



CPI NEWS



VOL. I, No. 1

FALL 1983

THE NEWSLETTER

This is OUR newsletter! I stress "our", as the newsletter is by us and intended for us. We have no special staff to put it together; consequently we need your help in the way of ideas and contributions. We hope to improve our newsletter in future editions, through the addition of new columns and feature articles. Again, volunteers are needed.

Initially, we anticipate publishing our newsletter on a quarterly basis—in February, May, August, and November. Copy needs to be in to my office by the middle of the prior month in order to meet printing deadlines. So be on the lookout for interesting events and undertakings, both past and planned.

Many thanks to those who made this first edition possible. They include Tom Verti, Bob Law, Kevin Nuckles, Eunice Masterson, Rik Kunnath, Mike Townsend, Gerry Ralston, Lucile Rogers, Doug Schell, and Scott Church.

Don McKibben
Editor-in-Chief

NAME IT!

A contest is being held to select a permanent name for our newsletter. If you have a good one, you may be a \$100 richer. There is no limit to the number of entries—submit as many suggestions as you wish. Deadline for receipt of entries is December 31, 1983.

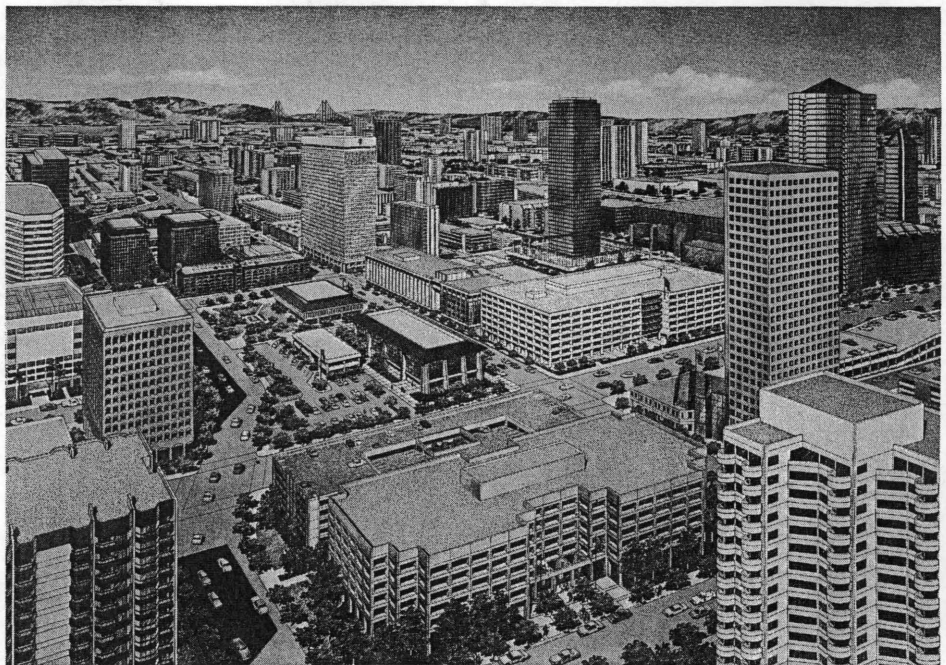
Entries will be accepted by Tom Verti, Rik Kunnath or Don McKibben, and will be date stamped. In case of duplicate suggestions, the one received first will prevail. So get your names in early—we'll have a new name by the February edition.

Remember, there's a \$100 prize at stake.

20th ANNIVERSARY

The year was 1963. Charles Pankow and a handful of qualified and daring construction men opened the doors of Charles Pankow, Inc. by taking on the MacArthur-Broadway building in Oakland, California. A project deemed not feasible and over budget by others, doomed to remain only on paper, was transformed into a cost-effective and successful

forming." Innovative and intricate slipforming techniques were applied to high-rise dormitory buildings and office buildings, setting the pace for the industry. CPI started picking up speed and momentum in California with projects around the Bay area such as the Alameda, Dean Witter, First American, IBM and Borel buildings, all with CPI negotiated



"Pankow City"

office building, shopping mall and parking structure complex. This initial project was "salvaged" through aggressive and innovative cost-control measures in the confines of the basement of Charlie Pankow's Altadena, CA residence, the company's first office.

CPI's second venture introduced a new application for an old technique called "slip-

forming." Innovative and intricate slipforming techniques were applied to high-rise dormitory buildings and office buildings, setting the pace for the industry.

In 1965, Charles Pankow, Inc. ventured to the tropical island of Oahu to construct the James Campbell building. Once again, a building was salvaged through redesign. Subsequent projects in Hawaii, under the leader-

(Con't. on p.2)

CHARLES PANKOW, INC.

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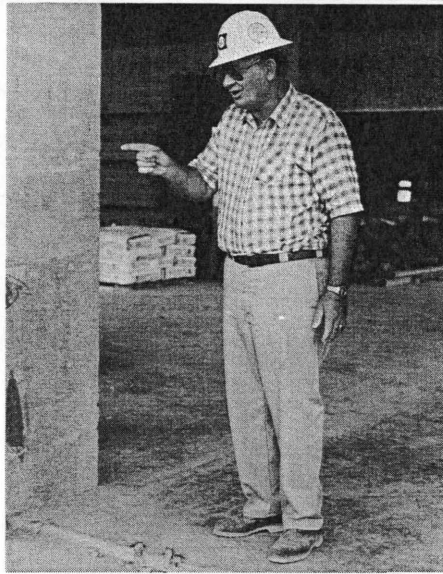
EMPLOYEE IN FOCUS BOB CRAWFORD

He is referred to as a gentle giant, a teddy bear, "Slim". . . Slim? Are we talking about the same Bob Crawford? Yup. There was a time many years ago when Bob worked on the mainland as a bartender and carried the name with him. Right, "High-Pockets"?

Raised in Mississippi, Bob (born Cicero Leander Crawford) found his way west and was hired by Tony Giron in 1965 to work on a Camp Pendleton, California project. Opportunity knocked, and Bob transferred to Hawaii in 1966 to work on the Campbell Estate Building.

Expecting to stay for one job only, Bob was then loaned out to Dillingham for a year, until Pankow could fully utilize his abilities again. He was brought back to work on the Hawaii-Kai office building, and subsequent projects included Ward Plaza, Kauluwela Co-op and Elderly Housing, Esplanade, Pearl I and II, Century Center, Nuuanu Brookside, Executive Centre. . . the list goes on and on.

Through the years, Bob Crawford has not only been a dependable laborer foreman on all the jobs he's worked, but has acquired the name "BIG DADDY", not so much for his size as an endorsement of his supportive nature. Bob has consistently supplied leadership and backing to other foremen and tradesmen. Although not eligible for safety awards himself, Bob has been directly responsible for those assistants achieving outstanding results in their efforts to promote safety, resulting in their meriting very honorable awards themselves. Bob Crawford has



the highest record of accumulated safety man-hours for his crews on the Pankow staff.

Bob is an easy going man whose bark is reportedly worse than his bite (although some don't agree to that). He also has earned the reputation of being a "Superintendent slayer." If you're going to work with Bob Crawford, you'd better be good at what you do.

Bob is a man of action, a "can-do" guy who makes things happen with innovation and efficiency. One such time found him on a sky-climber at the top of a project at Dillingham. . . alone. . . late at night. The motor belt at one end of the scaffolding broke, rendering it electrically useless. An hour later Bob had descended, not only

getting down safely but setting an unquestionable air/land marathon record in a confined area by running back and forth on the narrow planking, alternately lowering each end until he reached the ground.

It was man-of-steel feats like this that earned Bob his John Wayne image among his friends. Red Metcalf was actually so impressed that he gifted Bob with a rugged-looking leather belt, and even threw in some tiny \$3 cap pistols hanging dwarfed at the sides. The cap pistols have gone the way of all things plastic, but the belt has endured amazingly well through thick and. . . less thick. "It has survived," attributes Red Metcalf, "because it's always in the shade."

A strong supporter of company efforts, when a luau was in the making as a finish to the Ward Plaza job, Bob was put in charge of delivering the porker to the "great imu in the sky." The live animal, tethered safely in the back of Bob's pickup, posed no problem as Bob and a few of his boys, in a spirit of high anticipation, stopped at a local watering hole before the great event. One round led to the next, and when they exited the pub they found to their great shock that the pig was already regrettably belly-up, reportedly from boredom or loneliness, and had to be forfeited as guest of honor. A replacement was brought in to appease the Board of Health, and the festivities continued.

Bob Crawford, a gentle man with a heart as big as he is, has more public credits and private memories of his career with Pankow than could ever be recounted here. With reverence and affection we salute Bob Crawford, one of Pankow's outstanding employees.

20th ANNIVERSARY (Con't. from p. 1)

ship of George Hutton, brought the introduction of slipforming and many other innovative construction techniques to the islands.

Growth was rapid in the 60's, and in 1966 a new headquarters for the company was reconstructed from a 1920 vintage bank building in Altadena. This handsome edifice is still the home office of CPI.

Further projects in the Bay area and the Pacific Northwest continued to develop slip-forming into a concrete art, along with many other technical advances in onsite and offsite precasting and prestressing activities, all of which enhanced the company's edge in cost-control construction. The Pankow banners flew high from projects such as San Jose State College Dormitories, Bellevue and Evergreen office buildings, Yerba Buena Housing, and the San Jose Plaza complex. The islands of Hawaii were seeing more and more impressive structures going up in amazingly short periods of time from Hilo to

Honolulu. Offices, shopping centers, hotels, and the new fad of apartments people could own—called condominiums—allowed CPI to show its stuff. Developers soon found that the guaranteed contract prices would save them money and get the job done fast.

CPI grew and grew in the 70's, building millions of square feet of commercial buildings and high-rise condominiums. Notable projects of the 70's include: the 30-story Citizens Fidelity Bank Building in Louisville, the tallest building in the state of Kentucky; the 32-story Pearl condominium tower in Honolulu, which was completed in 11 months; the PT&T office building in San Francisco, 420,000 SF, completed in 10 months; the 42-story Century Center, one of Honolulu's tallest buildings, to mention only a few. From Braintree, Massachusetts to Honolulu, Hawaii, the CPI team is continually striving to remain in the forefront of cost control through concrete technology.

The latest achievements in the 80's mirror that of the early years, except the magnitude and scale of the projects are growing. Presently under construction in Hawaii are: the 41-floor

Executive Centre with parking, townhouse and commercial structure, 785,000 SF; the Mandarin and Hobron hotel/condominiums, each with 43 floors and 300,000 SF; and Prince Kuhio Plaza in Hilo, 340,000 SF. On the mainland, under way are: Walnut Center office complex, 780,000 SF; Catalina Landing office complex, 740,000 SF; and 411 East Wisconsin office building complex, 1,100,000 SF.

The last 20 years have passed quickly, and today CPI can be proud of its outstanding achievements, as depicted in the artist's rendering of completed Pankow projects called "Pankow City."

It has been a fine 20 years—from the start with a handpicked few individuals to the present day group of 120, from the MacArthur-Broadway project to the present day ENR construction volume of \$325,000,000. As the saying goes, "Bricks and mortar don't make a company, people do." And it is the people of CPI, through teamwork, dedication, and unique pride, that have made it all happen.

1963, 1983—this isn't the end of an era, it's just the beginning.

PROJECT OF THE QUARTER WALNUT CENTER OFFICE BUILDING

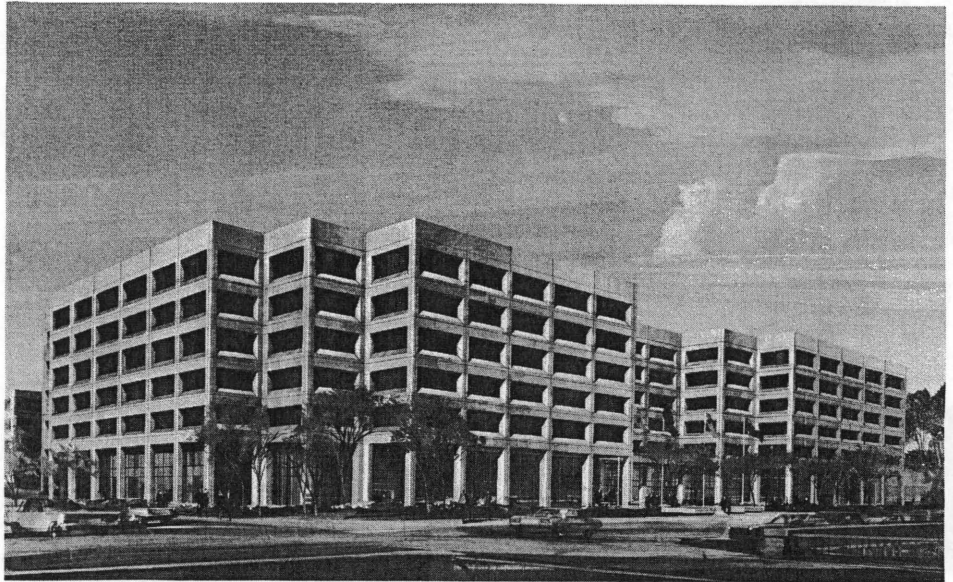
The Walnut Center project epitomizes the Pankow philosophy of building and demonstrates, in our own back yard, the technical and innovative construction expertise that has become our trademark in the past 20 years. Walnut Center, occupying a 4.8 acre parcel bounded by Los Robles and Euclid Avenues, and Corson and Walnut Streets in the City of Pasadena, California, will become the Southern California regional headquarters facility for Kaiser Permanente Medical Care Program. The first stage of this two-phased development program includes a seven-story, 350,000 SF office facility and a 430,000 SF parking structure accommodating 1,450 cars. Phase Two development will provide for an additional 250,000 SF office facility on the site in two buildings, one four levels, the other eight.

The project was developed by Pankow Development Corp., headed up by Russ Osterman as developer, on behalf of Kaiser Permanente. Initially, Kaiser will occupy six of the seven floors with 1,100 employees. By 1989 they expect to house up to 1,450 employees. One floor will be leased to other tenants.

The project is a true Design/Build venture, with Pankow Building Service, Inc. spearheading the total design of the building shell as well as the complete Interior Architecture and Space Planning services. The design team under the direction of PBS and Project Sponsor Tom Verti, are Gin Wong Associates-Executive Architect; Interpark - Parking Structure Architect; Robert Englekirk Consulting Structural Engineers, Inc. - Structural Engineer; Robert Bucci Associates - Landscape Architect; Electric Service & Supply Co. - Electrical Engineer/Contractor; Southland Heating & Air Conditioning - Mechanical Engineer/Contractor; Deel Mechanical - Plumbing Engineer/Contractor and Walker Associates, Inc. - Interior Architect.

Pankow Builders, Inc. has the construction contract for the Building Shell and Tenant Finish Work. Construction formally commenced in July 1983, and the base contract of this 780,000 SF facility is scheduled to be complete in July 1984.

The building's exterior consists of sculptured integrally colored precast concrete panels with medium sandblast finish, which are being manufactured on site by Charles Pankow Associates. In addition to all architectural precast elements, CPA is also producing all of the building's structural precast members, including garage columns and office and



Project of the Quarter: Walnut Center

garage beams, on site. This extremely aggressive venture, truly unique within our industry, has transformed the total site into a buzzing but well organized automated production plant. In all, over 2,000 precast building elements will be manufactured, sandblasted, stored and erected into their final place by Pankow forces within an eight month period.

The precast pretensioned beams are being fabricated in the "Portable Prestressed Beam Bed", a system which was patented by Pankow in 1977 under the leadership of Ralph Tice. This is the Beam Bed's fourth successful use since its initial set-up for the Boise Idaho Parking Structure, followed by the USC "A" Addition Parking Structure, Los Angeles, California, and Crocker Plaza Office Building in Long Beach, California. Following its completion at the Walnut Center Project, the beam bed will be sent across town to the Long Beach Catalina Landing Office Building and Parking Structure complex.

The tallest precast columns ever manufactured by the company (in excess of 77 feet) have been produced and erected in the Walnut Center parking structure, most of which are made with an integral colored concrete to match the office building.

The architectural precast elements that are being manufactured in the "on-site" casting yard consist of column cladding, spandrel beam cladding, sculptured window wall panels, parapet wall panels and garage spandrel panels. Fiberglass wall panel molds have been constructed under the direction of Tony Giron, who has 20 years of experience on

similarly aggressive Pankow projects. Quality control and production of all on-site precast activities is under the leadership of Brad Wall, graduate engineer from Princeton University.

In addition to the innovative and technically advanced job-site precasting activities, this project also incorporates a massive "slip form" concrete core measuring 102 feet times 38 feet in plan. This large core, however, is dwarfed by the immense floor plate measuring 346 feet times 163 feet, larger than a football field.

The 50,000 square foot floors are scheduled to be completed on a ten day cycle with the utilization of a horizontal "quick beam" and plywood forming system in between the precast beams on 18 feet centers. (Even Jack Parker concedes that "a two day cycle would be difficult in this case!")

Total concrete contained in this project exceeds 32,000 cubic yards. On a typical construction day, an average of six and up to nine different concrete pours with different concrete mixes, different truck intervals, different slump requirements, etc., are planned and executed at a schedule and tempo that challenges even the most experienced and qualified supervisors and technicians — a challenge met by few, if any, other than Pankow.

Hoisting Equipment utilized for the precasting and the other required construction activities includes the Kodiak KL250 free-standing buffing crane with 150 feet of jib, 126 feet under hook, and an American Pecco SK355 free-standing hammer head tower crane with 188 feet of jib and 151 feet under the hook.

(Con't. on p. 7)

PROJECT STARTS

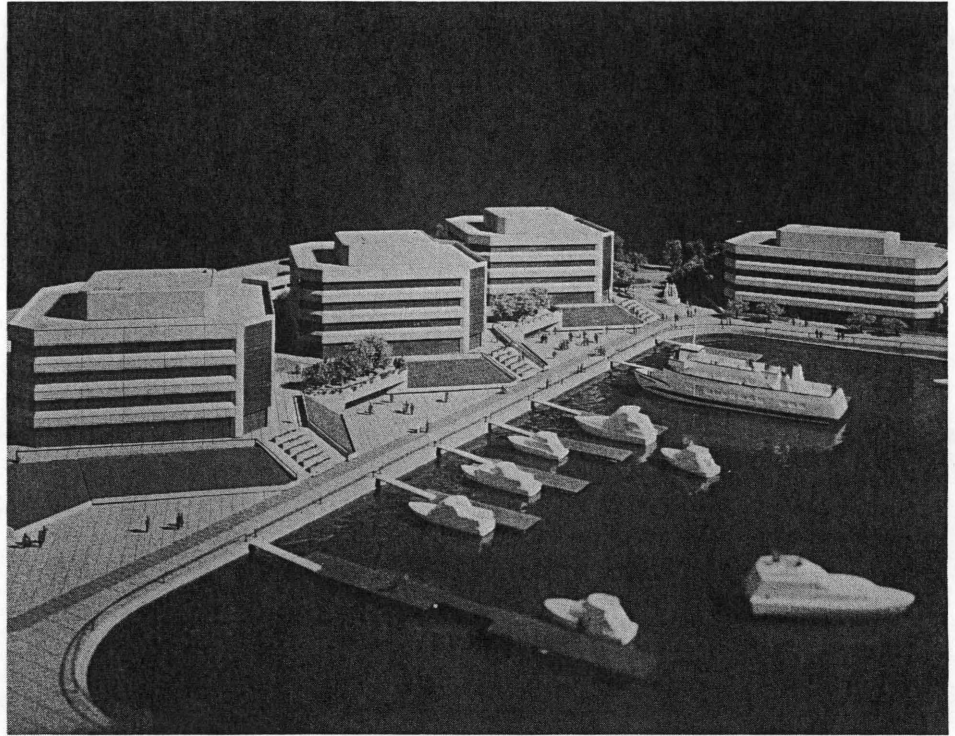
CATALINA LANDING

Construction is underway on one of downtown Long Beach, California's most exciting and innovative developments — Catalina Landing. This waterfront complex on Queens Way Drive will provide 275,000 square feet of office space in four five-story buildings and a 1,500-car, three-level parking structure. The maritime complex will contain commercial offices, a ferry terminal and shopping arcade.

The project is being developed by Catalina Landing Associates, a partnership of Crowley Development Corp. and Pankow Development Corp.

The 740,000 SF complex will be constructed with more than 30,000 cubic yards of concrete. The 10-acre site will provide for an efficient jobsite casting yard set up for Pankow forces to produce over 2,000 architectural and structural precast elements.

Staffing this exciting and challenging project is Jack Grieger, Project Superintendent; Ed Dickson, Field Superintendent; Steve Vaughn, Field Superintendent; Carl Wesely, Project Engineer; Fritz Tegatz, Engineer; Billy Reed, Dave Schmidt and Dave Seagren, Field Engineers; and Arlene Bennett, Office Manager.



Model of Catalina Landing

OXMOOR

After an absence of some 13 years, Pankow Builders has returned to Oxmoor Center to construct the first major expansion to Oxmoor, Louisville's largest Shopping Mall.

The expansion project will add approximately 88,000 SF to the Mall in addition to over 22 acres of new parking.

