

COMPANY BULLETIN

2019-2020





Founded in 1986, Sierra Construction is a Woodinville based general contractor and construction management company.

We specialize in industrial, multi-family, commercial and tenant improvement construction, with particularly strong performance in concrete and creativity in sitework approaches. Sierra is able to provide services all over the Pacific Northwest, with the majority of our development and construction teams located at our main office in Woodinville, WA, and regional offices in Tacoma, WA and Portland, OR.

VALUES

Integrity, quality and innovation are the characteristics that distinguish Sierra Construction as an industry leader. Our goal is to provide every customer with a high level of service that will not be found with any other general contractor. We consistently bring superior value to every project - whether constructing a 2,000,000 square foot distribution center for a national client or a 25,000 square foot retail store for a family owned company.

TALENT

We believe in hiring talented people for their long-term potential, giving them the responsibility and authority to be effective leaders and team players. Having the full support of the company, our employees consistently produce top quality work that exceeds client objectives and promotes future construction opportunities. We provide our clients with reliable and timely information throughout the construction process, therefore ensuring informed decisions which ultimately enhance the quality of the final product. The direction we provide is based on a thorough knowledge of the industry and each project's specific needs.

SELF-PERFORMED CONCRETE

Sierra is unmatched in our ability to self-perform concrete and tilt-up construction. We employ, train and support full-time concrete crews who have successfully built millions of square feet of product over the years.

OPEN SHOP

We have been an open shop (non-union) contractor since opening our doors in 1986. Being an open shop, allows us to maintain a direct relationship with our employees in the field. The majority of our core labor crew has worked for us for over eight years. We are not signatory to collective bargaining agreements for any trades. We do, however, enjoy successful and ongoing working relationships with a wide range of union and non-union subcontractors and continue to develop new relationships as opportunities present themselves.

SAFETY

Sierra Construction is committed to an injury free environment. An injury free environment is the shared corporate and individual belief that safety is a value, not compromised by cost or schedule. True jobsite safety depends both on a team and each individual's efforts to eliminate accidents as all incidents are preventable. Our goal is to elevate safety awareness daily to achieve a higher state of awareness. Workers choose to be responsible and accountable for their own safety and the safety of their co-workers. Safeguards and procedures promoting safe work practices, a thorough understanding of policies and procedures, and a concerted effort by all are required to create and maintain a safe work environment.

HISTORY IN NUMBERS

Projects completed 1986 - 2020



33,000,000 square feet
INDUSTRIAL/WAREHOUSE



4,600,000 square feet
BIG BOX RETAIL



2,400 units
MULTI-FAMILY



600,000 square feet
CIVIC/PUBLIC WORKS



2,000,000 square feet
MIXED USE



2,500,000 square feet
FLEX TECH/OFFICE

NEW OFFICE FOR SIERRA CONSTRUCTION

In July 2019, the Washington team moved into Sierra's new headquarters in Woodinville, WA.



OUR TEAM



ROGER COLLINS
CEO



RICK BASNAW
PRESIDENT



NANCY ADLER
HR & ADMINISTRATIVE
SERVICES DIRECTOR



CHRIS KEVIL
GENERAL SUPERINTENDENT
& SAFETY DIRECTOR



CHRIS FUSETTI
SENIOR PROJECT
MANAGER



JOHN BARNES
SENIOR PROJECT
MANAGER



ANDY BLEY
SENIOR PROJECT
MANAGER



KIRK MACGOWAN
SENIOR PROJECT
MANAGER



GUY BLANCHARD
SENIOR PROJECT
MANAGER



BRYAN PLOETZ
SENIOR PROJECT
MANAGER



KRISTI WALZ
SENIOR PROJECT
MANAGER



KORY KNUDSON
SENIOR PROJECT
MANAGER



JARROD COOPER
SERVICE & WARRANTY
MANAGER

OUR PEOPLE Sierra has over 175 full-time people including office and field employees. Our administration and support staff are located at our main office in Woodinville. We believe in hiring talented people for their long-term potential, giving them the responsibility and authority to be an effective team player. We look for trustworthy individuals who keep their word, are responsible to their commitments, roll with the punches, adapt to change, and respond to opportunities and challenges.

