



SIERRA
CONSTRUCTION COMPANY, INC.
General Contractors

January
2000
Company Bulletin

(COVER PHOTO)
**WOODINVILLE MINI
STORAGE**

North Woodinville Heated Storage
L.L.C.

Fraley/Stricker Architects, PC

This mini storage project will be completed by months end. At 87,944 square feet, this four story 642 unit storage center is surrounded by 310 lineal feet of 21' high CIP retaining wall. Project Team: Alex Leighton, Scott Avrett, Bob Graff



BABIES 'R' US
Toys 'R' Us
Casco Corporation

This Tigard, Oregon project included full site work and construction of a 37,000 square foot block masonry retail store. Successfully managed on an expedited schedule, this project was completed in January, 2000.

Project Team: Kevin McCall, Austin Whitman, Guy Blanchard



GEORGIA PACIFIC TISSUE WAREHOUSE
Georgia-Pacific West, Inc.
Landis Keller & Associates Architects

At 249,990 square feet, Georgia Pacific's tissue storage facility represents one of the largest buildings in Bellingham. Built on 1,500 steel pipe piles over 14.36 acres of reclaimed landfill, this very technical project was successfully completed in December, 1999.

Project Team: Chris Fusetti, Kirk MacGowan, Paul Wight, Tim Clark



**VALLEY SOUTH CORPORATE PARK
CARBON AND SUNRISE BUILDINGS**
Tarragon, I. I. C.
AHBL Civil and Structural Engineers

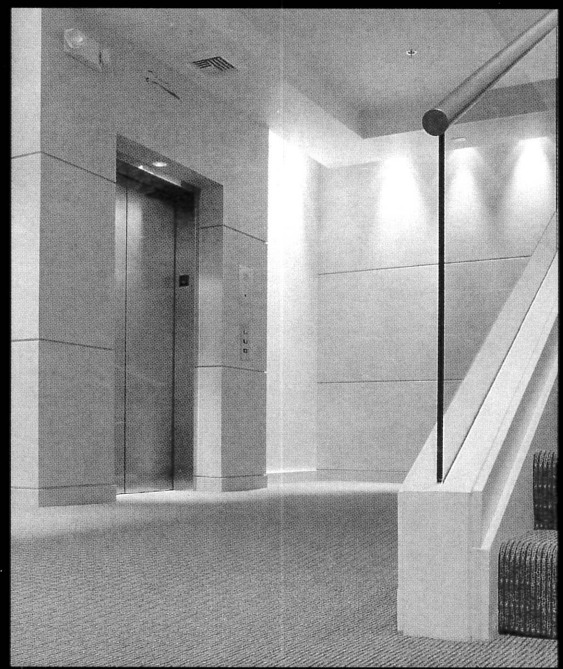
This month brings completion of the Carbon and Sunrise buildings (278,764 square feet and 49,920 square feet respectively). In the spring of this year we will continue our progress at Valley South with construction starting on the Pyramid and Mowich buildings, adding another 414,920 square feet to our total work for Tarragon at this 100 acre award winning industrial development. Estimated completion dates for Pyramid and Mowich are January, 2001.

Project Team: Tom Sorensen, Chip McCullough, Peggy Hardman



SCHNITZER NORTH CREEK BUILDING C
 Schnitzer Northwest, L.L.C.
 CNA Architecture Group

Completed in the fall of 1999, this 40,000 square foot office building is home to the Deluxe Corporation, who occupy all of the top floor. Our Special Projects team at North Creek provided the tenant improvement work Deluxe, as well as TI work for the first floor tenant, Bright Horizons.



SCHNITZER NORTH CREEK TECHNOLOGY CAMPUS, PHASE II
 Schnitzer Northwest L.L.C.
 SynThesis Architects, L.L.C.

With a combined total of 220,100 square feet, Phase II buildings N, O, and P have been tilted and are on schedule for a spring 2000 completion. This phase of flex-tech two and three story buildings will have a similar look and feel to the 300,256 square feet at Phase I of the Technology Campus, which were completed last spring.



SCHNITZER NORTH CREEK BUILDING 7
 Schnitzer Northwest L.L.C.
 JPC Architecture
 DCI Engineers



This recently completed project included the renovation and tenant improvement to an existing building at the North Creek site. New exterior painting and five store front entry systems with custom sheet metal canopies were added, as well as 24,000 square feet of improvements for tenant Voice Stream Wireless. The common area lobby for first and second floors underwent renovation as well.

