

AUBURN  
JUSTICE  
CENTER

340 EAST MAIN STREET

Auburn Municipal Court  
Suite 101



**Lowe's Home Improvement Warehouse**  
Bend, Oregon  
Owner: Lowe's HIW, Inc.  
Architect: SSOE, Inc.

This 131,000 square foot Bend, Oregon Lowe's store included concrete tilt-up construction on a 30 acre site. A significant amount of work and coordination was involved with ODOT, local jurisdictions, and adjacent property owners. This project was completed approximately six weeks ahead of schedule in early August, 2004.

### **Clover Park Technical College, Building 25 Renovation**

Lakewood, Washington

Owner: Clover Park Technical College

Architect: McGranahan Architects

Building 25 at Clover Park was originally a WWII maintenance building. Renovation of this 40,000 sf space began with the demolition of all interior walls, clerestories, exterior block between pilasters and concrete slabs for the addition of new foundations. Storefront windows were added, along with classroom and lab spaces, as well as new interior finishes to give the space an industrial look while keeping the older elements visible. All the piping and wood trusses were left exposed and the concrete floors were refinished. The new space will be used for teaching and training of tradespeople in the following fields: welding, electrical, plumbing and mechanical/HVAC.





**Fred Meyer Retail Store - Remodel**  
**Bellingham, Washington**  
**Owner: Fred Meyer Retail Stores**  
**Architect: Mulvanny**

This 170,000 square foot renovation project involved the demolition and relocation of two entries, demolition of a 2,200 sf 12" thick employee mezzanine, and a 3,000 sf 12" thick mechanical mezzanine. All new sales floors, refrigeration tables and freezers were installed. The deli, meat/fish, bakery areas, and three tenant spaces were all relocated. New finishes were added throughout the entire sales floor and 18 new roof top HVAC units were installed. Exterior renovation included the addition of new facades at the north and south entries, new exterior paint, and the addition of a 7,000 sf garden area. The parking lot layout was completely reconfigured, new landscape was added along with new site and campus lighting.

### **Pierce College - Phase 3**

**Puyallup, Washington**

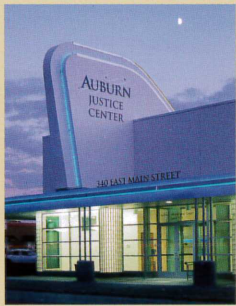
**Owner: State of Washington, Department of General Administration**

**Architect: MSGS Architects**

This 60,000 square foot "College Center" involved the construction of a 2 story structural steel building, with a metal stud framed exterior along with a combination brick/ precast/metal panel skin. While one wing houses faculty offices, there are also new full computer lab and lab classrooms for Pierce College's EET department. Both lab spaces include a complete under-floor wiring system. The building also includes new dining facilities with a fully built-out kitchen. The dining area sits within an architectural two-story vaulted space with curtain glass openings above finished wood alcove seating. This area faces an expansive "natural" landscaping style and what will eventually be the college's "quad". The main upstairs hallway acts as the mezzanine that looks down on the dining area. The building also houses the new bookstore, classroom spaces, the IT department, the Student Programs department, a coffee shop space and a fire-place with slate and wood surround finishes. Unique elements include "sliding mall front" doors at the entry to the kitchen which slide into a "pocket" wall; a full Audio Visual system including several plasma screens throughout, fully-integrated A/V racks that automate the classroom elements which take the place of a regular podium, fully integrated access control security system, architecturally exposed trusses with cable bottom chords, complex landscaping and ramp system with a grand staircase on one side designed for wheelchair access to both floors of the building.



As we approach 20 years in the construction business, we are reminded of the value of the relationships we've built with Clients, Architects and Subcontractors over time. Through 2004 and into 2005, as we welcome many new clients into the fold, our commitment to nurturing these old and new relationships is as strong as ever. We look forward to continued success and hope you'll be a part of our bright future.



**Cover:**  
**Auburn Justice Center**  
Auburn, Washington  
Owner: Auburn on Main, LLC.  
Architect: Dorbritz Architecture

Built in 1946, the Massey Grocery Store was renovated by Sierra and dedicated to the City of Auburn on November 12, 2004. It now serves as the Auburn Justice Center; home for the Auburn Police Department and Municipal Court of Auburn. The original wood bow trusses that support the roof (with a clear span of 80 feet) were reinforced during the renovation and serve as the focal point in each of the courtrooms. A new basement level was excavated 8 feet down below the original floor level while the building walls and roof remained intact. This required steel pin piles to be driven 30 feet into the ground to support the existing foundation. A new second floor was built above the basement level. Thus, the building was doubled in size while maintaining the same footprint. A rear building, formally the grocery meat locker and later the Parker Paint Store, was remodeled to serve the Police evidence and archiving functions. By keeping the original exterior walls and marquee sign element, the building's Art Deco style was maintained. New glass block, stucco, neon lighting, and Lady of Justice medallions enhanced this theme. We are proud that this project was also the recipient of the Auburn Downtown Revitalization Award presented by the State of Washington Department of Community Trade and Economic Development.