Our work environment has become our home away from home and our co-workers are like family; in fact, our Senior Project Managers have an average tenure of 20 years, and our Superintendents average tenure is over 15 years. We are dedicated to preserving our company's family feel as we continue to grow and prosper. Whether working at job sites all over the Northwest, or in one of our offices, our intent is that we continue to operate as a close-knit team of hard working people.

PEOPLE OF SIERRA



2019 Annual 'State of Sierra' Event



2020 CAB Awards of Excellence
Club at the Park wins Multifamily Development of the Year



New Office Open House



2019 NAIOP Night of the Stars
Georgetown Crossroads wins
Industrial Development of the Year



Employee New Office Open House
Employees and their families were invited to check out the new office



Snow Day



2019 NAIOP Summer Social Golf Event
Event Sponsor at Coal 15



In Memory of Jamey Clark
An integral part of the Sierra family 1992-2020



Washington Team Bowling Party

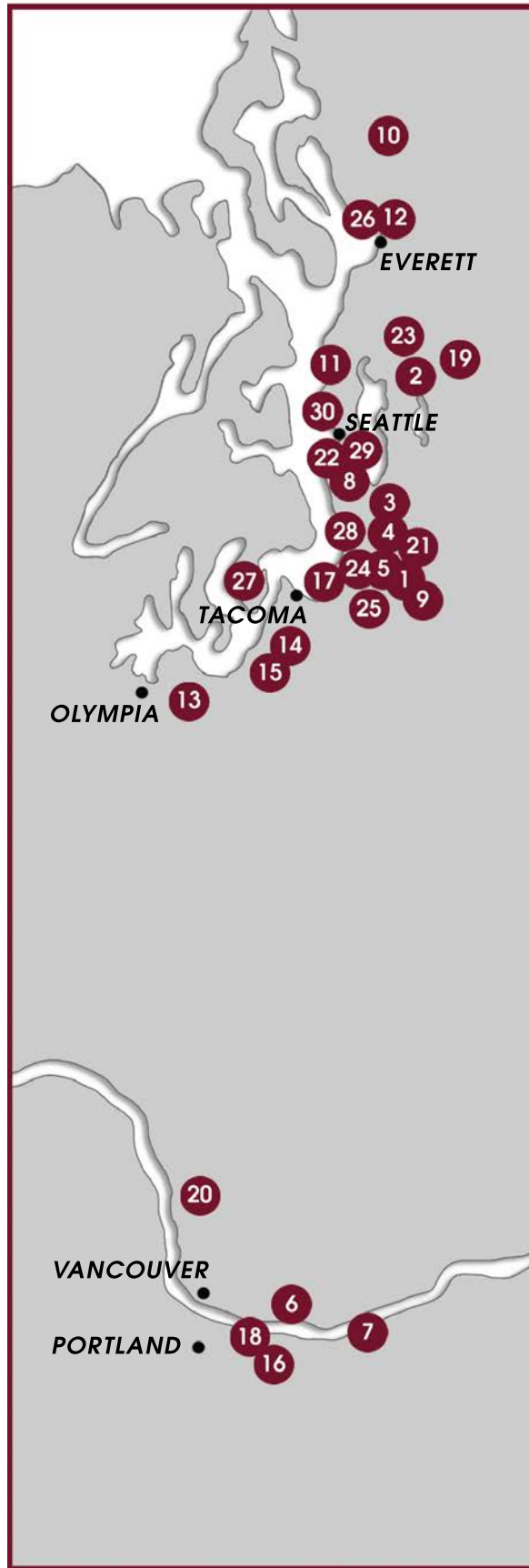


NAIOP South Sound Networking
Featuring Sierra's Andy Bley as a speaker



Oregon Team Holiday Party

RECENTLY COMPLETED PROJECTS



- 1 BF11 TI.....SUMNER, WA
- 2 BLACKBIRD APARTMENTS.....REDMOND, WA
- 3 BLUE ORIGIN RESEARCH & DEVELOPMENT.....KENT, WA
- 4 BRIDGE POINT KENT 100.....KENT, WA
- 5 BRIDGE POINT SUMNER 60.....SUMNER, WA
- 6 CLUB AT THE PARK.....VANCOUVER, WA
- 7 CUBES AT TROUTDALE.....TROUTDALE, OR
- 8 DWX3 TI.....SEATTLE, WA
- 9 FIRST GLACIER LOGISTICS.....SUMNER, WA
- 10 GAYTEWAY BUSINESS PARK, BLDGS B & C.....ARLINGTON, WA
- 11 GIRLS ON THE RUN TI.....SEATTLE, WA
- 12 GLACIER PEAK BUSINESS PARK.....EVERETT, WA
- 13 HOGUM BAY LOGISTICS CENTER.....LACEY, WA
- 14 IPT LAKEWOOD LOGISTICS CENTER I.....LAKEWOOD, WA
- 15 NORTHWEST LOGISTICS CENTER, BLDG 2.....DUPONT, WA
- 16 PORTLAND PORTAL PHASE 2.....GRESHAM, OR
- 17 PORTSIDE 55 SOUTH.....TACOMA, WA
- 18 PROLOGIS PDX 23.....PORTLAND, OR
- 19 REDMOND RIDGE 113.....REDMOND, WA
- 20 RIDGEFIELD COMMERCE CENTER.....RIDGEFIELD, WA
- 21 SEAPORT LOGISTICS CENTER, BUILDING 1.....SUMNER, WA
- 22 SEARS SPEC TI.....SEATTLE, WA
- 23 SIERRA OFFICE.....WOODINVILLE, WA
- 24 SPICERS PAPER TI.....KENT, WA
- 25 SUMNER RIDGE.....SUMNER, WA