An unusual aspect of the project involves supporting one quarter of the new building on a bridge structure which spans the active Bear Grass Creek.

The Pankow staff consists of Project Sponsor, Rik Kunnath; Project Engineer, Kris Reiswig; and Office Manager, Joan Coates. The Superintendent is Grant Burton who, incidentally, was Superintendent on the original Oxmoor Project. It is a pleasure to have Grant with us again for this project. He has enjoyed his reunion with friends and associates made during the original project.

PRINCE KUHIO PLAZA

The ground shakes, the dishes rattle, and a tremendous explosion fills the air. Madame Pele discharging her volcanic might?

Sometimes. But also superintendent Jim Thain blasting craters of his own to clear ground for Prince Kuhio Plaza in Hilo, Hawaii.

The official start date was July 12, 1983, but Thain and engineer Tom Metcalf arrived a week early to clear the area of low, scratchy shrub and assorted small furies. Located amidst the barren vastness past the outskirts of Hilo airport, it won't be until Oct. 1984 and the completion of the Prince Kuhio Plaza shopping center that the place will feel inhabited.

According to office manager Barbara Van Auken, lack of electricity and water for the first two months was something of an inconvenience for the crew, as restrooms at the site were across the road and off into infinity.

However, now that the CPI flag is flying and the sign is up on the newly-built house serving as an office, construction on the 39 acres of land is well under way. 10 acres, or 450,000 SF will be the actual area under roof.

The 85 stores grouped at the corners of the parcel will be anchored by Liberty House, Sears and Woolworth's, with the addition of banking services, restaurants, drug stores, and many other small shops.

Despite the bucolic peacefulness, a certain restlessness is spreading among the community at Hilo in anticipation of the day they can actually expect to find what they went shopping for. "As it is now," laments Barbara, "common items readily located on Oahu and other civilized points west are not available easily, if at all." Oddly enough, Project Engineer Jim Faull, previously with Pankow Building Specialties, Inc., has had no trouble at all locating the necessities for his gourmet cooking hobby. (But then, who wants capers and truffles with everything?)

The fourth member of the team is engineer Tom Metcalf, who previously worked at the Craigsides condominium. Basically a country boy at heart, Tom sums up the situation thus: "Outside of Eden, it's a nice place to be for 16 months."

ANNUAL MEETING

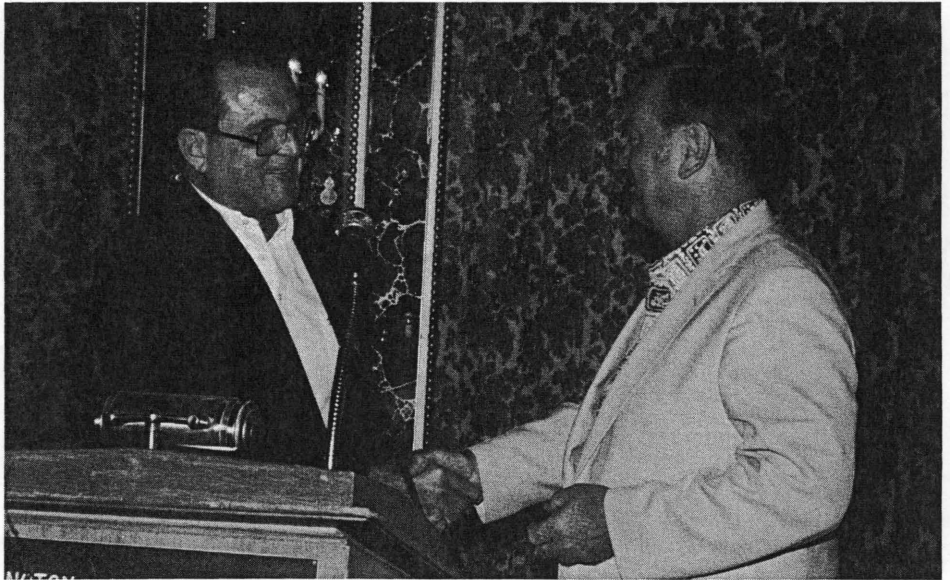
1983 is a special year for Charles Pankow, Inc. and this year's 20th Anniversary Annual Meeting reflected a special spirit. If this spirit could be put into words, it might be described as one part "Pride of Accomplishment" blended with an enthusiastic eye toward the future.

Once again held at the Huntington Sheraton in Pasadena, the hotel and staff lived up to their deserved reputation for superior accommodations and food service.

Several special displays and presentations commemorated 20 years in the building business. Among them was an audio/slide presentation chronicling Pankow's history from 1963 thru today, and the presentation of the first-time-ever 20 Year Anniversary Awards. Perhaps the display which received the most attention was the giant photo collage of previous projects collected into a hypothetical cityscape and entitled "Pankow City." A most impressive city indeed (see photo on page 1).

A novel twist to this year's meeting was the theme approach evident during the Friday and Saturday evening dinner receptions. On Friday, guests were treated to a Roaring 20's party complete with a ragtime band and hostesses in flapper costume. On Saturday the emphasis decidedly changed from looking back to looking to the future, way in the future. With the attendees assembled at the entry to the reception room, the doors were abruptly opened by our host for the evening, "DC-2", a very intelligent 4'-6" talking robot with an uncanny familiarity with company employees. Besides the robot host, the futuristic mood was continued with entertainment provided by way of a laser and light show presented by Laserium.

On Saturday everyone returned to 1983 and, after a tour of the Walnut Center Project, to their points of origin — another Annual Meeting successfully concluded.



George Hutton and Charlie Pankow exchanging 20-year awards.



Jobsite tour (Walnut Center)

DEVELOPMENTS

2101 WEBSTER STREET

PDC has signed Matthew Bender, the country's leading law book publisher, as anchor tenant and joint venture partner for the 2101 Webster Street project in Oakland, California. Matthew Bender & Co., a wholly owned subsidiary of Times Mirror, Inc., will occupy five floors in

the new building to be located in the hub of Oakland's burgeoning downtown business district, across from Kaiser Center and two blocks from beautiful Lake Merritt. The 20-story office tower, featuring over 415,000 SF of office and retail space, will take advantage of panoramic views to the west of San Francisco Bay and the City itself.

The building will be composed of structural steel frame with colored and textured archi-

tectural precast concrete and bronze tinted glass comprising the exterior design. A 24-foot ceiling and soaring open atrium will create a spectacular entrance into the building's lobby.

Now that the lease has been signed, PBI is eager to start construction. Ground-breaking will be in late December or early January, with building completion slated for November 1985.

(Con't. on page 6.)

DEVELOPMENTS *(Con't. from p. 5)*

BEVERLY SQUARE

We've just entered into a joint venture development for a multi-purpose facility in Los Angeles, CA adjacent to Beverly Hills. The project will be comprised of a 400-room first-class hotel, 750,000 SF of office space in three separate towers, a shopping and commercial arcade and a 1,500-car parking structure. Joint venture partner in this massive project is British and Continental Development Corp.

GRAND FINANCIAL CENTER

An agreement has just been reached on a Design/Build venture with Treptow Development Co., Houston, Texas for a 445,000 SF, 20-story office building with associated 10-level, 900-car parking structure for downtown Los Angeles, CA. Pankow Building Service, Inc. has already commenced design activities.

HONOLULU TOWER II

With Honolulu Tower I approaching sellout, the "second half" of this project is progressing well towards presales, targeted for early 1984. Construction will begin thereafter, during the second quarter. The target market for this project — identified from research and in-depth experience from Honolulu Tower I — is the

young downtown working professional couple or single valuing convenience, proximity to work, and central location.

Bill Beard will be the PDI Project Manager, and is currently coordinating with the architect and CPA personnel to finalize construction costs. Broadly, the project looks to be about 600 units, positioned (in price and size) below that of Honolulu Tower I, satisfying the growing need for affordable downtown residences.

UNIVERSAL MOTORS

This exciting mixed-use project in Honolulu is still in the early stages of design and pre-development. PDI has been working with several potential bulk-space users to obtain commitments that will enable overall project planning to be finalized, helping to accelerate the program's timetable.

The project itself has somewhat massive proportions, with approximately 350,000 SF targeted for residential markets similar to Honolulu Tower II, an additional 220,000 SF targeted for upper income residents, some 220,000 SF earmarked for Class "A" office, and approximately 70,000 SF required for low intensity service uses.

Al Fink has been selected to lead the coordination from the CPA side, and assist PDI where possible on development-peculiar items. This superior site will certainly be the cornerstone of CPA's construction activities during the 1985-87 timeframe.

CLIFFS TIMESHARE PROGRAM

Our timesharing project, the company's first and involving some 40 Cliffs at Princeville (island of Kauai) units, has two major objectives: (1) to recover the company's capital investment in the units; and (2) to develop a marketing and management capability that can generate construction opportunities at other major resort areas.

John Twomey, Project Manager, has already sold some 30 "weeks" in this program and feels that full operational status should be achieved near year-end, in time to capitalize upon the winter tourist influx.

This is our most complex marketing and management activity, and makes life interesting for Priscilla Thompson, Assistant Controller, in the financial area. Yet it is one of our greatest opportunities for future construction work.

CPA REALTY

While the Honolulu real estate market continues to languish, CPA Realty sales on Honolulu Tower I, Craigside, and Hale Kaheka projects have flourished. Gary Hahn, Principal Broker, and Jack Fenton, Co-Brokering Manager, have led agents in generating nearly 300 sales in the past 12 months — an outstanding feat, particularly given the expensive product we offer. Tina Kawada, meanwhile, has overseen the writing and closing of over 250 sales during CY 1983, with average closings now only 45 days. Bill Beard has worked in this area too, coordinating the 250-unit rental program, resident management operations, warranty/refurbishment programs, and advertising.

NEW FACES

ALTADENA

Kitty McKee joined our Accounting department in February from California Portland Cement Co. Kitty deals primarily in insurance. **Sue Page**, who previously worked for the City of Hope, is now assisting in the management of our various partnerships. Also in Accounting is **Mark Berru**, who has recently become a Staff Accountant, coming to us from the Los Angeles Times.

April/May arrivals included **Stuart Feldman**, Quality Control and Subcontracts Manager for tenant finish work at Walnut Center. He is a graduate of the University of Arizona and formerly worked for C.L. Peck in Los Angeles.

Mark Hereford brings his experience to Pankow Development Corp. from Honolulu, where he operated his own commercial brokerage firm specializing in industrial and commercial real estate.

Among our crew of new engineers at Catalina Landing in Long Beach is **Dave Seagren**, a recent graduate of Purdue University with an MS in Civil Engineering. Also at Catalina is **Dave Schmidt**, an engineer from Oregon State University with a BS in Construction Engineering Management.

Peter Zuro, a new face at Walnut Center, is a 1983 graduate of Purdue University. Peter

holds a Masters in Civil Engineering. Also working at Walnut Center is **Gayle Whitlock**. Gayle lived in Sacramento before becoming Walnut Center's Assistant Office Manager.

June additions to the Altadena office include **Sharon Gunderson**, our new Secretary/Receptionist. Sharon formerly worked for Alosta Personnel Office in Covina. And from Toronto, Canada, **Eunice Masterson** has joined us as a Secretary in the Operations department.

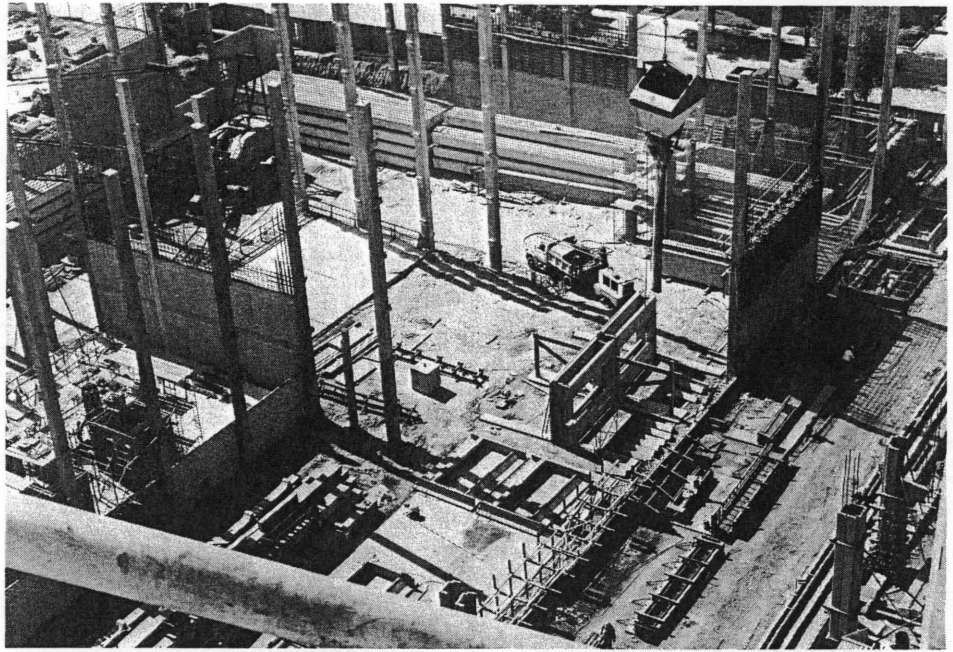
In July, **Norma Montoya** started work in Accounts Payable. Norma was formerly with

(Con't. on next page)

PROJECT OF THE QUARTER WALNUT CENTER OFFICE BUILDING (Con't. from p. 3)

This total building challenge, which has become synonymous with the company over the past 20 years, is being met eagerly and successfully under the helm of Norm Husk, Project Superintendent. Norm, a ten year company veteran, is a graduate of California State University, Long Beach and an alumnus of the U.S. Marine Corps. He is supported by a hard working and highly qualified staff of individuals including Ernie Delgado, Field Superintendent, who worked with Norm on the Portland Pacific First Federal Office Building Project; Mark Josten, Project Engineer - Purdue University, 1981; Bill Tornrose, Field Engineer - Purdue, 1982; Pete Zuro, Field Engineer - Purdue, 1983; Pat Richards, Office Manager, and Gayle Whitlock, Assistant Office Manager. The Quality Control function is managed by Stuart Feldman - Arizona State University, 1979. Stu is also coordinating the Interior Architecture and Space Planning efforts. Upon commencement of that activity he will become Tenant Finish Work Supervisor.

Since people build buildings, special recognition is hereby given to the following foremen instrumental in carrying out the well orchestrated directions of the aforementioned



Jobsite Precast Operations — Walnut Center, October, 1983.

supervisory staff:

Carpentry Foremen are Frank Niemeyer (General Foreman), David Gilliland (Slipform), Bill Hughes (Suspended Slabs), Sylvester Henriquez (P.I.P. Stairs and Landings), Rudy Flores (P.I.P. Columns), Ron Gilbert (P.I.P. Beams), Fernando Hernandez (Core Slabs), Bob Stanley (Architectural Precast) and Jack Tome (Precast Beams). Labor Foremen are James Smith (Architectural

Precast and General) and Stanley Hildebrandt (Precast Beams). And Cement Mason Foreman is Claud Davis.

The Walnut Center project, which is located within two and a half miles from the home office, will be upon completion an outstanding example of Pankow's state of the art concrete technology, speed of construction and quality of workmanship. For this, Walnut Center is our "Project of the Quarter".

NEW FACES (Con't. from p. 6)

Ameron in Monterey Park. Also in Accounting now is **Peggy Chang**, a Junior Accountant. Peggy has a BS in Business Administration from Cal State and previously worked as an apartment manager. **Barbara Larkin**, our new Data Processing Manager, came to us from Mica Corporation.

Our newest addition to the Accounting Department is **Susan Dooley**, Jim Body's secretary. Susan has worked as an office manager/executive secretary and hails from Detroit.

Kim Petersen has become Assistant Controller for the Development companies. Kim graduated from Cal Poly Pomona and has worked for Coopers & Lybrand as a staff accountant.

More recently, **Steve Beuby** has joined us as PBI's Quality Assurance Manager. We worked with Steve a number of years ago in projects at Camp Pendleton, where he was resident officer in charge of construction with the U.S. Navy.

Joe Wilford came to Pankow Development Corp. in September. He will be assisting with project financing and new development. He previously worked for Crocker Mortgage and New York Life.

HONOLULU

That friendly voice saying "Good morning, Pankow companies," belongs to **Gerry Ralston**, our new receptionist. Gerry's many talents include writing TV scripts and short stories in her spare time.

Donna Sullivan joined us in July as backup receptionist and "Girl Friday." Her duties have since expanded to include bookkeeping and other assistance to the Accounting department.

Paige Boudinot, our new computer operator, has turned her talents from training and showing horses to handling accounts payable and jobsite payroll on CPA's computer.

SAN FRANCISCO

San Francisco welcomed engineer **Robert Zochert** this summer after his graduation from Oregon State University. Robert has been assisting project sponsors in preconstruction activities for the Oxmoor Center and 2101 Webster Street projects. Later this year he is scheduled for his first field assignment at 2101 Webster Street.

And some old faces were sent to . . .

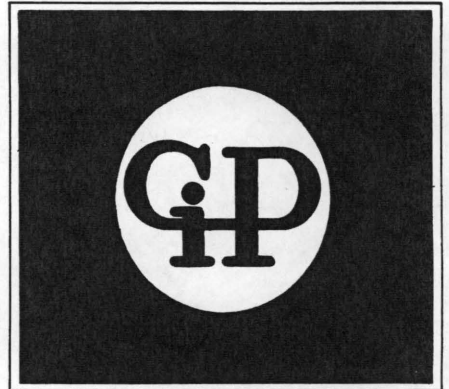
NEW PLACES

Steve Vaughn transferred from the San Francisco office to a new assignment as Field Superintendent on the Catalina Landing project in Long Beach, joining Project Superintendent **Jack Grieger** (from the Honolulu office).

Kris Reiswig transferred from the San Francisco office to a new assignment as Project Engineer on the Oxmoor Center Expansion project in Louisville, KY.



CPI NEWS



VOL. 2, No. 1

WINTER 1984

NAME IT!

Over 50 suggestions were received for a permanent name for our newsletter. The committee is now in a quandary, unable to come up with a consensus on the best.

We have decided, therefore, to extend the contest deadline to April 15, 1984. So keep those suggestions coming in—somewhere out there we know there's a name that we can all agree on.

Remember, a \$100 prize is in store for the employee submitting the winning name!

Don McKibben
Editor-in-Chief

DEVELOPMENTS MONTEBELLO HILLS MALL

Pankow Builders, Inc. has just been awarded the contract for the construction of a regional shopping mall in Montebello, California. The project contains 488,000 square feet of enclosed mall and tenant store area on two levels. On grade parking will be provided for approximately 4000 cars. Construction will commence on April 16, 1984 and the mall opening is set for August 1985. Developer of the project is John S. Griffith & Co. of Costa Mesa, California.

PACIFIC SQUARE

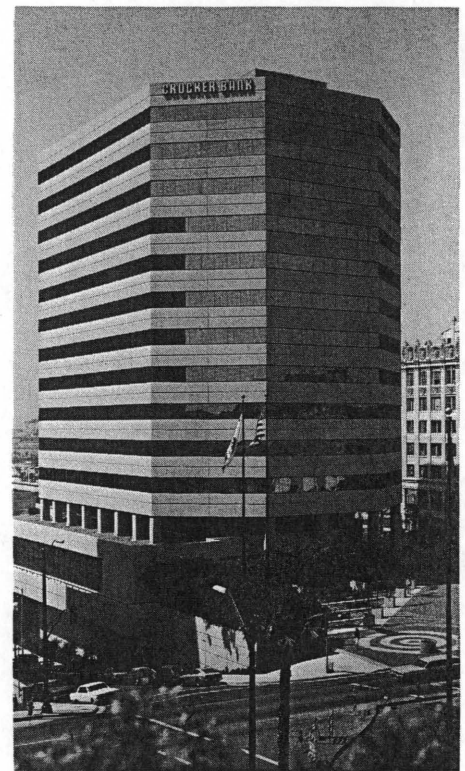
Pankow Building Service, Inc. has just commenced design development on a large multi-use project which will include a 400,000 square foot office tower, a 500 room hotel tower, a shopping and commercial arcade and a 1500 car parking structure. This Long Beach, California project is just three blocks east of the Crocker Plaza Office Building completed by PBI in downtown Long Beach in 1982, and will be built for the same developer, Stan Cohen of Newport Beach, California.

CROCKER PLAZA PROJECT RECEIVES AWARD

The "Grand Award", the most prestigious design award for architectural excellence given by the California Council Society American Registered Architects, was received by Pankow Building Service, Inc.'s architect, Maxwell Starkman & Associates for the Crocker Plaza Office Building project, Long Beach, California, completed by Pankow Builders, Inc. in 1982. This design/build project, built for Stanley Cohen/Crocker/Pacific Associates, featured high quality architectural precast building elements, all of which were precast on site by Pankow Builders, Inc.

The award ceremony took place at the Huntington-Sheraton Hotel, Pasadena, California, on January 21, 1984. The Crocker Plaza project was the only highrise building to receive a CCSARA 1983 Design Award.