**Wal-Mart Store**  
Sequim, Washington  
Owner: Wal-Mart Stores, Inc.  
Architect: Perry L. Butcher & Associates

In September of 2004 we completed construction of a new Wal-Mart store in Sequim, Washington. The 113,000 square foot store includes a CMU block shell and features a heavy wood timbered entry. The 31 acre site development consisted of road improvements to Washington Street, River Road, and Priest Road, including the construction of a traffic roundabout in Washington Street with turn lanes, street lights, sidewalks and landscaping. This store was turned over to Wal-Mart several weeks ahead of schedule.



**I-5 Corporate Park,  
Building C**  
Everett, Washington  
Owner: I-5 Corporate Park, LLC.  
Architect: Lance Mueller & Associates

This project consisted of the construction of a 70,000 square foot concrete tilt-up spec office/warehouse, completing construction at this business park. The warehouse is designed for up to eight tenants, with storefront entries, loading docks in the back and second story windows to allow potential expansion for future tenants. Constructed in five months, this project was successfully completed in December, 2004.

**Century Park Retail**  
Bend, Oregon  
Owner: Century Park, LLC.  
Architect: KJD Architecture

This project involved the construction of two retail buildings and included the coordination of owner contracted subcontractors, design finalization, and tenants. The buildings feature detailed architecture wood and steel canopies along with cultured veneer. This project was completed in December of 2004.