- 26 SWA1 TI.....EVERETT, WA
- 27 TACOMA SCREW FULFILLMENT CENTER.....GIG HARBOR, WA
- 28 TILT 348.....FEDERAL WAY, WA
- 29 TOTAL RECLAIM TI.....SEATTLE, WA
- 30 WEST WOODLAND BUSINESS CENTER.....SEATTLE, WA



BLUE ORIGIN (FRONT COVER)

Kent, WA

BLUE PROPERTIES ARCHITECT: NELSON

- 222,650 square foot tensioned fabric structure manufactured and installed by Sprung Structures
- 80,000 square feet of common space and conference rooms
- 142,000 square feet of open office workstations
- 10,235 square foot structural steel mezzanine
- Central landscaped courtyard, covered patio seating

TEAM: Bryan Ploetz, Ryan Hogan, Donny Gee, Alex Stephens, Steve Neisinger, John Dahlman & Katelyn Fitzgerald

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BLACKBIRD APARTMENTS

Redmond, WA

DEAL INVESTMENTS ARCHITECT: WEINSTEIN A+U

- 154 unit, six-story apartment building with 1.5 levels of parking
- Floor-to-ceiling windows, private patios, and optional AC
- Units range from studio apartments to 2 bed / 2 bath layouts
- Five short-term corporate housing units
- Tenant amenities: business center with conference room, resident lounge space, fitness center, lobby with coffee bar, gated garage parking, EV charging stations, golf simulator and bike storage

TEAM: Kory Knudson, Evan Heeringa, Taylor Galbraith, Kevan Muzzy & May Jensen

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HOGUM BAY LOGISTICS CENTER, ULINE

Lacey, WA

IDS REAL ESTATE ARCHITECT: HPA ARCHITECTURE

- Build-to-suit for ULINE
- 14.5" insulated tilt wall panels
- 28,100 square foot office build-out
- 36' clear height
- 80 dock-high doors and 250 parking spaces

TEAM: Andy Bley, Andrew Repass, Jeff Walker, Donny Gee, Keith Liebhauser, Ron St Jean & Katelyn Fitzgerald

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HOGUM BAY LOGISTICS CENTER, BUILDINGS 4 & 5

Lacey, WA

IDS REAL ESTATE ARCHITECT: HPA ARCHITECTURE

- Two speculative concrete warehouses
- Building 4: 144,000 square feet
- Building 5: 155,000 square feet
- 32' clear height in both buildings
- Tenant improvements completed in both buildings

TEAM: Andy Bley, Mike Stout, Alex Stephens, Dan Reed & Katelyn Fitzgerald

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RECENTLY COMPLETED PROJECTS *continued*



