



Western Council
OF CONSTRUCTION CONSUMERS

# 2013

# Owners' Project Excellence Awards








**October 18th: Lafayette Park Hotel & Spa**

**October 24th: Promenade by Turnip Rose**


**RESULTS FIRST℠**

Peckar & Abramson
is Honored to Support
*The Western Council of Construction Consumers*
and its
*Owners' Project Excellence Awards Program*

Congratulations to all the
Winners and their Key Team Members!

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# Berkeley Public Library North Branch Renovation

Following voter approval of Measure FF bond program in 2008, Kitchell began providing program management, commissioning, and construction management services for the $26 million renovation and expansion of the City of Berkeley's four public libraries. **North Branch Library** – the first completed – is a City of Berkeley landmark built in 1936, making preservation of crucial architectural and historic components integral to the project. The project included seismic upgrades; mechanical, electrical and telecommunications, systems updates; ADA standards compliance; and green building initiatives adherence. A 3,850 s.f. two-story addition adds 67% more s.f. and blends beautifully with the historic building. **LEED Silver** certified, the library has been recognized with two design awards.

**Owner:** Berkeley Public Library

**Construction Manager:** Kitchell

**Architect:** Architectural Resources Group w/ Tom Eliot Fisch

**Contractor:** BHM Construction

**Structural Engineer:** Tuan & Robinson

**MEP:** Timmons Design Engineers

**Stakeholders:**
City of Berkeley
Berkeley Board of Library Trustees
Registered Voters
Friends of the Berkeley Public Library
Berkeley Public Library Patrons

**Buildings - Renovation, Modernization, Seismic Retrofit, Stabilization, Restoration**

**Budget:** $5,660,000

**Capital Cost:** $ 5,610,000

**Start Date:** March 31, 2011

**Completion:** February 24, 2012

**Safety:** No recordable or lost time Injuries.

DISTINGUISHED

DISTINGUISHED

# Leroy F. Greene Academy


Leroy F. Green Academy is the result of a complete renovation of Leroy F. Greene Middle School, to create a 65,787 sf 7-12 grade campus in the Natomas Unified School District, in Sacramento, CA. This Lease-Leaseback project was designed by Stafford King Weise Architects and built by Roebbelen Contracting, Inc. for a budget just over $7 million. The project included site and building demolition, paving, structural system repairs, lanscape and irrigation, abatement, interior and exterior upgrades, plumbing/HVAC/ Electrical System upgrades, as well as interior and exterior painting. The project was completed in a compressed four month schedule originally planned for six months.

**Owner:** Natomas Unified School District

**Designer:** Stafford King Wiese

**Constructor:** Roebbelen Contracting, Inc.

**Major Subcontractors:**

**Asphalt Concrete Paving/Site Drainage:**
AM Stephens Construction Co., Inc.

**Fire Alarm System:**
Pacific Power & Systems, Inc.

**Concrete:** Roebbelen Contracting, Inc.
(self-perform work)

**Buildings - Renovation**

**Capital Cost:** $7,057,369

**Start Date:** 1/31/2012

**Completion Date:** 7/1/2012

**Safety Record:**
Zero accidents, Superior safety record

**Innovative Solutions Award Winner!**

# De Anza College Media and Learning Center

The new De Anza Media and Learning Center is one of the most tech-savvy and environmentally friendly buildings in the United States. The two-story facility offers students and faculty a modern, state-of-the-art environment for academic pursuits, including classrooms designed for online collaborative instruction in real time, a dedicated television recording studio, laboratories and a student lounge. Two adjoining classrooms with seating for up to 50 students can be combined to create a larger classroom with up to 100 seats. The 66,900-square-foot building is structured around a sky-lit atrium, with an innovative buoyancy-driven air circulation system. The Center is LEED Platinum certified through the U.S. Green Building Council.

