



SIERRA
CONSTRUCTION COMPANY, INC.

General Contractors



(cover)
AUDI FACILITY EXPANSION - SEATTLE, WA
Owner: Freeway Motors, Inc.

Architect: Gordon Fleener Architects

At 122,680 sqft, this expansion of University Audi includes the addition of (2) 41,000 sqft parking garages (one floor for sales parking and one floor for service parking storage), a 13,000 sqft indoor car display area with (3) 4,700 sqft service bays with a total of 30 service stations, each equipped with in-ground car lifts. The project also includes elevator and stair access to a green roof, with excellent views of downtown Seattle. The most prominent feature of the project is a 2-story helical car ramp around a 3-story radial wall that ties the entire facility together.

The building's exterior materials include glazing, stucco and sheet metal. The project began in April of 2013 and was successfully completed in May of 2014.

Project team: Kirk MacGowan, Nolan Vella, Jeff Wahls, Tim Clark, Scott Mathis and John Modene



SALMON CREEK CORPORATE PARK BLDG A - SUMNER, WA
Owner: Tarragon, LLC
Architect: Tahoma Design Group, Inc.

Building A is part of a planned 2 building development on this 8 acre site in Sumner. At 134,600 sqft, this concrete tilt-up building will include 127,000 sqft of warehouse and 6,700 sqft of office distributed over three nodes of the building space. With 30' clear height, the facility will have two truck loading docks with 26 dock doors with dock seals, 60 foot deep concrete truck aprons and concrete drive-in ramps. Scheduled completion is February of 2015.

Project team: Bryan Ploetz, Nolan Vella and Wade Turner



THE HENRY APARTMENTS - TACOMA, WA
Owner: Henry Foss Group, LLC
Architect: BCRA

At 228,600 sqft, the Henry apartment project is located just north of the new cable stay bridge in Tacoma. This mixed-use project includes 5 levels of residential living (161 units) and 2 parking levels, 2 retail spaces along Dock Street and a restaurant space facing the waterway. The unit mix includes 1 bedroom/1 bath and 2 bedroom/1 or 2 bath apartments with some units including dens, and a roof deck and community space on level one. The building exterior is a Hardi panel system with brick and metal panel accents. Designed to LEED Certified standards, this project is scheduled for completion in 3rd Quarter of 2015.

Project team: John Barnes, Jeff Murphy and Bob Carrasco



NORTHWEST LOGISTICS CENTER - DUPONT, WA
Owner: Islero, LLC
Architect: Craft Architects

This 225,000 sqft distribution center project includes concrete tilt-up construction with a hybrid roof system and wood deck with metal joists. With a clear height of 36', the building is designed to appeal to a variety of potential tenants. Exterior accents include a red metal banding which wraps the building and entryways. A form liner (a plastic sheet used during the panel forming process to create a corrugated look in certain parts of the panel) was used to create accent areas and visual continuity between and above windows. Construction time-frame is May 2014 - February 2015.

Project team: Kirk MacGowan, Chris Bahus and Keith Liebhauser



WALMART SUPERCENTER - MERIDIAN, ID

Owner: Walmart Stores, Inc.

Architect: BRR Architecture

Along with a large grocery component, construction of this 151,798 sqft supercenter included an auto center, garden center, pharmacy, bakery, deli and additional tenant spaces. The building is constructed with exposed slab on grade concrete, CMU walls, stone veneer, structural steel and architectural woodwork. Extensive earthwork was required to manage the storm water onsite. Intersection improvements along with a new traffic light and illumination were also installed as part of our work.

This project began in February 2014 and was completed in January of 2015.

Project team: Kristine Walz, Mike Stout, Steve Neisinger and Tommy James



PROLOGIS PDX 20 (LOT 15) - PORTLAND, OR

Owner: Prologis, Inc.

Architect: Group Mackenzie Architects

Located in the heart of the City of Gresham's Riverside Industrial Area, this 207,800 sqft concrete tilt-up build-to-suit warehouse is being constructed as a speculative property. The facility will have 32' clear heights and 50 dock-high doors. This building is the first for this owner to be certified through the 'LEED Volume Program'. The program was designed by the U.S. Green Building Council (USGBC) to meet industry needs for a streamlined approach to certifying "like" buildings and spaces. The program allows organizations to simplify the LEED documentation for multiple buildings or spaces of a similar type or management, achieving certification faster and at a lower cost than with individual building reviews. The project schedule is July 2014 - February 2015.

Project Team: Jef Krohn and Ray Vigue



GATEWAY APARTMENTS PHASE 1A, 2B and 2A - BOTHELL, WA

Owner: Gateway Apartments Ph 1A, 2B, and 2ALP

Architect: Veer Architects

Recently completed, Phase 1A included construction of a 231,799 sqft apartment building with two levels of underground parking, ground level retail space and four levels of wood-framed residential units. The building skin includes a combination of CMU, Hardi-plank and metal panel. Phase 1A began in September 2012 and was completed in February 2014. Now nearly complete, Phase 2B - at 260,098 sqft, is a 158 unit apartment building with two levels of underground parking, 13,074 sqft of ground level retail space and four levels of wood-framed residential units. The building skin has a combination of CMU, Hardie Board and Batten and Hardie Lap Siding. Phase 2B began in November 2012 and will be done in early 2015. The third phase, Phase 2A, consists of 35,965 sqft of commercial space and will be home to the Beardslee Public House, Wildwood Spirits Co., Potbelly Sandwich Shop, Starbucks, Menchie's Frozen Yogurt and Massage Green Spa. Phase 2A is also scheduled to be complete early in 2015.

