



Left and below: Artist's renderings of Sutter Hall at Chico State University.

NEW HOUSING AND DINING FOR CHICO STATE

Construction is underway on a new student housing and dining facility at Chico State University in Northern California. Sundt is the construction manager at risk building the \$49 million project.

"Work began in earnest this summer, and is being done in three phases," said Project Director Chuck Briney. Demolition work and instillation of new ADA parking spaces began in mid-January. Work is currently proceeding on several major utility relocations. That will be followed by actual construction of the new facility, which will be called Sutter Hall.

The 113,210-square-foot building will provide living space for 228 students in a dormitory-cluster format. The design also includes student recreation and administrative space, along with a 24,951-square-foot dining facility on the ground floor. The project is scheduled to be complete by Fall 2010. AC Martin Partners of Sacramento, Calif., is the architect.



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THE SUNDT EXPERIENCE

FALL 2008

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SUNDT COMPLETES \$71 MILLION CRONKITE BUILDING IN PHOENIX

Innovative Approach Makes 'Impossible' Project a Success

There are tough projects and there are seemingly impossible projects. The Walter Cronkite School of Journalism and Mass Communications at Arizona State University (ASU) in downtown Phoenix would fall squarely into the second category for most contractors. The task, put forth by ASU and the City of Phoenix, was to design and build the \$71 million, 223,000-square-foot structure and guarantee that it would be ready for students in the fall of 2008, a design and construction schedule of just under two years.



The new Walter Cronkite School of Journalism and Mass Communication in downtown Phoenix

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SOPHISTICATED WATER TREATMENT PLANT UNDERWAY FOR TWO GROWING CITIES

Sundt Construction is building a state-of-the-art water treatment facility in Gilbert, Ariz., that will soon supply residents of two municipalities with up to 24 million gallons of drinking water each day. When complete next July, the Gilbert South Water Treatment Facility will include an array of sophisticated systems for treating water from the nearby Central Arizona Project canal into potable water for millions

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Right: The Cronkite NewsWatch Studio



SUNDT COMPLETES \$71 MILLION CRONKITE BUILDING IN PHOENIX

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“The scope and timeline were enormous challenges right from the start,” said Sundt Project Director Kent Bosworth. “A building that complex, located in a dense urban environment with all of the usual site access and noise restriction issues, would normally take three to four years, easy. But we knew we had to make it work, so we applied every innovative approach we could think of, starting with the design-build delivery method.”

The Cronkite building, which houses KAET/Eight, one of the country’s largest PBS stations, is an ultra-modern structure of glass, steel and concrete that rises six stories in the heart of downtown Phoenix. Its features include a multi-tiered public forum; a 144-seat venue equipped with ready-for-broadcast high-definition TV cameras; and a glass-enclosed space to display artifacts about the news media, the school and the career of the school’s namesake, legendary CBS News anchor Walter Cronkite.

Other building features include seven state-of-the-art professional newsrooms and media incubators, seven other digital computer labs, the Sony TV Studio, the Cronkite NewsWatch Studio, two Eight studios, 17 fully mediated classrooms, nearly 1,000 classroom seats and 280 digital workstations for students.

Sundt began the project with a unique approach known as ‘co-location,’ in which the contractor, designer and several subcontractors share office space in order to facilitate collaboration while eliminating the usual communication delays. The team also made extensive use of cost-modeling and Building Information Modeling, or BIM, throughout the design and construction process. BIM is a computerized, 4-dimensional modeling system (the fourth dimension is time) that involves using special programs to “build” a project in a computer before any construction actually takes place.

“We cost-modeled the project by individual building system using historic information that told us what each system would cost per square foot,” Bosworth explained. “For example, we developed a model and put a precise cost to the building’s exterior, which