**Owner:** Foothill-De Anza Community College District

**Contractor:** Sundt Construction, Inc.

**Architect:** Ratcliff

**Structural Engineer:** Forell/Elsesser Engineers, Inc.

**MEP Engineer:** WSP-Flack & Kurtz, Inc.

**Civil Engineer:** Sandis

**Buildings - New**

**Capital Cost:** $36,000,000

**Start Date:** 12/20/2010

**Completion Date:** 8/14/12

**Safety Record:** No recordable or lost time injuries. (63,984 Man Hours)

**Innovative Solutions Award Winner!**

**Sustainability Excellence Award Winner!**

DISTINGUISHED

DISTINGUISHED

# Gold Line Bridge

Gold Line Bridge is the first completed element of the 11.5 mile Metro Gold Line Foothill Extension light rail project, from Pasadena to Azusa. It provides a connection between the existing Sierra Madre Villa Station in Pasadena, and the future Arcadia Station. The bridge spans the eastbound I-210 freeway, and will carry the dual-track light rail system (LRT) from the freeway median, across the freeway, along the former BNSF rail alignment, through the city of Arcadia. The design concept was developed by award-winning public artist Andrew Leicester, who has created several international large-scale public art projects. His bridge design was inspired by the local indigenous peoples and wildlife of the San Gabriel Valley. The architecturally-rich structure features signature support columns, capped with 25 foot tall precast basket elements, together with a ribbed exterior girder symbolizing the underbelly of the Western Diamondback Snake.

**Owner:** Metro Gold Line Foothill Extension Construction Authority

**Other Key Stakeholders:**
California Department of Transportation (Caltrans)
City of Arcadia
LA Metro

**Construction Manager:** Hill International, Inc.

**Design-Builder:** Skanska USA Civil West, Inc.

AECOM (on the Skanska design-build team)

**Public Artist:** Andrew Leicester

**Infrastructure**

**Capital Cost:** $19,8 00,000

**Start Date:** August 2011

**Completion:** November 2012

**Safety:** 95,000+ work hours with zero recordable incidents

# John Wayne Airport Terminal C

John Wayne Airport (JWA) is the only commercial service airport in Orange County, serving approximately 10 million passengers each year. The airport's commercial passenger facilities were stretched to - and in some cases beyond - their design capacity. So, beginning in 2006, the $550 million Airport Improvement Program - one of Orange County's largest-ever public works programs – included construction of the new, multi-level Terminal C Building. It includes six new commercial passenger gates, six new security checkpoints, greater baggage screening capability, 2,000+ new parking spaces, and new commuter facilities at the north and south ends of the extended terminal.

**Owner:** John Wayne Airport

County of Orange, CA

**Program Manager:** Parsons

**Program Controls:** Faithful+Gould

**Architect/Engineer:** Gensler

**Construction Manager:** Arcadis

**General Contractor:** McCarthy Building Companies

**Baggage Handling Systems:** Design-Builder, Jervis B. Webb

**Counters & Millwork:** Fish Construction

**FIDS Displays:** NEC Common-Use Passenger

**Processing System:** Ultra

**Passenger Boarding Bridges:** Jetway Systems by JBT AeroTech

**Buildings - New**

**Capital Cost:** $212,0 00,000

**Start Date:** June 2008

**Completion:** June 2012

**Safety:** Recordable Injury Rate of 1.10

EXCEPTIONAL

EXCEPTIONAL

# Hayward USD Measure I Bond Program


HUSD schools are roughly 40-50 years old. Poor school conditions were stunting district growth, A district-wide facilities master plan was developed to address facilities conditions and the organizational structure of the facilities department, leading to passage of the first successful bond measure in 45 years.

The district decided it was more cost-effective to rebuild buildings, rather than renovate dilapidated ones. The Measure I Bond Program consisted of the comprehensive rebuild and renovation of five schools, as well district-wide safety improvements at the remaining 37 district sites.

The five schools were selected for the majority of Measure I due to their strategic location near large student populations – increasing capacity and allowing the district to serve more students, closer to home, with fewer schools. Two of the five schools were complete rebuilds, and three were a combination of new construction and modernization.

**Owner:** Hayward Unified School District

**Construction Manager:** Vanir Construction Management, Inc.

**Architects:**
Hibser Yamuchi Architects, Inc.

LCA Architects

Sim Architects, Inc.

