



**SIERRA**   
CONSTRUCTION COMPANY, INC.  
GENERAL CONTRACTOR

2015 Company Bulletin

## (cover) THE HENRY APARTMENTS

Tacoma, WA

Owner: Carino & Associates | Architect: BCRA

The Henry is a 161 unit apartment complex on Thea Foss Waterway in Tacoma. With 12,211 square feet of office and retail space, this project also included improvements to the existing public esplanade that runs in front of the project along the waterfront. Amenities include roof-top deck with a dog run, fitness center, tenant parking garage, clubhouse, as well as shared patio space with BBQ. Units feature balconies and range from 553 square foot studios to 1,138 square foot two bedroom units with a den.

Project Team: John Barnes, Jeff Murphy, Sam McVey and Bob Carrasco



## SALMON CREEK CORPORATE PARK, BUILDING B

Sumner, WA

Owner: Tarragon, LLC | Architect: Tahoma Design Group Inc

Building B is the second of the two-building development in Sumner. The 133,100 square foot, 30' clear height concrete tilt-up building includes 127,600 square feet of warehouse space and 5,500 square feet of office space distributed over three nodes of the building. The facility has two truck loading docks with 24 dock doors, 60 foot deep concrete truck aprons, and four concrete drive-in ramps for durability and longer life.

Project Team: Bryan Ploetz, Nolan Vella and Jamey Clark



## RIVERTON DISTRIBUTION CENTER Seattle, WA

Owner: Panattoni Development Company, Inc  
Architect: Innova Architects

Two concrete tilt-up structures were built to suit for Panattoni Development totaling just under 200,000 square feet. Building construction challenges included redesign during construction for future tenant Food Lifeline, to store millions of pounds of food. Modifications included adding geopiers, footings, panel embeds, an elevator pit, as well as increase the size of roof joists and leaving out large portions of slab-on-grade to accommodate future mezzanine and freezer/refrigerator panels. Design changes were implemented mid stream of construction to allow for future savings for Food Lifeline.

Project Team: John Barnes, Jeff Walker and Scott Mathis



## COLUMBIA TECH CENTER #648

Vancouver, WA

Owner: Pacific Realty Trust | Architect: TVA Architects

In May 2015, we completed the 28,720 square foot tilt-up building with full build out for Nautilus, Inc. The TVA designed tilt building is mostly clad in a pre-finished concealed fastener metal panel system. This building also has a large amount of storefront, requiring a special double thermal break storefront system to meet energy code. The exterior design of the building provides a visual appealing tilt up in an area where plain concrete and brick façades are the norm. This building will house Nautilus' research and development team as well as testing equipment. Roughly half of the space is for offices and the other half is "warehouse" space, housing all the equipment Nautilus needs to design, build and test their equipment. The R&D facility required special coordination of electrical circuitry and connections for 70+ pieces of equipment. It also required a compressed air system for pneumatic tools and test equipment.

Project Team: Philip LaRouche and Dan Windon



## NORTHWEST LOGISTICS

DuPont, WA

Owner: Islero, LLC

Architect: Craft Architects

This 225,000 square foot concrete tilt-up distribution center was built on a 13 acre site and completed July of 2015. The project used a hybrid roofing system with wood deck and metal joists, and implements a ESFR diesel fire pump. With clear heights of 36', this project was designed to appeal to a large group of potential tenants. Exterior accents include red metal banding that wraps the building and entryways. A form liner was also used to create accented areas and visual continuity between and above windows. Additionally, the entire parking lot was paved with concrete instead of asphalt for a longer lifespan.

Project Team: Kirk MacGowan and Keith Liebhauser



## SEAPORT LOGISTICS, BUILDING A

Sumner, WA

Owner: SeaPort, LLC | Architect: Innova Architects

Breaking ground in April 2015, this 333,180 square foot spec concrete-tilt up Class A industrial warehouse is the first phase of a 2.4 million square foot industrial development planned for Sumner, Washington by Tarragon. This spec warehouse included 128 tilt panels and has a 32' clear height. Sitework for the 24 acre lot included the removal of 85,000 cubic yards of surcharge material which was done in a swift two weeks. This project has 109 dock doors with 191 car and 20 trailer parking stalls. A tenant build-out is planned for Q1 2016.

Project Team: Bryan Ploetz, Alex Leighton, Mike Stout and Keith Liebhauser



## STRYKER BUSINESS CENTER, PHASE 2 'Amazon BF14'

Kent, WA

Owner: IDS Real Estate with Capital partner Clarion Partners | Architect: MacGregor Associates

This large distribution center was built for local online retailer Amazon. The project included redeveloping a 45 acre parcel, with the majority of the earthwork taking place during the wet season to achieve contractual delivery of the building. The building footprint is 811,673 square feet in size with an additional 238,595 square feet of process mezzanine, and another 1,223,244 square feet of mezzanines over three levels. The tilt wall panels range from 45' – 50' from the buildings finished floor. The project also includes approximately 45,000 square feet of office area, a conference room, a breakroom and a maintenance area build out. In total, BF14 is over 2,000,000 square feet. Stryker Business Center also earned NAIOF's 2015 Industrial Development of the Year.

Project Team: Andy Bley, Justin Kirk, Travis Torgerson, Ryan Hogan, Kyle Eldred, Jamey Clark, Dan Windon and Ron Hertz



## TITUS-WILL FORD

Tacoma, WA

Owner: Titus-Will Enterprises, Inc | Architect: Helix Design

The Tacoma Titus-Will Ford expansion and remodel required multiple phases to keep the dealership open during construction. Work included the demo of each structure and rebuild, which required extra care to ensure the attached structures that would remain were not damaged. The project included a remodel of the administrative suite as well as the demo and rebuild of the quick-lane service and business center, showroom, new car delivery bay, and construction of a new 8,000 square foot truck service shop building. Work also included new parking lot modifications and LED site lighting. Total duration including all phases of the project was 18 months.