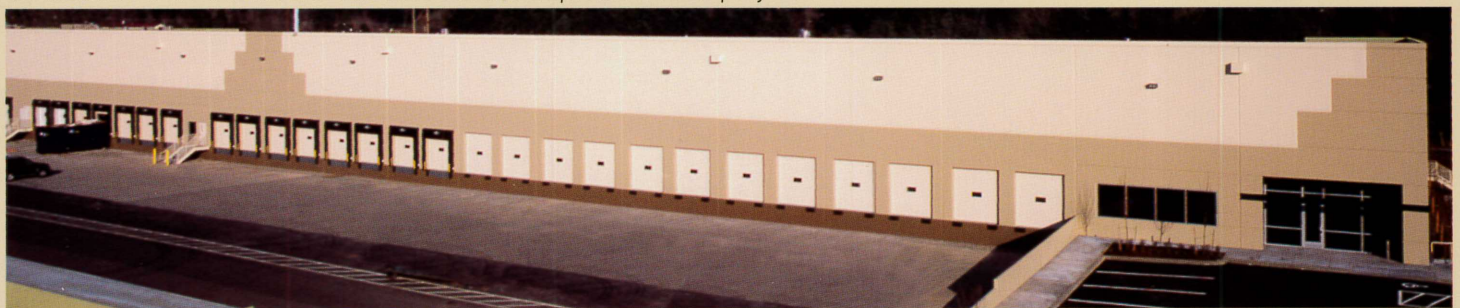


**Babies R Us**  
Tacoma, Washington  
Owner: Toys R Us  
Architect: Progressive AE

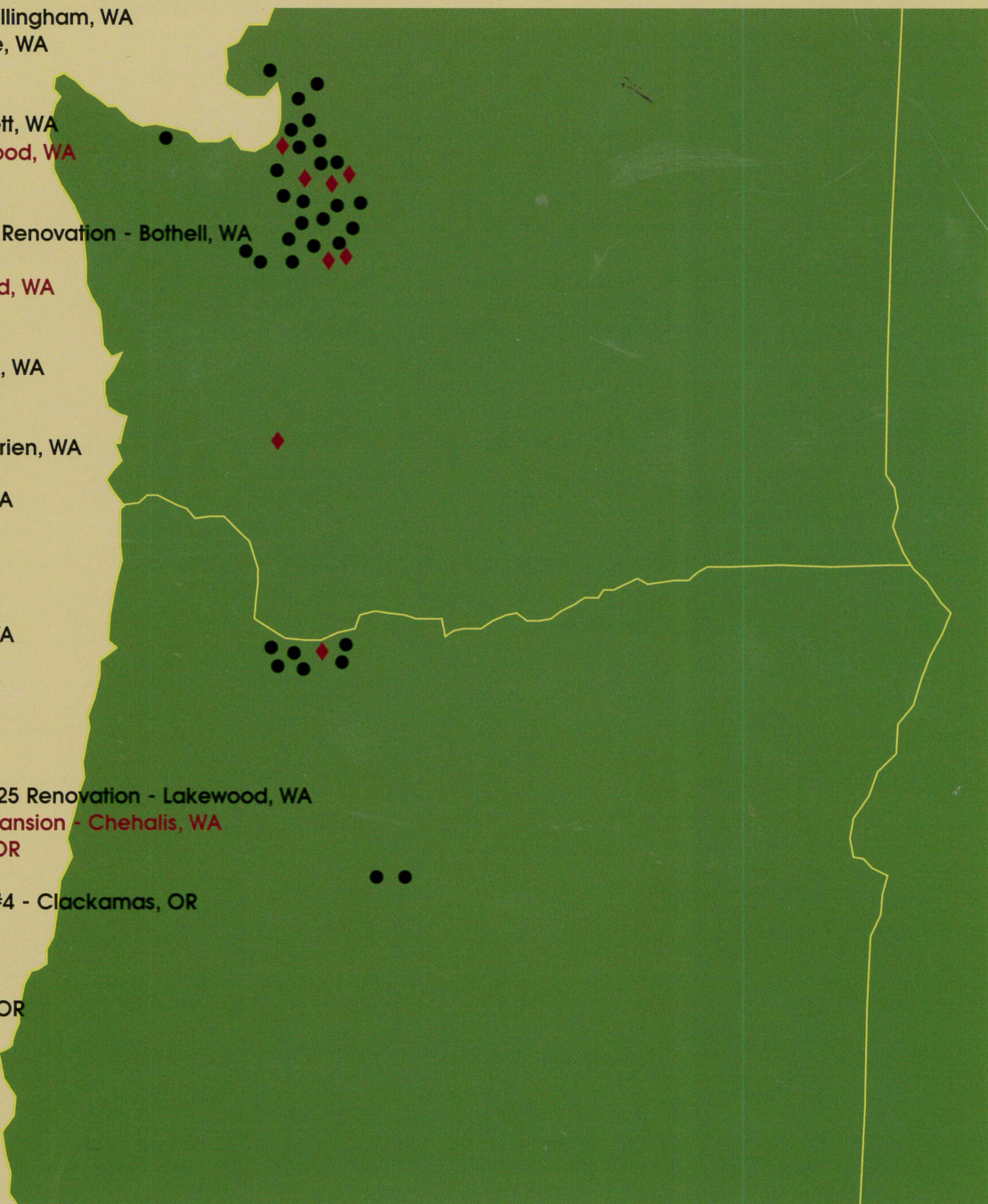
This 37,000 square foot project includes the CMU block construction of a new Babies R Us Store along with construction of a large block retaining wall on 2 sides of the site with a DOT approved guardrail system. Successfully completed on time, project was turned over to client in December, 2004.

**Jennifer Distribution Center, Building #4**  
Clackamas, Oregon  
Owner: ProLogis Trust  
Architect: Group Mackenzie

This project included the concrete tilt-up construction of a 100,453 square foot spec warehouse. This fast track project was modified to include interior buildout once a tenant came on board. This involved modifying the roof structure, tilt panels and adding over 20 tons of reinforcing steel to the building to accommodate a 17,800 sf freezer/cooler for the tenant. Over 60 contractors were involved in the successful completion of this project.



- Fred Meyer Retail Store Remodel - Bellingham, WA
- Sierra Professional Center - Marysville, WA
- Wal-Mart Expansion - Marysville, WA
- Hilton Garden Hotel - Everett, WA
- I-5 Corporate Park, Building C - Everett, WA
- Alderwood Parkway Retail II - Lynnwood, WA**
- Huntington Place - Lynnwood, WA
- Pac Med Center TI - Lynnwood, WA
- Northshore Support Services Building Renovation - Bothell, WA
- HD Pacific TI - Woodinville, WA
- Village at Redmond Ridge - Redmond, WA**
- Epoch Designs TI - Redmond, WA**
- Johnstone Supply - Bellevue, WA**
- Pac Med Physical Therapy TI - Seattle, WA
- Wal-Mart Supercenter - Sequim, WA
- Pac Med Parking - Renton, WA
- Fred Meyer Retail Store Remodel - Burien, WA
- Auburn Justice Center - Auburn, WA
- Auburn Shopping Center - Auburn, WA
- Walgreens - Auburn, WA
- Dealer Tire TI - Kent, WA
- Goodrich TI - Kent, WA
- Nippon Express TI - Kent, WA
- Pierce College, Phase 3 - Puyallup, WA
- Wal-Mart Expansion - Puyallup, WA**
- Wal-Mart Supercenter - Puyallup, WA**
- BC Hothouse TI - Fife, WA
- DHL Distribution Center TI - Fife, WA
- Babies R Us - Tacoma, WA
- Clover Park Technical College, Bldg. 25 Renovation - Lakewood, WA
- Fred Meyer Retail Service Center Expansion - Chehalis, WA**
- Wal-Mart Expansion - Wood Village, OR**
- Clackamas Retail - Clackamas, OR
- Jennifer Distribution Center, Building #4 - Clackamas, OR
- Fedex Rag Building - Portland, OR
- Fedex Hub Expansion - Portland, OR
- Baysinger Partner TI - Portland, OR
- Horizon Air Cargo Facility - Portland, OR
- Century Park - Bend, OR
- Lowe's HIW, Inc. - Bend, OR



**Legend:**  
 Recently Completed Projects ●  
 Projects in Progress ◆



Sierra Construction 15 years ago  
 1990 - Cossack Caviar Building - 56,400 sf

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