HKIT Architects

Aedis Architecture & Planning

**Constructor:** Vanir Construction Management, Inc.

**Buildings - New & Renovation**

**Capital Cost:** $205,000,000

**Start Date:** May 28, 2010

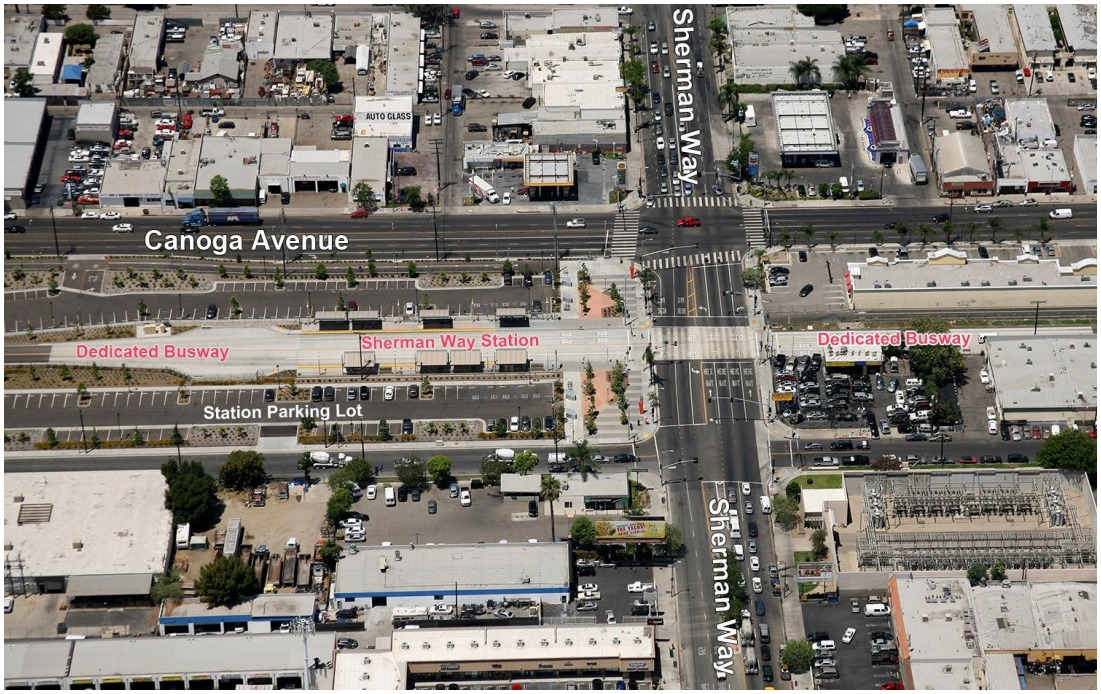
**Completion Date:** November 30, 2012
(471 days ahead of master schedule)

**Safety Record:**

OSHA total recordable injury rate: 2.98

OSHA lost time injury rate: 0

# Orange Line Extension




October 29, 2005, Los Angeles County Metropolitan Transportation Authority (LACMTA) opened the Orange Line, a unique 14-mile dedicated bus way running ran east-west from the Red Line North Hollywood Station to Warner Center in Woodland Hills. It has its own dedicated right-of-way along the route of the former Pacific Electric Street Car Line(the "Red Cars") with stations at one mile intervals. Due to its success LACMTA decided to extend it from its Canoga Station terminus (Warner Center) north four miles to the Chatsworth Amtrak/Metrolink station. Also, in order to deliver it quickly, LACTMA elected to use a design/build delivery method after 30% bridging documents were created. The resulting extension offers improved north-south mobility in the western San Fernando Valley by connecting activity centers along the corridor and providing the option to connect to Amtrak and Metrolink at its northern terminus, and the Red Line at its eastern terminus.

**Owner:** Los Angeles County Metropolitan Transportation Authority

**Contractor:** Brutoco Engineering and Construction

**Designer:** Willdan Engineering

**CM/Resident Engineer:** Stantec

**Electrical:** Steiny Electrical Contractors and Engineers

**Permitting Agencies:**
City of Los Angeles Bureau of Engineering
City of Los Angeles Bureau of Street Services
City of Los Angeles Bureau of Street Lighting
City of Los Angeles Department of Transportation

**Infrastructure**

**Budget:** $104,000,000

**Capital Cost:** $98,000,000

**Start Date:** March 2010

**Completion Date:**

Start-up & Testing March 2012
Begin fare revenue June 2012

**Safety Record:** Minor traffic incidents and injuries at job site

EXCEPTIONAL

EXCEPTIONAL

# Central Regional Elementary School #22


This 63,450 s.f. LAUSD K-5 school for 650 students, is three buildings built of recycled structural steel, fitted with photovoltaic panels, and linked by an open entry plaza. Two are two-story buildings housing 20 classrooms, two science classrooms, four kindergarten classrooms, student and faculty restrooms, administration facilities, a library/teacher training center, teacher collaboration spaces, speech therapy, and first aid/exam room. The third is a one-story multipurpose building with food service facilities, faculty dining, restrooms, musical instrument storage, plant manager facilities, stage, and a student multipurpose room for dining and performances. An interior courtyard provides a learning landscape area. Joint use of a sports field at adjacent Loyola Marymount University, reduces demand on scarce available real-estate.

Bi-facial panels installed over walkways are visible from the underside to convey the school's commitment to sustainability. Site storm water is directed to a creek that acts as a bio-filter, removing particles (pollutants) found in storm water through the naturally occurring vegetation. The riparian corridor connects to the wetland system that drains to the ocean. Designed to LEED Gold, but was submitted with enough points to achieve LEED Platinum.