PROLOGIS PDX 23

Portland, OR

PROLOGIS ARCHITECT: MACKENZIE

- 154,243 square foot concrete tilt-up distribution center
- Scope included 3,250 square foot office build out for tenant
- 32' clear height
- 31 truck doors
- 6.8 acres of the 19.3 acre site dedicated to a Wetlands Mitigation area adjacent to the Columbia Slough

TEAM: Guy Blanchard, Brad Baskind, Hans Howard, Lance Scacco & Carrie Bodnar

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GLACIER PEAK BUSINESS PARK

Everett, WA

PANATTONI ARCHITECT: NELSON

- 204,948 square foot speculative distribution center
- 32' clear height
- 38 dock-high and 4 drive-in doors
- 130' concrete truck apron
- Tenant improvement contracted near project completion

TEAM: Bryan Ploetz, Alex Leighton, Eduardo Equihua, Jamey Clark & Lisa Diebler

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REDMOND RIDGE 113

Redmond, WA

M&T PARTNERS ARCHITECT: MACKENZIE

- 129,687 square foot concrete tilt-up warehouse
- 24' clear height
- 14 dock-high and 2 drive-in doors
- 8.75 acre site required clearing of 100,000 MBF of timber and a cut-to-fill of 10-15' on the west end of the site, and a 20' retaining wall on the NE corner of the site

TEAM: Chris Fusetti, Rob Overton, Kris Milarii & Katelyn Fitzgerald

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NORTHWEST LOGISTICS CENTER, BUILDING 2

DuPont, WA

PANATTONI ARCHITECT: NELSON

- 628,640 square foot speculative concrete tilt-up
- Double loaded dock configuration with 107 dock-high doors
- 36' clear height
- 130'+ concrete truck courts
- 32 acre site
- Also known as Dupont Logistics Center

TEAM: Kirk MacGowan, Jeff Walker, Alex Stephens, Keith Liebhauser & Carrie Bodnar

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TACOMA SCREW FULFILLMENT CENTER

Gig Harbor, WA

TACOMA SCREW PROPERTIES ARCHITECT: TAHOMA DESIGN GROUP

- 80,000 square foot build-to-suit concrete tilt-up warehouse for Tacoma Screw Products
- 96,287 square feet of interior space including a 5,000 square foot retail store within 80,000 square foot footprint
- Sitework on the 9.17 acre site included demolition and clearing of the site, previously home to the Gig Harbor Athletic Club

TEAM: Bryan Ploetz, Josh Boettner, Chris Brixey, Ron St Jean, Jessica Dowrey, & Carrie Bodnar

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SEAPORT LOGISTICS CENTER, BUILDING 1

Sumner, WA

TARRAGON ARCHITECT: NELSON

- 141,000 square foot concrete tilt-up warehouse
- 30 dock-high and 4 drive-in doors
- 36' clear height
- First building in a planned 100 acre industrial development for Tarragon

TEAM: Bryan Ploetz, Andrew Repass, Jesus Mendoza, Dan Reed & Carrie Bodnar

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IPT LAKEWOOD LOGISTICS CENTER I

Lakewood, WA

BLACK CREEK GROUP ARCHITECT: NELSON

- Speculative 205,030 concrete tilt-up warehouse
- 3,160 square foot office build out
- 36' clear height
- 4 drive-in and 42 dock-high doors
- 180' foot deep concrete truck court with trailer stalls on the East side of the building, and a 130' concrete truck court on the West
- 10.5 acre site

TEAM: Andy Bley, Jeff Walker, Keith Liebhauser & Lisa Diebler

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PORTLAND PORTAL, PHASE 2

Portland, OR

PANATTONI ARCHITECT: MACKENZIE

- Three concrete tilt-up speculative warehouses totaling just under 360,000 square feet
- Building A: 110,000 square feet with 21 dock-high doors
- Building B: 47,000 square feet with 10 dock-high doors
- Building C: 203,000 square feet with 46 dock-high doors
- 22 acre site

TEAM: John Barnes, Scott Burns, Kayla McCurley, Hans Howard, Matt Fletcher, Dan Windon & May Jensen

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RECENTLY COMPLETED PROJECTS *continued*



BRIDGE POINT KENT 100

Kent, WA

BRIDGE DEVELOPMENT ARCHITECT: SYNTHESIS

- 97,500 square foot concrete tilt-up warehouse
- 30' clear height
- 14 dock-high and 2 at-grade doors
- 4.7 acre site

