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What a difference a few months make! 2008 was another very strong year for our business and for us, like everyone else, 2009 is proving to be quite a different story. While the economic news is bleak, we are fortunate to have a strong backlog of work in progress, with more projects set to begin this spring. At times like this it is especially important to acknowledge the value of our long time clients and employees who have helped make Sierra a strong and successful company. We look forward to the opportunities ahead!

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RECENTLY COMPLETED AND CURRENT PROJECT LIST

- Auburn Professional Plaza - Auburn, WA
- Audigy Group TI - Vancouver, WA
- Bonney Lake Market Place Sitework- Bonney Lake, WA
- Extra Space Storage Building - King City, OR
- Flex Properties Building - Portland, OR
- Forest Grove Transfer Station - Forest Grove, OR
- Fox Foundation -Snohomish, WA
- Frontier Bank Administration Building - Everett, WA
- Fubonn Warehouse - Portland, OR
- Garagetown USA - Federal Way, WA
- Hayden Island Dock Entries - Portland, OR
- Home Depot Warehouse - Snohomish, WA
- Imagicorp Building - Redmond, WA
- Kilo 6 Hangars - Everett, WA
- King County Maintenance Facility - Seattle, WA
- Mason Street Commons - Portland, OR
- Mukilteo City Hall - Mukilteo, WA
- Newport Way Self Storage Building - Issaquah, WA
- North Coast Electric TI - Wilsonville, OR
- ProLogis Park Buildings 1 & 2 - Seatac, WA
- ProLogis PDX North, Building 4 - Portland, OR
- QPM Warehouse and Aerospace TI - Portland, OR
- Radiant Imaging TI - Redmond, WA
- Redmond Ridge BP 9-2 - Redmond, WA
- RiteAid - Belfair, WA
- RiteAid - Graham, WA
- Microsoft Park & Ride - Redmond, WA
- Sammamish Library - Sammamish, WA
- St. Agatha School TI - Portland, OR
- Stateline Liquor TI - Portland, OR
- Stanley Steemer TI - Hillsboro, OR
- Sunrise Business Park - Clackamas, OR
- Sunset Highway Business Park - Hillsboro, OR
- Trilogy Retail Buildings F & G - Redmond, WA
- Tualatin Valley Waste Recovery - Hillsboro, OR
- University of Puget Sound Facilities Services Building - Tacoma, WA
- University of Puget Sound Fieldhouse Truss Repair - Tacoma, WA
- VA Medical TI - Vancouver, WA
- Wal-Mart Sitework - Auburn, WA
- Wal-Mart Supercenter - Mt. Vernon, WA



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**1. RITE-AID - BELFAIR AND GRAHAM, WA**  
**OWNER: NICHOLSON INVESTMENT PROPERTIES**  
**ARCHITECT: RHL DESIGN GROUP**

At 17,000 square feet each of retail drugstore/pharmacy space, both Rite Aid building shells include CMU exterior walls with structural steel columns and roof assemblies. Interior spaces include storage mezzanines, pharmacy, sales floor, administration offices and restrooms. Both stores were completed near year end, 2008.  
**Project Team: Eric Olson, Adam DeBruler, Nate Olmeim, Tom Radke**

**2. GARAGE TOWN USA - FEDERAL WAY, WA**  
**OWNER: GARAGE TOWN FEDERAL WAY, LLC**  
**ARCHITECT: B & T DESIGN AND ENGINEERING**

This 81,350 square foot project wrapped up in late 2008. It is the first of several storage projects the Garage Town ownership group has planned for the region. This location consists of 4 concrete tilt-up buildings housing 67 garage condos, and a shared clubhouse for unit owners.  
**Project Team: Aaron Scherer, Bryan Hayes, Brad Maddox**

**3. MASON STREET COMMONS - PORTLAND, OR**  
**OWNER: NUGENT IBC DEVELOPMENT, LLC**  
**ARCHITECT: GROUP MACKENZIE ARCHITECTS**

Mason Street features four speculative warehouse buildings centered around a cul-de-sac. Each building is subtly different, ranging in size from 18,000 to 26,000 square feet, with a project total of approximately 87,000 square feet. The structures consist of tilt-up concrete, metal joist, and wood deck, and can support various multiple or single tenant uses. Successful completion of the Commons was March, 2008.  
**Project Team: Adam DeBruler, Dave Olson**

**4. PROLOGIS PARK, BUILDINGS 1 AND 2, SEATAC, WA**  
**OWNER: PROLOGIS TRUST**  
**ARCHITECT: CRAFT ARCHITECTS**

This project consists of two 122,400 square foot concrete tilt up buildings, featuring overlapping concrete panels, concrete cornices welded onto the parapet, and steel architectural channels. Due to severe variations in elevation on the site, both building slabs were constructed on a 0.5% slope. While there is a 3 1/2 foot difference in elevation from one end of a building to the other, it is undetectable inside. The roof lines also run parallel to the slabs - all carefully detailed and laid out in order to gain the slope. Each building includes a steel roof structure with TPO membrane roofing fastened to plywood and gypsum sheathing. This project was successfully completed in August of 2008.  
**Project Team: Jim Riley, Travis Torgerson, Steve Neisinger**

