

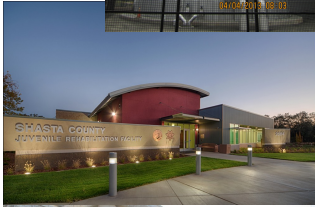


 **Western
Council**
OF CONSTRUCTION CONSUMERS



2014

*Owners' Project
Excellence Awards
and
Innovative Industry
Solutions Awards*



Vanir Construction Management, Inc.

2014

Continuing the tradition of award winning projects



Stanley Mosk State Library and Courts Renovation
Distinguished Project Award



Port of Long Beach Pier J Shore to Ship Power Retrofit
Significant Achievement Project Award

Working in every facet of the construction industry has provided Vanir with the intelligence and expertise needed to deliver award winning projects to our clients. We bring the best advice, the best service, and the best solutions each and every time.

Thank you to the Western Council of Construction Consumers for recognizing Vanir as an award-winning firm.

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Wayne Bamossy
Phil Kirby
Nick Harney
Minna Gerard
Peter Watts

**Thank you to Innovative
Industry Solutions Judges:**
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Larry Eisenberg
Peter Watts
Dick Cowan
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SALT RIVER PROJECT



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. Recognizing the creativity and innovation that is transforming the industry instructs and encourages us along a path of excellence.

Our **Owners' Project Excellence Awards Program** honors projects and those on the front lines of 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 2013. Submittals were evaluated, by our experienced judging team.

In this 18th year of our project awards program, we are once again encouraged by the projects submitted - new construction and renovation, buildings and infrastructure. 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 reason for this program - to educate, inspire and improve the construction industry.

In addition to project awards we present distinction awards for **Sustainability Excellence** achieved and **Innovative Solutions** applied in these projects.

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. 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!

New this year is the **Innovative Industry Solutions Awards** Program. Designed to highlight creative and innovative ways to address common industry problems, this non-project based program recognizes new approaches in various aspects of the process. From planning and finance, design and engineering, construction and hand off, to maintenance and operations, even HR, training, technology and community relations. No challenge or its solution was excluded. We were delighted to receive a variety of submissions from throughout the industry, as it was open to all. They provided a glimpse at people, teams, and organizations, willing to pursue a different path in hopes a different and better outcome, which helps us all and the industry we serve.

Join us in honoring these projects and problem solvers.

Andy Wiktorowicz P. E.
EXECUTIVE DIRECTOR



Chico High School Lincoln Center



Donald Satterlee

Chico High needed an updated dining facility and more space for athletics. The Design Team presented the option to combine the two functions into a single building, preserving the inner-campus core and saving the District over \$1 million in construction costs.

Lincoln Center is a 20,000 SF facility that includes dining/kitchen, indoor/outdoor seating and an auxiliary gym. This facility provides flexible space for events, after-school programs, and serves the nutritional, social, and athletic needs of the students. The layout embraces the quad, and together they become the true core of the campus and the center of campus culture.

Owner: Chico Unified School District,
Chico Senior High School

Architect: Stafford King Wiese Architects

LLB Contractor: Modern Building Company

Mechanical Engineer: Eclipse Mechanical
Engineering, Inc.

Electrical Engineer: ECOM Engineering, Inc.

Structural Engineer: Arthur Fellows

Civil Engineer: Rolls Anderson Rolls

Cost Estimator: Sierra West Group

Landscape: THPLA, Inc.

Acoustical: RGDL Acoustics

Commissioning Agent: RSACx

Buildings - New

Budget: \$11,000,000

Capital Cost: \$8,186,543

Start Date: October 2009 (Design)
September 2012 (Construction)

Completion Date: Substantially
completed by December 31, 2013

Safety Record: No Recordable or
Lost Time Injuries

Chairman's Award



Sustainability Excellence Award

Stanley Mosk State Library and Courts Renovation



A registered federal and state landmark, the 1928 Stanley Mosk Library and Courts Building is located to the west of California's Capitol Building in downtown Sacramento. In need of full restoration, the five-story building houses the State's public library and judiciary. The renovation consisted of fire and life safety upgrades, improvements to infrastructure, and rehabilitation of historical architectural elements.

