



MOD PIZZA RESTAURANT - SAMMAMISH, WA & MOD PIZZA RESTAURANT - REDMOND, WA

Owner: MOD Superfast Pizza, LLC
 Architect: Jonathan Rader Architect
 Both of these MOD projects were under construction during the same time-frame, a 2,742 square foot restaurant tenant improvement in Sammamish, WA, and a 2,477 square foot restaurant tenant improvement in Redmond, WA. The projects includes the installation of steel railings & dividers, cabinetry, metal studs/drywall, doors & hardware, a new overhead door, a walk-in cooler and HVAC for the 900 degree oven. Our work for MOD follows their theme of less is more, using simple materials of maple plywood, raw steel, sheet metal and drywall soffits in each build-out. The floor is refinished concrete and the light fixtures in the dining room and front line are a simple industrial or retro feel. Large group tables are made from reclaimed wood doors and allow customers to congregate for large gatherings and birthday parties. These projects mark the 4th and 5th MOD Pizza restaurants we've built for this client.

Project team: Chris Kevil, Travis Torgerson, Ron St. Jean and Jon Sharpe



OLYMPIC MOVING AND STORAGE - LAKEWOOD, WA

Owner: Nowadnick & Sons, Inc.
 Architect: James Guerrero Architect
 This 46,950 square foot tilt-up warehouse is under construction in Lakewood for Olympic Moving & Storage. The building will be demised into two spaces. The architect uses raised parapets with returns to emphasize each of the tenant entry locations and recesses the storefronts for additional accent purposes and customer weather protection. Reveal strips, paint accents and highlights at the roof line including ornate cornice detail will accent the building exterior. The concrete tilt-up building includes panelized wood roof structure, single-ply roofing, design-build MEP, approximately 3,000 square feet of office build-out and a wood storage mezzanine. Scheduled project completion is January 2013.

Project team: Kirk MacGowan, Dan Peck and Keith Liebhauser



LULULEMON ATHLETICA TI - SEATTLE, WA

Owner: University Village Partnership
 Architect: Cortland Morgan Architect
 This tenant improvement project included construction of a new 3,709 square foot open to structure retail location for Canadian-based Lululemon at University Village in Seattle. The exterior of the new store (completed by the shopping center's contractor) features an 18' curtain wall with double glass storefront doors. Our work, just inside the storefront, began with covering walls in teak wood paneling and custom purple tile. The sales and fit areas included new black oak wood flooring along with vibrant paint colors throughout. Chandeliers were installed and hang from a 16' soffit above the fit room area. Our work at the back of house area involved the addition of a stock room with 9' storage racks, a kitchenette for employees and a manager's office. The entire retail space was outfitted with shelves, cubbies and slat wall to showcase Lululemon's technical athletic apparel for yoga, running and dancing. The store is brightly lit with track and pendant lighting. The new Lululemon opened in mid September, 2012.

Project team: Travis Torgerson and Jamey Clark

Projects completed in 2012:

Base Camp Brewery - Portland, OR • Central Park Tennis Club Expansion - Kirkland, WA • Cinco Designs TI - Portland, OR • Columbia Tech Building 651 - Vancouver, WA • Hawks Prairie Building K Distribution Center - Lacey, WA • Home Depot Conveyors TI - Salem, OR • KeyBank of Bothell - Bothell, WA • Lakeside Canyon Park Retail Center - Bothell, WA • Lululemon TI - Seattle, WA • Milgard 9651 Building TI - Tacoma, WA • MOD Pizza TI - Seattle, WA • MOD Pizza TI - Lynnwood, WA • MOD Pizza TI - Redmond, WA • MOD Pizza TI - Sammamish, WA • Quality Custom Distribution TI - Tigard, OR • Radiant Zemax TI - Redmond, WA • Safeway Grocery Store - Bothell, WA • Standard Process TI - Redmond, WA • Stark Vacuum TI - Portland, OR • Supercuts TI - Portland, OR • Titus Will Parkland Chevrolet TI - Tacoma, WA • Wal-Mart Neighborhood Market - Lynnwood, WA • Wal-Mart Neighborhood Market - Bellevue, WA • Wal-Mart Neighborhood Market - Beaverton, OR • Wal-Mart Supercenter Expansion - Port Orchard, WA • Wal-Mart Supercenter Expansion - Sequim, WA • Wilsonville Road Business Park - Wilsonville, OR • Wright Business Graphics TI - Portland, OR • WSLCB TI - Bothell, WA