Project team: Kory Knudson, Matt Enany, Rudy Weibel, Sam McVey, Jon Gebow, John Dahلمان and Wayde Turner



9TH AND PINE APARTMENTS - SEATTLE, WA

Owner: JJ & G Camlin, LLC

Architect: Runberg Architecture Group

Civil & Structural Engineers: KPFF Consulting Engineers

This extraordinary apartment project involved the construction of a 6 story - 74 unit wood framed apartment building over the top of the existing metro bus tunnel in downtown Seattle. 4 steel transfer trusses, at approximately 85,000

pounds each, span the tunnel to support the weight of the building. The building consists of 5 levels of market rate one and two bedroom apartments along with a 3,500 sqft street level restaurant. Due to site limitations, 2 mechanical car stackers were installed in the small garage area for 26 tenant vehicles. Building amenities include a community room along with a roof deck showcasing views of the city west to the market and east toward Capital Hill. The project began in August 2013 and was completed in December of 2014.

Project team: Andy Bley, Matt DeFranco, Josh Boettner and Kevan Muzzy



STRYKER BUSINESS CENTER, PH II - KENT, WA

Owner: IDS Real Estate Group with Capital Partner Clarion Partners

Architect: Craft Architects

Phase II of the Stryker Business Center in Kent includes construction of an 811,000 sqft 40' clear shell built for IDS Real Estate Group and Clarion Partners. The project consists of 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 project began in June of 2013 and the building shell is scheduled for completion in April, with project teams scheduled to complete the build-out in July of this year. Project team: Andy Bley, Travis Torgerson, Justin Kirk, Ryan Hogan, Kyle Eldred, Jamey Clark, Dan Windon and Ron Hertz



STRYKER BUSINESS CENTER, PHASE I- KENT, WA
Owner: IDS Real Estate Group with Capital Partner Clarion Partners

Architect: Craft Architects

The Stryker Business Center, Phase I project at the former Boeing Space Center in Kent included 2 speculative buildings at 120,600 and 318,200 sqft. The smaller building has 30-foot clear heights; the larger has 32-foot clear heights. Both include sprinklers, dock seals and ample parking. The project was successfully completed in the spring of 2014.

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



LAKEWOOD INDUSTRIAL- PARK BUILDING 27 - LAKEWOOD, WA

Owner: Northwest Building, LLC

Architect: Innova Architects

Construction of this new 136,300 sqft speculative concrete tilt-up shell building began in August of 2014. This project is being constructed within the current 28-building Lakewood Industrial Park, which is a mixture of existing old Navy buildings and new concrete tilt-up buildings. This warehouse building is designed to front 100th St SW with five storefront entries accented with steel channel canopies. The project is scheduled for completion in February of 2015.

Project team: Kirk MacGowan, Jon Evatt and Brad Maddox



RIVERTON DISTRIBUTION CENTER - SEATTLE, WA

Owner: Panattoni Development Company, Inc.

Architect: Innova Architects

This South Seattle project includes the concrete tilt-up construction of 2 warehouse buildings. Building A, at 117,305 sqft includes 18 dock-high doors, 2 grade-level doors, 30' clear height and approximately 92 parking stalls. Building B at 76,280 sqft will have 14 dock-high doors, 2 grade-level doors, 30' clear height and approximately 83 parking stalls. Scheduled completion of the project is early Spring 2015. Food Lifeline will be the tenant for both buildings.

Project team: John Barnes, Ryan Allen and Scott Mathis



Projects completed in 2014:

9th and Pine Apartments - Seattle, WA ● Aarons Storefront TI - Portland, OR ● Allenmore Bank and Retail Buildings - Tacoma, WA ● Audi Showroom Expansion - Seattle, WA ● Cleanscapes TI - Seattle, WA ● First and Goal Century Link Field TI - Seattle, WA ● Gateway Apartments Phase 1A - Bothell, WA ● Home Depot TI - Vancouver, WA ● Home Depot TI - Salem, OR ● Home Depot TI - Phoenix, OR ● Jersey Mikes TI - Puyallup, WA ● Jimmy Johns TI - Clackamas, OR ● MOD Pizza Restaurant - Bellevue, WA ● MOD Pizza Restaurant - Hillsboro, OR ● MOD Pizza Restaurant - Mill Creek, WA ● Oregon Hot Tubs TI - Portland, OR ● Pt. Fosdick Center TI - Gig Harbor, WA ● Stryker Business Center Phase I - Kent, WA ● Walgreens Pharmacy - Edmonds, WA ● Walgreens Pharmacy - Maple Valley, WA ● Walmart TI - Marysville, WA ● Walmart Neighborhood Market - Nampa, ID ● Walmart Meridian #5841 - Meridian, ID

Projects currently under construction:

Cameron Distribution Center - Portland, OR ● Columbia Tech Center Building 648 - Vancouver, WA ● Cook Street Apartments - Portland, OR ● Des Moines Creek Business Park - Des Moines, WA ● Gateway Apartments Phase 2B - Bothell, WA ● Gateway Commercial Phase 2A - Bothell, WA ● Kent Station Apartments - Kent, WA ● Lakewood Industrial Park Building 27 - Lakewood, WA ● Northwest Logistics Center - Dupont, WA ● Powder Mill Business Center Phase I - Everett, WA ● Prologis PDX 20 Lot 15 Building - Portland, OR ● Riverton Distribution Center - Seattle, WA ● Salmon Creek Corporate Park Building A - Sumner, WA ● Skyline Distribution Center - Seattle, WA ● Stryker Business Center Phase II - Kent, WA ● Tamarack Distribution Center - Sumner, WA ● The Henry Apartments - Tacoma, WA ● Titus Will Ford Remodel - Tacoma, WA

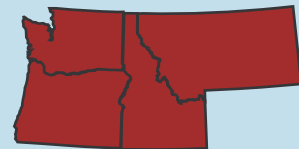


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