

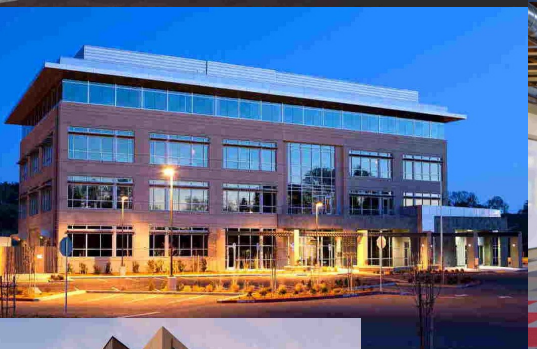


**Western
Council**
OF CONSTRUCTION CONSUMERS

2012



**Owners'
Project
Excellence
Awards**





Michelman & Robinson, LLP
is honored to support
Western Council of Construction Consumers
and its
Owners' Project Excellence Awards Program.

We salute every winner in the competition.
You represent everything that is right with construction.
You are our industry's future.



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2012

Owners'

Project Excellence

Awards Gala

October 16th

Lafayette Park Hotel & Spa
3287 Mt. Diablo Boulevard
Lafayette, CA 94549

6:00 PM No-Host Cocktails

& Networking

6:45 PM Gourmet Banquet

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OWNERS' PROJECT EXCELLENCE AWARDS

With the goal of educating and informing its members, Western Council of Construction Consumers developed this awards program to recognize continuous improvement and excellence in engineering, design, and construction of quality, cost-effective construction projects. Projects submitted for Awards demonstrate effective execution; new, innovative ideas and strategies for improving the construction process; and successful management of the relationships between the owner, contractors and service providers.

Project construction must be substantially completed before January 1st of the submission year.

Because Western Council believes that "outstanding performance" can be achieved only when accompanied by superior safety results, projects with poor safety performance are not considered for awards.

ACTIVITY CATEGORIES:

- **New Construction**
- **Renovation, Restoration, Stabilization, Modernization, or Seismic Retrofit**

PROJECT CATEGORIES

- **Buildings**
- **Utilities**
- **Infrastructure**
- **Industrial Process/Manufacturing**
- **Advanced Technologies**
- **Open**

AWARD STATUS DESCRIPTIONS:

1. **Chairman's Award:** Unique project meeting all criteria and standing out as best of the year.
2. **Distinguished:** Project(s) achieved all objective criteria of meeting schedule, budget, and aesthetics along with an extraordinary safety record.
3. **Exceptional:** Project(s) achieved a substantial number of objectives regarding schedule, budget, aesthetics and safety.
4. **Outstanding:** Project(s) achieved a significant number of objectives & noteworthy accomplishments.
5. **Significant:** Project(s) achieved recognition for unique or significant objectives.
6. **Notable:** Projects have noteworthy qualities even though they may not have met all of the criteria.

SPECIAL DISTINCTION AWARDS

Sustainability Excellence: Project achieved high sustainability; met or exceeded high requirements of sustainability and LEED certification organizations; took innovative and creative approaches to meeting The sustainability needs and goals of the project, and achieved significant energy savings for the project owner.

Innovative Solutions: Project incorporates , new, unique and/or innovative solutions to any of the many common construction issues, such as: equipment procurement, financing, management, technology, community relations, to name a few.



As our name suggests, construction projects are the main business of our organization. Finding ways to execute these projects safely, on time, and cost effectively is our collective mission.

Redesigned in 2012, our newly named **Owners' Project Excellence Awards Program** honors those on the front lines of project execution, who dedicate their talent and energy to finding better ways to add value to capital programs. During difficult economic times, it is especially important to honor those who maintain the highest standards of our industry.

Nominations were solicited from **WESTERN COUNCIL Membership** for outstanding projects completed by the end of 2011. Submittals were carefully evaluated, by our experienced judging team.