**5. THE BALLARD LANDMARK - SEATTLE, WA**  
**OWNER: TEUTSCH PARTNERS**  
**ARCHITECT: HEWITT ARCHITECTS**

This new 208,000 square foot assisted living facility in Ballard is comprised of 2 levels of underground parking, an at grade level of commercial retail and core assisted living facility operations, and 5 levels of residential units. The exterior of the building includes brick veneer, structural clay tile, metal panels and Hardi Panel. Because half of this "Built Green" project was located within the Ballard Historical District, restoration and preservation of an existing storefront was required to tie old and new portions of the facility together. The project was successfully completed in August of 2008.  
**Project Team: Andy Bley, Ryan Cleveland, Kevan Muzzy, Doug Palmer**

**6. MUKILTEO CITY HALL - EVERETT, WA**  
**OWNER: CITY OF MUKILTEO**  
**ARCHITECT: ARC ARCHITECTS**

This city hall project was designed to receive a LEED Gold certification. The structure includes a cast-in-place concrete foundation with steel columns, pre-engineered wood trusses, and wood/timber framing. The envelope

consists of exposed wood glu-lams, stained cedar siding, composite slate panel siding, exposed steel accents, perforated aluminum metal sunshades, metal roofing, single-ply roofing, and a garden roof. The building includes a geo-thermal heating system which handles all of the facilities heating and cooling without the need for natural gas. The interior consists of a 2-1/2 story high "gallery" space at the lobby, leading to office space for city functions, and Council Chambers. Completion of this project was December, 2008.  
**Project Team: Kirk MacGowan, Sheldon Kitts, John Dahlman**

**7. IMAGICORP - REDMOND, WA**  
**OWNER: TS3, LLC**  
**ARCHITECT: SYNTHESIS, LLC**

This project included the concrete tilt-up construction of a 47,000 square foot building with 7,000 square feet of tenant space, 13,000 square feet of office space on two floors, and 20,000 square feet of warehouse with additional workshop space. An open design theme with trusses and glu-lam beams are visible from first and second floors. This building also includes some unique architectural features at the entry, including a concrete tilt-up water feature. This project was completed in the spring of 2008.  
**Project Team: Paul Hackett, Tom Radke**

**8. HOME DEPOT - SNOHOMISH, WA**  
**OWNER: HOME DEPOT, INC.**  
**ARCHITECT: WD PARTNERS**

This project included building construction only, as the site work and pad construction had already been completed. The structure consists of concrete tilt-up panels with open web steel joist and decking. The entry/exit ways to the store include CMU, light gauge steel framing and concrete tilt-up panels. This Home Depot project was successfully completed in March of 2008.  
**Project Team: Bryan Ploetz, Matt deFranco**

**9. KILO 6 HANGARS - PAINE FIELD- EVERETT, WA**  
**OWNER: KILO 6, LLC**  
**ARCHITECT: AHBL**

This Paine Field project consisted of two airplane hangars, at 27,500 square feet and 16,000 square feet. Constructed on a 6 acre site at the southwest corner of Paine Field, the first hangar is a metal building with two 105'x28' wide tip up hangar doors, sized to accommodate up to two Gulfstream G-5 airplanes. It includes 6,000 square feet of office space, with full width clere story windows to allow natural light into the hangar. The second hangar has two 70'x22' wide tip up hangar doors and includes 1,000 square feet of office space with clere story windows on the south side. It was necessary to Rapid Impact Compact the site due to the soil conditions, which were a roughly 20' deep uncontrolled fill. We also constructed a new 1,100' long taxiway and a new road to access the hangars. The project was successfully completed at year end 2008.  
**Project Team: Alex Leighton, Matt Enany, Bob Graff**

**10. SUNSET HWY BUSINESS PARK - HILLSBORO, OR**  
**OWNER: PACIFIC NW PROPERTIES**  
**ARCHITECT: MILDREN DESIGN GROUP**

Nearing completion, this project includes the construction of 4 single story buildings totaling 106,000 square feet. Building construction includes concrete slab on grade, concrete tilt-up walls with masonry veneer, and a wood/steel hybrid roof system. The surrounding site work consists of asphalt pavement areas for drive isles and parking stalls, concrete loading docks, landscape, irrigation, and site utilities. Scheduled completion is March, 2009.  
**Project Team: Jason Baerlocher, Phil LaRouche, Kelly McKinney, Dan Windon**

**11. UNIVERSITY OF PUGET SOUND FACILITIES**  
**MAINTENANCE BUILDINGS AND FIELDHOUSE**

**TRUSS REPAIR - TACOMA, WA**  
**OWNER: UNIVERSITY OF PUGET SOUND**  
**ARCHITECT: AHBL**

This project began with the construction of 3 small buildings. At a total of 23,000 square feet, two buildings will accommodate grounds crew, maintenance, woodworking and auto shop, while shipping/receiving, storage and administration will be located over 2 stories in the third building. All the buildings are wood framed, and designed for LEED silver certification. These buildings are scheduled for completion in March, 2009. While still on-site at this project, another building on campus, the Fieldhouse, was found to be failing. Forty year old trusses were collapsing and required an immediate shoring plan and rebuilding to meet the school's scheduled start of basketball season in the Fieldhouse. Within a two month window, 17,000 man hours, 80 tons of steel, 1 mile of dewyidag rebar, 1 mile of conduit, 6 miles of wire, 34,000 square feet of scaffolding, 99,000 lbs of walnut shells, and 65 gallons of epoxy were used. We were able to repair and replace all the trusses and old electrical systems to bring the Field house back to working order.  
**Facilities Buildings Project Team: Paul Hackett, Dave Olson, Gary Wood**  
**Fieldhouse Project Team: Paul Hackett, Cathy Brennan, Bob Graff, Ron Hertz, Josh Brown, Tommy James**



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