Protecting many treasures throughout the renovation process required several creative solutions. From designing and building micro-climate enclosures with temperature and humidity sensors for the murals, to cataloging and relocating 35 shelving miles of books, Challenges were overcome by implementing a collaborative team approach.

Owner/Client: State of California, Department of General Services, Real Estate Services

Other Key Stakeholders: Court of Appeal, Third Appellate District, and California State Library

Construction Manager: Vanir Construction Management, Inc.

Architect: Carey & Co. Inc.

MEP Designer: WSP Flack + Kurtz

Constructor: Arntz Builders, Inc.

Project Historian: Sean Decourcey, Arntz Builders, Inc.

Mechanical Subcontractor: Luppen and Hawley, Inc.

Plumbing: Amerivet Plumbing Services, Inc.

Electrical: Rexmoore

Lighting: Quality Lighting

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

Budget: 50,000,000

Capital Cost: \$34,000,000

Start Date: January 10, 2011

Completion: August 31, 2013

Safety: OSHA Total Recordable Incident Rate: 1.44;
OSHA Lost Time Injury Rate: 0.69

San Bernardino Valley College Central Plant



The San Bernardino Valley College Central Plant was built to connect all 20 buildings on this community college campus to a single-control heating, ventilation, and air conditioning (HVAC) system. The project involved not only the construction of a new Thermal Energy Storage system, but also the installation of more than five miles of underground piping, as well as retrofitting the roofs to tie in all of the buildings.

Owner: San Bernardino Community College District

Construction Management: Kitchell

Architect: P2S Engineering

Contractor: Plumbing, Piping & Construction, Inc.

Electrical: PIE Electrical

TES Tank: CB&I

Controls: Air Conditioning Control Systems

Insulation: P&E Insulation

Balance: Air Balance Co. Inc.

Utilities- New

Budget: \$17,303,102

Capital Cost: \$17,203,702

Start Date: March 16, 2012

Completion: May 3, 2013

Safety: 61,000+ work hours with no Recordable or Lost Time Injuries

Distinguished Project

Shasta County Juvenile Rehabilitation Facility



This 46,627 SF facility, in Redding, California, built to replace the juvenile hall built in 1953, is designed for safety, security, and rehabilitation. With an abundance of natural light, the campus consists of three 30-bed housing units, 48 cells, a medical clinic, laundry, multi-purpose room, commercial-grade kitchen, classrooms, administrative space, central control office, secure intake areas, booking, contact and non-contact visitation, auto sally port and a covered outdoor recreation yard.

Funded largely through State of California 2007 Local Youth Offender Rehabilitation Facilities Construction Financing, it is designed for low-maintenance and sustainability, with thermally efficient materials, TES (thermal energy storage) technology in rooftop "Ice Bear" units; low flow toilets, and drought tolerant vegetation.

Owner: County of Shasta

Lead Architect: Nichols Melberg Rossetto Architects

Associate Architect: Lionakis

Constructor: Roebbelen Contracting, Inc.

Construction Manager: Kitchell CEM

Major Contributing Subcontractors:

Metal Framing: Adams Drywall

Silicone Water Repellants, Painting: McCarley
and Son Painting

Electrical & Security Electronics: Stephens Electrical

Earthwork & Site Utilities: Sunrise Excavating

Fireproofing: Custom Spray Systems, Inc.

Steel Decks: BT Mancini Co., Inc.

Concrete: Roebbelen Contracting, Inc.

Plumbing: Mike Murray Plumbing

Carpeting: Hanes Floor, Inc.

Roofing: Harbert Roofing, Inc.

Buildings - New

Budget: \$14,658,273

Capital Cost: \$15,452,083

Start Date: April 13, 2012

Completion Date:
November 22, 2013

Safety Record: No Recordable
or Lost Time Injuries

Exceptional Project

San Francisco International Airport (SFO) Data Center



New SFO Data Center consolidated numerous City of San Francisco servers while relocating existing SFO servers from an existing center. The single-story 5879 SF structure, with 26 data racks and 60 server cabinets, is a fiber and copper cable connected facility which allows low-latency access to a variety of network providers. Its centralized, automatically controlled industrial chiller plant maximizes operating efficiency and power usage effectiveness (PUE). The comprehensive security measures include: individually keyed cabinets, caged floor space dividing City from SFO cabinets, electronic security access controls, and interior/exterior closed-circuit surveillance with digital pan-tilt-zoom cameras to monitor all data center secure areas, parking lots and entrances at all times.