Project Team: Dave Buckholtz and Ron St. Jean



## PROLOGIS PDX 20

Gresham, OR

Owner: Prologis | Architect: Group Mackenzie

Built as a speculative property with an open interior, this 207,900 square foot concrete tilt-up building features office space, 50 dock doors and has a 32' clear height. Sitework included moving over 90,000 cubic yards of surcharge material off-site. This was the first building for Prologis to go through the LEED Volume Program (LVP), and received LEED Silver Certification. Designed by the U.S. Green Building Council, LVP allows faster certification through a streamlined process. Organizations are best able to group projects with uniformity and similarities based on the judging criteria.

Project Team: Jef Krohn and Ray Vigue

## LAKWOOD INDUSTRIAL PARK, BUILDING 27

Lakewood, WA

Owner: Northwest Building, LLC | Architect: Innova Architects

We began construction of this 136,300 square foot speculative concrete tilt-up shell building in August of 2014. Constructed within the current 28-building Lakewood Industrial Park, this new building was designed to front 100th St SW with five storefront entries accented with steel channel canopies. Significant underground utility re-routing allows the building to maximize square footage to site area. Work on the project also included earthwork and utilities, build-outs, storefront finishes and design-build MEP.

Project Team: Kirk MacGowan, Jon Evatt and Brad Maddox



## POWDERMILL BUSINESS PARK, PHASE 1

Everett, WA

Owner: Panattoni Development Company, Inc | Architect: Lance Mueller & Associates

Sierra began sitework for Phase 1 and 2 of the concrete tilt-up PowderMill Business Center in Spring 2014. The 35 acre site was heavily sloped, and re-quired the cut and fill of 200,000 cubic yards of material on site to accomplish design grades using MSE and Rockery retaining walls. Phase 1 totals 225,805 square feet between buildings A and B, each with a 30' clear height. Construction of Phase 2 began Summer of 2015.

Project Team: Bryan Ploetz, Andrew Repass and Steve Neisinger



## SKYLINE DISTRIBUTION CENTER

Seattle, WA

Owner: East Marginal Industrial, LLC | Architect: Craft Architects

In April 2015 Sierra completed construction of a build-to-suit concrete tilt-up addition to a pre-existing structure for Panattoni Development in the industrial area of South Seattle. The concrete tilt-up addition is 111,000 square feet and includes a 22,000 square foot mezzanine and a 43,000 square foot office space and light manufacturing tenant improvement. Modifications were made after the newly constructed addition was leased to tenant DCG ONE for use as printing facility. Work was also done for tenant Cleanscapes, which took over the pre-existing structure and required that existing mechanical, electrical, and plumbing had to be tied-in to the new systems. Three interior columns were removed and replaced with large beams to accommodate the desired maneuvering space.

Project Team: Alex Leighton, Evan Heeringa and Tim Clark



## ● PROJECTS COMPLETED IN 2015

Aaron Brothers TI - Portland, OR  
Cleanscapes TI - Seattle, WA  
Columbia Tech Center Building 648 - Vancouver, WA  
Design Imports TI - Sumner, WA  
DCG One TI - Seattle, WA  
ERI TI - Sumner, WA  
Ferguson TI - Auburn, WA  
Gateway Apartments Ph 2B - Bothell, WA  
Gateway Commercial Ph 2A - Bothell, WA  
Gemcore UTC Aerospace Systems TI - Everett, WA  
Lakewood Industrial Park Building 27 - Lakewood, WA  
Longacres Business Center - Renton, WA  
Lund Rd Site Work - Auburn, WA  
Nautilus Headquarters Remodel - Vancouver, WA  
Northwest Logistics Center - DuPont, WA  
Olympic Industrial Office TI - SeaTac, WA  
Olympic Industrial South Wall TI - SeaTac, WA  
Olympic Industrial Warehouse TI - SeaTac, WA  
Pacific Vascular TI - Federal Way, WA  
Pacific Vascular TI - Auburn, WA  
Pactrust State Actuary Office TI - Olympia, WA  
Prologis PDX 19 TI - Portland, OR  
PowderMill Phase 1 - Everett, WA  
Prologis PDX 20 - Gresham, OR  
QCD Freezer and Office TI - Tigard, OR  
Rainier Woodworking TI - Tacoma, WA  
Safeway Distribution Center TI - Auburn, WA  
Saffron-Occhio TI - Sammamish, WA  
Salmon Creek Corporate Park Building A - Sumner, WA  
Salmon Creek Corporate Park Building B - Sumner, WA  
SeaPort Logistics Center Building A - Sumner, WA  
Skyline Distribution Center - Seattle, WA  
Stryker Business Center, Phase 2 'Amazon BFI4' - Kent, WA  
Tamarack Distribution Center - Sumner, WA  
The Henry - Tacoma, WA  
Titus-Will Ford Remodel - Tacoma, WA  
Walmart Outbuildings TI - Tigard, OR

## ● PROJECTS UNDER CONSTRUCTION JANUARY 2016

22 West Mercer Apartments - Seattle, WA  
Bouchan Park, Buildings A & B - Walla Walla, WA (*not shown*)  
Bell-Kirk Hub - Bellevue, WA  
Cook Street Apartments - Portland, OR  
Des Moines Creek Business Park Phase 1 - Des Moines, WA  
Franklin Business Park #2 - Tualatin, OR  
Kent Station Apartments - Kent, WA  
PowderMill Phase 2 - Everett, WA  
Puyallup West - Puyallup, WA  
Redmond Ridge Buildings 116 & 117 - Redmond, WA  
Sumner West - Sumner, WA



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