In this 16th year of our project awards program, we are once again encouraged by the projects submitted - new construction and renovation, buildings and infrastructure. **New** to the awards program for 2012, are two distinction awards: one for **Innovative Solutions** to common construction problems, and the other for **Sustainability Excellence**. A common theme in this year's projects is teamwork, collaboration, added value, and creative solutions to project challenges. This trend in our industry is encouraged by Western Council, and bodes well for future projects.

Projects honored are representative of the high standards of the **WESTERN COUNCIL Membership**. As you see and hear about them, we hope you find inspiration for your future projects. That is one of the reasons for this program - to educate, inspire and improve the construction industry.

We hope members are thinking about projects they will submit for 2013. If you are not yet a member, this is the perfect time to join our community of excellence!



Andy Wiktorowicz P. E.

EXECUTIVE DIRECTOR

Science & Natural Resources Building Columbia College



Yosemite Community College District's new Science & Natural Resource Building is a two-story, 33,661 sf, \$11.4 million building located in the Columbia State Historic Park Forest.

The new building, which consolidates Columbia College's Science Program into one facility, is equipped with state-of-the-art technology and equipment to provide the highest standard in teaching environments, and is designed to meet strict health/air quality and chemical storage standards.

Features include: laboratories for chemistry, biology, anatomy and physics; lecture rooms; an earth science and forestry computer lab; and OSHA-approved storage and disposal.

The building is **LEED Gold** certified, becoming the first LEED registered project in this district, and the first in the Mother Lode region.

Owner: Yosemite Community College District

Construction Manager: Kitchell

Designer (A/E): Lionakis

Constructor: Broward Builders, Inc.

New Construction - Buildings

Capital Cost: \$ 11,400,000

Start Date: September 9, 2009

Completion: June 17, 2011

Safety: No recordable or lost time Injuries.

Innovative Solutions Award Winner!



Twin Cities Police Station



The new \$18.5 million, Twin Cities Police Facility is a two-story, 18,000-sf building with 911 dispatch, holding cells, a state-of-the-art emergency operations center and community room, as well as staff offices and locker rooms. The building is designed to exceed the energy efficiency of a similar, typical facility by at least 20 percent by integrating multiple energy efficient systems, including photovoltaic roof panels, on-site stormwater filtration, low-water usage landscaping, pervious paving, use of natural lighting and recycled content building materials, to name a few. The facility was recently awarded **LEED Platinum** certification by the United States Green Building Council (USGBC).

The project was completed 5 months sooner than projected move-in, and \$1.5 Million under budget, despite these changes in scope: creek bank stabilization; unforeseen underground conditions while working on an old landfill; dewatering; underground storage tank; rerouting of underground utilities; easement preparations and revisions; and security and information technology systems upgrades.

Owner: Twin Cities Police Authority

Todd Cusi-
mano, Police Chief

Construction Manager: Kitchell

Designer: Glass Architects

New Construction - Buildings

Capital Cost: \$ 18,500,000

Start Date: June 1, 2010

Completion: Substantially complete
by De-

cember 31, 2011



Sustainability Excellence Award Winner!

DISTINGUISHED DISTINGUISHED DISTINGUISHED DISTINGUISHED

Mammoth Lakes Courthouse



A prominent, modern civic building set within a natural, forested setting, the new 20,000-square-foot, two-story Mammoth Lakes Courthouse is a major improvement over the former courthouse facilities, housed on the third floor of a shopping center. The pointed prow gives the structure more presence, while defining space to add a future courtroom. Features include: two courtrooms, space for new judicial services, improved security and access to court services, secure parking for judges, and prisoner holding cells.

The project's remote location was a challenge that required careful pre-planning, since the nearest large city, Reno, Nevada, is about three hours away. Sundt broke ground in April 2010, and formed an aggressive plan to get the building enclosed prior to the first big snowstorm, which would then allow crews to work on the interior of the building throughout the winter. The plan worked and this project was delivered on time and \$1.3 million under budget.

