

# THE SUNDT EXPERIENCE

FALL 2009

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# SUNDT

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## SONY'S NEW CORPORATE HEADQUARTERS COMPLETE IN SAN DIEGO

When Sundt Project Manager Jamie Frye drives past the new Sony Electronics corporate headquarters building that was recently completed in San Diego, he feels an especially large sense of pride. The \$170 million, 11-story building and subterranean parking structure, which was constructed by Sundt and joint venture partner Pacific Building Group, serves as the new workplace for 1,400 Sony employees. The project began in October 2007 and was completed just 18 months later in June 2009.



*Sony Electronics corporate headquarters was designed to achieve LEED Silver certification.*

"I'm very proud of this project," Frye said. "I feel it is the pinnacle of my career, both because of the size and who the client is. Jobs like this don't come

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## LEMANSKI BRINGS KNOWLEDGE OF RENEWABLE POWER INDUSTRY TO SUNDT

Bill Lemanski joined Sundt last spring as Business Development Manager for the Mining and Industrial Division. During his 28-year career he has acquired a wealth of experience in industrial projects, particularly in the area of alternative energy development. In his new position with Sundt, Lemanski works with utility industry customers and others who are at the forefront of the renewable power industry.

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Right: an aerial view of Sony's 460,000-square-foot facility

Below: an interior stairwell in the 11-story building



## SONY'S NEW CORPORATE HEADQUARTERS COMPLETE IN SAN DIEGO

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along too often, and I'm glad to say that it was a huge success that resulted in an extremely happy client."

Sony's new headquarters includes 450,000 square feet of office space, plus a fitness center, dining facility, and one level of underground parking. For the foundation, Sundt's crews poured more than 4,500 cubic yards of concrete in a single night, which turned out to be one of the largest and most logistically complex concrete pours in Sundt's recent history. The architect, Carrier Johnson, worked closely with Sony to create an innovative design that makes the building look like a jewel box sitting at an oblique angle on a stone base.

In addition to its high profile – both figuratively and literally – the project also came with a number of challenges. During excavation for the parking facility, crews expected to encounter water approximately 13 feet below ground, but instead found water just six feet below grade.

"The underground water situation was definitely a surprise," Frye said. "Suddenly we were excavating mud instead of dry dirt, which was harder to dispose of because only a couple of places will accept wet export, and it costs a lot more. And then, completely on the fly, we had to devise a system to contain the water in order to keep the excavation dry. The solution worked great, but the issue set us back about two weeks on an already tight schedule. Fortunately, we were able to make it up by working extra shifts for a while to get the project back on track."

The other significant challenge was presented by the 11th-floor dining facility. Usually, dining areas are placed on the ground floor, but in this case Sony wanted the dining

The innovative building design "makes the building look like a jewel box sitting at an oblique angle..."



room to be on the top level, directly above the conference room and executive office suite. This meant the team had to be very precise to ensure that there was no noise perceptible below the dining facility, and that all of the systems functioned flawlessly.

“We created a sound ceiling above the critical areas, according to the recommendations of the project’s acoustician, and it works very well,” Frye explained. “The client is extremely proud of their new building, as are all of us who worked on it. It was a tough project, but it turned out better than we could have imagined.”

*Above, left: Sony’s modern lobby*

*Right: state-of-the-art exercise facility for the 1,400 employees on-site*

## SAFETY MILESTONE ACHIEVED FOR SUNDT

A company’s Experience Modification Factor, or “EMOD” is an important barometer of how well it’s doing from a safety standpoint. The EMOD rate is a three-year, running average of the organization’s critical safety statistics. The closer that number is to zero, the better a company is doing. Sundt reached a milestone by achieving its lowest EMOD factor to date of .42.

Achieving such a low number is important for a variety of reasons. The average contracting company has an EMOD of 1.0. At Sundt’s current rate of .42, it will pay significantly less for workers’ compensation insurance than the average contractor. More importantly, it means fewer Sundt employee-owners are being injured each year. Finally, the EMOD factor is a number that Sundt is measured by when proposing on new construction contracts. Owners frequently will not even consider contractors with EMOD rates over 1.0.

“Everyone at Sundt should be proud that we reached this milestone,” said Sundt’s Corporate Director of Quality and Safety Brian Murphy. “An EMOD rate of .42 demonstrates that we are serious about safety, and this will be a factor in making us a more competitive company in the years to come. Sundt is a cut above the others, and this significantly lower-than-average EMOD factor is a testament to that.”