**Owner/Client:** Los Angeles Unified School District

**Construction Manager (Joint Venture):** Vanir Construction Management, Inc. and LiRo

**Architect:** Osborn Architects

**Constructors**: Hensel Phelps

**Buildings - New**

**Capital Cost:** $31 million

**Start Date:** May 17, 2010

**Completion Date:** June 8, 2012

**Safety Record:**
OSHA total recordable injury rate: 1.45
OSHA lost time injury rate: 0.48

**Innovative Solutions Award Winner!**

**Sustainability Excellence Award Winner!**

# Kenneth Hahn State Recreation Area (KHSRA) Improvement Project at La Cienega Bridge Entrance

Kenneth Hahn State Recreation Area (KHSRA) is a heavily used green space and highly prized community asset in the City of Los Angeles. A natural oasis in the middle of a densely urbanized area, KHSRA provides a refuge for both wildlife and people. A million+ people live within five miles, and with barely one acre of parkland per 1,000 people, this is one of the most park-poor regions in California.

Rising 25 feet above a sunken roadway, La Cienega overpass bridge in the City of Los Angeles serves as the primary vehicular entrance to Kenneth Hahn State Recreation Area and is visible from the scenic overlook. Due to poor visibility and lack of identifying features, the park entrance was inconspicuous. The Baldwin Hills Conservancy, in conjunction with the Los Angeles Neighborhood Initiative, utilized a community-driven process to select Cliff Garten to create a dazzling metal to sculpture, complemented by adjacent landscape featuring native plants. The project has successfully defined the park with a design that honors the park's heritage, and protects pedestrians, cyclists and motorists.

**Owner:** Los Angeles Neighborhood Initiative (LANI)

**Construction Management:** Berg & Associates

**Architect:** Mia Lehrer & Associates

**Builder:** Metal Arts Foundry

**Funding Agency:** Baldwin Hills Conservancy

**Property Maintenance:** LA County Public Works/ Parks & Recreation

**Infrastructure**
(New Construction (to existing bridge)

**Start Date:** December 21, 2011

**Completion Date:** September 30, 2012

**Capital Cost:** $462,944.50

**Safety Record:** Zero incidents. No recorded injuries.

OUTSTANDING

OUTSTANDING

# Livermore Amador Valley Transit Authority
# Bus Fuel and Wash Facility

This 11,500 s.f. project consists of two buildings on a nine-acre site on Atlantis Court in Livermore, CA. It is designed to provide a central wash and fuel station for LAVTA's bus fleet which serves the cities of Dublin, Livermore, Pleasanton and the unincorporated areas of Alameda County. The Bus Fuel Building is 2150 s.f. and the Wash Building is 1300 s.f. It is a specialized bus island with overhead canopies and subterranean 20,000 gallon tanks surrounded by 6 ½' tilt up concrete exterior walls built on site. The facility will be staffed by 20 part-time employees.

**Owner:** Livermore Amador Valley Transit Authority

**Designer:** Jacobs, ANOVA Architects

**Constructor:** Roebbelen Contracting, Inc.

**Construction Manager:** Gannett Fleming

**Major Contributing Subcontractors:**

**Special Inspections:** Consolidated Engineering Laboratories - Zacc Baker

**Commissioning:** Capital Engineering Consultants

**Civil Design:** Carlton Engineering, Inc.

**Underground Site Utilities:** Zavas Inc. Excavating

**Diesel Fueling System:** Paradiso Mechanical, Inc.

**Roofing:** Solano County Roofing

**Compressed Air System, Lubrication System, Vehicle Washing System:** Peterson Hydraulics, Inc.

**Fire Sprinkler System:** Transbay Fire Protection

**Buildings – New**

**Capital Cost:** $6,124,786

**Start Date:** 12/2011

**Completion Date:** Substantially complete by 12/31/2012

**Safety Record:** Zero accidents - Superior safety record

# Los Angeles Union Station Platform 7


OUTSTANDING

With train ridership steadily rising, and more people deserting their cars in favor of public transit, Metrolink's $10 million restoration of L.A. Union Station's Platform 7 and original Tracks 13, 14 & 15 (laid in 1939) provides an overall improved passenger commute, while increasing capacity for additional trains. This project is a reconstruction, therefore special consideration for maintaining the original 1939 design was respected, while bringing the platforms and track up to 2012 standards.