It was stated during the award ceremony that the "execution of the finish product is as important as the design itself". Our congratulations to the jobsite construction staff of Tony Giron, Kevin Smith, Fritz Tegatz, Brad Wall and Ed Dickson, whose commitment to the highest quality construction standards brought about the fulfillment of a truly great building design.



Crocker Plaza

PANKOW DEVELOPMENT, INC.

1984 should be a terrific year for PDI. We have three preeminent tasks this year: first, to launch our "Judd Street" and our "Honolulu Tower II" residential projects; second, to continue the sellout of our Honolulu Tower, Craigsides, and Hale Kaheka projects; and finally, to establish the success and exploit the skills of our "Cliffs Club" vacation ownership program.

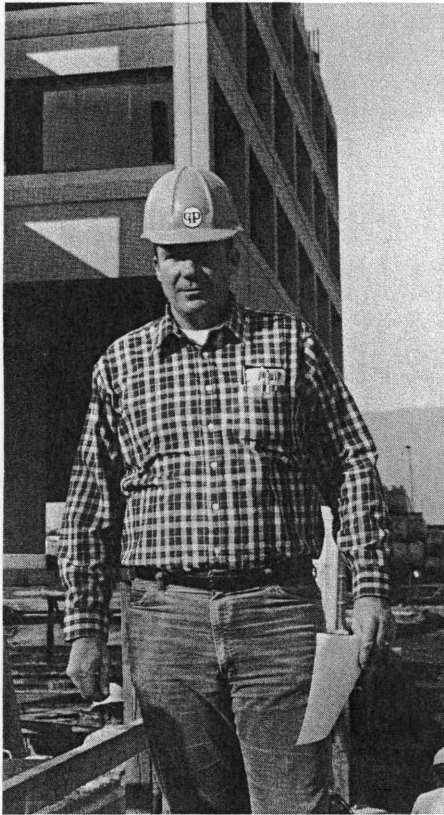
CLIFFS CLUB VACATION OWNERSHIP PROGRAM

This thoroughly professional, quality program, according to John Twomey, is pretty much on schedule towards its March budget figures of one sale every working day. Each ingredient is now in place and working well — strong sales team (with recent addition Bill Weber as Sales Manager), good close ratios, strong product, good morale, good pricing, and excellent financing. Only one final aspect needs strength-

(Cont'd. on p. 2)

EMPLOYEE IN FOCUS

NORM HUSK



Norm Husk

He is known by those who know him best as "Ace". He is quiet, gentle and unassuming, at least until he straps on his hard hat and goes to battle . . . then look out! Norman Lee Husk (Norm) is "all business" and takes care of business very well. He is currently successfully superintending the Walnut Center project in Pasadena, California, one of the company's most challenging and technically intense building campaigns in its 20-year history.

A native of Detroit, Michigan, Norm moved to California at age 4, attended John H. Francis Polytechnical High School in Sun Valley, California and graduated Magna Cum Laude from California State University, Long Beach in 1972 with a B.S. in Industrial Technology (Construction Option). While in college, he achieved scholastic honors by making the Dean's List and President's List on numerous occasions. Now when he makes the "Dean's List" — he's on Dean Stephan's list to travel to his next building assignment.

Always loyal and dedicated to duty, during his 12 years with Pankow, Norm and his family (lovely wife Pat, and energetic 3-year old son Marcus) have experienced nine construction projects in five different states from Oregon to New York, to Massachusetts, to Wisconsin, back to Oregon and now to Southern

California, where home is in Moorpark.

Paralleling his virtues of loyalty and dedication to duty, Norm is a "perfectionist". He not only keeps a neat and orderly Superintendent's Daily Diary (a rarity in our industry), his printing rivals Pat Richards' typewriting for legibility. In the past, Owners and Architects have preferred Norm's printing for schedules, letters and progress billings to typewriters and word processors! But what else could you expect from an "Ace"?

Norm demands a great deal from his staff, as he does from himself. His experience as a U.S. Marine Corps Corporal prepared him for his present front line responsibilities, where the "buck stops" at his desk.

He's the first man on the job in the morning and the last one to leave each night (even though he has the farthest distance to drive — over 65 miles, each way). Norm eats, drinks and sleeps the job. Norm's hobby is the job. But what else could you expect from an "Ace"?

Norm Husk's quiet dedication to perfection and pride of workmanship during his 12-year career with Pankow has been an integral part of this growing and dynamic building machine. It's great to have this "Ace" on our team and we hereby salute Norm Husk, one of Pankow's truly outstanding employees.

DEVELOPMENTS *(Cont'd. from p. 1)*

ening to enable our Kauai project to realize full success—building more prospect traffic flow, and this is being fully addressed by the entire team.

In the meantime, we have already begun prospecting with major resort owners to establish similar programs on their resorts as a means of obtaining new construction, which has been the goal of our Cliffs program since inception.

JUDD STREET/ HONOLULU TOWER II

While residential real estate sales were strong at our projects in 1983, the market has not recovered sufficiently to enable the rapid, profitable launching of new projects using conventional presales marketing techniques. Considerable activity in investor-residential markets has been experienced nationwide via syndicated investor offerings as a result of the beneficial tax consequences of the Tax Reform Act of 1982 and TEFRA. We will exploit this opportunity by packaging for turn-key sale to the above projects as rental apartment buildings. Judd Street will be a 104-unit residential complex

situated adjacent to the Craigsides and Brookside projects. Honolulu Tower II will be a 400+-unit residential complex located next to Honolulu Tower I in the central business district.

HONOLULU TOWER/ CRAIGSIDE/HALE KAHEKA

Bill Beard, Project Manager, was recently assigned as General Manager of CPA Realty to spearhead the successful sales conclusion of these projects. CPA Realty will, this year, provide full brokerage services to owners of record of Pankow built projects, enabling us to cultivate a large Pankow insider following. We plan to prospect these people with our agents and communicate frequently with them regarding future and pending opportunities. Several thousand owners fall into this category.

Regarding sales overall, Honolulu Tower should be sold out by third quarter and Hale Kaheka will be 85% sold by fourth quarter. Craigsides sales are slower, but nevertheless consistent, and its sellout will follow the others. Special shared equity and investor programs are being geared up and test marketed to accelerate sellout even sooner.

IN MEMORY OF . . .

Jeanine Eicholtz, wife of Jon Eicholtz (Pankow Development Corp.), who passed away on January 4, 1984. A memorial service was held in Los Angeles and a Mass was offered in Honolulu.

Those who knew Jeanine were touched by her vitality and love of life, and all of us at CPI extend our deepest sympathy to Jon and his family.

Donations may be made in Jeanine's memory to Concern Foundation for Cancer Research, Jeanine Eicholtz Memorial Fund, and sent to

Mrs. Marion Heller
9026 Beverlywood Street
Los Angeles, CA 90034.

PROJECT(S) OF THE QUARTER: Hobron and Mandarin

Holding separate contracts to build two similar highrise hotel structures in Waikiki presented Charles Pankow Associates with an opportunity to evaluate various construction methods in a controlled field environment.

The development teams of both structures, Hobron in Waikiki and Mandarin at Waikiki (now officially renamed "Maile Court"), were spearheaded by Ed Fujinaga's Domain Corporation, and both were designed by Jo Paul Rognstad, AIA, & Associates, Honolulu. Each consists of ground floor lobby and commercial spaces, three suspended parking levels, recreation deck space and 38 floors housing almost 600 hotel/condominium units.

The two projects had lain dormant since construction was halted in the mid-70's after completion of foundation work, when the original developers filed for bankruptcy. Passing through several different developers, designers, and contractors over the years, construction resumed this year when the Bankruptcy Court ruled that the original building permits were still valid. The City administration had sought to revoke the permits because they failed to conform to the more restrictive standards called out in the Waikiki Special Design District Ordinance of 1976, passed subsequent to permit issuance. Failing to revoke the permits, the City succeeded in "restarting the clock" on the remaining time left to complete the structural concrete work—six months on the Hobron and eleven months on the Mandarin.

The six-month deadline on the Hobron project had previously driven off other general contractors, but Charles Pankow Associates agreed to meet the Owner's schedule. Working closely with the Architect and structural engineer Richard M. Libbey, Pankow fine-tuned the structural design to meet the accelerated construction requirements. Pankow's Architectural division, headed by Dennis Nakamoto, contributed greatly by handling the difficult task of coordinating design requirements and providing the field staff with timely drawings.

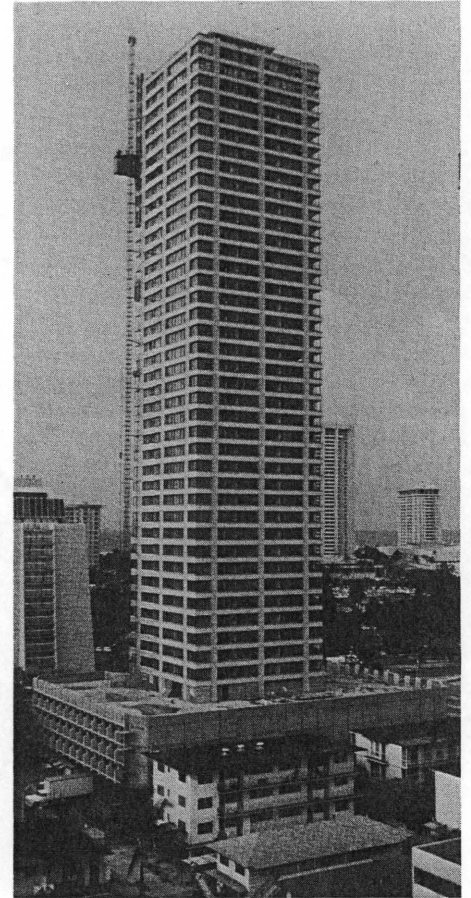
To ensure a six-month structural schedule at Hobron, construction techniques were geared towards achieving a two-day cycle, i.e., pouring a new floor slab every other day:

(a) Jump form system at elevator core walls by MEKE, Inc., Honolulu: Use of the self-elevating hydraulic wall forming system freed the construction from dependence on the tower crane, and constructing the walls two floors ahead of the floor slabs kept the work area from being too congested

(b) Concrete placement: Concrete was placed via electric pump and boom in order to reduce dependence on the tower crane and to speed up concrete placement.



Hobron in Waikiki — January 1984



Mandarin at Waikiki (Maile Court) — January 1984

(c) Tower crane: The Pankow-owned Pecco 1200 tower crane was selected for use primarily because the foundation for a 1200 crane had been installed during footing construction by the previous contractor. Pankow installed an extra tower section, raising the crane above interference created by the jump form and concrete placing boom. The added crane height allowed the crane to be jacked once every three floors instead of every two floors as normally done.

(d) Precast concrete spandrel beams: Perimeter beams with decorative architectural treatment were precast at Campbell Industrial Park, 21 miles from Waikiki, and trucked to the site on a floor-by-floor basis. Due to limited site storage facilities, only one floor was stored at a time. Twelve beams, each weighing approximately five tons, were used to frame each typical floor slab. The precast beam also acted as a safety barrier and prevented wet concrete from splashing out over Waikiki.

(e) Flying forms: Three sets of flying forms were used in floor slab construction. Shallow steel trusses were used so that the forms could

be flown out over the precast spandrel beams. The use of three sets of forms reduced the camber and reshoring requirements dictated by the two-day cycle.

Stressing teamwork, Pankow managed to integrate the abilities of its field forces with those of the various subcontractors, suppliers, designers, and Developer, and the result has been a smooth-running, efficient project which remained on a two-day cycle from the tenth floor. The structure was completed well within the Court-established deadline of July 31, 1983. The Certificate of Substantial Completion was issued December 12, 1983, less than 10-1/2 months after the Notice to Proceed, and hotel operations are currently running at full occupancy.

The Mandarin project, starting three months later and having an additional five months to complete structural work, allowed Pankow the luxury of reviewing progress on the Hobron project and comparing it to other methods used by the firm. Not facing a permit deadline, it was decided to approach the job on a more comfortable three-day floor cycle (still swift by

(Cont'd. on p. 6)

PROJECT START

2101 WEBSTER

Groundbreaking ceremonies were held for 2101 Webster on December 16, 1983. More than 100 persons attended, including the mayor and a number of other city dignitaries. A quartet from the Oakland Symphony played while attendees sipped champagne and sampled an appetizing collection of elegant hors d'oeuvres. Oakland mayor Lionel Wilson presented Russ Osterman with a plaque honoring Pankow's 20 years of involvement in Oakland development, beginning with the construction of the Broadway/MacArthur shopping center in 1963. Pankow Development Corp. presented a check to the Oakland Symphony in recognition of their contribution to art and culture in Oakland and the greater Bay Area.

Construction financing for the project has been secured through Chase Manhattan Bank. Once the final documents have been signed, construction will begin in earnest. Meanwhile, negotiations are underway for permanent financing on the building. In preparation for the commencement of construction, the site has been cleared of all existing structures, sidewalk trees have been removed and a movable barricade surrounds the site. Telephone service and power were installed in the office trailer on January 3, 1984, and an office manager, Joan Evans, has been hired.

With the signing of the anchor tenant lease in late August, Bolles Associates, the building architect, was authorized to proceed with base building drawings. To date, design development



2101 Webster Groundbreaking (l. to r.) Oakland Mayor Lionel Wilson, Russ Osterman, Mike Townsend, Oakland City Councilman Fred Cooper.

specifications have been completed and final working drawings are now in preparation.

PDC continues their enthusiastic preleasing program. Cushman and Wakefield have come on board as leasing agents and property management consultants for the project. PDC prepared an eight-page, four-color leasing brochure and printed 10,000 copies in early December. Various articles and photographs

on the project have appeared in local newspapers and magazines and more are expected in the near future. Later this month, the company will host an Oakland Chamber of Commerce reception. Over the coming months PDC, in coordination with the public relations firm of Art Blum Agency, Inc., will be arranging several functions to generate additional publicity on the project at 2101 Webster.

WORK IN PROGRESS

411 EAST WISCONSIN OFFICE BUILDING

Pankow forces are successfully battling the bitter cold in this record-breaking frigid winter in the Midwest on a 30-story office building in downtown Milwaukee, at 411 East Wisconsin Avenue. Upon completion early in 1985, it will be the second tallest building in the state of Wisconsin. The project, which is being built for the Winmar Company, a real estate subsidiary of the Safeco Corp., Seattle, Washington, will provide for 808,000 square feet of office space and will contain an eight-story, 940-car parking structure and a commercial galleria. The 1,100,000 square feet concrete structures, which will cover an entire city block, will be wrapped with sculptured integral colored precast wall panels.



411 East Wisconsin Building

NEW FACES

ALTADENA

Gary Higashiyama, a new face in our Accounting Department, comes to Pankow from Bekins Internal Audit. Gary attended Cal State L.A. and has three years "under his belt" as a public accountant.

Our new Data Processing Manager is **Bob Gamble**. Bob has studied at California State Polytechnical University and at the IBM Learning Center. He previously worked for Industrial Measurements & Controller.

Chris Turner comes to us from Houston, Texas where he worked for over 3 years as a Project Engineer for Texaco. He graduated from Ohio State University in 1980 with a B.S.C.E. degree and will be working in the Altadena Home Office pending assignment to one of our upcoming Southern California projects.

Joe Laumer, a December 1983 Purdue University graduate with a Masters degree in Civil Engineering, came aboard this January. Joe is assigned as a Field Engineer on our Milwaukee Office Building project.

Our newest engineer is **Dan Swanson**, who is joining the Oxmoor Mall Expansion project in Louisville, Kentucky. Dan earned his B.S.C.E. degree at Rose-Hulman Institute of Technology, Terre Haute, Indiana, and comes from Cherne Contracting Corporation where he gained 14 months experience as an engineer in the construction of a Nuclear Power plant at Marble Hill, Indiana.

Our new secretary for the development group is **Linda Bauer**. Linda was previously employed with Anja Engineering Corporation/

Scripto Pen, Inc. in Monrovia, California.

And **Vickie Rodgers** is our new Receptionist here in Altadena. Vickie worked with C. B. Associates, Inc. in Hayward, California before joining us.

SAN FRANCISCO

Fred Kozono joined the San Francisco office as a Field Engineer in mid-January. Fred was granted a degree in Construction Engineering from California Polytechnic University in 1982 and has worked since then in the estimating department for Robert E. McKee Company. His work will initially be in the San Francisco office pending a field assignment.

James Dick also came to the Bay Area as a Field Engineer in January where he was assigned to the 2101 Webster Street project. Jim is a 1983 Purdue graduate in Construction Engineering and Management and spent his college summers gaining experience with various Indiana contractors.

Joan Coates joined us in Louisville as Office Manager on the Oxmoor project. Joan's previous construction experience was gained as an office manager for Hughes Masonry in Louisville. Her extracurricular activities include helping her husband train and breed thoroughbred race horses.

Joan Evans assumed her duties as Office Manager at 2101 Webster in mid-January. Joan is a San Leandro resident and comes to us from the accounting department of H. K. Ferguson Company.

Margaret ("Midge") Curtis took over the secretarial duties of Ana Sainz when Ana relocated to Galt, CA, to be near her family. Midge is the mother of a 3-1/2 year old daughter, Brianne, and comes to us from Insurnet.

Jeff Smith joined PDC last April. Jeff's main responsibility will be project management for 2101 Webster Street, focusing on the acquisition of new tenants and coordination of tenant improvements for existing ones. He comes to PDC with five years of real estate experience. Immediately prior to his arrival, he worked as a managing partner in his own business.

Annette Allonym, the other new face at PDC, arrived last August. A graduate of Reed College, she has worked in various facets of textbook publishing, including marketing, office management, production and editing. For two years prior to joining the company, Annette worked as a managing partner in her own business. She assists Mike Townsend and Jeff Smith in various aspects of development projects generated by the S.F. office.

HONOLULU

Putting in time these days at the beautiful Cliffs Club at Princeville, Kauai, are two new additions in the PDI "time-sharing" operation. From Las Vegas, **Bill Weber**, our new Sales and Site Operations Manager, has been involved with sales, managing, verification, trouble shooting and consulting.

John Waring, a five-year veteran in time-sharing with Vacations Internationale in Mexico and Hawaii, is now the Assistant Manager/Director of Sales. Both Bill and John enjoy Princeville's golfing and sailing.

Back at the main office, PDI's new Staff Accountant is **Donald Kuriki**, whose background in public accounting prepared him well for his responsibilities with Pankow Development and its related entities. Donald is also a golfer. Welcome aboard, gentlemen!

The crew tackling this monumental building project include Kirk Clagstone — Project Superintendent, Larry Brammer — Field Superintendent, Kevin Smith — Project Engineer, Joe Sanders — Quality Control Manager, Tom Krajewski and Joe Laumer — Field Engineers, and Don Reside — Office Manager.

In spite of the continued sub-zero temperatures, our sunny California based firm is educating the Midwest work force in state-of-the-art cold weather concrete construction techniques and is maintaining its aggressive completion schedule.

PRINCE KUHIO PLAZA

Prince Kuhio Plaza in Hilo, Hawaii is "really shaping up," according to Office Manager Barbara Van Auken. The steel framing is

complete for the Mall and Woolworth store, most of the sidewalks are in place, and roadway construction is underway around the perimeter of the site.

The developer, Redeveco Properties, Inc., threw a party on February 9 for local business people and announced that Safeway and Longs have been added to the lineup of stores to open in the new Plaza, in addition to anchor tenants Liberty House, Woolworth and Sears. Construction is now 35% complete, and opening of the shopping center is set for January 30, 1985.

CATALINA LANDING

Construction is well underway on this company-owned development in Long Beach, CA., with initial occupancy scheduled for Summer 1984, and completion of all four buildings and the parking structure by Spring of 1985. Currently Catalina Landing is 30% pre-leased and ongoing

negotiations are being conducted with several potential office users and restaurants for space in the project.

We are in the process of constructing a "mock up" version of the typical floor module which will be used as a leasing office in an effort to better translate the "feel" of the final product to potential tenants.

Mark Hereford of Pankow Development Corp. is involved in both the leasing (Cushman & Wakefield, exclusive broker) and management (Coldwell Banker) functions, while David Van Zile monitors the day-to-day onsite activity.

WALNUT CENTER

The Walnut Center Office Building and related parking structure is rising steadily out of the ground in Pasadena, CA. The seven-story, 350,000 square foot office facility and 1450-car garage will become the Southern California Regional Headquarters for Kaiser Permanente Medical Care Program.

(Cont'd. on p. 7)

IN THE PANKOW SPOTLIGHT

Kirk and Laura Clagstone's special Christmas gift for 1983 was a bouncing baby boy, Ian Paul, who weighed in at 9 lb. 5 oz. on December 23. Baby Ian was born with blonde hair rather than flaming red hair like his Daddy. Rumor has it that his parents are feeding him massive doses of carrot juice... let us know if it works, Kirk!

And word has just been received that **Kevin and Tammy Smith** (also in Milwaukee) became the proud parents of a baby boy, Patrick, on September 25. Patrick also weighed in at a healthy 9 lb. 5 oz. That midwest climate seems to promote big, strong babies!