This mission-critical facility underwent a complete last minute re-design effort to incorporate additional server equipment with a scalable infrastructure that could deliver their applications rapidly and effectively. Despite this major change, the team was able to keep pace with rapid re-design, completing on time and under the original budget.

Owner: City and County of San Francisco
Airport Commission

Construction Manager: Jordan/Hill JV

Architects: Kendall Young Associates

Design-Builder: Transworld Construction, Inc.

Structural Engineer: Tuan & Robinson

Civil Engineer: Pacific Engineering & Construction

Mechanical Engineer: SJ Engineers

Electrical Engineer: F. W. Associates

IT Engineer: Smith, Fause & McDonald, Inc.

**Infrastructure, Utilities &
Advanced Technology - New**

Budget: \$13,583,000

Capital Cost: \$12,600,000

Start Date: May 2012

Completion Date: February 2013

Safety Record: No Recordable or
Lost Time Injuries

Exceptional Project

Placer County Office of Education Seavey Center



Exceptional Project

This 20,625 SF tenant improvement was given a three month construction time frame, leaving little room for adjustments and no room for error. The building was transformed from a call center into the Seavey Center, used for two Placer County education programs and staff development.

Pathways iCare Charter and the iLearn Academy are both housed in the Center. Pathways iCare is designed for at-risk youth who have either been referred to the program or have been expelled from their previous school, while the iLearn Academy is a home-schooling option for students whose parents choose that route of education.

Owner: Placer County Office of Education

Designer: Williams + Paddon Architects

Constructor: Roebbelen Contracting, Inc.

Major Contributing Subcontractors:

Electrical: Gray Electric Co.

HVAC: Cooper Oates Air Conditioning, Inc.

Painting: Herlache & Sons Painting, Inc.

Framing: U-Neac Framing & Drywall, Inc.

Glass & Glazing: Montez Glass, Inc.

Mechanical/Piping: All Phase Mechanical, Inc.

Acoustical Ceiling Panels: Dryco Construction, Inc.

Audio Visual Systems: Anderson Audio Visual

Buildings - Renovation

Budget: \$3,095,613

Cost: \$3,092,992

Start Date: March 11, 2013

Completion Date: August 16, 2013

Safety Record: No Recordable or Lost Time Injuries

San Benito Superior Court



This is a 41,500 SF judicial facility in Hollister, California. The two-story building includes exceptional architectural detail and high-end finishes, with space for three courtrooms, a jury assembly room, a centrally located public counter for civil and criminal issues, family court services, court administration, security operations, a holding area, and facility support space. The project also has surface parking for jurors and visitors, secured parking for judicial officers, and a secure sally port for transportation of in-custody detainees.

Distinct architectural elements of the new San Benito Superior Court include extensive glass curtain wall and a canopy along three sides of the building.

Owner: Administrative Office of the Courts
Judicial Branch Capital Program Office

Architect: SmithGroup

Construction Manager at Risk: Kitchell

Structural Engineer: Rutherford & Chekene

MEP Engineers: Gayner Engineers

Civil Engineer: BKF Engineers

Landscape Architect: Cliff Lowe Associates

Buildings - New

Budget: \$29,566,513.00

Capital Cost: \$29,784,753.91

Start Date: April 4, 2012

Completion Date: November 21, 2013

Safety:

OSHA Total Recordable Incident
Rate: 3.03

OSHA Lost Time Injury Rate: 0

Outstanding Project

Port of Long Beach (POLB) Pier J Berths J245-J247 and J266-270 Shore to Ship Power Retrofit



Significant Project

This project was the largest of four at the Port of Long Beach (POLB) constructed to meet the 2007 CARB regulations, requiring it to be completed by December 2013.

The project consisted of adding two new substations, installing shore power outlets, and trenching approximately 78,000 square feet for duct bank installation. The Pier was an active terminal throughout construction.