TEAM: Kirk MacGowan, Jason Nix, Ben Wade, Bob Carrasco, Ulises Gonzalez, Tommy James & May Jensen

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GAYTEWAY BUSINESS PARK, BUILDINGS B & C

Arlington, WA

GAYTEWAY BUSINESS PARK ARCHITECT: NELSON

- Two concrete tilt-up warehouses totaling 130,315 square feet
- Building B: 24' clear height, 54,136 square feet of warehouse space and 9,554 square feet of office space on a 5 acre site
- Building C: 24' clear height, 56,631 square feet of warehouse space and 9,994 square feet of office space on a 4.28 acre site
- First two buildings in a new 1 million square foot industrial and manufacturing development

TEAM: John Barnes, Matt Frause, Mitch Kranson & May Jensen

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CUBES AT TROUTDALE

Troutdale, OR

CRG ARCHITECT: FORUM STUDIO

- 349,080 square foot concrete tilt-up speculative warehouse
- 6 months of sitework involved 5'tall building pad surcharge and removal
- 36' clear height
- 84 dock-high and 4 drive in doors
- Separate contract for tenant improvement; Project Silver

TEAM: Kristine Walz, Rory Koch, Allan Vigue & Carrie Bodnar

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FIRST GLACIER LOGISTICS

Sumner, WA

FIRST INDUSTRIAL ARCHITECT: NELSON

- 66,000 square foot speculative concrete tilt-up warehouse
- Unique entrance facades at two corners of the building
- 30' clear height
- 18 dock-high doors, 2 drive-in doors
- 3.8 acre site

TEAM: Kirk MacGowan, Josh Boettner, Bob Carrasco & Katelyn Fitzgerald

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TILT 348

Federal Way, WA

NEUMEIER HOLDINGS, LLC ARCHITECT: SYNTHESIS

- 82,000 square foot concrete tilt-up warehouse
- Build-to-suit
- 30' clear height
- 15 acre site
- Storm infiltration gallery

TEAM: Kirk MacGowan, Sam Evans, Eduardo Equihua, Wayde Turner & Lisa Diebler

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BRIDGE POINT SUMNER 60

Sumner, WA

BRIDGE DEVELOPMENT ARCHITECT: NELSON

- 64,000 square foot concrete tilt-up warehouse
- 30' clear height
- 10 dock-high and 3 at-grade doors
- 2.9 acre site

TEAM: Kirk MacGowan, Jason Nix, Ben Wade, Ulises Gonzalez & Carrie Bodnar

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SUMNER RIDGE (BACK COVER)

Sumner, WA

BERTCH INVESTMENTS ARCHITECT: NELSON

- Two concrete tilt-up warehouses totaling 223,500 square feet
- Building A: 113,500 square feet, 28 dock-high doors
- Building B: 110,000 square feet, 27 dock-high doors
- Extensive reforestation to the surrounding property to remove non-native species and replanting of native trees and plants
- 13 acre site

TEAM: Chris Fusetti, Mike Stout, Tim Clark & May Jensen

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RIDGEFIELD COMMERCE CENTER

Ridgefield, WA

PANATTONI ARCHITECT: MACKENZIE

- 117,000 square foot concrete tilt-up industrial building
- Speculative build
- 30' clear height
- Designed to be divisible down to 21,922 square feet for multiple tenants
- 28 dock-high and 4 at-grade truck doors

TEAM: John Barnes, Scott Burns, Matt Fletcher & Katelyn Fitzgerald

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INDUSTRIAL

Over 200,000 square feet



GEORGETOWN CROSSROADS

Project Size: 589,000 square feet
2019 | Seattle, WA



PROJECT PIPER PDX

Project Size: 2,500,000 square feet
2018 | Troutdale, OR



IPT TACOMA LOGISTICS CENTER

Project Size: 1,109,145 square feet
2018 | Tacoma, WA



PROLOGIS PARK TACOMA, BLDG B

Project Size: 770,195 square feet
2018 | Tacoma, WA



DES MOINES CREEK BUSINESS PARK

Project Size: 145,154 - 352,191 square feet
2018 | Des Moines, WA



NORTHWEST LOGISTICS

Project Size: 225,000 square feet
2015 | DuPont, WA



STRYKER BUSINESS CENTER

Project Size: 120,600 - 2,300,000 square feet
2015 | Kent, WA

INDUSTRIAL

Under 200,000 square feet



SEAWAY WEST
Project Size: 64,000 - 122,000 square feet
2016 | Everett, WA



SUMNER WEST
Project Size: 117,000 square feet
2016 | Sumner, WA



REDMOND RIDGE 116 & 117
Project Size: 40,625 - 45,015 square feet
2016 | Redmond, WA