Congratulations to **Bill Beard** (formerly Project Manager at PDI), who recently assumed the position of General Manager, CPA Realty. Bill will oversee company matters and site operations overall, and personally guide the implementation of new sales and marketing programs with the help of Gary Hahn and Jack Fenton. Bill is shown celebrating his promotion in the photo (right).



Bill Beard

And **Helen Lanford**, formerly Engineering Cost Analyst for CPA's Estimating Department, has joined the PDI staff in the capacity of Assistant Manager, Sales Processing. She will assist Tina Kawada in coordinating all contract processing associated with the sales of Hale Kaheka, Honolulu Tower, and Craigside units. Her computer background will be utilized in a host of data handling applications for PDI. The CPA and PDI staffs join in congratulating Helen and wishing her success in her new and challenging position.

Kudos to Hobron Superintendent **Red Metcalf** for his quick thinking and exceptional courage in decisively managing a very critical injury to one of his crew, Susumu Takaesu. The collaborative effort between Red and other CPA onsite personnel produced positive results from a difficult situation. This was another example of the quality of Pankow team members. And Sus, we're looking forward to having you back at work!

CPA Quality Assurance Manager (and now Director of Marketing) **Don Kimball** recently donated a rare Matzler bowl to the Honolulu

PROJECT(S) OF THE QUARTER: Hobron and Mandarin (Cont'd. from p. 3)

industry standards), using the following techniques:

(a) Slipform system at elevator core walls: The Mandarin team challenged the jump form approach at Hobron with its expertise as slipform concrete specialists.

(b) Concrete placement: Concrete was placed by the traditional crane and bucket technique. The longer cycle allowed more flexibility in scheduling the use of the tower crane and avoided the added expense of the pumping equipment.

(c) Tower crane: The Pankow-owned Pecco 900 tower crane was selected for economy and efficiency. No crane foundation was left by the previous contractor, so Pankow was able to start fresh by centrally positioning the PC 900 to utilize its lifting capacity most efficiently.

(d) Cast-in-place concrete spandrel beam: The Mandarin project was forced to use a cast-in-place beam because the PC 900 was not able to hoist the five-ton precast beams and the architectural treatment at the exposed faces made precasting difficult. Further, the site at Mandarin was only about 60% the size of the Hobron site, thus disallowing any storage or handling area onsite for the precast beams. The cast-in-place solution challenged the field crew to better the costs of the purchased, ready-to-install solution at Hobron.

(e) Flying forms: Having three days per floor, the Mandarin project built only two sets of flying forms, avoiding the added expense of the third set. Once again, the Pankow team pulled together—after reviewing the initial approach of a three-day cycle, they determined that two floors per week was an attainable

goal. From the 14th floor to topping off, the Mandarin team met this goal without missing a stride. The tower will be turned over to the Owner the first of March, completing the work in less than 11 months.

When all the facts and figures are in, it will be very interesting to make some comparisons. Although there were different circumstances surrounding the two projects—for instance, the Mandarin site was considerably smaller—the

structures were in fact very similar, and the comparisons should provide substantial advantages in making construction method and technique decisions in the future.

The credit for the success of these two fine projects goes to the superintendents, Jim Thain and Red Metcalf at Hobron, and Bill Deuchar and Jack Parker at Mandarin, ably supported by their entire staff, all of whom are reflected in the listing below.

	HOBRON Team	MANDARIN Team
Superintendents:	Jim Thain Red Metcalf	Bill Deuchar Jack Parker
Project Engineer:	Harvey Chang	Jason Arakawa
Field Engineers:	Tim Royko Neal Fukumoto Mark Johnson	Jay Kuhre Marty Burger Brett Hill
Office Manager:	Edna Okubo	Marci Cho
General Foremen:	Raymond Yee Butchie Schmidt	Barney Ikehara Elvin Quiocho Bob Crawford
Subcontract Manager:	Joel Pitto	Walter Zukemura
Carpenter Foremen:	Carl Thompson Vern Britten Clifford Lapenia Dion Pescador Leroy Bonga Jack Bicoy Richard Yamashina Hideo Miyasawa Dennis Nakamasu	Carl Thompson Richard Yamashina Dennis Nakamasu Gerald Arevalo Alton MacDonald Aurelio Cadiz Juan Domingo Harold Tong Lorrin Kaalekahi Jeffrey Thomas
Cement Finisher Foremen:	Aki Matsumoto	Felix Castilliano
Labor Foremen:	Joe Buck Ron Mendoza	Henry Thompson Jaime Javier Richard Rutkiewicz

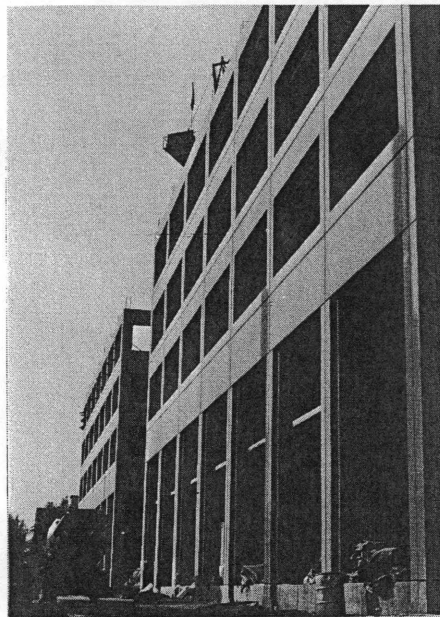
Academy of Arts. After owning the bowl for 25 years, Don and Celeste decided they would like to share it with the community. The Academy already had three Matzler pieces and were delighted to add this work to their collection. The bowl, handcrafted by Gertrude Matzler, is thin walled but extremely strong and sound. Otto Matzler is widely acclaimed for his unique glazes, this piece having a "crater glaze" which resembles the surface of the moon. Don and Celeste received a note of appreciation for their gift from Mr. Matzler, who invited them to visit his studio the next time they are in Los Angeles.



Matzler bowl

WORK IN PROGRESS

(Cont'd. from p. 5)



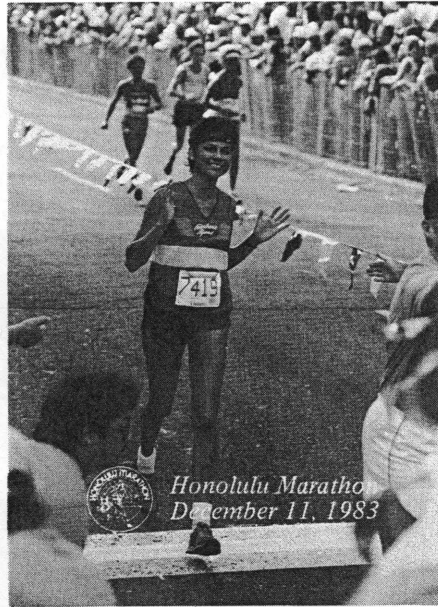
Walnut Center — Progress Photo, Jan. 1984

Piece by piece, the sculptured integrally colored precast building elements, which are being precast on site by Pankow forces, are being hoisted into place and concreted into permanent position to form a handsome building statement.

The project, which has received great publicity in Pasadena by virtue of its magnitude and positive impact on the community, has received countless praise and acclaim for its flying of "Old Glory" on the two tower cranes (a Pankow tradition), gained even greater notoriety when its 30-foot "Christmas tree" lights hung from the Pecco SK355 hammerhead tower crane, suspended over the Interstate 210 Freeway.

HAWAII SPORTS REPORT

The major sporting event to grab the headlines these past few months was the December 11th running of the Honolulu Marathon. Of the over 10,000 people who signed up to run, only 8,000+ finished. From within our ranks Jason Arakawa, Pio Kaalekahi and Trudy Horimoto (see photo) were among the prestigious finishers.



Trudy Horimoto crossing the finish line.

When asked their plans for the '84 Marathon, Jason replied, "Never again!" Trudy, however, plans to better her time in '84 and hopes to have the company of several other Pankow runners. She notes, "Special thanks to all who provided moral support along the way — Aileen and Lou Gedeon, Bev and Al Fink, Lynn and Bruce Blakely, Charlotte Atabaki, Gerry Ralston and Lucile Rogers. Their cheering, waving, and running part-way with me was the next best thing to a new pair of legs."

Scheduled for May 27, 1984 is the Hawaii Festival of Running 40-mile relay. We need ten men and women (five of each, or four and six) for our team, each to run four miles. Anyone interested in participating, including you mainland joggers/runners who are planning to be in Hawaii at that time, should contact Trudy Horimoto at the CPA main office. Ask anyone who ran last year and they'll tell you how much fun it was.

The project, which was featured as the "Project of the Quarter" in the previous issue of this Newsletter, is expected to be substantially complete by July.

The Pankow basketball team has begun another season in the Architects and Engineers basketball league. Team members Jason Arakawa, Bill Bramschreiber, Curt Burks, Neal Fukumoto, Brett Hill, Mark Johnson, Kim Lum, Red Metcalf, Tim Royko and Doug Schell are off to a good start with a 3-0 record.

And racquetball is popular all year long in Hawaii. Seen burning up the courts at the Honolulu Club recently were George Hutton, Dick Ackerson, Hugh Brown, Harvey Chang, Scott Church, Steve Kennedy, Curt Burks, Dennis Nakamoto, Jack Parker, Doug Schell and Brett Hill. Maybe it's time for another Pankow Racquetball Tournament. . . ?



CPI COOKBOOK

Aloha! Mahalo (thank you) for such a great response to the CPI Cookbook recipe request. Unfortunately, we do not have enough recipes to fill a book yet, so please send your favorites as soon as possible. Here is a sample which I'm sure you will find "ono" (delicious).

—Sandy Haruno

"PEACH DELIGHT"

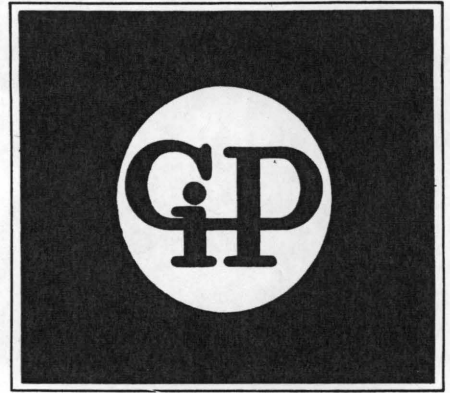
Christine (Robert) Stanley
CPI-Walnut Center

- 1 Cup Flour
- 1-3/4 Cup Sugar
- 2 Teaspoons Baking Powder
- 1/8 Teaspoon Salt
- 3/4 Cup Milk
- One Cube Butter or Margarine
- One Large Can Cling Peaches
(or other fruit)

Melt butter in a 9"x13" baking dish, sift together flour, 1 cup of sugar, baking powder and salt; add milk and beat into a smooth batter. Pour batter over melted butter in baking dish. Drain the peaches (or other fruit) reserving the juice, and sprinkle the fruit over the batter in the baking dish. Pour the juice over the fruit. Last, sprinkle the remaining sugar over the top. Bake at 350° for one hour. Serve with whipped cream or your favorite topping. Serves 6.



CPI NEWS



VOL. 2, No. 2

NEWSLETTER OF CHARLES PANKOW, INC.

SPRING 1984

COMMENTARY

WORKING WITH "THE BEST"

By Dean Stephan,
Vice President & General Manager



A major advantage we have been able to offer our clients in their efforts to make their projects a reality is our ability to deliver a high quality project within a short period of time for an attractive predetermined price. The keystone of this ability is our

history of innovative construction techniques that save both time and cost through mechanization concepts that increase labor productivity and the quality of workmanship.

Our current diversity of project types and uses, and the multiplicity of structural systems involved, creates a unique opportunity for all of us to enhance our history of innovative construction methods. The challenge to participate in the constant creative questioning of methods and the active exploration of new ideas is available to each of us. By avoiding complacency and responding to this challenge we ensure our position of leadership in our industry and the personal satisfaction of being and working with "The Best".

PROJECT START

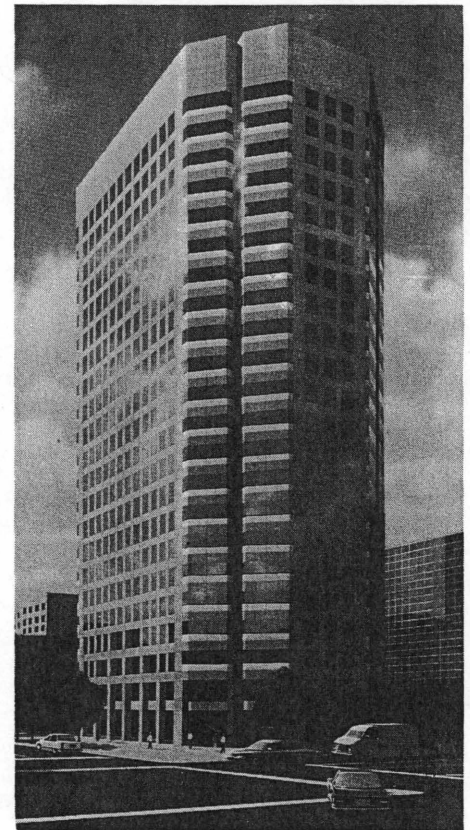
GRAND FINANCIAL PLAZA

Pankow Builders, Inc. is set to commence construction on a 22-story office building project in downtown Los Angeles a few months ahead of the Olympics. This first-class office tower totalling over 460,000 square feet of office space will be accompanied by a ten-level, 920-car parking structure, three levels of which will be below-grade.

Owner of this Design/Build project is Treptow Development Company from Houston, Texas. The design team, which is under the direction of Pankow Building Service, Inc., is as follows: Architect — Gin Wong Associates; Structural Engineer — John A. Martin Associates; Mechanical/Electrical Consultant — William Klein Company, Inc., Donald F. Dickerson Associates and K.M.I. Engineers; Parking Consultant — Interpark; Soils Engineer — LeRoy Crandall and Associates.

The "Spanish-Pink" granite clad tower will be structurally braced with a 320' tall slipformed concrete core and a structural steel frame, with a lightweight concrete slab on metal decking. The parking structure consists of precast segmented columns, precast beams, formed-in-place concrete slabs with cast-in-place shear walls.

This three quarters of a million square foot downtown project is scheduled for occupancy in December 1985.



Grand Financial Plaza —
Downtown Los Angeles, California

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Altadena, California 91001
(213) 684-2320

CHARLES PANKOW ASSOCIATES
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CHARLES PANKOW, INC.
690 Beach Street
San Francisco, California 94109
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PROJECT OF THE QUARTER: Oxmoor Mall Expansion

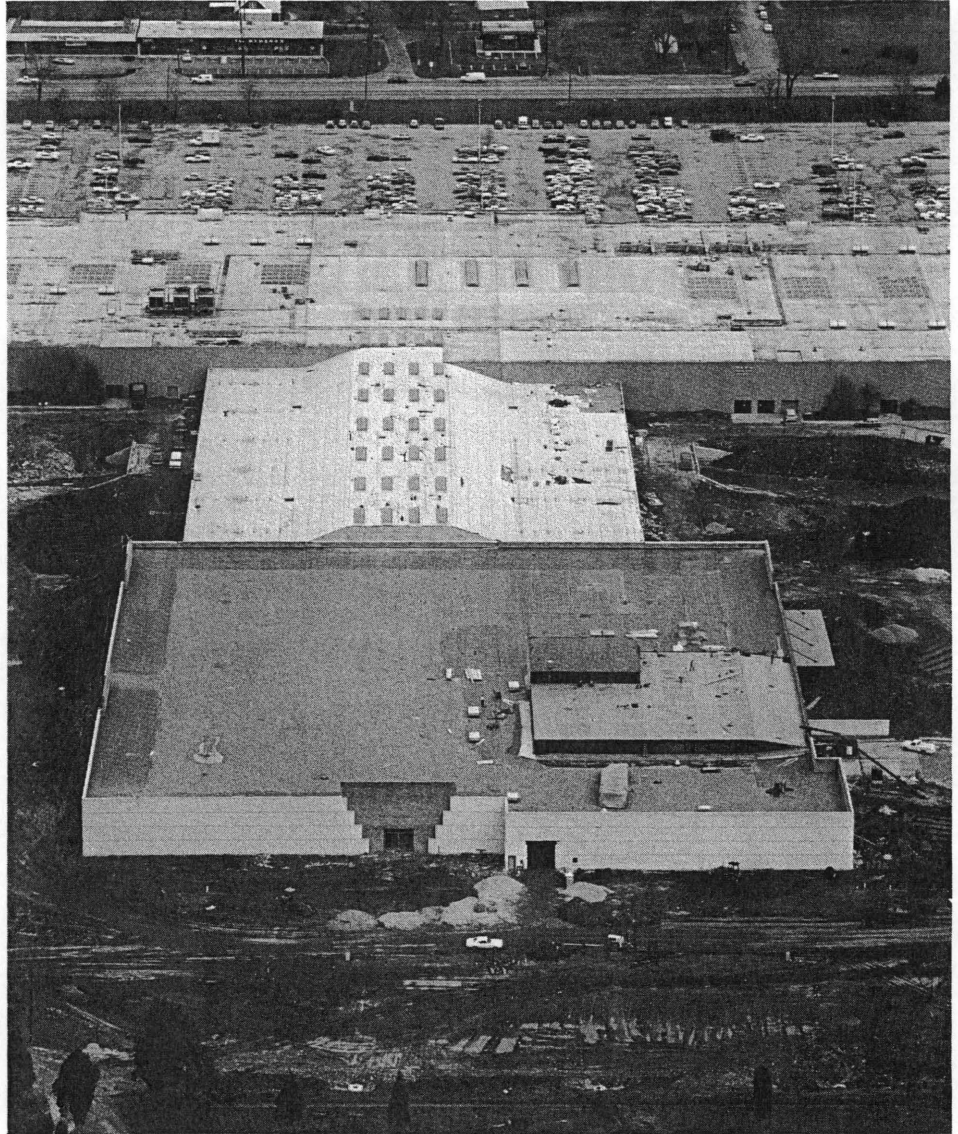
Too often the "Front End" of a development project seems to take years to mature. It was, then, a pleasant surprise to be called on to participate in a project which required a construction start within one week of Pankow's first involvement. This was the situation as Charles Pankow, Inc. began work on the Oxmoor Project Expansion last July. Oxmoor, owned and operated by Winmar Co., Inc. of Seattle, Washington, is Louisville, Kentucky's largest shopping center with over 900,000 square feet of retail area including two anchor tenants.

The current project is a 90,000 sq. ft. expansion of the existing center, approximately 17 acres of additional parking, and various offsite improvements including an extension of a four-lane public roadway and rerouting of Bear Grass Creek.

Those of you wish a good memory may recall that the current expansion work is an encore performance for Pankow Builders at Oxmoor. The original center was built by Pankow and opened in late 1970. Moreover, the Superintendent responsible for the initial effort, Grant Burton, returned to Pankow and the Louisville area to direct the current work. And talk about memory, Grant amazed everyone with his recollection of details employed in the original structure.

The physical structure was intended to blend with the existing building but also provide for certain design improvements deemed desirable by the owner. Steel bar joists and metal decking were used for the structural frame. In order to speed construction, perimeter columns were utilized in lieu of using the perimeter walls for roof bearing. The ability to begin roof close-in independent of exterior wall panel placement proved a good decision, as inclement weather approached this past winter. Exterior walls are constructed of precast concrete with a medium sand blast finish, and were cast 10' wide x 6" by the full wall height including parapet. A significant effort was expended to locate aggregates and cement which would yield a panel appearance matching the existing concrete exterior panels. The effort was justified. A river run gravel, very similar to the previously used aggregate, was located and utilized in panel production. The final result was a commendable match between new and old.

A novel feature of the project is that a 60' x 260' portion of the new building is constructed over an existing waterway, Bear Grass Creek. In order to maintain our schedule, it was necessary to construct the bridge section carrying the building during the Fall of the year in a period of traditionally heavy rainfall and runoff.



Oxmoor Center Expansion — April 1, 1984 (Looking North)

With some cooperation from the weatherman, supplemented by well conceived contingency plans by Pankow field forces, the schedule was met and the building progressed as planned.

The interior design of the Mall was again intended to complement the existing Mall but also provide an up-to-date look which incorporated many design improvements. Interior finish work is now well advanced and the positive response from observers seems to indicate the new design features will realize their goal.

The project was designed by Welton Becket's Chicago Office, with structural engineering performed by Chris P. Stefanos Associates with offices in Oaklawn, Illinois. Mechanical and electrical design was provided by Design/Build Contractors, Key Air Conditioning and Henderson Electric respectively.

Grand opening for the Mall Expansion is

planned for early August 1984, with current construction approximately 70% complete.

As of this writing Pankow Builders, Inc. has been asked to expand its participation in the project to include the remodeling and refurbishing of the existing Mall areas. Details regarding scope and schedule for this new program would be determined shortly.

The credit for the success of this fine project goes to the dedicated field team. In addition to Superintendent Grant Burton, the project staff includes two employees for whom Oxmoor represents their first assignment with the Pankow team: Daniel Swanson as Field Engineer, and Joan Coates as Office Manager. Kris Reisinger, who began the project with Grant and Joan, has since been sent to a new assignment. Many thanks to all of them for their dedication to assuring the success of the Oxmoor Project.