Despite a bid protest that delayed completion by four months, the project still ended up finishing 129 days early - thanks to efficient coordination and open communication between stakeholders.

Owner: Port of Long Beach

Other Key Stakeholders:

SSA Marine
Southern California Edison
Air Quality Management District

Designer: P2S Engineering

Construction Manager:

Vanir Construction
Management, Inc.

Constructor: Helix Electric

Infrastructure - New

Start Date: July 9, 2012

Completion Date: October 24, 2013

Budget: \$25,200,000

Capital Cost: \$26,594,432

Safety Record: No Recordable or Lost
Time Injuries

Los Angeles Department of Water & Power (LADWP)



Significant Project

UV disinfection is a proven technology that does not produce regulated byproducts that are produced by chemical disinfectants. This is the second largest UV facility in the county, and helps LADWP meet the recently enacted Stage 2 Disinfectants and Disinfection Byproducts Rule requiring it to be in operation by March 31, 2014.

Designing and completing the facility in less than four years was a complex challenge met by using LADWP's internal construction forces, allowing construction to begin prior to completion of the facility's 30% design. Despite the aggressive schedule, the project is expected to come in under budget and has successfully met all regulatory required deadlines.

Owner: Los Angeles Department of Water & Power (LADWP)

Construction Manager: LADWP

Designers:

- LADWP
- MPA-C, a joint venture of ARCADIS U.S., Inc and Carollo Engineers
- AKD Consulting;
- Beyaz and Patel, Inc.
- HVAC Engineering, Inc.
- Integrated Engineering Management
- Pamela Burton and Company
- ProjectLine Technical Services, Inc.

Constructor: LADWP

Utilities - New

Budget: \$111,000,000

Capital Cost: \$100,000,000

Start: February 2011

Completion: December 2013

Safety: 3 lost time injuries ranging from half day to 2 days off as a result of sprains and cuts or lacerations



Innovative Project Solutions Award

San Bernardino Valley College Business Building



The San Bernardino Valley College campus had not been updated in 40+ years, and passage of the Measure M Bond Fund allowed the District to completely overhaul the campus.

The Business Building, Originally built in 1960, was the last building to be renovated, and was taken down to its skeletal frame. Work transformed the 53-year-old concrete building into a modern, fully ADA compliant, glass and steel architectural focal point of the campus, complete with 14 classrooms, 6 lecture rooms, 6 computer labs equipped with the latest AV and IT solutions, and a 2,700-square-foot professional conference facility.

Owner: San Bernardino Community College District

Architect: DLR Group

Construction Manager: Kitchell

Constructor: Doug Wall Construction, Inc.

Structural Engineer: RM Byrd & Associates

MEP Engineer: P2S Engineering

Buildings – Renovation, Modernization, Seismic Retrofit

Budget: \$10,196,852

Capital Cost: \$10,098,321

Start Date: June 15 2012

Completion Date: August 15, 2013

Safety Record: No Recordable or Lost Time Injuries

Significant Project

Owners' Project Excellence Awards Program

With a goal of educating and informing its members, Western Council of Construction Consumers developed these awards to recognize improvement and excellence in design, engineering and construction of quality, cost-effective projects. Projects submitted demonstrate effective execution; strategies to meet challenges and improve the process; and successful management of relationships between owner, contractors and service providers.

Construction must be substantially completed before January 1st of the submission year. Because Western Council believes "outstanding performance" can be achieved only when accompanied by superior safety, projects with poor safety performance are not considered for awards.

Whether new, renovation, modernization, seismic retrofit, or stabilization, projects can be Buildings, Industrial Process/Manufacturing, Infrastructure, Advanced Technologies, Utilities, or Open

AWARD STATUS DESCRIPTIONS:

- 1. Chairman's Award:** This unique project meets all criteria and stands out as best of the year.
- 2. Distinguished:** Project achieved all objective criteria of schedule, budget, quality and aesthetics, plus an extraordinary safety record.
- 3. Exceptional:** Achieved a substantial number of the objective criteria.
- 4. Outstanding:** Achieved a significant number of objectives with noteworthy accomplishments.
- 5. Significant:** Achieved unique or significant objectives.
- 6. Notable:** Not all criteria were met, but project has noteworthy elements.