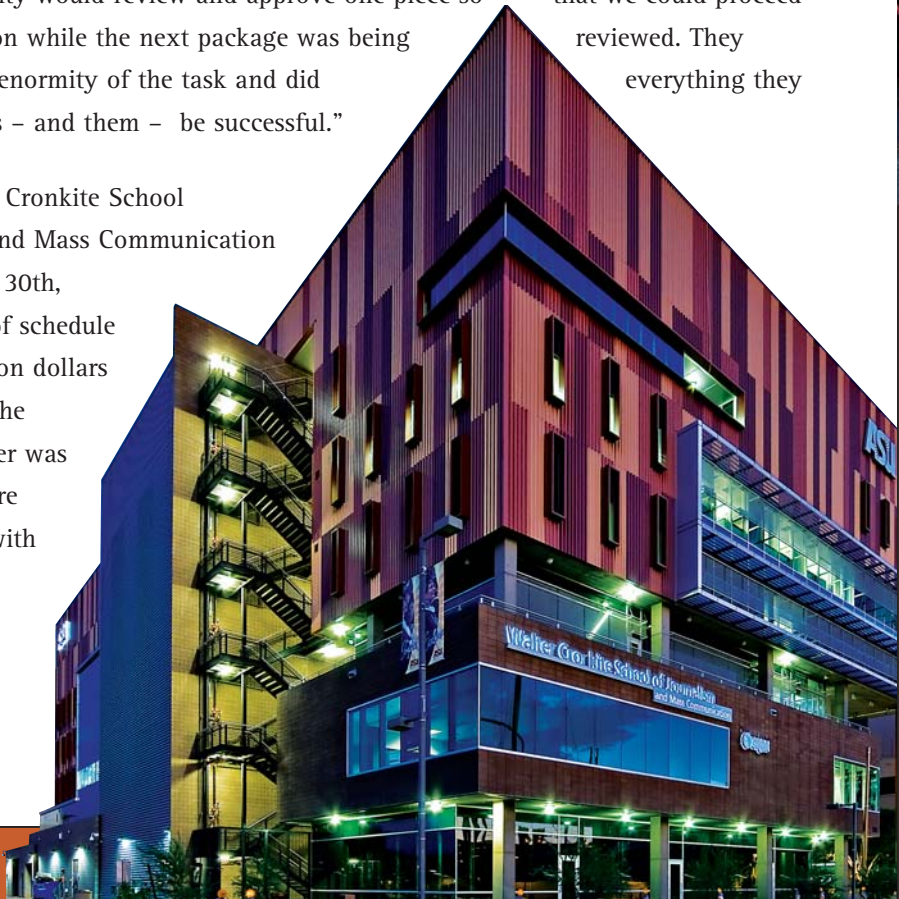


allowed the architect to know exactly how much they had to work with, or how much they would have to borrow from another system if they exceeded that amount.

“We also relied heavily on BIM during construction, especially on the mechanical and electrical side. This is a very high-tech building with lots of system integration, and we were basically designing and building simultaneously in order to achieve the schedule, which meant that we were constantly moving and adapting things. We simply could not have fit everything in without BIM. That, along with cost-modeling and co-location, really made this project work.”

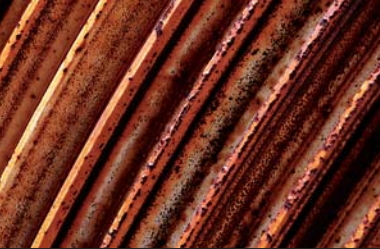
Sundt also self-performed all of the concrete and heavy civil work on the project in order to better control the schedule. In addition, Bosworth says ASU and the City of Phoenix were tremendous partners who helped streamline the review and approval process. “We built the city’s review times into our schedule and divided the project into manageable pieces so that we didn’t have to wait for one comprehensive review and approval. The City would review and approve one piece so that we could proceed with construction while the next package was being reviewed. They understood the enormity of the task and did everything they could to help us – and them – be successful.”

The new Walter Cronkite School of Journalism and Mass Communication opened on May 30th, 11 days ahead of schedule and a half million dollars under budget. The project’s designer was HDR Architecture in partnership with Steven Ehrlich Associates.



Facilities shown here provide students professional experiences in television, print, radio, multi-media and public relations.





SUNDT AWARDED SECOND PHASE OF MILITARY FAMILY HOUSING PROJECT



Top and above: Completed military family housing from Phase One at McGuire Air Force Base

Sundt is finishing Phase One and beginning the second phase of the largest privatized housing project ever awarded by the United States Air Force. The combined Army/Air Force military installation of Fort Dix and McGuire Air Force Base, in New Jersey, includes more than 1,600 units to house our military personnel and their families.