WORK IN PROGRESS

CATALINA LANDING IN FULL SWING

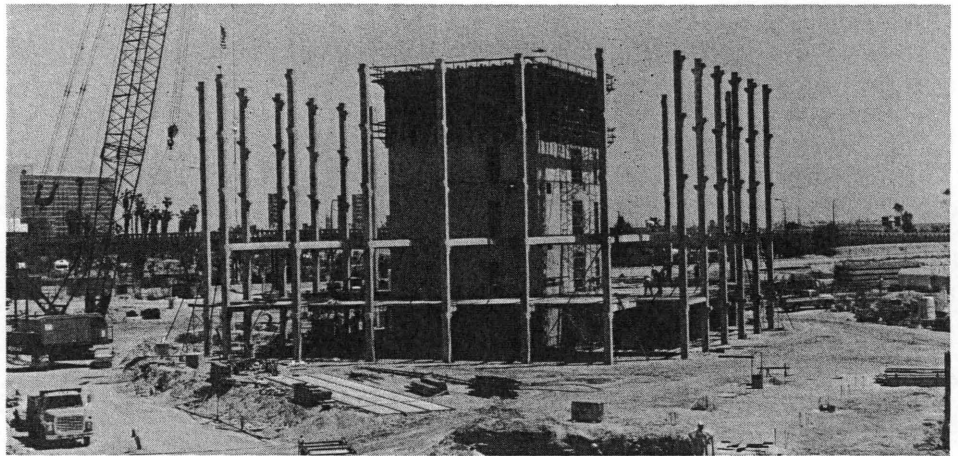
The 11-acre construction site of Catalina Landing is in full swing and bustling with a variety of diversified construction activities. With occupancy scheduled for Spring of 1985, this 740,000 square foot complex is progressing well beyond expectations as a result of aggressive jobsite precasting of architectural and structural building elements.

Work is nearly complete on the 600-foot long, 1,500-car (432,000 square feet) parking structure (constructed in 93 working days from commencement of driven pile foundations), and the center core of the first of four office buildings is topped out.

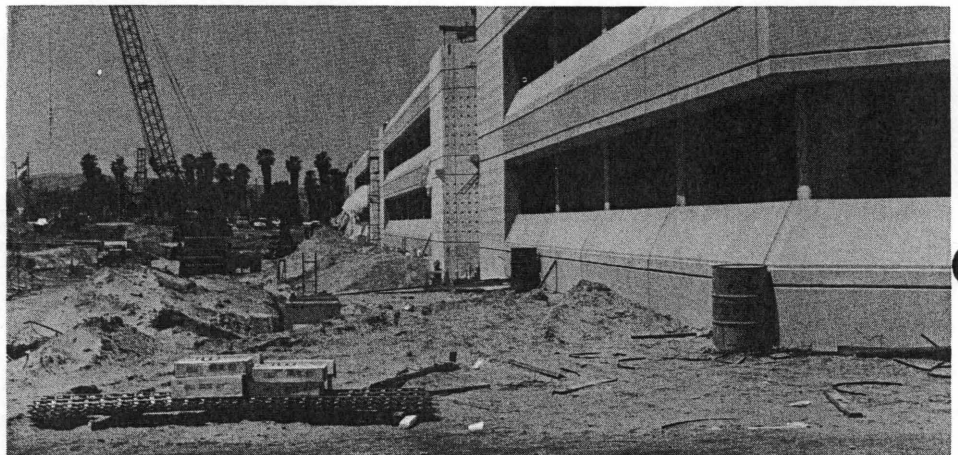
On any given day, a visitor to this busy site would observe a minimum of 12 distinctive construction operations being performed, including excavation, grading, pile driving, pile cap and footing operations, cast-in-place gang formed core walls, erection of precast columns and beams, setting of masonry walls, erection of precast wall panels, suspended slab forming, placing and finishing, and major underground utility work.

A finely tuned precast fabrication plant is producing the more than 2,000 architectural and structural concrete elements onsite in the southeast corner of the property. The 360' long patented precast beam bed is producing an average of eight beams per day.

Work is progressing in an automated, erector-set like setting with crews totalling over 175 workmen and many pieces of large equipment, all working together in harmony to complete this maritime complex ahead of schedule.



Erection underway on first of four office buildings.



View of 600 ft. long parking structure



Aerial view of Prince Kuhio Plaza — April, 1984.

PRINCE KUHIO PLAZA SIZZLES!

Progress continues to be made on the Prince Kuhio Plaza shopping center in Hilo, in spite of lava from the erupting Mauna Loa volcano approaching a mere 15 miles away. For the first time in 116 years, Mauna Loa and Kilauea volcanoes on the Big Island were active at the same time, both of them within 35 miles of the Mall.

In spite of such incendiary influences, Prince Kuhio Plaza is approximately 65% finished, with the exterior precast walls up, and slab on grade poured in the Mall. The plumbing, electrical work and drywall are being worked on now, and the onsite paving will start in a few weeks. The 90-store Mall is scheduled for completion in October 1984.

(Cont'd. on p. 5)

WORK IN PROGRESS

2101 WEBSTER IS UNDERWAY!

Final documents for the construction loan on the 2101 Webster project were recorded on Monday, April 16. Construction, beginning with excavation and underpinning of the adjacent building site, began on Thursday, April 19, 1984. Staffing the project are Dean Browning, Project Manager; Mike Liddiard, Project Superintendent; Dick Walterhouse, Project Engineer; James Dick and Robert Zochert, Field Engineers; and Joan Evans, Office Manager.

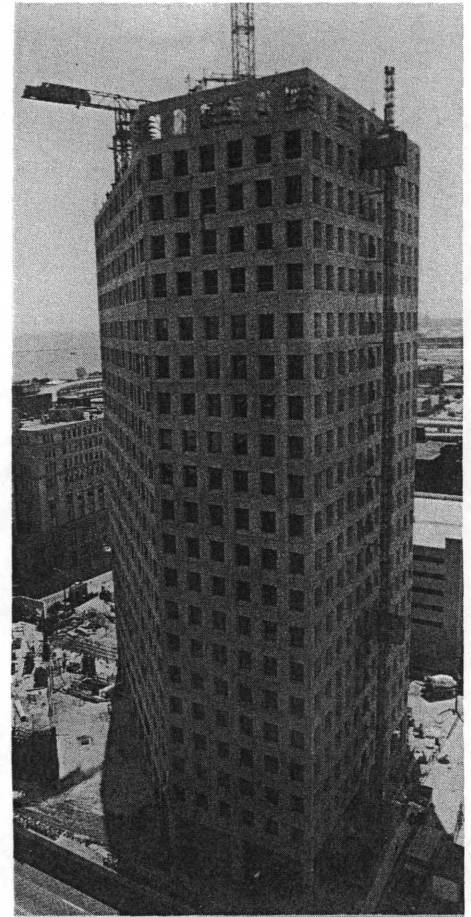
With commencement of construction, plans are already underway for a possible expansion and addition to the parking garage. Negotiations are in motion for a proposed athletic club which would add three stories to the garage. On the leasing front, several major tenants have expressed interest in leasing space in the building.

EXECUTIVE CENTRE- BACK TO WORK

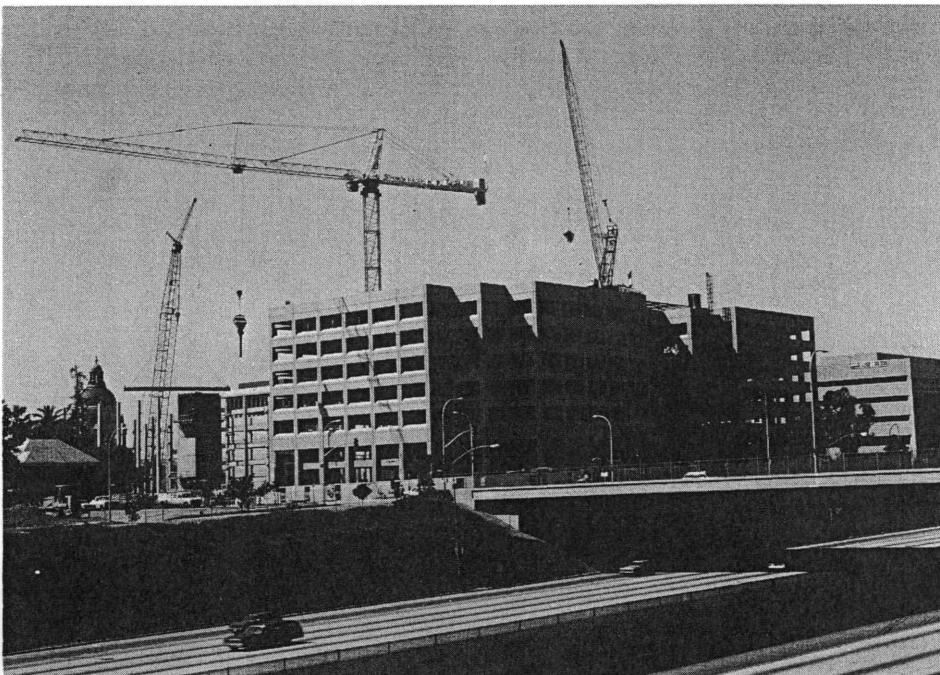
We're back to work again on Executive Centre, and plan to complete the major 60,000 sq. ft. Woolworth store and King Street widening within a month or so. Work was stopped in mid-January due to project financial difficulties.

MAILE COURT OPENS

The 580-room Mandarin in Waikiki (now called "Maile Court"), on which construction began on April 4, 1983 and was substantially complete on March 9, 1984, held its Grand Opening on May 1. Dalt's Restaurant (owned by TGI Friday's) is the only remaining concession to be built in the Hawaiian decorated Maile Court. Other on-site amenities include a pool, spa, snack bar and recreation area.



411 E. Wisconsin Building
In progress — Spring, 1984.



Walnut Center
In progress — Spring, 1984.

RINCON SQUARE BEGUN

In spite of an indefinite schedule, preliminary work has begun on the Rincon Square Project.

Rincon Square is an office development of over 720,000 square feet at the corner of 2nd and Folsom Streets in San Francisco's promising "South of Market" area. Project developer is Marathon US Realty.

Work currently underway consists of shoring, earthwork and utility relocations. Field forces are being supervised by Superintendent Mike Liddiard.

Further work on the project has not been scheduled due to development issues and market uncertainties, but the outlook remains optimistic.

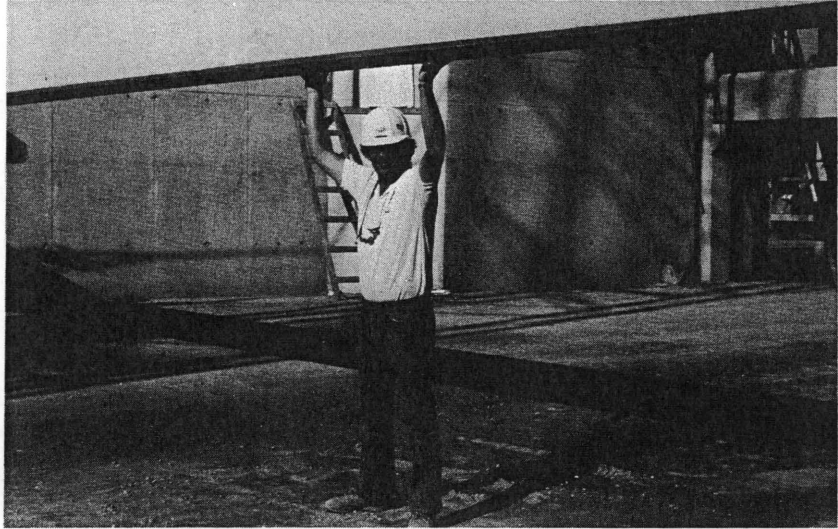
IN THE PANKOW SPOTLIGHT

CATALINA LANDING SETS RECORD

They said it couldn't be done! Some said it would never happen! Others laughed at the thought! But, someone forgot to tell **Ed Dickson** and his crew at Catalina Landing that it was impossible to erect 54 parking structure beams in an 8-hour work day. To Ed and everyone on his crew we say "Congratulations for a job well done".

A "congratulations and farewell" party for **Steve and Carla Kennedy** was held at the home of Red and Joan Metcalf in late March. Steve has moved to CPI's Altadena headquarters to accept a position as Project Sponsor. The Hawaii contingent wishes Steve and Carla good luck and much aloha in their new home.

Harvey and Kathy Chang's new daughter was born on February 19, just missing the deadline for the Winter edition of the CPI News. Described by her proud daddy as "just beautiful," Julie Oi Lan Chang is now sleeping a full eight hours a night. If she keeps it up, Harvey should soon have the energy to resume his lunchtime racquetball bouts with Hugh Brown which have been interrupted due to "new father exhaustion."



Ed Dickson — proud of his record-breaking performance.

Born March 31 to the rumble of volcanic eruptions, **Branden Ikaika Hubbell** weighed in at 5 lb. 13-1/2 oz. New mother **Barbara Van Auken** (office manager at Prince Kuhio Plaza) describes Branden as a "blonde, blue eyed Hawaiian" (father Wayne is one-half Hawaiian).

Barb plans to start **Branden** on poi very soon to make sure he will live up to his middle name, which is Hawaiian for "strong." Barb was back at work just four weeks after Branden's arrival, which is surely devotion to duty.

MOVE TO MILWAUKEE

By Don Reside

Los Angeles, California; Louisville, Kentucky; San Jose, California; Boston, Massachusetts; Irvine, California; Westwood, California; and now Milwaukee, Wisconsin. It sounds like "seven cities in seven days" but is actually seven cities in 15 plus years; and we leave out short stays in places like Toledo, Ohio; Novato, California; and San Clemente, California for the Pendleton projects.

Relocating can be fun or a hassle, exciting or boring, great or terrible, easy or hard. In reality, relocating is all of these things. Our move to Milwaukee has been mostly all of the good things combined.

When one relocates to a previously unknown area, the people of the area are the key to either an enjoyable experience or otherwise. In Milwaukee, it is indeed enjoyable. Wherever you go, you can always find entertainment, recreation, good food, scenic beauty and satisfactory housing. Milwaukee has all of these in abundance. It also has its own unique feature called Summer Fest. For two weeks in June, the Fest Grounds come to life with music, dancing, entertainment, food and drink and people, people, people! After that two weeks, each weekend until Labor Day, one of

Milwaukee's numerous ethnic groups takes over the Fest Grounds. From Thursday night through Sunday night you can enjoy German Fest, Irish Fest, Italian Fest, Greek Fest, Afro Fest, Polish Fest, Scandinavian Fest and one weekend, Music Fest. Featured are the music, food and costumes of the group. Great fun!

Milwaukee is a city of some 650,000 people yet they support three professional sports teams — the baseball Brewers, the basketball Bucks and the hockey Admirals. In addition, the Green Bay Packers are an adopted team through the playing of three games a season in Milwaukee. For personal participation there is skiing, snowmobiling, hunting and ice fishing along with ice skating in winter. With Lake Michigan, the second largest of the Great Lakes, right at the front door, there is great fishing, boating and swimming in the summer. Throughout the rest of the state there are hundreds of small lakes and miles of river for those who would paddle their own canoes. Two of our crew, Kevin Smith and Joe Sanders, spent one weekend paddling one of the rivers and shooting rapids. It is one of the more popular summer exercises in Wisconsin.

Restaurants in Milwaukee run the gamut

from "gourmet" to "greasy spoon" types. We here have tried most of them. Of course Milwaukee's claim to fame is their beer! We here, again, have tried most of them too!!! Our claim to fame is that we have forced Pabst to put on a second shift! It seems like there is a tavern or two on every corner and the feature of the week is the Friday night "Fish and Beer" night. They advertise "all you can eat" and that is just what they mean. All of the ethnic restaurants are truly authentic. Most of the population in the city has their roots somewhere in central or southern Europe and all of the traditions of the Old Country have been brought here. It is indeed an experience to sample.

As good as it is, however, all is not "peaches and cream". Weather here can get very bad! In fact, downright nasty!!! When you look forward to temperatures in the low 40's you realize just how bad it can get. Milwaukee has shown us -17 degree weather which, when you add in the wind chill factor working 10 or 12 stories up, brings the temperature down to around -45 degrees. That, Dear Reader, is tough on brass monkeys!!! The City and County road departments are quite adept at clearing most roads of heavy snow and ice but if you are on the road

(Cont'd. on p. 7)

MOVE (Cont'd. from p. 6)

before their equipment turns out, it can get hairy. Winter weather can create quite a sizable home heating bill too. Some of the men have had heating bills in excess of \$150.00 a month. Some good surely has come out of the winter weather though — the two married men in our Pankow crew have increased the size of their families!!!

Further proof of the desirability of this assignment must come from the fact that two of the men have purchased their own condos here. Personally, the writer prefers living in California but Milwaukee sure does have some mighty good recommendations.

CHARLES PANKOW, INC. HONORED

The California State Senate recently honored our firm, Charles Pankow, Inc. with a "State Senate Resolution" on the occasion of our 20th anniversary. The resolution lauded CPI for "20 years of innovative leadership in the construction industry" and for "... its pioneering and developing numerous techniques of automation in such processes as slipforming and precasting concrete".

WORLD OF CONCRETE EXPO DRAWS CPI CROWD

This year's World of Concrete Exposition was held in Washington, D.C. from February 26th to March 1st. Always the largest international conference in the concrete industry, this year's Expo was no exception — with hundreds of major equipment displays, thousands of experts in every aspect of concrete, and 18,000 interested attendees. The Expo format consisted of three-hour technical seminars in the mornings followed by displays and demonstrations of equipment and techniques throughout the afternoons.

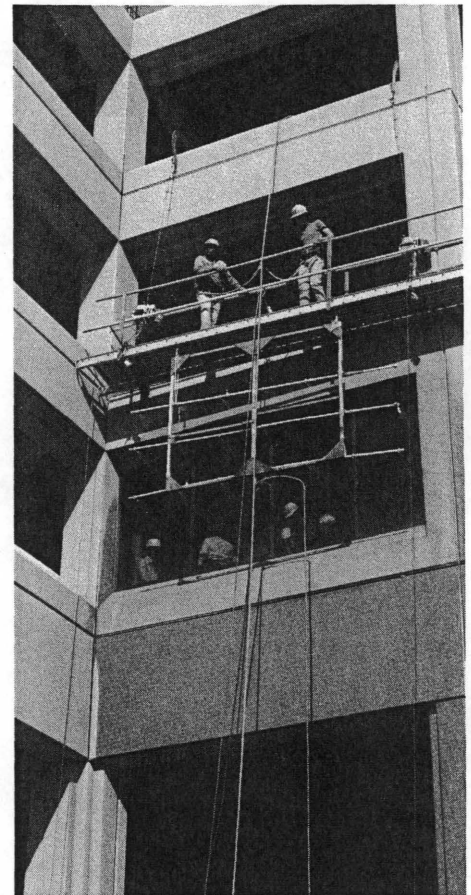
This year's attendees included Don McKibben, Jim Thain, Brad Inman and Steve Beuby. This year's major contributor was Brad Inman who presented one of the morning seminars — the subject? Design-build. Darn right!

WINDOW SYSTEM TESTING NOW STANDARD PROCEDURE

Pankow Builders, Inc. has established a policy of thoroughly testing the window system of each new project to insure against leaks. Window systems, because of their function and vulnerability to design error, have historically been the single major source of water leakage problems on past projects. In a major step towards preventing such future leakage problems, PBI has set a standard procedure for thoroughly testing new window systems before the window system goes to full production and installation. The required test is performed by an independent laboratory on a prototype window installed in the new building. The test is performed under negative pressure created with the use of a large plywood chamber constructed on the inside of a window. The test conforms to ASTM standards, and checks for water leakage, air leakage and structural deflection of the window.

It really works! On window tests at the 411 East Wisconsin and Walnut Center projects, both window systems passed the test only after significant changes were made in both the design and the installation procedure originally proposed.

The tests, which can sometimes run for several days before the window system passes, are attended by the architect, window manufacturer, window installer and PBI. The end result is a window system which performs as intended, and which matches the objective of the entire project — top quality!



Walnut Center System Testing in progress.

CPI COOKBOOK

Come on "mainland" let's get those recipes in. We've received **one recipe** — I know you can do better than that! Until we have enough recipes to fill a cookbook I'll continue to test your taste buds. These two recipes would make a great hit at your next dinner party . . . enjoy!

—Sandy Haruno

SESAME SEED CHICKEN

Barbara Ann Rogers/CPA-Honolulu

- 2 Lbs. Deboned Chicken
- 1/4 Cup Flour
- 1/2 Cup Cornstarch
- 1/4 Cup Sugar
- 1/2 Teaspoon MSG
- 1 Egg
- 2 Stalks Green Onion (Chopped)
- 1-1/2 Teaspoons Salt
- 1 Tablespoon Soy Sauce
- 2 Cloves Garlic
- 1 Tablespoon Sesame Seed (toasted and crushed)

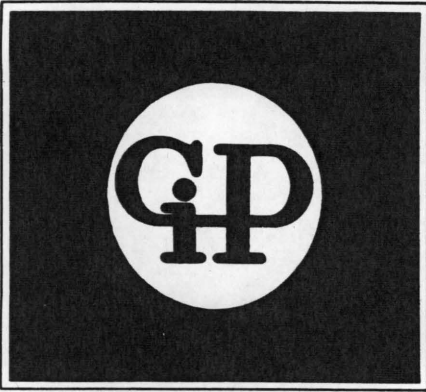
Mix all ingredients and soak chicken overnight (in the refrigerator). Deep fry.