Owner: Administrative Office of the Courts

Constructor/CM: Sundt Construction, Inc.

Architect: Mark Cavagnero Associates Architects

Structural Engineer: Forell/Elsesser Engineers Inc.

MEP Engineer: Gayner Engineers

Civil Engineer: Triad/Holmes Associates

Landscape Architect: AECOM

Lighting Designer: Auerbach Glasow French

Acoustical Consultant: Charles M. Salter Associates

New Construction - Buildings

Capital Value: \$14,900,000

Start Date: April 26, 2010

Completion: July 27, 2011

Safety: 63,984 approx. man hours
No Recordable or Lost Time injuries

Physical Sciences Building San Bernardino Valley College



This complex, multiple-phase project included various interim housing, tenant improvement, demolition, and new construction efforts over three years. This Physical Sciences Building replaces an aging facility, combines and integrates once scattered math and science programs into one central location, and maximizes multi-use space. The three-story, 56,000-sf, **LEED Silver** building includes new classrooms, laboratories, multi-purpose rooms, offices, conference rooms, and a Success Center for Students. The project is San Bernardino Valley College's first new LEED building incorporating important environmentally sustainable technologies, methods and materials. The building is an innovative learning tool, with scan signs connecting to sites explaining its sustainability features.

Since the building is near the San Jacinto Fault, lightweight steel and un-bonded braced frame (UBF) systems were used.

Owner: San Bernardino Community College District

Designer (A/E): NTD Architects

Program Manager: Kitchell/BRJ

Construction Manager: Tilden-Coil Constructors

Other Prime Contractors:

Robert Clapper Construction Services

Anderson Charnesky Structural Steel

RDM Electric Company

Couts Heating and Cooling

Caston Plastering and Drywall

Southcoast Acoustical Interiors

New Construction - Buildings

Renovation - Buildings

Capital Cost: 33,400,000

Start Date: April 6, 2009

Completion: Substantially complete by Dec. 31, 2011

Safety: No recordable or lost time injuries

EXCEPTIONAL EXCEPTIONAL EXCEPTIONAL EXCEPTIONAL

CIRM Building 3

Buck Institute for Age Research



Located in Novato, California, the California Institute for Regenerative Medicine (CIRM) Building 3 is a complex five-phase project that expands and matches the current 20 year-old facility and supports the Institute's work in stem cell research to treat age-related conditions such as Alzheimer's and Parkinson's disease.

Building 3 is unique due to its constrained, hillside site located on an occupied world-class research facility campus. Construction methods and techniques were developed during the preconstruction phase to construct the building without impacting the ongoing facility functions. As a result, the project was built quicker than previous buildings and utilized modern building systems typical for similar laboratory facilities. The \$42 million, three-story, 65,708-sf new building adds to the Institute's existing 185,000-sf research facility and consists of laboratories, offices, conference rooms, a fitness center and cafeteria.

Kitchell served as the construction manager for all phases and construction manager/general contractor for the tenant improvement phase (Phase III). The project is currently pursuing **LEED Silver** certification.

Owner/ Grantor: Buck Institute for Research on Aging / California Institute for Regenerative Medicine (CIRM)

Construction Manager/General Contractor: Kitchell

Architect: Perkins + Will

MEP Engineer: Alfa Tech Cambridge Group

Structural Engineer: Rutherford & Chekene

Civil Engineer: CSW/ Stuber - Stroeh Engineering Group

New Construction - Buildings

Capital Cost: \$42 million

Start Date: March 31, 2010

Completion: Substantially complete by Dec. 31, 2011

Safety Record: No reportable or lost time incidents/ injuries.

Tesla Water Treatment Facility



The \$88 million Tesla Treatment Facility Project is one of 81 projects in SFPUC's \$4.6 billion WSIP. The design-build project provides drinking water to the Metropolitan San Francisco area, servicing over 2.5 million people.