Sundt began the first phase of the five-year project in July 2007 and soon set an aggressive pace of two completed units per day, or more than one million dollars worth of residential construction per week. The 483 units in Phase One, valued at \$72.1 million, will be complete this November – three months ahead of schedule. Phase Two, valued at \$146.2 million, began in July and consists of 1,152 units ranging in size from just under 2,000 square feet to over 4,500 square feet.

“This is a large and complex project that requires a lot of detailed coordination,” said Project Manager Jim Dravet. “The project team is working very hard and is maintaining the pace set in Phase One. Turning over two completed units per day was a goal developed in pre-construction, and it has become a reality due to the efforts made by our field workers and a terrific group of subcontractors.”

The project’s developer/owner has also been instrumental to the team’s current success, says Dravet. “United Communities is an example for all other owners to emulate with their approach to ‘partnering for success.’ Developing a good relationship was especially important on this project, since they are also self-performing a good portion of the finish work as a subcontractor to Sundt. The situation could be very difficult to manage if they were not so committed to making this project a success for everyone involved.”

Because Fort Dix/McGuire Air Force Base is a privatization project, base access is limited and construction zones are severed from the base, generally with county road access, to facilitate the construction process and minimize impact to military screening personnel. While this system reduces Sundt’s time spent waiting in line to access the base and then

access the construction sites, the disadvantage is fitting 200-plus workers in a very small area and making room for parking, materials, equipment, and new construction.

Another challenging aspect of the project is the fact that the housing units are spread out – sometimes as far as 30 minutes by car – across the mega-base that will include Army, Air Force and eventually Navy and Coast Guard operations. Since more than one parcel is under construction at a time, time management is extremely important.

“Coordination is vital, but the bottom line is that relationship development and good communication are essential to the success of this and similar projects,” said Dravet. “Without them, we would have a very hard time conveying our plans and achieving our goals. The success we have achieved on this project is truly a team success based on planning, relationships, and communication.”

Phase Two is scheduled to last 34 months, with completion in April 2011.

HUMAN CAPITAL INSTITUTE HONORS SUNDT WITH AWARD OF EXCELLENCE

Most construction industry awards recognize projects, not people, and yet the right people are what make every other success possible. That’s why Sundt places so much emphasis on its employees, or “talent” – because they’re the building blocks of a great company.

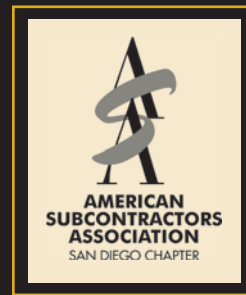
Sundt is especially proud to have received this year’s Award of Excellence from the Human Capital Institute (HCI), which recognizes an organization that has had exceptional outcomes resulting from implementing new talent management practices. In other words, it’s an award that honors the importance of people.

Sundt was selected as this year’s award recipient for its development and execution of a comprehensive set of talent management initiatives, including creating a cross-functional team, identifying critical talent projects and implementing enterprise-wide talent practices.

“Sundt’s talent management project was critically important to helping us ensure a leading position in a highly competitive industry,” said Richard Condit, Sundt’s Chief Administrative Officer. “An executed human capital management system is Sundt’s most sustainable, not easily replicated competitive advantage.”

HCI’s Chief Learning Officer, David Forman, called Sundt an exceptional employee-owned company that has set an example for everyone. “The Human Capital Institute is pleased to honor Sundt Construction for its commitment and consistent efforts to strengthen strategic talent management throughout its organization. This award honors organizations that demonstrate this commitment to improved human capital management in all levels of the enterprise over time. The movement to a talent-based culture takes vision, perseverance, hard work and dedication.”

The Human Capital Institute (HCI) is a global professional association and educator that is advancing the science of strategic talent management.



SUBCONTRACTORS PICK SUNDT FOR GENERAL CONTRACTOR OF THE YEAR

In July, the American Subcontractors Association of San Diego named Sundt General Contractor of the Year. The other two finalists were Turner and Hensel Phelps.

This award is given annually to the general contractor that displays the highest levels of fair and professional treatment of subcontractors.



The HCI award was presented to Sundt at the 2008 National Human Capital Summit.



Right: A birds-eye view of the I-10 expansion project. Downtown Tucson is visible in the upper right-hand corner.

Below: Crews install abutment wall panels featuring some of the project's extensive architectural concrete details.