# LEMANSKI BRINGS KNOWLEDGE OF RENEWABLE POWER INDUSTRY TO SUNDT

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## What is your background?

I'm originally from western Pennsylvania, where I spent most of the 1980s working for a mechanical contractor in the steel and power industries. In the '90s I went to work for a general contractor that did a lot of power work throughout the mid-Atlantic region. We built several fossil fuel-powered plants, and then in more recent years I've had the opportunity to be involved in the development of a number of wind projects around the country.

## Where do you see the alternative energy industry headed?

The alternative energy market is ripe for continued development. Wind energy in particular has really exploded in the last five to seven years. There are two major factors that affect wind development: transmission availability and federal production tax credits. The market is restricted or 'pocketed' to places that have the right wind resource and that have access to electrical transmission lines. Currently, there are a number of prime wind development areas in the Southwest that are restricted by the lack of transmission capabilities, but fortunately there are a number of proposed transmission upgrades and additions planned. The time frame for transmission development may be over the next five to ten years. The political climate is also very favorable right now for alternative energy projects. There are federal tax credits in place that help make the development of wind projects more competitive with fossil power, so that will help accelerate these developments.

## And the solar industry?

From a transmission standpoint, solar is probably a little better off because solar facilities can be planned near existing transmission lines. But solar is also a more expensive technology to develop, and it requires a lot of land. It takes about six acres of solar field to generate one megawatt of power. Solar energy also receives federal tax credit assistance as a renewable energy.

## Who will be developing these alternative energy facilities?

The large, established utility companies are likely to be the first ones building major solar facilities. Wind is a bit more mature. In addition to the major utilities, there are established owners and developers with portfolios of wind projects and a track record of successful projects. It takes a thorough knowledge of the power industry and its regulatory system, not to mention deep financial backing, to build a power facility. The major utilities have the money and the knowledge, so we think they're the ones who will initially be driving the solar markets in the Southwest.

## What makes Sundt a top choice for renewable energy projects?

First of all, not many contractors have done a great deal of solar work yet. There are only two major solar facilities constructed to date in the U.S. Contractors won't be selected so much by specific experience as by size, financial capabilities, and demonstrated success with similar remote industrial projects that are logistically complex. Sundt has done that kind of work such as mining projects, wastewater treatment facilities and border fence. We're also unique in that



Our People  
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we're a large contractor, but we have the ability to self-perform tasks that are often outsourced to subcontractors. Self-performing gives us better control of cost, quality and schedule.

Being situated in the heart of the Sun Belt makes us an obvious choice for these kinds of projects. We have offices in Arizona, California and Texas – where most of the upcoming solar energy facilities will be built. We are a local builder, employing a local workforce, yet we offer all the advantages of a large, major regional contractor.

## SUNDT CONCRETE EXPERT PUBLISHED IN NATIONAL MAGAZINE

Industry service is a core value at Sundt. Employees are encouraged to participate in organizations that further the industry, and contribute their own expertise to benefit others. Jim Schibley, a general superintendent in Sundt's Concrete Division, is a member of the American Concrete Institute (ACI) and serves on the Construction of Concrete Floors committee 302. Schibley's expertise in placing and finishing steel fiber-reinforced concrete floors was featured in an article he co-wrote on the subject for *Concrete International* magazine, a publication of the ACI.

Steel fiber-reinforced concrete contains short fibers uniformly distributed in the concrete mixture to improve its structural properties. The fibers increase impact strength, flexural strength, energy absorption, toughness, fatigue strength and crack resistance. Schibley and his co-author explained that while many of the forming and placement procedures for steel fiber-reinforced concrete are similar to those for conventional concrete, there are several important differences that crews should take into consideration to ensure that their floors are of the highest quality. The article included advice in several areas, including: the importance of a preconstruction meeting with representatives from the fiber manufacturer, the concrete producer and the concrete contractor; the correct concrete mixture; recommended mixing methods; placing and finishing techniques; and advice for sawcutting contraction joints.

Schibley has 35 years of experience in the concrete industry, seven of which have been with Sundt. He specializes in industrial floors.

### OTHER SUNDT CONCRETE HONORS

- Sundt placed 24th on *Concrete Construction* magazine's list of the top 100 concrete contractors in the industry.
- John Ylinen, a Sundt preconstruction manager for concrete, was elected to the 2009-2010 American Society of Concrete Contractors Board of Directors.
- The American Concrete Institute - Arizona Chapter recently honored the following Sundt projects:

*Architectural Merit* – Butler Reclamation Facility; Peoria, Ariz.