The 315 mgd Tesla Water Treatment Facility is one of the largest ultraviolet (UV) disinfection drinking water facilities in North America, and is currently the largest operational facility in California. UV has been recognized by the US EPA as an effective approach to inactivating organisms that may be in the water; eliminating the need to generate, handle transport or store toxic/ hazardous or corrosive chemicals used in traditional treatment; and eliminating residual effects that can be harmful to humans or aquatic life.

The **LEED Silver** certified facility includes a 20,000 square foot reinforced concrete UV building housing twelve 48" diameter 51 mgd UV reactors and a 32 KW clean energy photovoltaic solar system.

Owner: San Francisco Public Utilities Commission

Construction Manager: PMA Consultants LLC

Project Construction Manager: Jacobs Engineering

Designer: Stantec Consulting

Constructor (Design/Builder):

PCL Civil Constructors, Inc.

Major Subcontractors:

R&W Concrete Contractors, Inc.

Preston Pipelines

Sahargun Plumbing, Inc.

New Construction - Infrastructure

Value: \$88 Million

Design: 1/10/08 – 11/26/10

Construction Start: March 31, 2009

Substantial Completion:

June 24, 2011

Safety: No lost time injuries

EXCEPTIONAL
EXCEPTIONAL
EXCEPTIONAL
EXCEPTIONAL



Innovative Solutions Award Winner!

Inland Empire Transportation Management Center



Photo courtesy of Daly Architectural Photography

The Inland Empire Transportation Management Center (IETMC) houses both Caltrans and CHP personnel, providing intermodal, interregional, and interagency traffic management services for the region, which includes the counties of San Bernardino and Riverside. It was constructed to meet Essential services Act criteria, and occupies approximately 10 acres within an approximate 35-acre state-owned parcel in the City of Fontana, CA.

The building is a two-story, steel framed, base isolated structure with a total floor space of approximately 43,000 s.f. The 31 two-ton base isolators allow the building to withstand an 8.0 seismic event. The facility was designed to achieve a minimum LEED Silver rating, but recently achieved **LEED Gold**. A 120-foot communications tower is also constructed on the site.

Owner / Client:

California Department of Transportation, Caltrans
California Department of General Services, Real Estate Services Division, Project Management Branch (DGS/RESD/PMB)

Construction Manager:

Vanir Construction Management, Inc.

Designer/AE: AECOM

Constructor: RC Construction, Inc

New Construction - Buildings

Cost estimate prior to bid:

\$24,233,345

Completion cost: \$21,470,786

Start Date: February 9, 2009

Completion: November 30, 2011

Safety: No recordable or lost time injuries

South Pasadena Middle School Expansion



Photo courtesy of Kevin Tittle Photography

The City of South Pasadena agreed to vacate a portion of the adjacent street in order to unite the existing portion of this campus with three residential and commercial properties the district acquired and demolished to create space for South Pasadena Middle School Expansion. The project consisted of new construction of a two-story administration/library building, gymnasium building, a staff and visitor parking lot, and site improvements.

The improvements included relocation of underground utilities, the construction of a new 84-stall parking lot with student drop-off and pick-up areas, new sidewalks, access ramps, and landscaping.

Despite several environmental challenges that could have easily derailed the project, it was instead completed under budget and before the start of the new school year.

Owner: South Pasadena Unified School District

Construction Manager:

Vanir Construction Management, Inc.

Designer/AE: PSWC Group

Contractor: Western Alta Construction, Inc.

Demolition Contractor: AIR, Inc.

Masonry: Industrial Masonry

Plumbing: JM Farnan Company, Inc.

Fire Sprinkler: Recom Inc.

Mechanical: West-Tech Mechanical, Inc.

Electrical & low Voltage: W&N Luxor Construction, Inc.

Athletic Equipment, Wood Floor, Bleachers, Lockers,

& Toilet Accessories: Inland Building Construction

Companies, Inc.

Support: MCEC Inc.