KOCH CORPORATE CENTER
Project Size: 38,000 - 201,300 square feet
2017 | Tualatin, OR



BOUCHON PARK, BUILDINGS C & D
Project Size: 83,960 - 139,760 square feet
2016 | Walla Walla, WA



FRANKLIN BUSINESS PARK #2
Project Size: 30,000 - 32,985 square feet
2016 | Tualatin, OR



TRADESMEN ELECTRIC
Project Size: 20,000 square feet
2018 | Battle Ground, WA

MULTI-FAMILY



VILLAGE AT BEARDLEE CROSSING

Project Size: 304 units
2015 | Bothell, WA



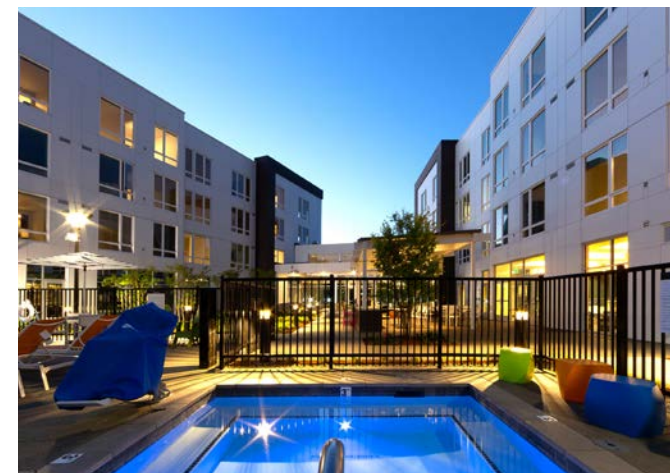
EDITION APARTMENTS

Project Size: 135 units
2018 | Bothell, WA



LINDEN FLATS

Project Size: 170 units
2018 | Seattle, WA



CLUB AT THE PARK

Project Size: 206 units
2019 | Vancouver, WA



NINE | PINE

Project Size: 74 units
2015 | Seattle, WA



STADIUM APARTMENTS

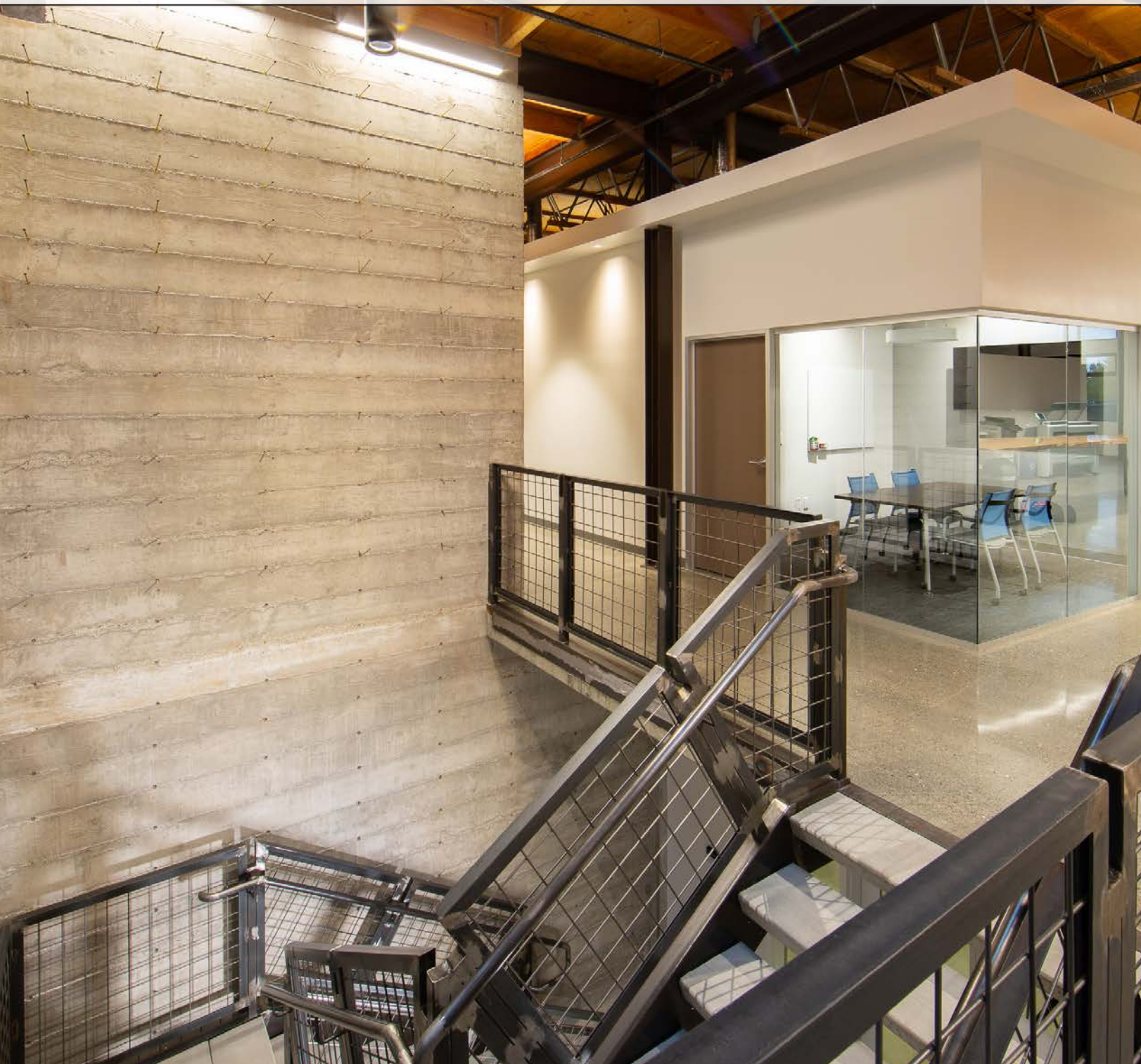
Project Size: 172 units
2018 | Tacoma, WA



DWELL AT KENT STATION