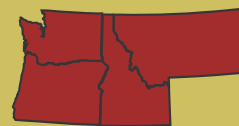
Projects currently under construction:

Arbor Village Apartments - Montlake Terrace, WA • Christenson Apartment Rehabs - Multi Location Puget Sound, WA • Fedex Ground Distribution Center - Redmond, WA • Four Corners Sitework - Maple Valley, WA • Four Corners Retail Buildings - Maple Valley, WA • Gateway Apartments Phase 1A - Bothell, WA • New Seasons Market - Portland, OR • Olympic Moving and Storage Warehouse - Lakewood, WA • Premier Transportation Building - Lacey, WA • Prescott Apartments - Portland, OR • ProLogis Distribution Center - Fife, WA • Wal-Mart Neighborhood Market - Gresham, OR • Wal-Mart Supercenter - Tacoma, WA • Wastec Facility - Portland, OR



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COLUMBIA TECH CENTER BUILDING 651 - VANCOUVER, WA

Owner: Columbia Tech Center, LLC
 Architects: Group Mackenzie Architects and TVA Architects
 This new 51,833 square-foot single story suburban office was successfully completed in August 2012. The building includes concrete tilt-up construction with floor to ceiling windows for maximum daylight in the building. Interior features include various methods of ceiling construction; open to structure ACT and gypsum wallboard soffits to provide a visual separation of departments without walls to maximize natural lighting throughout. The executive area includes a vestibule/showroom with wood base and Italian tile throughout the lobby, restroom and showroom area. The building is complete with a corporate fitness center for employees, with access via a separate secure entrance. The back portion of the building includes a courtyard area for company social gatherings.

Project team: John Barnes, Sam McVey and Dan Windon



CENTRAL PARK TENNIS CLUB EXPANSION - KIRKLAND, WA

Owner: Central Park Tennis Club
 Architect: Freiheit & Ho Architects
 The tennis club expansion project began in July 2011 and involved the concrete tilt-up construction of a new 31,440 square foot building to house 4 tennis courts, restroom facilities, court access and viewing areas, along with storage and maintenance rooms. The project also included new parking areas and a plaza and esplanade incorporating offset concrete fence walls, bollard lighting and a rain garden which connects the existing campus and the new building. Another multi-use path was created along NE 60th for pedestrians, bicycles and horses and includes an extension to the local elementary school. The project was successfully completed in January 2012. Sierra had been involved the clubs expansion plans from the initial design discussions as far back as 2008.

Project team: John Barnes and John Dahlman



HAWKS PRAIRIE BUILDING K - LACEY, WA

Architect: Tahoma Design Group
 This 500,000 square foot building is the second build-to-suit we've completed in the Hawks Prairie development in as many years. It is a complete turn-key project where we had responsibility for all design, permitting, construction and contingency risk of this concrete tilt-up distribution center. The building features ammonia cooled refrigerated area, 65 degree conditioned area, along with considerable area of ambient storage and over 100 dock positions. Project build-out included a refrigerated food processing area, shipping and receiving offices, ancillary offices and refrigeration equipment room. The time-frame from fill and grade permit in September 2011 to dry-in in January 2013 was a swift 128 days. The project was successfully completed in the summer of 2012.

Project team: Andy Bley, Travis Torgerson and Jamey Clark



ARBOR VILLAGE APARTMENTS - MOUNTLAKE TERRACE, WA

Owner: AFCO and Sons, LLC
 Architect: Weber Thompson Architects
 We broke ground on the Arbor Village Apartment project in January 2012. The 236,343 square foot 5 story project includes 9,800 square feet of ground floor retail space along with 123 apartment units on floors 2-5. The building's exterior features brick and storefronts on the main level with Cementeous Lap siding on upper levels. Metal decks, a public courtyard area, covered bbq area and covered parking is also included in the plans. Other interior features include a community party room and kitchen, fitness center, movie viewing room and a state of the art PGA certified golf swing simulator. The project is slated for completion in August, 2013.