New Construction - Buildings

Capital Cost: \$18,000,000

Design Start: February 4, 2008

Construction Start:

December 15, 2009

Completion: August 15, 2011

Safety: No recordable or lost time injuries

OUTSTANDING OUTSTANDING OUTSTANDING OUTSTANDING

5th Avenue Alternative School



The school is carefully massed and located on the site to minimize the impact of an institutional building at the edge of a residential area in Redwood City, CA. It is oriented for optimal solar, and wind-aided natural ventilation through a central clearstory roof monitor. Glazed with high-efficiency, clear insulated glass to decrease solar heat gain, it pairs a low-airflow, chilled beam mechanical system with radiant floor heating. Roof-top solar panels support high efficiency lighting. Pervious asphalt and bio swales allow sufficient drainage, and low moisture need vegetation minimizes water usage. Controllable entrances offer enhanced security with 24/7 surveillance. Administrative and teacher offices are strategically close to promote communication and increase productivity. 16 classrooms, and wide circulation corridors with natural light provide comfortable learning and study space. A grassy courtyard, back parking lot doubling as multiuse sport court, and fully-quipped indoor gymnasium with basketball court maximize recreation area

Owner: Sequoia Union High School District

Designer (/E): Cody, Anderson, Wasney Architects

Contractor: Roebbelen Contractors, Inc.

Construction Manager: Cambridge CM

Structural Steel: Olson & Co. Steel

Mechanical & Plumbing: Broadway Mechanical

Drywall & Plaster: Performance Contracting, Inc.

Electrical & Photovoltaic: Rosendin Electric

Landscape: Jensen Corporate Landscape Contractors

Carpet & Flooring: Floortec

Casework: Fremont Millwork

Doors & Framing: Mid State Specialties

New Construction - Buildings

Capital Cost: \$11,909,974

a \$74,000 savings to owner

Start Date: September 16, 2010

Completion: August 1, 2011

Safety Record: No accidents

Pursuing LEED Platinum

Sustainability Excellence Award Winner!



Innovation Design Center



SIGNIFICANT SIGNIFICANT SIGNIFICANT SIGNIFICANT SIGNIFICANT SIGNIFICANT SIGNIFICANT SIGNIFICANT SIGNIFICANT SIGNIFICANT SIGNIFICANT

This project is one of only three Innovation Design Centers in the world for AT&T Foundry (alongside Israel and Texas).

This renovated Cardinal French Laundry, an historic building dating back to 1931, now stands as a **LEED Platinum** Certified mixed-use site built to foster collaboration for telecommunication developers and designers.

Using reclaimed wire, wood and chain for construction of team rooms, work rooms, and conference rooms, this project was a winner from the start. Mobility of walls, desks, and tables allows for an environment suited to accelerating the process of developing new products and services for AT&T customers.

- Owner:** AT & T Foundry
- Designer:** Gensler Architecture
- Constructor:** Roebbelen Contractors, Inc.
- Mechanical Engineer:** Salas O'Brien
- Major Contributing Subcontractors:**
 - Peninsula Electric
 - Shephard Mechanical
 - Denham Contracting (metal stud/drywall)
 - BK Mill (casework/woodwork)
 - Ace Painting
 - Ahlborn Steel

- Renovation - Buildings**
- Capital Value:** \$3,158,884.59
- Start Date:** March 1, 2011
- Completion:** August 22, 2011
- Safety:** No accidents



Education Services Center Folsom Cordova Unified SD

This 73,722 sf four-story structural steel and concrete Administrative Office building in Folsom, CA serves as the core for a District serving 19,000+ students. Integrating multiple departments from 6 locations in two cities it centralizes services, and streamlines workflow. Pursuing **LEED Gold**, special design for HVAC, lighting, sound and technology systems will help this state-of-the art center accommodate years of growth. A 200-seat Board room designed for community use, and a Parent Resource Center, make this an exciting addition to the community. BIM was used to supplement coordination/ increase transparency between multiple trades and design disciplines.

Owner: Folsom Cordova Unified School District

Designer (A/E): Rainforth Grau Architects

Constructor: Roebbelen Contracting, Inc.