This project is a true success story of the powers of partnering. When the original contractor defaulted midway through construction, the project team formed an alliance, consisting of the Project Owner, Construction Management team, property owner, bonding company, and takeover contractor, to successfully deliver this project within budget and funding deadlines.

**Owner:** Metrolink

**Construction Management:** Berg & Associates

**Architect:** JL Patterson

**Builder:** Kemp Brothers Construction

**Funding Agency:** Caltrans

**Property Owner:** LA County Metro

**Property Manager:** Morlin Management

**Joint Tenant:** Amtrak

**Infrastructure**

**Start Date:** May 24, 2011

**Completion Date:** September 29, 2012

**Capital Cost:** $10,007,559.30

**Safety Record:** 1 minor injury.

No lost time.

SIGNIFICANT

# Reno VOA Elderly Housing

This is a new, four story senior housing facility (Aging in Place Design) with 40 living units and common areas totaling 35,522 s.f. The building is organized with adjoining parking for residents' convenience, safety and accessibility. All apartments and amenities under one roof and open onto interior corridors, providing the highest degree of security, with accessibility via elevator and stairs. The four-story concept allows for the design of shortened corridors, to reduce walking distance for the residents. Each one-bedroom/one-bath apartment is approximately 540 sq. ft. with a kitchen consisting of a refrigerator, range with front controls, double sink (height and under counter configured for wheel chair access), range hood vent fan/light, pantry and sufficient cabinet space. The interior design of the units provides usable space at a friendly scale with individual areas for living, eating, sleeping and cooking. Each bathroom includes a full-height linen closet with ventilating wire shelves, and all are designed for full access.

**Owner:** Reno VOA Elderly Housing, Inc.

**Designer:** Schuldt, Goza & Babineaux Architects, Shreveport, LA

**Constructor:** Roebbelen Contracting, Inc.

**Major Contributing Subcontractors:**

Custom Glass Dist., Inc.

Anchor Door & Hardware, Inc.

Great Basin Painting and Decorating, Inc.

D&D Plumbing, Inc.

Barnum & Celillo Electric, Inc.

**Buildings - New**

**Capital Cost:** $5,001,790

**Start:** September 2011

**Completion:** Substantially completed by December 31, 2013

**Safety Record:** Zero accidents, Superior safety record

# I-5 HOV / Gene Autry Way (West) Interchange


Anaheim, the 13th most visited city in the nation, is home to several world-class tourist destinations. The majority of guests are concentrated within a 1.75 mile radius of this project. Gene Autry Way provides an important east-west link within a resort area that includes: Anaheim Convention Center, Disneyland, Disney's California Adventure, The Grove, Angel Stadium, and the Honda Center. This project completes the planned west half of the HOV transit way and provides access for motorists and pedestrians to and from the west side of the I-5 freeway. Six new lanes were built across I-5 extending Gene Autry Way 1500 feet west from the I-5 HOV Interchange to Haster Street. Gene Autry Way now provides direct access to I-5 for motorists entering and leaving the area during special events. The project also facilitates local traffic circulation by relieving congestion during peak hours on adjacent parallel arterial highways, including Katella Avenue to the north, and Orangewood Avenue to the south.

Approx. 25,000 cubic yards of construction material were recycled during this project.

**Owner:** City of Anaheim

**Other Key Stakeholders:**
Orange County Transportation Authority (OCTA)
California Department of Transportation CALTRANS) District 12
Federal Highway Administration (FHWA

**Construction Management, Materials Testing, Public Relations/Community Outreach:**
Hill International, Inc.

**Architect/Engineer:** AECOM Technical Services Inc.

**Builder:** C.C. Myers Inc.

**Infrastructure**

**Capital Cost:** $18.3 Million

**Start Date:** January 2011

**Completion:** December 2012

**Safety:** No Recordable or lost time injuries.

SIGNIFICANT

Western Council
OF CONSTRUCTION CONSUMERS

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.

Re-named for 2012, our **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 evaluated, by our experienced judging team.

In this 17th year of our project awards program, we are once again encouraged by the projects submitted - new construction and renovation, buildings and infrastructure. In addition to project awards we present distinction awards for **Innovative Solutions** to common construction problems; and **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 2014. If you are not yet a member, this is the perfect time to join!

**Andy Wiktorowicz P. E.**

**Awards Chair**
Tom Broz, Willdan Engineering

**Programs Director & Editor**
Valerie Largin

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**Thank you, Judges:**
Phil Kirby, Faithful + Gould
Dave Christensen, LADWP
Charles Dunn, LADWP
Larry Eisenberg, Ovus Partners 360
Andy Wiktorowicz, WCCC



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