Project team: Kory Knudson, Joe Hanley, Kevan Muzzy and Jerry Golbienko



WAL-MART NEIGHBORHOOD MARKET - BELLEVUE, WA

Owner: Wal-Mart Stores, Inc.
 Architect: Harrison French & Associates
 This project included the remodel of a 45,000 square foot existing retail space into a Wal-Mart Neighborhood Market. We worked closely with the developer and the site contractor to finish this project on a fast-track schedule. Interior work involved turning an old tired space into a new grocery/variety store. The store includes freezer and cooler food areas along with a bakery, deli and pharmacy. This store was the first of many Wal-Mart Neighborhood Markets slated to open in the area. We have been involved so far in the opening of three Neighborhood markets in Oregon and two in Washington.

Project team: Matt DeFranco and Steve Neisinger



WILSONVILLE ROAD BUSINESS PARK - WILSONVILLE, OR

Owner: Pacific Northwest Properties
 Architect: Mildren Design Group
 This project consisted of the construction of 4 single story office, retail and industrial use buildings totaling 90,000 square feet. Building construction included concrete slab on grade, tilt-up walls with masonry veneer, steel canopy systems and a wood/steel hybrid roof system. Three tenant improvements were also constructed as part of the project. The site work involved upgrading and extending the public water and sewer systems and re-routing the primary power feed from overhead to underground. Public improvements consisted of a new city street extension and storm water swale and outfall to a protected stream.

Project team: Jason Baerlocher, Phil LaRouche and Dan Windon

Prescott photos courtesy of Dan Bigelow



THE PRESCOTT APARTMENTS - PORTLAND, OR

Owner: Prescott Apartments, LLC
 Architect: Myhre Group Architects
 Currently under construction, this zero lot line project consists of 10,000 square feet of retail space and 142,000 square feet of wood-framed residential (155 units) over an underground parking garage. The retail construction consists of concrete post-tension decks and concrete columns with a glass storefront façade and clear heights of up to 13 feet. The residential component rises 6 floors above the retail street and 5 stories above the residential street of this full block site. The split level courtyards above the parking structure and retail space include a Bocce Ball Court, Pickleball Court and BBQ area. The exterior skin of the building consists of an intermix of Hardi-Board Panels and AEP Span metal siding with large Tilt and Turn window systems at the residential units and architectural concrete and storefront glazing at the retail component. Interior finishes include laminated wood flooring, carpet and tile in a variety of finish colors. Concrete walk-out porches, bolt-on steel decks, steel Julietts and extensive landscaping will provide tenants a link to the surrounding area and views of downtown Portland. Project completion is scheduled for fall 2013.



Project team: Chris Fusetti, Adam Piasny, Andy Holdeman and Bob Carrasco



WAL-MART SUPERCENTER - PORT ORCHARD, WA

Owner: Wal-Mart Stores, Inc.
 Architect: PB 2 Architects
 This supercenter expansion project broke ground in May 2011 with a construction time-frame of nearly 14 months. The original store was not designed for expansion, and required additional site work and shoring of the structure as we tore down 3 of the 4 existing walls. Approximately 85,000 square feet was added to the existing store for a grand total of 188,793 square feet. The expansion included 2 new entry vestibules, 35,000 square feet of new grocery, 2 new loading docks along with 40,000 square feet of new storage area and business offices. Sitework included parking lot expansion, retaining walls (including a 650' soil nail wall), utilities, new stormwater ponds, and an expanded garden center. The building included all new finishes, updated electrical, energy management system and lighting. The pharmacy was also relocated and rebuilt. The grand opening was in June of 2012.

Project team: David Buckholtz, Justin Kirk, Dan Peck, Bob Graff, Tim Clark and Ron St. Jean