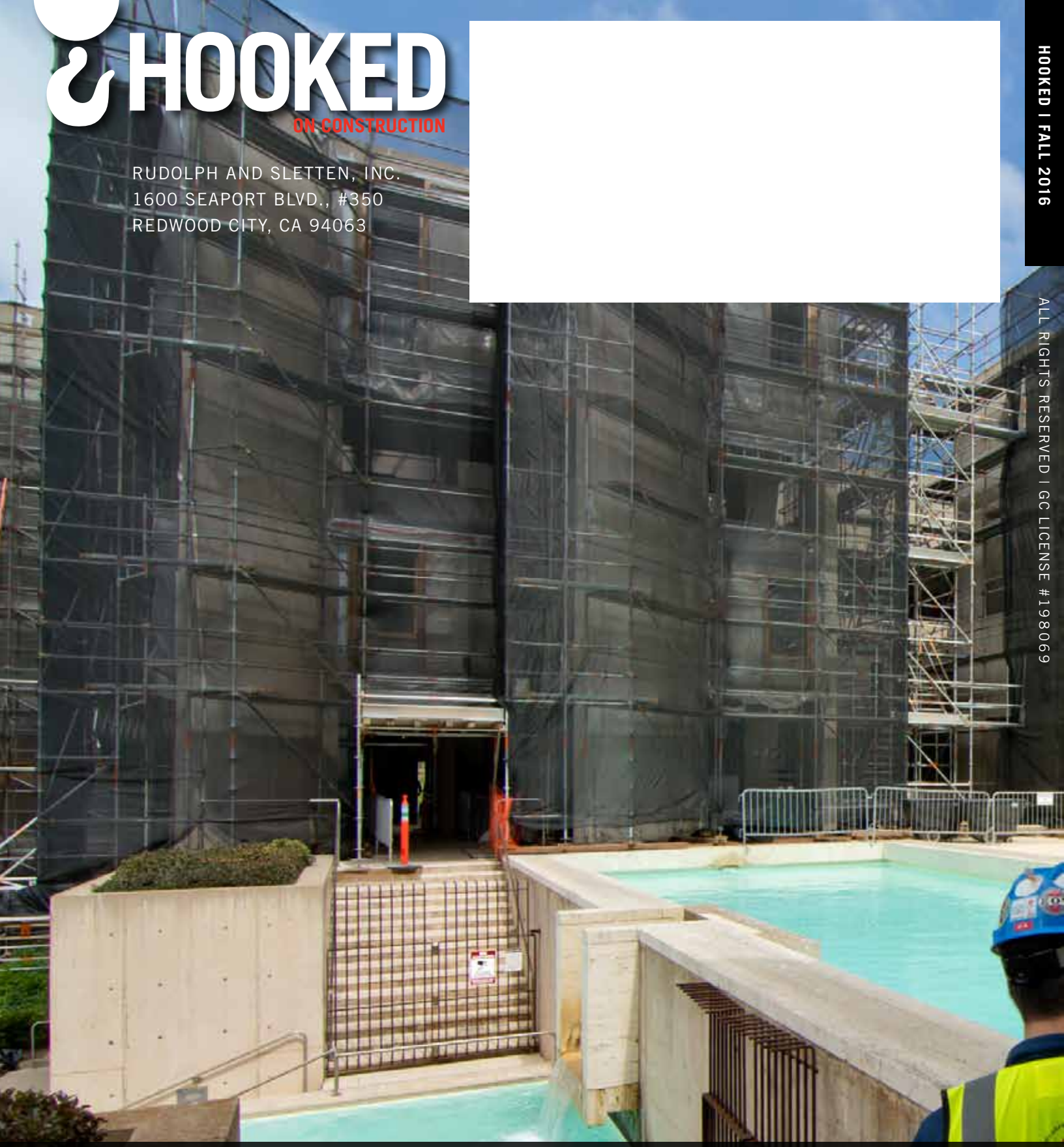
RECENTLY RECOGNIZED WITH BOTH REGIONAL AND NATIONAL AWARDS, THE NEW SCIENCE BUILDING IS CERTAINLY WORTHY OF THE PRAISE.

Designed by Carrier Johnson + CULTURE, Point Loma Nazarene University's new science building was recently honored with a Gold Nugget Award for Best Educational Project and an Orchid Award for Architecture by the San Diego Architectural Foundation.

The 32,900-square-foot, three-level classroom and research facility replaced the University's aging facility from the 1960's. The high-tech and expanded building accomodates the increasing number of science majors, as well as attracting new students, faculty, and helping to secure research grants.

HOOKED
ON CONSTRUCTION

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



INCORPORATED 1960
RUDOLPH AND SLETTEN
GENERAL CONTRACTORS

REDWOOD CITY (650) 216-3600
SAN FRANCISCO (415) 265-0342
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LA/ORANGE COUNTY (949) 252-1919
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