*Mid- to High-Rise* – Dial Corporation Headquarters and Research & Development; Scottsdale, Ariz.

*Infrastructure* – Gilbert South Water Treatment Plant; Gilbert, Ariz.

*Unusual Use of Concrete* – Arizona State University Walter Cronkite School of Journalism; Phoenix, Ariz.



*Jim Schibley*

## SUSTAINABILITY PROGRAM IS HELPING SUNDT GO GREEN

Sundt's sustainability program has garnered a lot of attention in the last year – both inside and outside the company – for several noteworthy achievements. Launched by senior management in 2006, the sustainability program is helping make Sundt a greener organization by focusing on jobsite and office practices, purchasing habits, and other ways the company can have a positive impact on the environment.

In November, Sundt will play a major role in the 2009 Greenbuild International



Conference and Expo, which is the nation's largest conference for sustainable construction practices. Greenbuild will be held in Phoenix, Ariz., and is expected to be attended by 30,000 professionals from all over the world. More than 1,300 proposals were submitted by architects, contractors and other industry insiders to host one of the conference's 112 education sessions, two of which have been awarded to Sundt. In addition, four Sundt projects will be featured in the conference's tours program: the Walter Cronkite School of Journalism at Arizona State University; the Villas at Miraval – one of the first projects in the country to be certified in the new LEED for Homes program; the Arizona Sonora Desert Museum in Tucson; and the Arizona Biosciences Institute Building B at Arizona State University, which was the first LEED Platinum project in the state.

Sundt's sustainability program has also begun to focus more on employees, who represent the company's front line experts in sustainable construction. The key "green" designation for construction professionals is to become a LEED Accredited Professional. In June 2008, Sundt had 74 employees with the LEED AP designation. Today there are 168, which puts Sundt in excellent company with its biggest industry competitors. In fact, a recent study conducted by the publication Building Design and Construction recognized Sundt for having the 19th highest number of LEED APs among the nation's contractors.

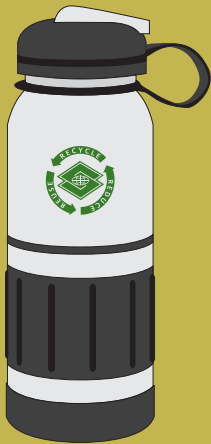
"Sundt has always cared about the environment, and our sustainability program is helping us set new goals and develop strategies for achieving them," said Ian McDowell, a Sundt preconstruction manager who also chairs the sustainability committee.

McDowell says the sustainability committee will continue to look for ways make Sundt's general business practices more environmentally friendly in the coming year. In the Tempe, Ariz., office, plastic water bottles have been eliminated and a reverse osmosis filtration system for drinking water was recently installed. The system will divert more than 25,000 plastic water bottles from the landfill. Similar systems will be installed in the rest of Sundt's offices by the end of 2009.

Sundt is also making significant changes at the jobsite level by converting to more fuel-efficient vehicles, encouraging employees to carpool, and reducing construction waste. "We want to make waste diversion a standard practice on all of our jobsites," McDowell explained. "Sundt's goal is to cut pounds of waste sent to landfills by 60%, which will have an enormous, positive impact."



Ian McDowell



*Sundt will replace plastic water bottles with reusable containers for employees.*



*Left: Hundreds of people gathered for the long-anticipated opening of the Fourth Avenue Underpass in Tucson, Ariz.*

*Below: A pedestrian bridge crosses above the roadway.*

## NEW UNDERPASS KEY TO REVITALIZING DOWNTOWN TUCSON

A major milestone in the City of Tucson's plans for downtown revitalization was reached in August 2009 when Sundt completed reconstruction of the new Fourth Avenue Underpass. The structure serves as a symbolic gateway to downtown Tucson that connects the city center with the busy Fourth Avenue business district and nearby University of Arizona campus. The project has figured prominently in the City's downtown revitalization plans because it greatly improves the flow of vehicles, bicyclists and pedestrians between major activity centers in the heart of the city, and it is expected to spur new private sector investment in the area. Construction began in June 2007. TranSystems Corporation was the architect/engineer.

The original Fourth Avenue Underpass, which was built in 1916, did not meet current safety or ADA standards, was subject to frequent flooding, and could not handle increasing traffic volumes. In its place is a modern underpass that features two vehicle travel lanes, raised sidewalks, dedicated bicycle lanes, landscaping, improved lighting, and room for the City's upcoming modern streetcar. Sundt's \$31 million contract also included roadway widening, streetscape enhancements, installation of street car tracks, traffic signalization, and relocation of utility lines.