Key Subcontractors:

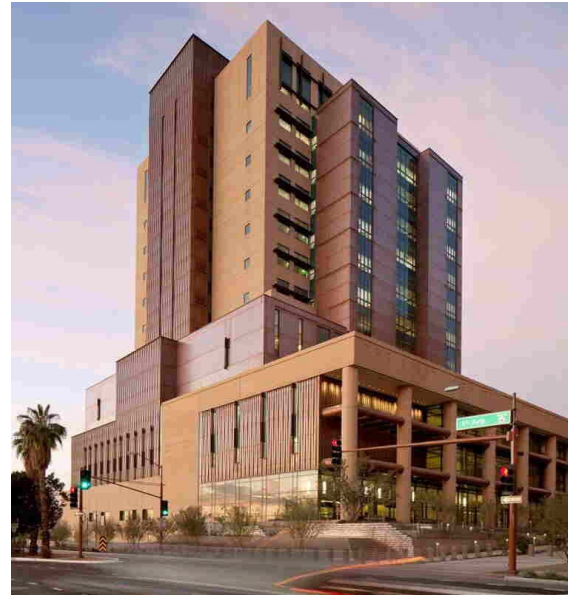
Perryman Mechanical
Rosendin Electric, Inc.
Davison Iron Works
Livingston's Concrete
CMC Steel Fabricators, Inc
Bragg Investment Company, Inc. (Crane)
Cosco Fire Protection, Inc.
Pugliese Interior Systems, Inc.
A&P Floor Co.
Performance Contracting, Inc.
Clark Roofing
Kodiak Union Roofing Services, Inc.
Fischer Tile & Marble, Inc.

New Construction - Buildings

Capital Cost: \$27,095,145

Start: 8/12/10 **Completion:** 12/31/2011

NOTABLE NOTABLE NOTABLE NOTABLE NOTABLE NOTABLE NOTABLE NOTABLE NOTABLE NOTABLE



Maricopa County South Courthouse Tower

Gilbane Building Company, in association with Ryan Companies, provided CM at Risk services for the 695,258 GSF, 16-story court tower. The tower houses 32 courtrooms and includes central juror assembly for the entire court campus, secure central underground parking for county court judges, central in-custody holding and vehicular sally port for in-custody transfers, an underground connection tunnel system with pedestrian bridge, collegial judicial chambers and office support.

Designed as a 100-year **LEED Silver** building, the court tower includes extensive security features such as a programmable logic controlled system that is fully networked to allow control centers at multiple locations.

Owner: Maricopa County, AZ

CM at Risk: Gilbane Building Company
Ryan Companies

Key Contributor: GouldEvans | AECOM

New Construction - Buildings

Capital Cost: \$272,800,000

Start: December, 2008

Completion: Substantially complete by December 31, 2011

Safety: Recordable Incident Rate: 1.45



H. W. Kolb Elementary School

This 18,800 sf school on 10 hillside acres in Dublin, CA, was needed to accommodate explosive growth. Combining modular and new construction via Lease-Leaseback it was possible to return \$415,062 in savings. Despite tight budget, short time line, design setbacks, weather delays and addition of a classroom one month prior to completion, it was ready for first day of 2011 school year. Students enjoy Smart Board systems; a centrally located multi-purpose room serving as gymnasium, cafeteria, and theater with stage; state-of-the-art media center; administration and daycare buildings; exterior amphitheater, lunch shelter; and large playground. Exposed exterior woodwork blends it with the hillside. Though not pursuing LEED, DUSD chose sustainable features, such as: natural lighting and ventilation systems, solar reflective roof, and energy efficient campus-wide remote control system.