North Creek Project Teams: John Miller, John Barnes, Holly Heimdahl, Sandra Low, Lynn Bruner, Guy Mullendore, Allan Beattie, Ron Hertz, Jamey Clark, John Dahlman, Tyler Leland, Bryan Hayes, Bob Penny



FRED MEYER BAKERY EXPANSION

Fred Meyer, Inc.
CIDA, Inc. Architects

Recently completed in December 1999, this design/build project included 32,000 square feet of bakery expansion, 1,500 square feet of office core build out and a 1,700 square foot mezzanine addition.
Project Team: Paul Delsman, Eric Kaster, Russ VanOsdel



**TEUTSCH PARTNERS
PUGET BINDARY
GRAPHIC IMPRESSIONS**

Teutsch Partners
Lance Muefeler and Associates Architects

This project involves construction of two buildings (56,748 total square feet) for Teutsch Partners on this site in Kent. Both fully insulated warehouse projects will include approximately 5,000 square feet each of interior office space built out by our Sierra team. Building tenants, Puget Bindary and Graphic Impressions will occupy buildings A and B in February of 2000.
Project Team: John Berry, Paul Wight, Kevin Bakken



Sierra has successfully completed several Great Party! tenant improvements for this client, including locations in Beaverton, Milwaukie and Gresham. Each project included approximately 7,000 square feet of remodel and improvements to location stores.
Project Team: Sandra Low, Darren Lee, John McKay

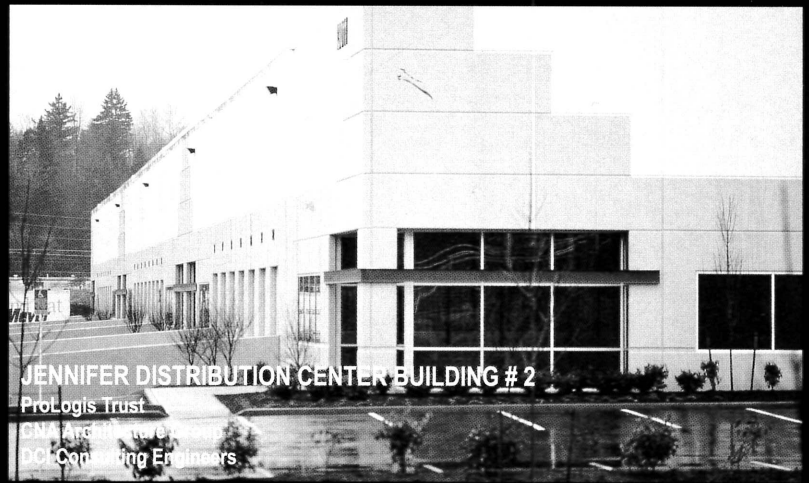


BEST FUTURE PROPERTIES

Best Future Properties, Inc.
SynThesis Architects, L.L.C.

Construction of this Kent distribution facility includes 24,000 square feet of warehouse space with 7,875 square feet of office build out for a local importer of ceramic goods. Completion of this project is February, 2000.
Project Team: Spencer Mayes, David Buckholtz, Bryan Ploetz, Tim Larson

The beginning of the "new millenium" finds all of us at Sierra Construction busier than we've ever been with projects from Bellingham, Washington to Bend, Oregon. This issue of our company bulletin shows significant progress in the work we're involved in at North Creek in Bothell and at Valley South in Sumner, along with completion of several projects in the Portland area and here in the Puget Sound. We wish all of you success and a smooth transition into the new year and look forward to the opportunities ahead.

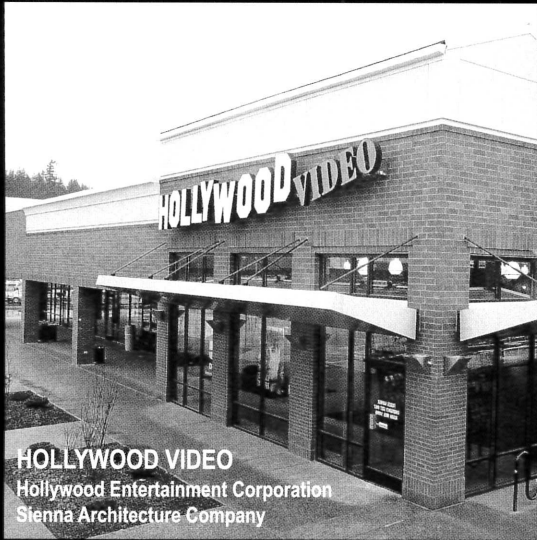


JENNIFER DISTRIBUTION CENTER BUILDING # 2

ProLogis Trust
 GMA Architecture
 DCH Consulting Engineers

This 109,440 square foot distribution center/warehouse facility in Clackamas was completed by Sierra's Oregon division in November, 1999.