DISTINCTION AWARDS are given for **Sustainability Excellence** And **Innovative Project Solutions**.

Innovative Industry Solutions Awards Program

Finding new and creative ways to benefit both process and projects is in the best tradition of the construction industry. Using and conserving resources to meet needs of the end user and creating projects with years of effective and productive use has long defined our industry.

The myriad of elements that go into taking a ground-breaking concept and making it a reality stretch over many activities and players — all working toward the final goal. Any of those areas can be the point where innovation is needed and developed. Western Council wants to encourage creative growth and advancement in the industry by recognizing innovative thought and actions.

To this end, this awards program recognizes excellence and invention in addressing and/or solving construction industry problems.

Innovative Solutions might be developed to deal with any phase or aspect of construction or support processes. Also, innovations might apply to many projects, or generate an entirely new ongoing approach to a project facet.

The Solution must apply an innovative approach or tool to solve a problem or improve a process that is part of planning, design, engineering, construction, commissioning, operations and maintenance, etc. Innovations might be developed to deal with any phase or aspect of the process, including but not limited to: pre-planning, contracting, design, finance, accounting, organization, software, scheduling, management, delivery, teaming/partnering, HR, technology, equipment, community relations, commissioning, operations and maintenance, insurance, training, and more. The Solution should benefit and/or improve some aspect of the process.

Start planning now to submit:

- Your public and private construction projects of all types (new &/or reno) completed in 2014 for the **2015 Owners' Project Excellence Awards** (Western Council membership is required)
- Your innovative solutions to industry problems for the **2015 Innovative Industry Solutions Awards** (open to all)

Innovative Industry Solutions Awards

Honoring problem solving...

Distinguished Construction Innovation



KITCHELL

Innovative Prefabrication —

Shifting a construction approach to a manufacturing mindset

Kitchell has taken pre-fabrication to a new level, applying the efficiency of this technology to general construction in innovative ways, overcoming the traditional objections: scheduling, coordination and Union support. Component systems are built off site in a controlled environment then installed in the building, resulting in lower labor costs, faster construction time and improved quality. This reduces waste, saves on material costs and taxes, and affords “just in time” delivery, which minimizes interruption to on-going project operations. This is a best value proposition for the owner and contractor. Unions can be involved in the process more productively, while in a much safer and more comfortable environment.

The team deserves great credit for measuring what they were doing, assessing the value of the innovation pushes the team to improve during the project itself. With projected shortages in skilled labor throughout the USA in coming years, the construction industry needs to consider implementing this type of innovation.

Innovative Inspection Technology

CONSOLIDATED ENGINEERING LABORATORIES

Mobile infrastructure and custom mobile applications —

Increasing accuracy, efficiency & productivity in the field and office



With the plethora of software available in our high tech age, more firms are looking for new ways to harness this technology. By developing a proprietary system, and establishing clear procedures, Consolidated Engineering Laboratories has given themselves an edge in an extremely competitive field, and developed an important innovation in our industry. Their solution enables testing, inspection and reporting to be done more efficiently and accurately. This represents significant improvement over old manual methods that were inefficient, labor intensive, and prone to processing errors. CEL deserves credit for not stopping at electronic forms, a tempting advancement. Replacing a paper process with an electronic version of the same process is intuitive. However, CEL broke down the essential elements and moved the information from party to party for analysis and action without the form being the fundamental building block, allowing them to work much faster with fewer steps. Testing and Inspection can be costly to clients, principally due to time versus performance. This innovative method results in fewer jobsite delays waiting for results and reduced paper and personnel costs. CEL can pass on important time and resource savings to the Client.

Innovative Industry Solutions Awards

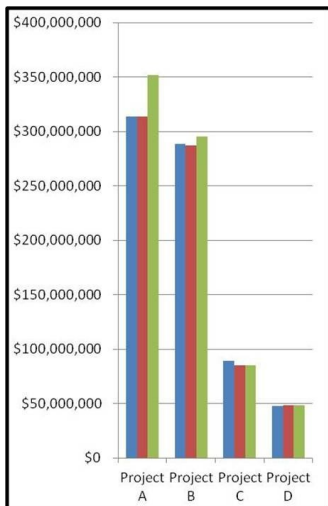
Honoring problem solving...