Project Size: 154 units
2016 | Kent, WA

FLEX TECH & OFFICE



SIERRA HEADQUARTERS

Project Size: 13,250 square feet
2019 | Woodinville, WA



WEST WOODLAND BUSINESS CENTER

Project Size: 72,820 square feet
2018 | Seattle, WA



COLUMBIA TECH CENTER 651

Project Size: 54,822 square feet
2011 | Vancouver, WA



COLUMBIA TECH CENTER 648

Project Size: 13,250 square feet
2014 | Vancouver, WA



REDMOND RIDGE BUSINESS PARK

Project Size: 40,625 - 130,000 square feet
2008-2019 | Redmond, WA



ONE MAIN

Project Size: 89,000 square feet
2010 | Auburn, WA



IMAGICORP

Project Size: 47,000 square feet
2007 | Redmond, WA

RETAIL



PARKSIDE SHOPS
Project Size: 8,798 square feet
2016 | Vancouver, WA



THE HOME DEPOT
Project Size: 100,000 square feet
2008 | Snohomish, WA



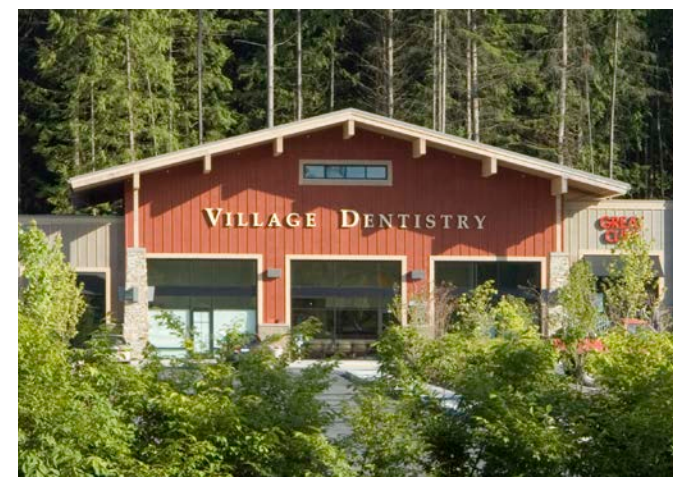
WALGREENS
Project Size: 14,409 square feet
2013 | Edmonds, WA