Project Team: Guy Blanchard, Russ VanOsdel



HOLLYWOOD VIDEO

Hollywood Entertainment Corporation
 Sienna Architecture Company

This project in Canby, Oregon involved the build out and tenant improvements for a 5,150 square foot video store. Construction was completed in December, 1999

Project Team: Chad Brix, John McKay



CLACKAMAS CROSSING RETAIL CENTER

Clackamas Crossing Realty Organization
 Sienna Architecture Company

This project by our Portland division involved construction of a 7,000 square foot masonry building for Aaron Brothers Framing, along with 5,100 square feet of build out and tenant improvement work for several of the buildings retail tenants. Finished in November 1999, this project was completed in just 95 days.

Project Team: Andy Bley, John McKay



SIERRA WRIGHT
CIVICA OFFICE COMMONS

Schnitzer Northwest L.L.C.
 LMN Architects



The Civica Office Commons project is being constructed by Sierra/Wright L.L.C., a newly formed construction entity supported by Sierra Industries and HSW, Inc. This 600,000 square foot mid-rise office project in Bellevue will include five and a half levels of underground parking supporting a pair of towers at six and eight stories. A three story glass atrium or Great Room will connect the towers and is intended to be the focal point of the project. By the December 2000 completion date, the Sierra/Wright project team will have poured approximately 28,000 cubic yards of concrete and placed nearly 2,500 tons of reinforcing steel and 700,000 pounds of post-tensioning cable.


Sierra/Wright Project Team : George Constantine, David Craig, Jimmy Dale, Ian O'Reilly, Don Bersch, Becky Krauss, Kristi Simmons

Georgia Pacific Tissue Warehouse - Bellingham

American Millwork - Monroe

Woodinville Mini Storage - Woodinville

FOR SCHNITZER NORTHWEST L.L.C. in EVERETT, BOTHELL, BELLEVUE

- Merrill Creek Apartments - Everett
- Technology Campus, Phase II (Buildings N, O, P)
- North Creek, Building C
- North Creek, Building 7 Renovation
- Puget Sound Energy TI
- Deluxe Corporation TI
- Microvision, Phase II TI
- Voice Stream Wireless TI
- Bowne Global TI
- Media Pro TI
- System to Asic TI
- Bright Horizons TI
-  Civica Office Commons

SEATTLE

Inland Washington Corporate Center - Moses Lake

Hazel Gardens Apartments - Kent

Best Future Properties - Kent

FOR TEUTSCH PARTNERS in KENT

- Puget Sound Bindary Building
- Graphic Innovations Building
- Aramark Site Work

FOR TARRAGON in SUMNER

- Sunrise Building
- Tarragon Management Services TI
- Carbon Building
- Brooks Sports TI
- Pyramid Building
- Mowich Building

PORTLAND

Arata Creek School - Gresham

- Great Party! TI - Milwaukie
- Great Party! TI - Gresham
- Great Party! TI - Albany
- Great Party! TI - McMinnville
- Great Party! TI - Centralia
- Great Party! TI - N. Bend

Babies 'R' Us - Tigard

- Clackamas Crossing Retail Center - Clackamas
- Supercuts TI - Clackamas
- The Postal Annex TI - Clackamas

Fred Meyer Bakery Expansion - Clackamas

FOR PROLOGIS in CLACKAMAS, PORTLAND

- Jennifer Distribution Center Bldg. #2 - Clackamas
- Floor Expo TI - Clackamas
- Hoshizaki America TI - Portland

Hollywood Video - Canby

Legend:
 Current Projects
 Completed Projects

Redmond: 16715 NE 79th Street Redmond, Washington 98052
Phone (425) 885-3797 Fax (425) 885-4330

Portland: 700 N. Hayden Island Drive, Suite 125 Portland, Oregon 97217
Phone (503) 285-4310 Fax (503) 285-4345

web site: www.sierraind.com