Owner: Dublin Unified School District
Design: Deems, Lewis, McKinley Architecture
Constructor: Roebbelen Contractors, Inc.
Utilities: Rock Morgan Excavating
Electric: Valley Unique
Steel: Wallace Steel
Mechanical: Regency Mechanical
Plumbing: Schweiger
Landscape: Aerco Pacific
Playground: Ross Recreation
Striping: Dryco
Flooring: Floortec
New Construction - Buildings
Capital Cost: \$11,316,726
Start: April/29/2010 **Completion:** 8/1/2011
Safety Statistics: 1 lost day incident

NOTABLE NOTABLE NOTABLE NOTABLE NOTABLE NOTABLE NOTABLE NOTABLE NOTABLE NOTABLE



La Clinica De La Raza - Monument

By exposing an existing breezeway, this major renovation converted two buildings into a single 17,000 s.f. OSHPD3 outpatient medical clinic. Adding an elevator tower, new office facilities, a reception area and a digital room for patient records, this sustainable design includes natural light, a photovoltaic system, and water-saving hardscape.

Capacity tripled, servicing 11,000 patients annually, the clinic relieves overcrowding of nearby emergency rooms, and provides comprehensive primary and preventative medical, dental, optical and behavioral health services to medically underserved individuals and families regardless of their ability to pay. The clinic strives to meet the unique health needs of its community in linguistically and culturally competent ways.

Owner: La Clinica de La Raza, Inc.
Designer: SPGA Architecture and Planning
Contractor: Roebbelen Contracting, Inc.
Construction Manager: Cambridge CM
Key Subcontractors:

Allied Environmental, Inc.
Cupertino Electric, Inc.
Rock Morgan Enterprises
Martin's Metal Fabrication & Welding, Inc.
Townsend & Schmidt Masonry
Nor-Cal Steel, Inc.
R&S Glazing Specialties, Inc.
Fischer Tile & Marble, Inc.
Concord Drywall, Inc.
Takehara Landscape, Inc
Allen's Cabinets & Fixtures
McCumber's Glass

Renovation - Buildings

Capital Cost: \$4,200,000
Start: 12/31/10 **Completion:** 2/17/2011
Safety Record: Zero accidents

2012 Distinction Award Winners

Honoring efforts and approaches
taking projects beyond ordinary

Innovative Solutions

SCIENCE & NATURAL RESOURCES BUILDING, COLUMBIA COLLEGE

Sonoma, CA
Yosemite Community
College District
Submitted by Kitchell

TESLA WATER TREATMENT FACILITY Tracy, CA

for San Francisco Public
Utilities Commission
Submitted by PMA
Consultants LLC

Sustainability Excellence

TWIN CITIES POLICE STATION

Larkspur, CA, for Twin Cities
Police Authority
Submitted by Kitchell

5TH AVENUE ALTERNATIVE SCHOOL

Redwood City, CA
Sequoia Union High School District
Submitted by Roebbelen

AT&T FOUNDRY INNOVATION CENTER

Palo Alto, CA
Submitted by Roebbelen



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Maricopa County South Court Tower, Phoenix, AZ

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It's time to JOIN!

Western Council serves as a forum for Owners involved with commercial, institutional, and industrial construction. For 40 years the non-profit council has provided its members the resources and support necessary to fully develop and advance in the areas of operations and maintenance, safety, cost efficiency, professional development, and overall quality construction.

To address 21st century realities and members' ever-changing needs, the Council is offering programs in more regions, allowing Owners and service providers to make key connections that will benefit their organizations.

The Council is dedicated to strengthening, serving, and promoting members' organization, so when your firm or agency joins, your employees are members, too - eligible to enjoy member-only rates for our education programs, equipping them to provide you with valuable information to assist with in-house professional development, improved safety, operations and maintenance, and quality, cost-effective construction. You can also host, lead or help plan programs. The possibilities are endless!

Only Members may submit for **Owners' Project Excellence Awards**.

Gain inspiration from this year's winners, then plan your submissions for 2013!

Find Applications and additional details online:

www.wccc.org



enlightened buildings



Commissioning

Energy

Sustainability

Commissioning Agents for the New Mammoth Lakes Courthouse



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