WALMART
Project Size: 155,000 square feet
2013 | Tacoma, WA



BEL-KIRK OFFICE CENTER HUB
Project Size: 879 square feet
2015 | Bellevue, WA



VILLAGE AT REDMOND RIDGE
Project Size: 7,581 - 33,170 square feet
2006 | Redmond, WA



KOHL'S
Project Size: 96,000 square feet
2007 | Hazel Dell, WA

DEALERSHIPS



AUDI SEATTLE
Project Size: 122,680 square feet
2015 | Seattle, WA



TITUS WILL FORD
Project Size: 30,000 square feet
2015 | Tacoma, WA



CARMAX STORE NO 7250
Project Size: 19,277 square feet
2017 | Lynnwood, WA



LAKWOOD FORD EXPANSION
Project Size: 1,350 square feet
2017 | Lakewood, WA



TITUS WILL TOYOTA
Project Size: 51,595 square feet
2015 | Tacoma, WA



PARKLAND CHEVROLET
Project Size: 30,000 square feet
2012 | Tacoma, WA



LAKWOOD FORD
Project Size: 63,000 square feet
2007 | Lakewood, WA

CIVIC & PUBLIC WORKS



ATLANTIC CENTRAL BUS BASE EXPANSION

Project Size: 44,345 square feet
2015 | Seattle, WA



KENMORE LIBRARY

Project Size: 20,000 square feet
2011 | Kenmore, WA



SAMMAMISH LIBRARY

Project Size: 40,000 square feet
2009 | Sammamish, WA



NCTA MARINE TECHNOLOGY CENTER

Project Size: 18,189 square feet
2009 | Anacortes, WA



MUKILTEO CITY HALL

Project Size: 17,772 square feet
2008 | Mukilteo, WA



NSSD TRANSPORTATION CENTER

Project Size: 43,942 square feet
2009 | Bothell, WA



PORTLAND FIRE AND RESCUE #31

Project Size: 7,000 square feet
2011 | Portland, OR

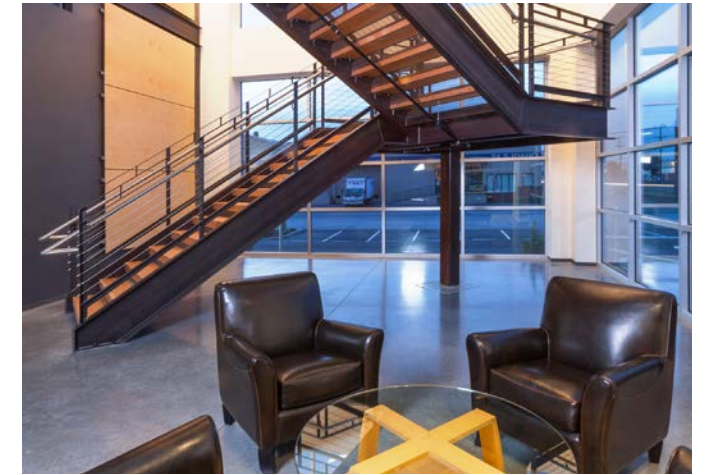
TENANT IMPROVEMENT



PROLOGIS
Project Size: 8,000 square feet
2019 | Seattle, WA



EMERALD DOWNS, TURF CLUB
Project Size: 26,000 square feet
2017 | Auburn, WA



DCG ONE
Project Size: 65,000 square feet
2014 | Seattle, WA



STARBUCKS
Project Size: 3,300 square feet
2009 | Seattle, WA



LA Z BOY EXTERIOR RENOVATIONS
Project Size: 2.4 acres
2017 | Issaquah, WA



MOD PIZZA
Project Size: 2,500 - 3,000 square feet
2012 | Multiple Locations, WA



LULULEMON ATHLETICA
Project Size: 3,709 square feet
2012 | Seattle, WA





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 GENERAL CONTRACTOR

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