Cade Rowley, Southern Arizona Area Manager for Sundt's Heavy Civil Division, says communication was vital to the project's success. "Logistically, this was a challenging job. There was a lot of vehicle and pedestrian traffic that had to be re-routed, plus we had utilities to relocate, an intersection to re-build, and major community events to work around. The business owners along Fourth Avenue, Congress Street and Toole Avenue were supportive of the project from the beginning because they knew the new underpass would ultimately improve their businesses, but they were understandably very concerned about how our construction activities would impact them. We made sure to maintain a constant flow of communication through weekly construction meetings and frequent updates. But perhaps the most important thing is that we listened to each of their concerns and then worked out a plan to accommodate them. In every case, we kept our word."

Establishing that kind of trust early on helped Rowley and the rest of the Sundt team negotiate a few bumps when they arose unexpectedly during the project. "Initially we had some challenges with the Union Pacific Railroad, which runs on tracks on top of the structure, regarding their concerns with our excavation plan. Luckily, we built a good relationship with them, and after they understood the situation and its limitations, they approved the use of an alternative shoring method that met their movement tolerance standards."

The new Fourth Avenue Underpass officially opened on August 20, and, judging by the crowd in attendance at the dedication event, it's already fulfilling its promise to help breathe new life into downtown Tucson.



*Two widened vehicle lanes plus new pedestrian walkways and bicycle lanes pass under the new pedestrian bridge.*

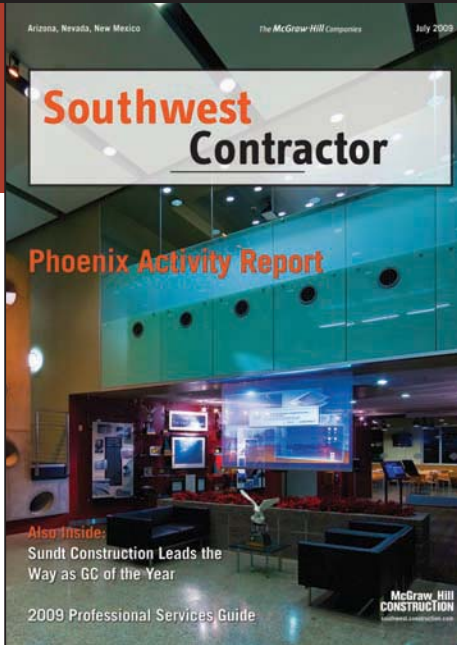
# 2009 GENERAL CONTRACTOR OF THE YEAR AWARDED TO SUNDT

*Southwest Contractor*, a regional publication of McGraw-Hill Companies that focuses on Arizona, Nevada and New Mexico, named Sundt Construction its 2009 General Contractor of the Year. According to the article, Sundt earned the award based on its innovation, commitment to sustainability, industry leadership and community involvement.

Sundt has been a leader of industry innovations, such as Building Information Modeling, or BIM, and ROCK (patent pending) technology. ROCK stands for Remote Office Construction Kit, and is essentially a tablet PC built for rugged environments that allows construction crews to bring all plans and important documentation into the field.

The company has demonstrated its dedication to sustainability by encouraging employees to become LEED Accredited. (LEED stands for Leadership in Energy and Environmental Design.) As a result, in just one year, the company saw its number of LEED Accredited Professionals rise from 74 to 168.

The company's commitment to industry leadership, as well as its philanthropic activities through the Sundt Foundation, is an important value that set the company apart from its competitors. The Foundation has made more than \$3 million in grants to non-profit organizations in the cities where Sundt has an active office.



*Southwest Contractor magazine featured the Sundt headquarters lobby on the cover as part of its coverage of Sundt being named the 2009 General Contractor of the Year.*

## Building Integrity Since 1890<sup>SM</sup>

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### CONTRACTOR LICENSE NUMBERS

#### Sundt Construction, Inc.

Arizona: ROC068012-A; ROC068013-B01  
California: 453175-A,B,C-8  
Nevada: 22067-AB



# SUNDT

www.sundt.com

In the previous issue of The Sundt Experience, we misprinted Will Bruder + Partners' name. Will Bruder + Partners, along with CH2M Hill, were the architects for the Dial Corporate Headquarters in Scottsdale, Ariz. We apologize for the misprint.