MOM'S SALAD

Nan (George) Hutton/CPA-Honolulu

- 1 Head of Lettuce (torn into bite size pieces)
 - 1 Tablespoon Chopped Parsley
 - 3/4 Cup Celery
 - 1 Can Mandarin Oranges (drain and cut into pieces)
 - 4 Green Onions (cut into pieces, top and all)
- Chill
- Dressing:
- 1/4 Cup Tarragon Vinegar
 - 1/4 Cup Sugar
 - 1/2 Cup Salad Oil — Dash of Tabasco Sauce

Shake/pour over salad and mix. Saute slivered almonds in butter, sprinkle over top of salad.



CPI NEWS



VOL. 2, No. 3

NEWSLETTER OF CHARLES PANKOW, INC.

SUMMER/FALL 1984

COMMENTARY

"OUR MOST VALUABLE RESOURCE"

By George F. Hutton,
President, Charles Pankow Associates



As our company has matured over the years, we have continued to assemble resources in the way of knowledge and expertise not only in construction but in other areas essential to making a project successful, such as marketing, sales, and financing. These varied resources have served our clients well and have enabled us to contribute in many ways to making a project successful.

A review of our recent projects and those anticipated in the future finds an increasing requirement for these diversified services, but our design and build construction capability and the resultant ability to make a project feasible using this resource continues and will continue to ensure our preeminent position in the building construction field.

The marketplace continues to change and we must change with it, retaining the same values that have made our company successful in the past but at the same time constantly reviewing our position so that we may continue to strengthen it in the most positive manner.

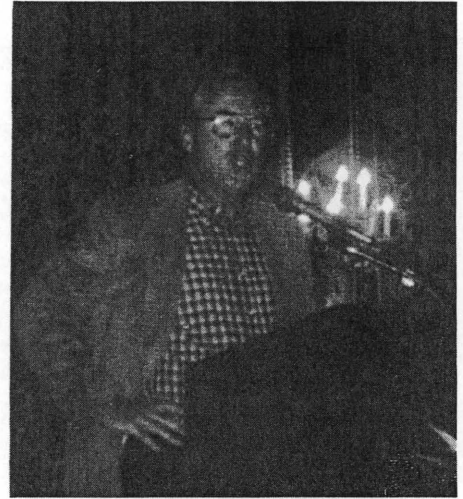
"THE BEST EVER"

Dean Stephan concluded this year's annual meeting formalities by declaring it "THE BEST EVER!". Dean's remarks came late Saturday afternoon concluding the formal, well structured presentations and discussions which began early Friday, September 14th. Yet to come was the less rigorous evening festivities — dinner in an Oktoberfest setting — including an "um pah pah" band which was so real that Al Fink thought for a moment he was back in Europe.

Sunday brought an early morning poolside breakfast at the Huntington Sheraton in Pasadena. Soon thereafter we loaded up in buses and drove by the almost complete Walnut Center project in Pasadena. The final event was a jobsite tour of the Catalina Landing project in Long Beach. Fantastic projects — a "Well done!" to Norm Husk, Jack Grieger and their able organizations.

On the way to the airport, I was reflecting on Dean's words — "The Best Ever". I knew the food was a success as I overheard the ultimate in compliments — as Jim Thain and Billy Reed were leaving the buffet, they were exchanging the thought that they may not be hungry again for two, maybe even three hours.

Bob Law, a veteran of many past annual meetings, and Steve Kennedy, in his rookie year, had done a great job in planning, organizing and tending to every minute detail of this year's annual meeting. The arrangements at the Huntington Sheraton were once again perfect. One of the hotel's achievements was the Friday evening party complete with superb international foods —



Astronaut Jim Lovell

almost four hundred guests and Pankowites attended. A good time was had by all and it presented a fantastic opportunity to renew old acquaintances and entertain the world's finest clients and business associates.

Most of the topics at the scheduled meetings were presented by Pankow managers. The timely topics included forming systems and concreting methods, safety, cost control, productivity and training, subcontracting, contract law and claims avoidance. Each subject provoked significant discussion from the some hundred and twenty five Pankow managers in attendance — to the point where Steve and Bob had a very difficult time keeping us on schedule. This year marked a first — Jon Eicholtz's PDC organization met with Scott Church's PDI group during the Saturday meetings to discuss areas of specific interest including marketing, financing, and other topical subjects — another success.

As in past annual meetings, a few guest speakers discussed their primary fields of

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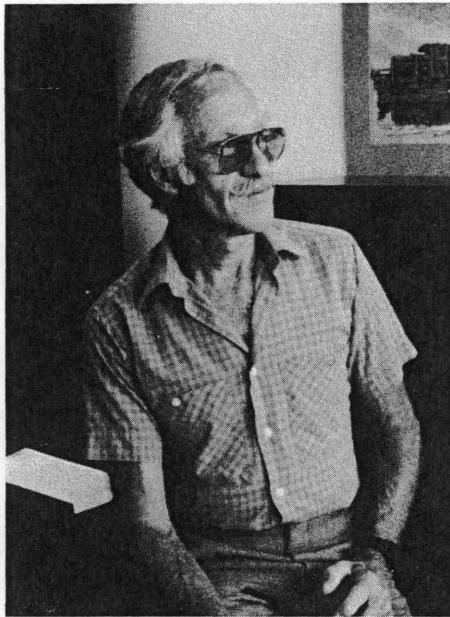
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EMPLOYEE IN FOCUS

JACK GRIEGER



Jack Grieger has been working for Charles Pankow over 27 years. His relationship with Mr. Pankow started in 1957, when he went to work with Alan Murk on the El Toro Marine Base project for the Peter Kiewit Co.

Alan Murk remembers Jack's first years working with him, and says he wasn't always as smart as he is today. Alan takes credit for

raising him. "Jack has always been a fast learner," says Alan. "I remember when I sent him out to read some levels and he came back insisting that someone had broken the cross hairs in the instrument and he needed a new one. After I showed him how to fix the cross hairs by adjusting the focus of the eye piece, Jack never made that mistake again."

Jack started with Charles Pankow, Inc. in 1963 working on the Broadway-McArthur Building. He continued to work with Alan and Ralph Tice as a carpenter foreman and field superintendent until 1971 when he became a project superintendent on the San Jose Parking Structure.

In 1974 Jack moved to Hawaii and served as a project superintendent until he returned to California in 1983 to run the Catalina Landing project in Long Beach. While in Hawaii, Jack met and married his bride of 8 years, Armande, and he became one of Honolulu's famous marathon runners. Every week Jack runs at least 50 - 60 miles and rides 50 - 60 miles on his bike. During the summer months Jack rides his bike from his Newport Beach home to the project in

Long Beach.

Jack is a modest person who will always give credit for his accomplishments to the people working for him. He will, however, accept total responsibility for any efforts which do not work out exactly as planned. These traits make Jack truly a team leader and he is highly respected by all who work with and for him.

Jack's work philosophy is one which has helped make this company the best in its field. He believes that a person should work on solving problems one at a time, to the best of his or her ability, never sacrifice quality for quantity, and always strive to accomplish perfection. Perhaps his single most important belief, which contributes to the successful growth of this company, is that any person working under him is allowed the challenge and opportunity to grow and advance in his field. All who have worked with Jack over the years have truly grown and improved both professionally and personally.

With great respect and gratitude, we salute Jack Grieger, a truly outstanding Pankow leader.

NEW FACES

SAN FRANCISCO

Christine Pitt joined the San Francisco office in July as the Secretary for Pankow Development Corporation. She moved to the Bay Area about a year ago from England, where she worked for Bell Lines. Christine has quickly picked up our "Danish in the morning" habit and we're enjoying having her in the office. Welcome, Christine.

Dave Dwyer joined the San Francisco office in June after graduating from Oregon State University. While attending OSU Dave worked various summer jobs, the last being with Peter Kiewit. Dave is eagerly awaiting his first field assignment.

Grant Burton has made it official, and will be joining Pankow Builders. Grant is a familiar face to many of us as he has been "loaned" to PBI by his previous employer, Reed Burton Construction, on various occasions over the past 15 years. We welcome Grant and look forward to his contributions on a permanent basis.

HONOLULU

Chris Campbell brings 15 years experience working for real estate companies in Hawaii to her new position as secretary for CPA Realty. A runner for the past 3 years, Chris enjoys participating in the many running

events in Honolulu. She has completed two marathons and hopes "some day" to tackle a triathlon. Good luck, Chris!

Stan Hesse, a 5th year student at the University of Hawaii School of Architecture, has joined the Hawaii staff of Pankow Building Service, Inc. Stan will assume drafting and project coordination responsibilities on a part-time basis until his graduation next year, when he will continue as a full-time employee.

ALTADENA

Joining our Accounting Department . . .

Linda LaScala, Accounts Payable Clerk. Linda was formerly with George Good Corporation as Data Control Supervisor.

Steve Cunningham is now our Assistant Controller for the construction companies, and was formerly doing audit work for Walt Disney Productions.

Mark Benincase, Senior Staff Accountant for Development. Mark worked in New York City for a major telecommunications corporation prior to moving to the west coast.

Judy Ek is our new Tax Manager. Previously spent 4 years as a tax specialist

with the accounting firm of Peat, Marwick, Mitchell & Co.

Marinda Arachikavitz, who spent her high school years in Okinawa as a military dependent, has become our new Receptionist. She replaces **Lisa Moreno**, who has moved to our Accounting Department as a Secretary.

A warm "welcome back" to **Laurie Walker**, our new secretary in the Estimating/ Operations department. She has been working for International Wholesale Supply for the past 2 years, and prior to that was the friendly voice you heard say "Good morning, Charles Pankow".

(Cont'd. on p. 9)

THE BEST *(Cont'd. fr. p. 1)*

endeavor. Dr. Edward O. Pfrang discussed structural failures — more specifically, his investigation of the Kansas City Hyatt Regency walkway collapse of 1982. Mr. Richard Hoffman, a Senior Vice President of the Bank of America, shared his observations concerning world-wide construction at lunch on Friday. One of the highlights was astronaut James A. Lovell's humorous discussion of near tragedy on the Apollo 13 mission — the crippled moonshot of 1970.

As they were calling my plane, I could not help but think that a person has to be mighty proud of being a part of this Pankow organization. You're right, Dean, it was "THE BEST EVER".

PROJECT OF THE QUARTER: Prince Kuhio Plaza

Prince Kuhio Plaza, when opened in late January 1985, will be Hilo's first regional shopping center and the first shopping center of its size on the Big Island of Hawaii. The center will occupy a 39-acre site two miles from downtown Hilo, on the road to Hawaii Volcanoes National Park. The gross building area of all structures onsite will be 493,725 square feet — in excess of 11 acres under roof. Parking stalls will be provided for 2,226 cars.

The developer, Redevco Properties Inc., conceived plans for Prince Kuhio Plaza in the mid '70's. After acquiring a 50-year lease for the property from Hawaiian Home Lands (a state agency), a 1980 start date for construction was anticipated. Due to delays in zoning approvals, however, the 1980 time frame could not be met. The project was at a standstill until early 1983, when Charles Pankow Associates joined the project team. With all zoning and financial requirements finally met, a July 12, 1983 project start date was established and work was begun.

The project staff consists of Hugh Brown, Project Sponsor; Jim Faull, Project Engineer; Tom Metcalf, Field Engineer; Jim Thain, Superintendent; and Daisy White, a brand new Pankow employee, Office Manager.

The Mall is composed of a structural steel frame shell with Vulcraft open web steel joists spanning 28 feet on four foot centers and preformed metal sheets used for the roof decking. Five inch thick prestressed concrete panels averaging 8 feet wide and 22 feet high are used for the exterior wall systems. A total of 312 wall panels were poured at an offsite prestress yard, then trucked to the site where they were erected using a 9-ton mobile crane.

The roof, unique on the Big Island, consists of a Johns-Manville single-ply membrane roofing system using a 45 mil EPDM rubber liner over 1-1/2" Fesco foam rigid insulation. The single-ply membrane was then covered with a layer of aggregate for ballasting. Due to the angularity of the available aggregates on the Big Island, it was necessary to place a protective layer between the membrane and ballast. This was accomplished by using a "Ruf-on" sheeting material supplied by Johns-Manville.

Within the interior of the Mall is approximately 50,000 square feet of enclosed walkways along the storefronts. The entire walkway floor is covered with ceramic tile as are the planters, seating areas, and the main Mall fountain. Above the walkway areas are several hundred feet of domed skylights encased in cedar stepped ceilings.

The sitework includes a wastewater treatment plant to handle the entire Mall and all



Prince Kuhio Plaza — Aerial view, September, 1984

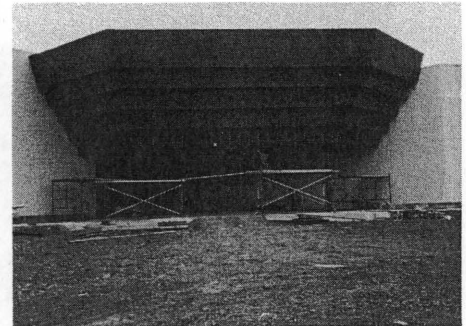


Central Mall

the outlying buildings. The developer was required to include the plant so there would be no added burden on the Hilo sewer system. All storm water runoff from roofs and parking areas is also accommodated onsite by a system of drywells which penetrate the porous volcanic rock under the entire area.

A complete offsite street system, including existing roadway alignment, traffic lights and new roads on three sides of the project, is part of the construction contract.

Due to a high level of local interest, the construction of Prince Kuhio Plaza has been the focus of two features on the Hilo television news program. The first such report showed the siteworks under way and explained to the community why they were hearing so much dynamite blasting. The second TV spot showed the beginning of the erection of precast concrete walls. Prince Kuhio Plaza is the largest, if not the only,



Southwest entry (one of four entries)

application of tilt-up type walls on the Big Island. On both TV features Jim Faull represented the company in on-camera interviews.

Another TV-worthy event which was missed by the local station was the placing of the roof-top air conditioning units by helicopter. The helicopter, piloted by a Vietnam veteran, was so efficient that it was placing one unit every 1-1/2 minutes. In all, he placed 107 units in less than eight hours.

Anchor tenants in the Mall are Woolworth's, Liberty House, and Sears. Other major tenants in the project include Long's Drugs and Safeway Store. The Sears building, under construction since April 1984, is another Charles Pankow Associates project.

Contract completion date for Prince Kuhio Plaza, including Woolworth's, is October 12, 1984. The project opening date for the Mall and major tenants is January 30, 1985.

WORK IN PROGRESS

CATALINA LANDING

Catalina Landing progress is proceeding on schedule with occupancy expected the 1st of January, 1985. The Catalina Cruise Lines moved into temporary facilities and occupied the west half of the parking structure in May 1984. Since then, thousands of visitors have been escorted from the parking structure, around the construction project and onto the boats, which leave for Catalina Island four times a day.

Jack Grieger and his crew, including Fritz Tegatz (Project Engineer), Ed Dickson (Field Superintendent), Dave Seagren (Field Engineer), Billy Reed (Field Engineer), Gordon Beal (Field Superintendent) and Arlene Bennett (Office Manager), have completed all precast operations and plan to "top off" the 4th office building by October 1, 1984. The "fun" production work will then be over and construction on the highly visible, challenging and massive elevated 2-1/2 acre concrete promenade, which surrounds and connects the four buildings with the parking structure, will commence. By New Year's Day, landscaping and all other work will be completed.



Catalina Landing — August 1, 1984

OXMOOR GRAND OPENING

With much enthusiasm, the Oxmoor Mall expansion opened as scheduled on August 1, 1984.

Since work began, approximately one year ago, the completion schedule had been moved up to take advantage of favorable tenant leasing. In fact, 100% of the tenant space was leased and all but one of 42 new tenants were opened for business by the August 1st Grand Opening date.

Meeting the original schedule was to be a difficult assignment; having improved on it was a truly fine accomplishment by the field team of Grant Burton, Dan Swanson, Joan Coates, and Project Sponsor Rik Kunnath. While our primary goal has been met, PBI will continue at Oxmoor in the rehabilitation of the existing Mall spaces. This work is already in progress and is tentatively scheduled to be complete by the end of the year.

Again, congratulations to all involved for their fine contribution to this successful project.



Oxmoor Center Expansion, Entrance "E", looking west — August 7, 1984

WORK IN PROGRESS

GRAND FINANCIAL PLAZA

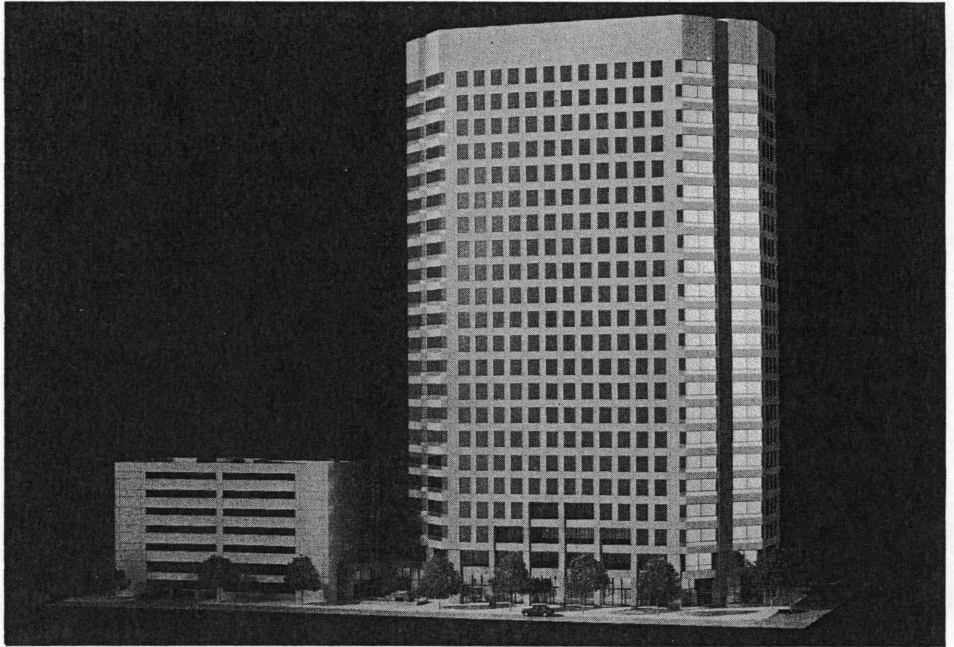
Ground breaking and official commencement of construction took place on August 20th on this downtown Los Angeles office building project.

The rendering illustrates the 22-story, 460,000 square foot office structure and the 7-story adjacent parking structure. An additional three-level basement parking structure is beneath the entire site, providing over 900 cars in total.

Presently, construction activities are concentrating on the shoring and excavation of the 80,000 cubic yard "hole in the ground".

Developer of this first class office building project is Treptow Development Company of Houston, Texas, who commissioned Pankow Building Service, Inc. to head up the design-build team. Project Architect is Gin Wong Associates, Los Angeles, and Gensler and Associates, Houston, Texas, worked as the Design Concept Architect and Interior Planners. The architectural treatment of the building exterior is "Spanish Pink" granite cladding at walls, columns and beams. The granite theme carries into the four-level atrium lobby on the floor, walls, columns and exposed beams. Bruner Pacific Marble & Granite is the stone work subcontractor.

The office tower structural frame is a combination of a concrete center core and a structural steel moment resistant frame. The structural solution, which is unique to the



Grand Financial Plaza

local area, is engineered by John A. Martin & Associates, Los Angeles. The Herrick Corporation is the structural steel fabricator and erector. Approximately 30,000 CY of concrete will be supplied by Owl Rock Products, Inc. of Los Angeles.

The Pankow staff responsible for the building of the 750,000 square foot project is

Norm Husk (Project Superintendent), Larry Brammer (Field Superintendent), Bill Tornrose (Project Engineer), Chris Turner (Field Engineer) and Pat Richards (Office Manager). Tom Verti is Project Sponsor.

The project has an accelerated 18-month construction schedule, to be completed in February 1986.

WALNUT CENTER



Walnut Center

The Walnut Center project stands substantially complete with site work, landscape and hardscape and final finishing activities in progress. The beginning stages of tenant finish work on six floors is now underway. This

challenging design/build project, in excess of 780,000 square feet, was completed in approximately one year as a result of aggressive jobsite precasting of over 2000 architectural and structural building elements.

2101 WEBSTER STREET

Since the April 19, 1984 start date, 2101 Webster has been transformed from a vacant lot to a twelve foot deep basement with a structural steel frame growing out of it.

The 20-story (525,000 sq. ft.) tower is scheduled to be structured out in November and totally enclosed by February 1985. Tenant occupancy is scheduled for August 1985.