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INNOVATIVE PHASING AND TRAFFIC MANAGEMENT SPELL SUCCESS FOR I-10 WIDENING PROJECT

When Sundt and a joint venture partner set out to widen six miles of Interstate 10 through Tucson, Ariz., they knew they had their work cut out for them. As the largest highway project ever undertaken in the state of Arizona, the \$200 million job involves expanding the highway from six to eight lanes between Prince Road and 29th Street and adding sixteen new bridges and underpasses at seven cross streets. The project began in January 2007 and is scheduled to last 3.5 years – through the peak winter tourist season and major events such as the world renowned Tucson Gem, Mineral, & Fossil Showcase and the yearly Accenture World Match Play Golf Tournament.

As with most highway projects, the major challenge has been maintaining traffic flow while providing space for the new section of the freeway to be built. The I-10 project is complicated further by the fact that the entire roadway is being realigned, not just expanded. In addition, all of the bridges are being demolished and rebuilt to accommodate higher volumes, which means that access and exit ramps throughout the project area are closed for years at a time. While through traffic is allowed on the highway, locally bound traffic is being diverted to frontage roads and surface streets.

“Not having the ramps available forced us to think creatively about traffic flow,” says Sundt Construction Manager Steve Schmitt. “So we focused on using the frontage roads and surface streets as effectively as possible by creating a freeway management system that ties into a state-of-the-art Interim Traffic Operations Center (ITOC) that was created specifically for this project. There are more than 70 cameras set up along I-10 and nearby streets, which allow engineers at the ITOC to monitor traffic conditions around the clock and manipulate signal timing in order to keep traffic moving as safely and efficiently as possible. We are also doing some work at night and on weekends to lessen the impact.”

Altering the initial phasing plan has also been instrumental to the project's success. Originally, it was supposed to be divided into nine distinct phases, but Sundt and its joint venture partner, Kiewit, developed an alternate phasing plan with just four phases that was accepted by Arizona Department of Transportation (ADOT) officials.

"Under the original phasing plan I'm not sure we would have gotten the job done on time," Schmitt said. "We felt that there were a lot of gaps between phases that could be tightened up. Plus, dividing the project into that many pieces makes coordination and continuity difficult, but with the new phasing we'll be fine. ADOT has been very responsive to our changes and very good to work with overall. I think they felt comfortable with our experience and trusted that we had some unique ways to handle a job of this magnitude."

The I-10 widening project reached the halfway point last May when east- and westbound traffic was switched over to the new half of the highway. The project continues within budget and ahead of schedule, with completion expected in spring 2010.



SOPHISTICATED WATER TREATMENT PLANT UNDERWAY FOR TWO GROWING CITIES

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of current and future residents of Gilbert and the adjacent city of Chandler. The nearly \$89 million construction manager at risk project began last summer.

"Water treatment plants are different from buildings, because you're constructing a more complex system," said Project Manager Clint Sundt. "There is an unbelievable amount of coordination between the trades and specialized equipment vendors. With an advanced facility like this, coordination begins at preconstruction and continues through the procurement, construction and commissioning phases."

As raw water enters the plant it will be treated with an ozone injection system as well as a carbon dioxide system. This is done to control the PH level, odor and taste of the water. The water then proceeds through several mixers before entering the Actiflo Ballasted flocculation system, where most of the fines and solids coagulate and fall out of the process. Any remaining fines are removed by a separate anthracite filtration system before the water moves on to be treated with chlorine. The finished water then flows to a five-million-gallon concrete reservoir. Vertical diffusion pumps send the water through three large-diameter pipelines to Chandler and Gilbert.

"There are a number of interesting aspects to this job, but the ozone injection system is particularly challenging and unique," Clint explained. "Ozone is a very toxic gas, so the system installation is dangerous and requires great care and precision. The sodium hypochlorite system is also very advanced. It produces chlorine by using salt, water and electrolysis. This allows the plant to manufacture its own chlorine for disinfection rather than store large quantities of the chemical on site. That's a huge plus, because chlorine is also a very volatile, dangerous substance."

Sundt is self-performing a large portion of the work, including concrete, earthwork, underground piping, and equipment setting.



Photos above show a few of the 11 structures on the water treatment plant's 40-acre site.