Innovative Project Planning Technique

FAITHFUL+GOULD

Baselining Project Costs —

Assuring cost effectiveness and value for money



Project Cost at Completion
■ With unique project aspects, time, location and market factors added
■ With unique project aspects added
■ No adjustments

The gaming of estimates has burdened project completion and caused many irreversible errors resulting in cost overruns, project completion delays and project cancellations. Too often, if not entirely, cost estimation casts too narrow a net. Faithful+Gould has shown that a much broader analysis of cost must be sought, taking into account the “unquantified” variables and putting a value on them. Qualifiers of a project are determined, then all applicable costs are factored in, including timeline, location, labor market, and bidding climate. Once a baseline is established, these attributes then affect a project uniquely and must be considered to determine a more realistic cost estimate. This method will enable owners to fully justify the cost estimates to their stakeholders and afford a clearer picture for deciding which project is a “go” and which project, is a “no-go”-- reducing wasted time and potential financial loss. It challenges designers to see targets for accomplishing an Owners’ program and requirements. It allows a good discussion of the value of a built project and alternatives to addressing Owner needs.

Innovative Team Training & Motivation

Gary Barras, Salt River Project

The Baton Pass —

An analogy Leads to team success



Using a unique analogy of the relay race, SRP gives project partners a common method of relating to optimizing the project performance. Both the strengths of each leg of the race, the appropriate runner for each, and the quality of the hand off (Baton Pass) will dictate the winner in a race, and in a project. This approach addresses the very important human factors affecting implementation. SRP shows the many parallels between management activities and the legs of a relay. The analogy helps clarify and simplify the key components to project success and gets cooperative “buy in” from all participants. Use of actual batons reinforces the need for cooperation and understanding of the needs, abilities, resources and limitations each team member brings to the process, and how each can support the others. This approach to design and construction has improved SRP’s results and has great implications for improving productivity within our industry.

Innovative Industry Solutions Awards

Honoring problem solving...

Innovative Community Partnership & Funding

Los Angeles Times:
Garcetti vows to fix sidewalks,
but repair funds remain unspent



LOS ANGELES REGISTER:
Councilman floats new sidewalk
repair proposal for Los Angeles

Berg & Associates

A "Workaround" —

Removing political and legal obstacles to financing urgent projects

Everyone would like to avoid bureaucratic "Red Tape" and remove political and legal obstacles for financing urgent projects, but it seems unlikely - unless you can find a "Workaround." After sidewalk repair funds were once again stalled, through a proposal by Councilman Bernard Parks, the Council District 8 Team sought, and found, a successful partnership in the Los Angeles Neighborhood Initiative (LANI). Using discretionary funds LANI and the team, including Berg & Associates, took the first steps to repair some of LA's sidewalks at a very competitive speed and price, thus showing that it could be done successfully and competitively. Plus, savings made it possible to complete even more projects than originally planned. This has forced action and started the ball rolling for a successful rehabilitation of LA's declining sidewalk infrastructure.

It's unfortunate that we have to call a partnership for a competitive solution to maximize returns "innovative," but in the face of "Business as Usual" we must.



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CONGRATULATIONS

Los Angeles Neighborhood Initiative
and Councilmember Bernard Parks on the
Sidewalk Repair and Tree Replacement in CD8!

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- Craft Training programs that meet your needs
- Host Round Tables and Seminars
- Sponsorship, Visibility, Recognition & Publication opportunities
- Owners' Project Excellence Awards
- Innovative Industry Solutions Awards
- Labor Force Demand Projections
- National Council Representation
- Western Council publications
- Vendor and Training Affiliate Discounts
and much more . . .

▶ Be prepared for 2015 with **Western Council**

New, first-time members can join now for 2015 and start enjoying membership benefits right away.

Former Members can "come back" now for 2015 and get the remainder of 2014 at a prorate.

Existing Members, watch for your renewal notices. Submit your renewal by November 15th and be featured in the first or second issue of a **NEW** online publication we are unveiling in December.



RESULTS FIRST SM

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

Congratulations to all the
Winners and their Key Team Members!



Peckar & Abramson, P.C.

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