The precast panels are unique in that they incorporate a mixture of white granite and light weight aggregate with Colton cement, which produces a surface very much like granite.

The owners opened their sales office in a nearby building and are progressing with the leasing program.

The parking garage, which will service the office tower, is set to start design development and will provide yet another opportunity for Pankow Builders, Inc. to show off what it does best — BUILD.

WORK IN PROGRESS

MONTEBELLO TOWN CENTER

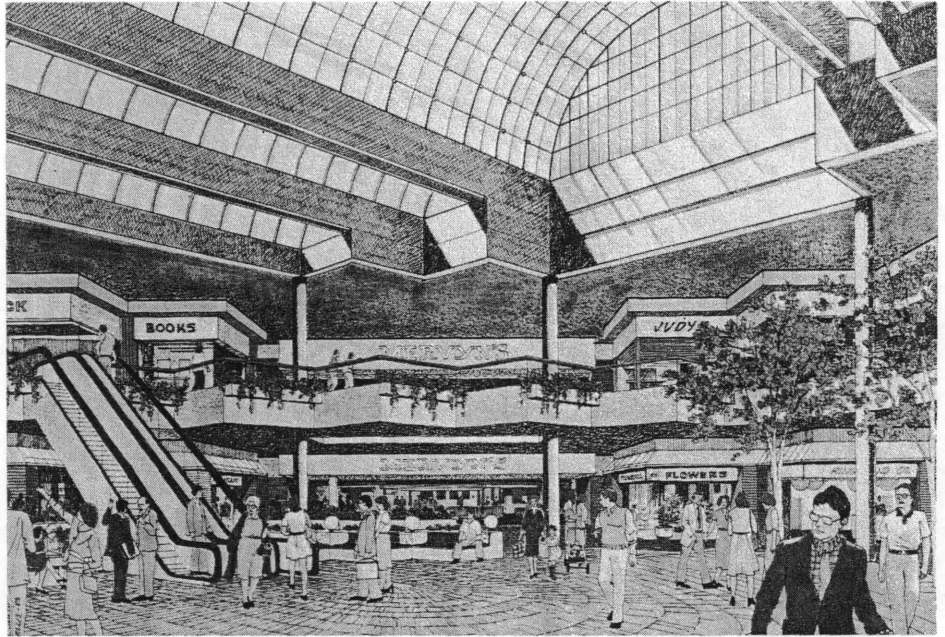
Work is now well underway on the two-level, 488,000 square foot regional shopping mall in Montebello, California.

Foundations for the mall building are complete, work on concrete block shear walls and perimeter split face concrete block walls is proceeding and erection of the structural steel frame has commenced in the first two building quadrants.

The mall, which will house approximately 160 specialty shops and restaurants, features integrally colored cast-in-place columns and planters, precast architectural spandrel panels and large vaulted skylights throughout the entire mall. Anchoring the mall are three major department stores with a fourth planned for a future date.

The mall, which is designed by Gruen Associates, Los Angeles, California, is organized around a circular central court (shown right) covered by a 40-foot wide translucent vaulted skylight. The skylight will be one of the largest in the nation when completed.

The project is staffed by Kris Reiswig (Project Superintendent), David Schmidt (Project Engineer), Fred Kozono (Field Engineer), Steve Vaughn (Field Superinten-



Montebello Town Center

dent) and Irma Rivas (Office Manager). Steve Kennedy is Project Sponsor.

The project, being developed by Donahue

Schriber, in joint venture with Chevron Land & Development Company, is scheduled for completion in summer 1985.

MILWAUKEE PROJECT TOPS OUT FOUR MONTHS EARLY — CREW CELEBRATES



411 East Wisconsin

Eighteen months after the start of construction, 411 East Wisconsin is topped out.

In a manner typical of the scale of this project, the August 3rd topping out celebration party was a super bash! Attended by over three hundred crew members and their spouses and friends, the party included a western band, a fully catered dinner and a floor show of break dancing by "The Magic Rockers."

Finishing the structure four months ahead of the original schedule was a major accomplishment. This will enable completion of the roof and HVAC systems prior to the fall rains and cold weather. Following along the fast track schedule, the first tenant, IBM, will occupy seven floors of finished tenant space in November, only three months after the topping out.

411 East Wisconsin is a 30-story, 730,000 square foot office tower with a separate 9-story, 900-vehicle parking structure. After the cold-weather slow period of winter, the 25,000 square foot floors of the tower were completed on a 5-day cycle. The office tower contains 5,634 pieces of precast concrete. Over 41,000 cubic yards of concrete was used. The structure sits on 710 piles averaging 97 feet in length.

SEARS/HILO

One of the major tenants in the Prince Kuhio Plaza will be Sears, Roebuck and Co., which has contracted with Charles Pankow Associates for the construction of their building. At present all foundations are in, underground utilities are in place, the perimeter walls are complete, and structural steel is on its way to completion.

All interior finishes, including slab on grade, were negotiated with Sears as the second phase of a two-part contract. The purpose of a two-phase construction effort was to allow construction of the building shell while the interior work was redesigned to meet constantly changing store marketing requirements.

The building shell work began on April 11, 1984, and the interior work is anticipated to start in September. Completion is scheduled for the end of January 1985. The project is being staffed by the Prince Kuhio Plaza crew (see Project of the Quarter).



Executive Centre

EXECUTIVE CENTRE WINS PTI AWARD

The Executive Centre project in Honolulu has been named one of the 12 winners in the 1984 Post-Tensioning Institute Awards Program. A distinguished jury chaired by Arthur Meenen, Sverdrup and Parcel, St. Louis, selected projects they considered to represent a high standard of achievement in aesthetic expression, function or economy in post-tensioned construction.

The official jury comment on this project, constructed by Charles Pankow Associates in 1982-83, was "an elegant building incorporating judicious use of post-tensioning to achieve the maximum number of stories under zoning limitations."

Structural engineer for Executive Centre was Danny Shin of D. I. Shin & Associates, Honolulu, Hawaii.

IN THE PANKOW SPOTLIGHT

The CPI NEWS staff has received word that an Honorary Doctor of Engineering degree was conferred upon Charles J. Pankow during the 1983 commencement ceremony at Purdue University. Congratulations, Dr. Pankow!

At a recent AGC marketing seminar attended by Steve Beuby, company brochures from attendees were reviewed and critiqued. Of the more than 50 brochures submitted, the new CPI brochure won "Best in Show." Our quality construction is now being highlighted by a quality publication, thanks to the many Pankow staff members who participated in creating the brochure.

Two new baby boys arrived in Honolulu just a few hours apart. On August 16, John and Lani Twomey welcomed 8 lb. 1-1/2 oz. Kevin Kawika. And early the next morning, 8 lb. 9 oz. Benjamin Lawrence presented himself to proud parents Mark and Rachel Johnson. Congratulations to both sets of parents, and a hearty welcome to the two newest members of the "Pankow team."

Alan Murk has been designated by the CPI Board of Directors as Vice President, Operations for Pankow Builders, Inc. Also in Altadena, Kevin Nuckels has been promoted to Development Manager, responsible for development administrative activities for projects managed from Altadena. Jim Allyn has moved from Hawaii to California to become Corporate Controller for Charles Pankow, Inc. And in Hawaii, Don McKibben's talents have been transferred from the CPA Operations Department to PDI, where he is currently involved in research and development of construction opportunities in special markets, such as the growing need for housing for the elderly segment of the population.

NEW FACES (Cont'd. fr. p. 2)

Marlene Davis is the new office manager at Walnut Center, taking over for Pat Richards. Marlene has been working on a temporary basis in our Data Processing department for the past several months.

Irma Rivas has joined the staff at Montebello Town Center as the office manager. She is replacing Paul Valdez who will be moving back to New Mexico. Irma has been working part-time at the Catalina Landing project.

Mont Williamson, a recent graduate of Oregon State University, is working in the Altadena office. Mont has a B.S. degree in Construction Engineering Management and Business Management.

Gordon Beale has been added to the staff at Catalina Landing as a field superintendent. He has been in construction supervision since 1963, most recently working for C. & I. Builders.

Stuart Feldman has assumed the responsibilities of Superintendent at Walnut Center. Stu will be completing the base contract work and performing all the tenant finish work.

CPI MANAGERS MEET IN CHICAGO

The annual Offsite Managers' Meeting was held at the Park Hyatt Hotel in Chicago from May 4th through May 6th. Attended by 20 key managers of the company, the Offsite Managers' Meeting provided the opportunity to review strategic, management and technical status and direction.

The packed agenda included 45 specific topics ranging from a review of design-build philosophies to analysis of insurance coverage. One of the highlights of the Chicago meeting was a reception given on May 4th for present and potential clients and associates in Chicago.

NEW PLACES

Fred Kozono has been transferred from the San Francisco office to the Montebello project. He had been assisting the project sponsors with various estimating and preconstruction activities.

Dick Schrader was transferred from Altadena to San Francisco in May. He is functioning as the Owner's Representative on the 2101 Webster Street project. And **Dean Browning** has moved from the 2101 Webster project to the San Francisco office, to assume sponsorship of the Webster Street project.

Grand Financial Plaza is now a "GO" and the key personnel have been assigned. **Norm Husk**, from Walnut Center, is the Project Superintendent; **Larry Brammer**, from 411 East Wisconsin, is the Field Superintendent; **Bill Tornrose**, from Walnut Center, will be the Project Engineer; **Chris Turner**, who has been working in the Altadena office, is the Field Engineer; and **Pat Richards**, from Walnut Center, will be the Office Manager.

Dave Schmidt has been transferred from the Catalina Landing project to our Montebello Town Center operation and will serve as the Project Engineer.

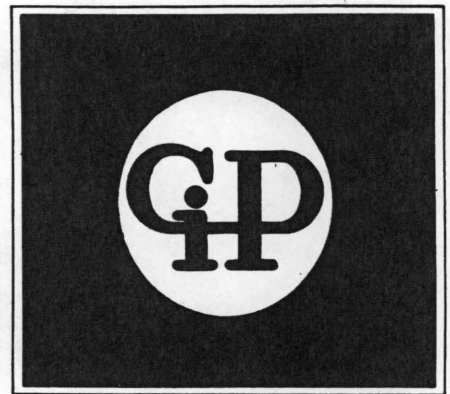
THE SAFETY PROGRAM WORKS!

The evening of May 10, 1984, was a particularly memorable one for several members of the CPA team and their spouses who attended the general membership dinner meeting of the General Contractors Association of Hawaii. Dick Ackerson accepted a safety award on behalf of the company for having the best safety record in 1983 among all building contractors of our size.

"WELL DONE" to all the supervisors responsible for this achievement.



CPI NEWS



VOL. 3, No. 1

NEWSLETTER OF CHARLES PANKOW, INC.

WINTER 1985

COMMENTARY "JOBSITE MARKETING"

By Brad D. Inman
Regional Vice President
Pankow Builders, Inc.



Historically, our marketing efforts have relied heavily on showing what we can do via our actual projects rather than emphasizing "slick" salesmanship. We've earned a reputation for running well organized, clean, efficient projects and completing them on time, within budget, with minimal changes and with uncompromising quality.

To a great degree this reputation is due to the attitudes and performance exhibited by our field supervision, the way they manage their jobs and the manner in which they deal with the public. This effort includes prominent signs for project identification, keeping jobsite and adjoining properties clean, managing traffic problems, providing a disciplined, no-nonsense atmosphere on the job and cooperating with public officials and neighbors.

This professionalism of our field supervision has been and will continue to be a key ingredient in our "selling" the company to new clients and strengthening our ties with current and past clients. It is frequently said that a construction company is really no more than its people, and nowhere is that more obvious than in our actual onsite supervision. This "mirror" of the company, along with the versatility of services we offer and our "can do" attitude toward design/construct innovations, will serve us well as we continue to grow and undertake greater challenges.

CHARLES PANKOW'S ICONS ON DISPLAY

Hailed as one of the most important private collections of its kind in the world, the Charles Pankow Collection of Greek and Russian Icons made its Hawaii debut at a gala public reception on Sunday, November 18, 1984 at the University of Hawaii Art Gallery. The previous Thursday, a private reception was hosted by Charles Pankow for friends and business associates of CPA and supporters of the University of Hawaii.

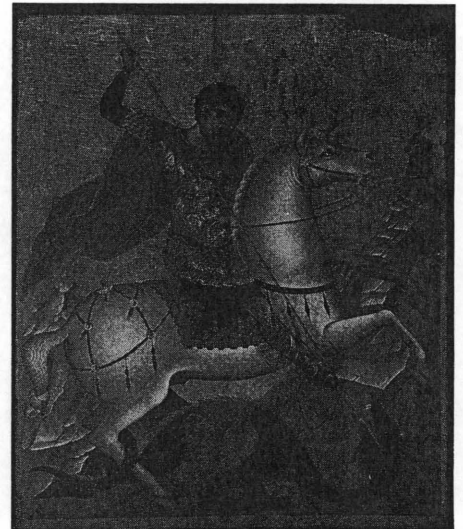
Icons (meaning "images" in Greek) emerged as works of art in the third decade of the fourth century in the area around Byzantium during the reign of Emperor Constantine I, when he declared Christianity to be the official religion of the Roman empire. More often than not, these icons showed flat representations without depth or significant background detail. Distribution of perspective and proportion (such as heads of sacred figures) was done to emphasize their spiritual significance. The purpose of an icon was to depict the spiritual, mystical, and cosmic significance of the subjects portrayed. Byzantine art was directed towards depicting the supernatural essence of God.

Icons were first introduced to the area we know as Russia in the 10th century. Grand Prince Vladimir of Kiev chose Christianity for his people as an alternative to their heathen practices and beliefs. Icons thus played an important role in the Russian religion, and many Russian painters were monks. Icons became essential elements in the practice of the Eastern Orthodox Church.

Most icons were painted on carefully selected and prepared wooden panels. Parallel grooves were sometimes cut across the back, and cross-pieces carefully wedged in to prevent warping. The surface was then covered



Heide Van Doren Betz and Charles J. Pankow



15th Century Cretan Icon Of St. George

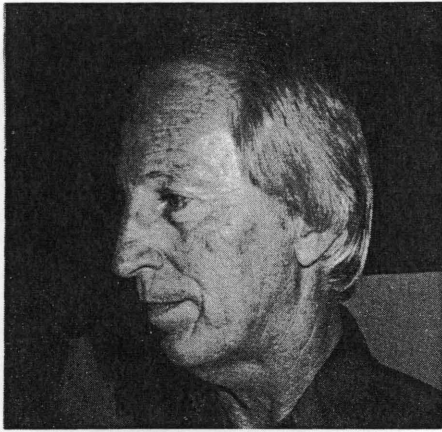
with gesso (plaster of paris or gypsum prepared with glue for use in painting or making bas-reliefs) and ground and polished to give a smooth, glossy surface. The artist then sketched the outline and, using tempera paint (made from raw egg yolk usually diluted in rye beer) as the medium, applied a greenish undercoat. The face then would be painted using a darkish brown, with lighter browns and ochre added to develop the features. The background was filled in last,

(Cont'd. on p. 2)

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"Will you please hand me that 2 x 4, dear?" This is the sound of a 30-year veteran of the construction industry?

It is if it's CPA's Hawaii-based Don Kimball and he's talking to his best assistant, wife Celese.

Don is still adding on to his beautiful home in Hawaii-Kai, begun ten years ago and "functionally finished" three years later. The home has nine different levels and 17 different roof planes, and the design won architect Norman Lacayo an honor award from the local chapter of the AIA. It took a year to put in the foundation, another year to do the complicated framing, and then another year for the Kimball family to work as "owner-builders" and finish it off. "It was a labor of love," says Don, who is trained in architecture as well as engineering.

The nine different levels work off a central

EMPLOYEE IN FOCUS: DON KIMBALL

entrance, and are combined with less prominent entrances and pathways to outdoor courtyards and lanais. There is not one wall in the house that runs in a straight line for more than 10 feet. Niches, alcoves, stairwells and bays abound in a honeycomb of intimate spaces. The finish details reflect Don's artistic nature and perfectionism.

A devoted family man, Don takes pride in the achievements of his four children, who are now actively pursuing their own careers on the mainland. Don and Celeste are active members of the Christian Science Church, with Don providing expertise to the church's building committee and Celeste teaching Sunday School classes.

Don first joined Charles Pankow in San Francisco in 1965, helping to set up the same San Francisco office in use today. He was asked to join George Hutton in the new Charles Pankow Associates in Hawaii in 1968, where his initial assignment was to move to sleepy Hilo town on the Big Island and build their first shopping center, the Hilo Mall. After successful completion of the Mall, he was brought back to the Honolulu main office to develop several federally-assisted jobs (Kauluwela Co-op and Elderly projects and others). Then it was back to construction again, working with superintendents Red Metcalf, Jack Parker and Al Fink to manage all subcontract work on the Esplanade, Pearl One and Two, Kinau

Lanais, Century Center and Pacific Monarch.

Brought back to the Honolulu main office again in 1980, Don turned his attention to postcontract work, handling warranty problems and legal matters, and developing Pankow's quality assurance program. In early 1984 Don was asked to assume an additional responsibility — that of Director of Marketing for Charles Pankow Associates. In this position he has developed a marketing program incorporating a computer-based market analysis and coordination of contacts in the Hawaii business community.

Easily one of the Pankow team's "Most valuable players," Don's many years of experience in all phases of construction qualify him as an expert on building materials, waterproofing, window systems, structural problems . . . you name it. This knowledge, combined with his innate sensitivity and gentle approach to people, make him the one to turn to when problems arise. He is currently "on loan" from Honolulu to Altadena, lending a hand with the Walnut Center project.

If Don weren't an engineer, he might have been an attorney or a stand-up comedian. He regales listeners with his stories, many of which impart some legalese with a laugh. A sense of humor helps where the law is concerned, and Don's dry wit is applied liberally along with his ability to untangle some of CPA's legal knots. By the way, did he ever tell you about the time . . . ?

NEW FACES, NEW PLACES

We have several new faces to greet, and a warm welcome is extended to them all. **Susan Rothermund** is a new secretary in Altadena. Susan is a newcomer to California from Chicago, Illinois, where she was an executive secretary for "another" contracting firm (are there others?!).

Another new face in Altadena is that of cheery **Terry Hillsten**. Terry hails from Washington state and is awaiting assignment as a field engineer. Terry is a University of Washington graduate in Building Construction, School of Architecture.

A belated welcome goes out to **Amber Deacon**, who was hired in September as Pankow Development Corp.'s secretary. Amber was formerly a secretary at Anja in Monrovia, California.

And a hearty hello to **Ken Wolfsen**, the new Assistant Superintendent at Walnut Center. We're glad to have him on board. Ken brings with him a wealth of precast concrete technology and experience.

Joe Laumer is looking good in his new

winter tan while his buddies and former work-mates at 411 East Wisconsin eat their hearts out. Joe is now on the Grand Financial Plaza team in Los Angeles.

Brett Partridge is the latest of the Purdue University alumni to join the organization. Brett comes to Southern California to join the staff on one of the soon-to-commence Los Angeles area projects. Brett, with a Master's Degree in Civil Engineering, brings his wife and two small children "out west."

David Thompson has joined the San Francisco office, after graduating from Cal Poly Pomona in August of 1984. He worked as a carpenter for two years before returning to get his degree. David likes to snow ski and hopes to spend some time at Lake Tahoe this winter. He had an opportunity to work on the 2101 Webster Street project for three weeks and enjoyed the experience.

PDI in Honolulu has added **Cherri Weilbacher** to its staff to assist in the area of financial accounting and control. Cherri earned her B.A. in Accounting and Computer Management from Eastern Washington University in 1981, and moved to Hawaii soon thereafter to be with her husband George, who is in the Navy. She was an accountant with E. K. Fernandez Shows before joining

Pankow.

A belated welcome to **Rhonda Gagnon**, who has been with us since April 1984 as Office Manager of the Milwaukee project. Before joining us she was attending school and working for the IRS in Birmingham, Alabama.

ICONS *(Cont'd. from p. 1)*

often using gold leaf to indicate the heavenly aura. When the painting was finished, it was given a coat of oil and resin to seal it.

The people of Hawaii were honored to be the recipients of a gift usually reserved only for those fortunate enough to visit Russia or the few Mainland museums with icons — the opportunity to view icons presented in a spectacularly produced exhibit at the University of Hawaii Art Gallery. Through Mr. Pankow's generosity, the assistance of Heide Van Doren Betz, Curator of the Charles Pankow Collection of Greek and Russian Icons, and the genius of Tom Klobe, Director of the University of Hawaii Art Gallery, who designed and supervised the display, we were treated to a once-in-a-lifetime showing of one of the finest private collections of Greek and Russian icons in the world.

PROJECT OF THE QUARTER: 411 EAST WISCONSIN BUILDING

The wind may blow, the rain and snow may fall, the temperature may be forty below . . . but 411 East Wisconsin continues to rise without fail.

Its location in the heart of Milwaukee, four blocks from Lake Michigan, has made 411 East Wisconsin a major topic of conversation for the many interested Milwaukeeans. The masses of rush hour "sidewalk superintendents" have become ex-officio members of the Pankow construction team. Rarely has a city been so friendly, interested and openly proud of a project. And with reason; this 30-story, 1.1 million square foot project is the second largest building in Wisconsin, and has made a significant impact on the skyline of Milwaukee. Its design by Harry Weese & Associates (Chicago, Illinois) is strikingly contemporary, yet matches the fabric of the existing historic downtown area through the use of light beige concrete, and through the preservation of human scale by the use of wide walkways, an outdoor plaza, and a large glass atrium.

The project was developed by Winmar Company, Inc. of Seattle, Washington. It consists of a 30-story office tower; a two-story bank building which is connected to the tower by a dramatic glass atrium which rises to the fifth floor of the tower; a nine-story, 915-car parking structure; and a large outdoor plaza with a reflecting pool.

411 East Wisconsin is a classic example of a Pankow Design-Build project. During the early stages of conceptualization, numerous structural alternatives were analyzed and costed out to enable the selection of the most efficient and cost-effective system. The result was a poured-in-place center core connected to a precast architectural exterior wall by precast planks which are supported laterally with precast girders resting on interior poured-in-place columns. The 42' x 82' center core was cast with a jump form system which enabled concrete pours to be made in twelve foot lifts containing 230 cubic yards of concrete. The Pankow cold weather quality control system proved itself a winner, as concrete operations continued on all but 19 of the coldest days — with no pours being damaged by freezing. After the cold weather slow period of winter, the 25,000 square foot floors of the office tower were completed on a 5-day cycle. Over 45,000 cubic yards of concrete were used. The project contains a total of 6450 pieces of precast concrete. These were placed with the use of a Pecco 400 hammer head tower crane with 181 foot jib, a Linden 8652 hammer head tower crane with 141 foot jib, and a Manitowok 4100 crawler crane (for the parking structure).



Typical of Pankow projects, 411 East Wisconsin was fast-tracked throughout. The first of 710 piles was driven on March 7th, 1983; the tower was topped out on August 3rd, 1984, over four months ahead of schedule; and the certificate of occupancy for the first four tenant floors was given on November 5th, 1984. The office tower will house the regional headquarters of IBM. The bank building will be occupied by Heritage Bank.

The key participants in the design-build team are Harry Weese & Associates (architect), Chris P. Stefanos Associates (structural engineer), KMI Engineers (mechanical

engineer), William Klein Co. (electrical engineer), Interpark (parking consultant), and Joe Karr Associates (landscape consultant).

Now, as the project nears completion and the accolades of the "sidewalk superintendents" reach the ears of the Pankow crews on the tower roof, the Pankow team can take great pride in having constructed a landmark project which will be a showpiece for years to come. Although the entire list of Pankow team members is too large to duplicate here, particular recognition for a job well done is given to Kirk Clagstone (Project Superintendent), Larry Brammer (Field Superintendent),

(Cont'd. on p. 7)

WORK IN PROGRESS

PRINCE KUHIO PLAZA AND SEARS/HILO UPDATE

The Prince Kuhio Plaza project is presently substantially complete, with only minor work remaining. Lengthy strikes of both carpenters and electricians, which have just recently been resolved, have somewhat delayed final completion.

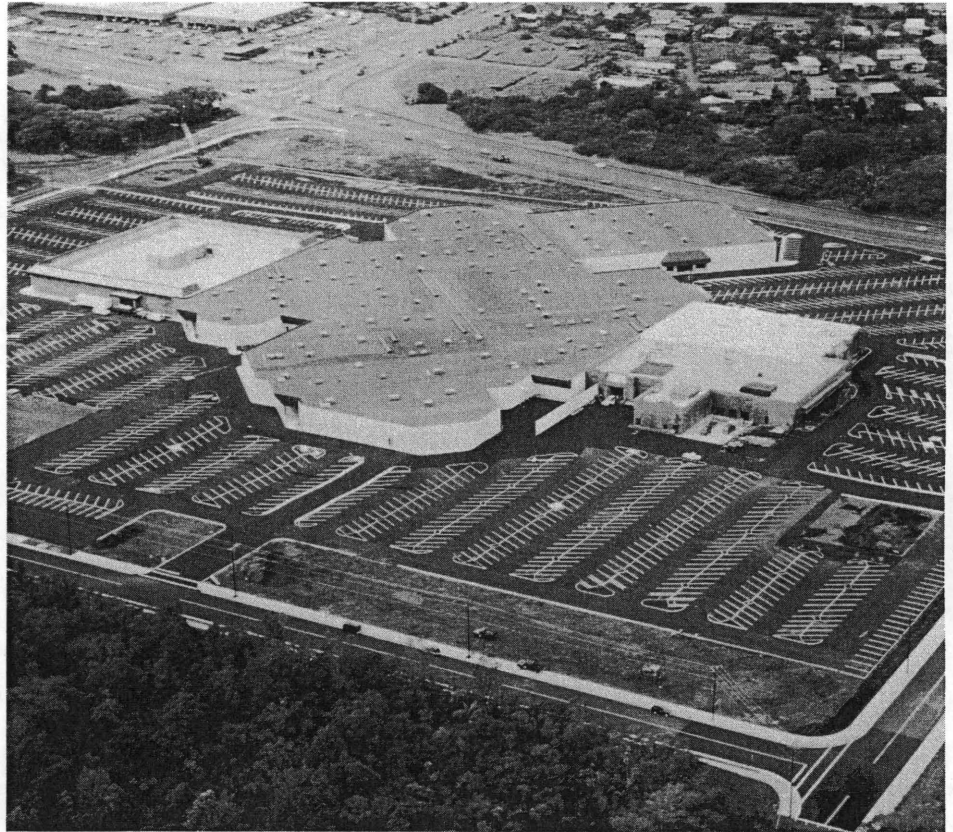
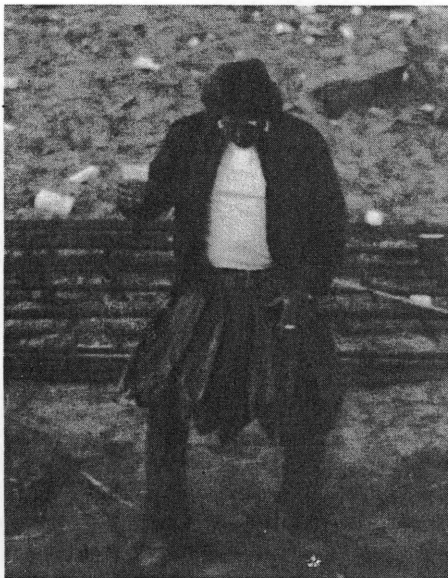
Plaza tenant finishes are scheduled to begin in January 1985, with store openings tentatively scheduled for March/April 1985.

The Sears project, delayed by the same strikes, is presently structurally complete, with all slab-on-grade work in place. Finish work including sprinklers, mechanical work, drywall, etc. is ongoing. Substantial completion is now scheduled for March 1985.

CATALINA LANDING TOPPING OFF — ALOHA STYLE

"Topping off" of this five-building, 31,000 cubic yard, approximately 3/4 million square foot Long Beach, California project took place on November 9, 1984. To celebrate the event, superintendent Jack Grieger imported "Island Customs" and a festive luau with approximately 250 in attendance.

The fantastic party was due to the organization of Fritz Tegatz and Arlene Bennett along with the culinary skills of Jimmy Crane, who did his usual masterful job in preparing the "ceremonial pig." Lively music was furnished by the "Dynamite Gangbusters" as Ed Dickson entertained with his imitation of a hula dancer (see photo).



Aerial view of Prince Kuhio Plaza, with Sears store on right

2101 WEBSTER STREET TOPS OFF

The "topping off" of steel for Webster Street Partners' 2101 Webster Street building in Oakland was completed on November 21. A coterie of Oakland dignitaries and elected officials watched as construction workers hoisted the last beam atop the 20-story highrise.

With topping off completed, workers began placing the skin on the tower on December 10. The facade is now complete up to and including the first floor, and five floors on the west wall.

To give prospective tenants a first look at the many amenities 2101 Webster offers, as well as a dramatic view of the progressing construction, a Marketing Center was opened in October located in Suite 1120 of Oakland's Ordway Building at One Kaiser Plaza.

The 2101 Webster Street project is scheduled for completion in late summer of this year.

OXMOOR COMPLETED

After 18 challenging months, the Oxmoor Shopping Center Expansion and Remodel in Louisville, Kentucky was completed in time for the 1984 Christmas season. The project began in late July 1983 with Phase I, consisting of the construction of approximately 90,000 square feet of Mall space and 23 acres of parking facilities.

Phase II, which involved the remodel of the existing center, began in August 1984 and was essentially complete by late November. Getting the job done under severe time pressure, and while the center continued in operation, fully tested the PBI field staff. Their response was predictably first rate. Louisville residents have the pleasure and pride of possessing the largest and most complete shopping center in the state. We at PBS are equally proud of the effort we played in bringing it to them.

WORK IN PROGRESS

MASSIVE MAT POUR AT GRAND FINANCIAL PLAZA

On Saturday, December 1, 1984, another Pankow milestone was reached on the Grand Financial Plaza project, downtown Los Angeles, California, with the completion of one of the largest single concrete pours in the company's 21 years of existence. On that day, three concrete pumps operated simultaneously to place 2,200 cubic yards of concrete into a complex foundation network during a seven hour period.

Excavation of the mat foundation (50' wide x 145' long x 5' deep), eight spread footings (16' square x 4'6" deep) and four connecting rocker beams began on November 1, 1984. Upon completion of the excavation, a 3" waste slab was poured in the bottom of the excavation and a Visqueen vapor barrier was laid over all the excavated banks for protection from the rains.

The unique rocker beam design made the project's preparation very challenging. Each rocker beam is constructed of forty 120'-0" long #18 rebars and 10'-6" high x 3'-6" wide #6 rebar stirrups. Due to the length requirements, every #18 bar within the rocker beams was butt welded on the jobsite and then set in place with a crane. Additionally, the fabrication of all four rocker beams had to be completed before beginning the placement of any mat foundation reinforcing steel. Overall, 800,000 pounds of reinforcing steel was delivered and placed into the excavation during a three-week period.

Since the footprint of the foundation exceeds an area one-half the size of a football field, the 2,200 cubic yards of 4,000 psi concrete was placed with three boom pumps. The initial 325 cubic yards of concrete was a 3/8" pea gravel mix which enabled workers to easily consolidate the concrete in and around the deep and heavily congested rocker beam reinforcing steel. Three concrete plants and 54 concrete trucks furnished by Owl Rock Products serviced the project at an average rate of 320 cubic yards per hour. Arrangements for traffic lane closures were made with the City of Los Angeles in order to facilitate the flow of concrete trucks in and out of the jobsite during the "Christmas shopping season."

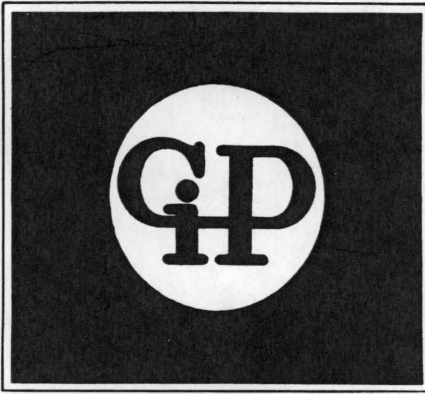
The hard work and spirit of cooperation displayed by more than one hundred individuals from all different crafts helped to make the historical event a success. A "JOB WELL DONE" goes out to everyone involved, including Owl Rock Products, Marathon



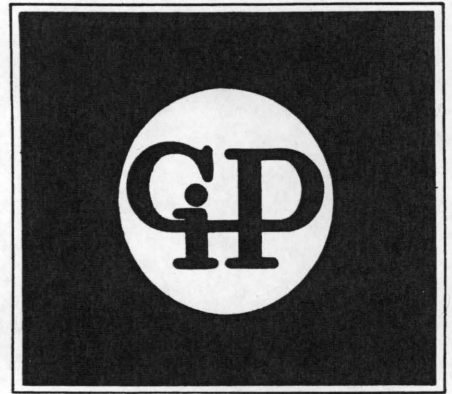
December 1, 1984 — Grand Financial Plaza

Steel and Steel Engineers of California, Smith-Emery, Merli Concrete Pumping, and last, but not least, the Pankow "front line

forces" of Norm Husk, Larry Brammer, Bill Tornrose, Chris Turner, Joe Laumer, Bill Hughes, Stan Hildebrandt, and Dave Gilliland.



CPI NEWS



VOL. 3, No. 2

NEWSLETTER OF CHARLES PANKOW, INC.

SPRING/SUMMER 1985

GROUND BREAKING



What started out as a dream, became reality as ground was broken on March 20th, for Oakland's new Metropolitan YMCA, made possible in part by a land gift of approximately \$1.5 million from Pankow.

A collaboration of Pankow, Webster Street Partners and the YMCA of Alameda County, the mixed-use nine-story building at 23rd Street and Broadway will house the YMCA's new three-floor health and fitness facility as well as six floors of parking for tenants of 2101 Webster Street.

Helium-filled balloons, girls performing double-dutch jump rope routines, and a three-man banjo band greeted about 200 celebrants. Donning shiny white hardhats and shovels spray-painted gold a dozen city officials, representatives for donors, and fundraising participants, symbolically broke ground in a mound of dirt while the audience looked on from seats beneath a peaked tent. Afterwards guests were treated to a slice of the 150-pound cake which served as a replica of the nine-story building.

This type of collaboration between the public and private sector is a prototype for similar future projects around the country. It spearheads a movement where developers and non-profit organizations work together for the mutual benefit of the community.

CHARLES J. PANKOW HONORED AS MAN OF THE YEAR

At a recent banquet ceremony in The Huntington Sheraton Hotel in Pasadena, Charles Pankow was honored as Man of the Year by the Pasadena Lung Association. With nearly 240 persons in attendance, the banquet was the biggest single fundraising event in the history of the Association. Attendees included numerous Pasadena and Los Angeles civic and political leaders, as well as many friends of the Pankows.

The stained glass award, made to hang in a window, features a dove with an olive branch, a replica of the Lung Association's Christmas Seal. A formal certificate accompanied the award.

In presenting the award, C. Taylor Test, a long time personal friend of Charles Pankow, reviewed Pankow's career from his student days, when he spent summers working for his engineer father constructing the Notre Dame Stadium, through his present position as head of one of the country's most successful construction firms.

The banquet and award ceremony was followed by an evening of dancing to the music of the Horace Heidt, Jr. orchestra.



Pasadena Lung Association's Man of the Year Award presented to Charles Pankow (left) by C. Taylor Test.

CPB—NEW COMPANY FORMED

Charles Pankow Builders, Inc. (CPB) has been formed to consolidate activities on the mainland and in Hawaii. CPB will be undertaking all new construction contracts. The construction activities of the familiar Pankow

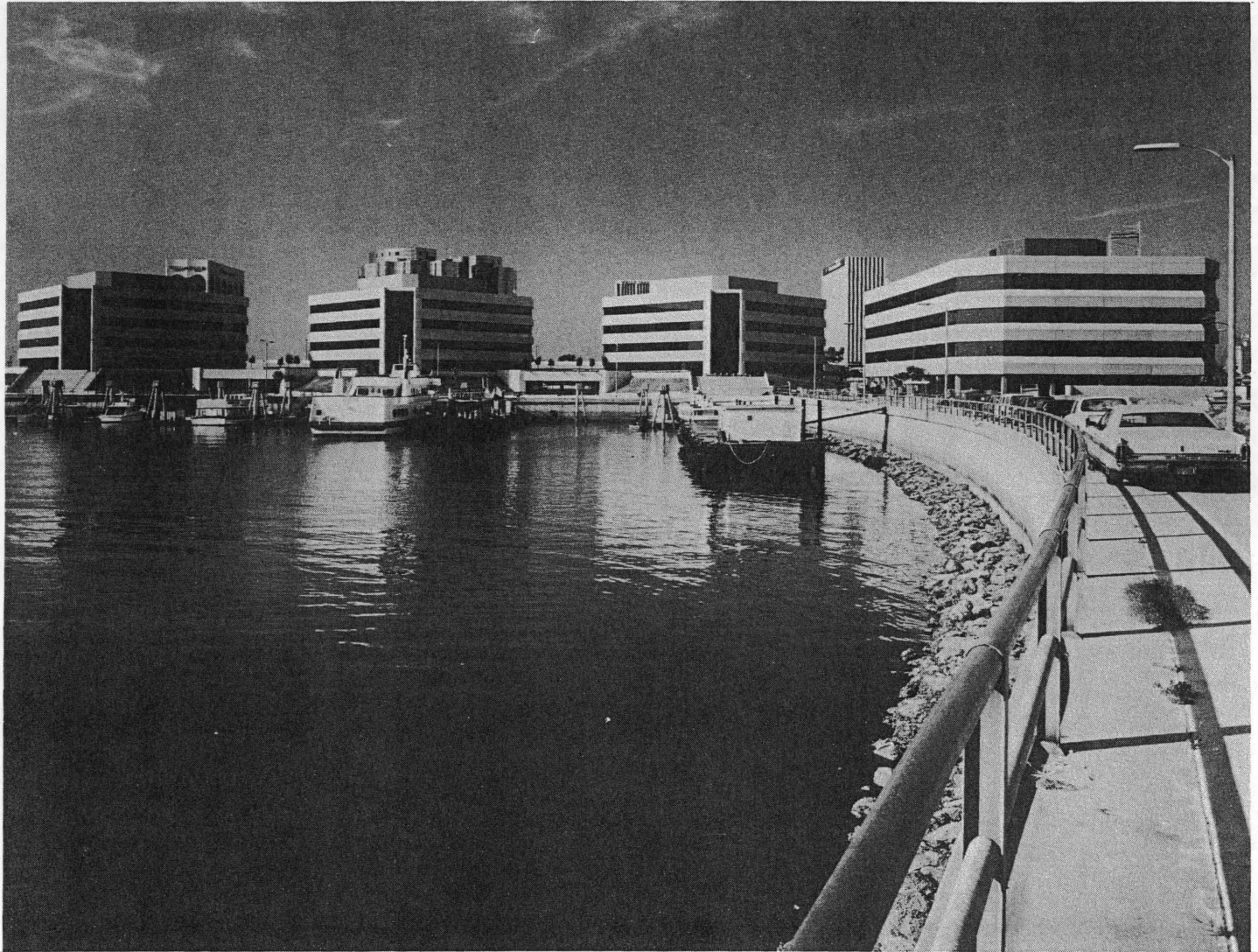
Builders, Inc. on the mainland, and Charles Pankow Associates both on the mainland and in Hawaii, will phase out as current contracts are completed.

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PROJECT OF THE QUARTER: CATALINA LANDING OFFICE COMPLEX



Catalina Landing — Completed Office Buildings

Emerging out of Long Beach's Pacific Ocean waterfront is one of California's most exciting and unique office building developments — Catalina Landing. The complex includes three 5-level and one 4-level office buildings, a 1500 car, 3-level parking structure and an interconnecting two and a half acre elevated architecturally treated promenade. It will provide 275,000 square feet of commercial offices, a Catalina Island ferry terminal and a shopping arcade.

This 740,000 square foot project, which started out as a ferry boat terminal remodel, is developed by Catalina Landing Associates, a partnership of Crowley Development Corp., of San Francisco, and PDC. The architectural firm of Hope Consulting Group, San Diego, California, is responsible for the successfully aesthetic design in conjunction with Robert Englekirk Consulting Structural Engineers. Mechanical and electrical design was provided by Hope Consulting Group also.

One of the major reasons that this project stands out is the imaginative and functional use of architecturally sculptured precast concrete. Hope Consulting Group's architectural vision was complemented by Pankow's technical ability to produce the highest quality concrete work in a short time frame to bring this project to successful fruition.

The six structures were constructed in a mechanized erector set-like approach utilizing precast columns, precast, pretensioned beams and girders, and poured-in-place mild steel reinforced suspended slabs. The buildings are braced laterally by poured-in-place "gang formed" shear and/or core walls. The office buildings' exterior skin and the parking structure spandrels were architecturally sculptured, multi-textured, sandblasted precast concrete panels. In all, over 2000 precast concrete elements were fabricated by Pankow forces in the 3-1/2 acre on-site precast yard.

Architectural wall panels, spandrels and

parapet panels were cast in fiberglass molds which were designed, detailed and fabricated at our Irwindale yard and shipped to the site. An average of six panels were produced each day once production commenced. Panels were yarded on the on-site sandblast facility and stored until erection time, whereby the panels were placed on specially rigged flatbed trailers and distributed to their final location in the building. To achieve color consistency and the desired "almost white" color, a 5000 psi mix using type III cement and San Gabriel aggregate was successfully incorporated.

Structural precast elements such as columns, beams and girders were also fabricated on site. The precast columns were produced on temporary casting slabs in the vicinity of their final destination. The precast, pretensioned beams and girders were fabricated in the Pankow-patented "Portable Prestressed Beam Bed" which was hauled to the on-site casting yard directly from the previously completed

(Cont'd. on p. 4)

PROJECT OF THE QUARTER *(Cont'd. from p. 3)*

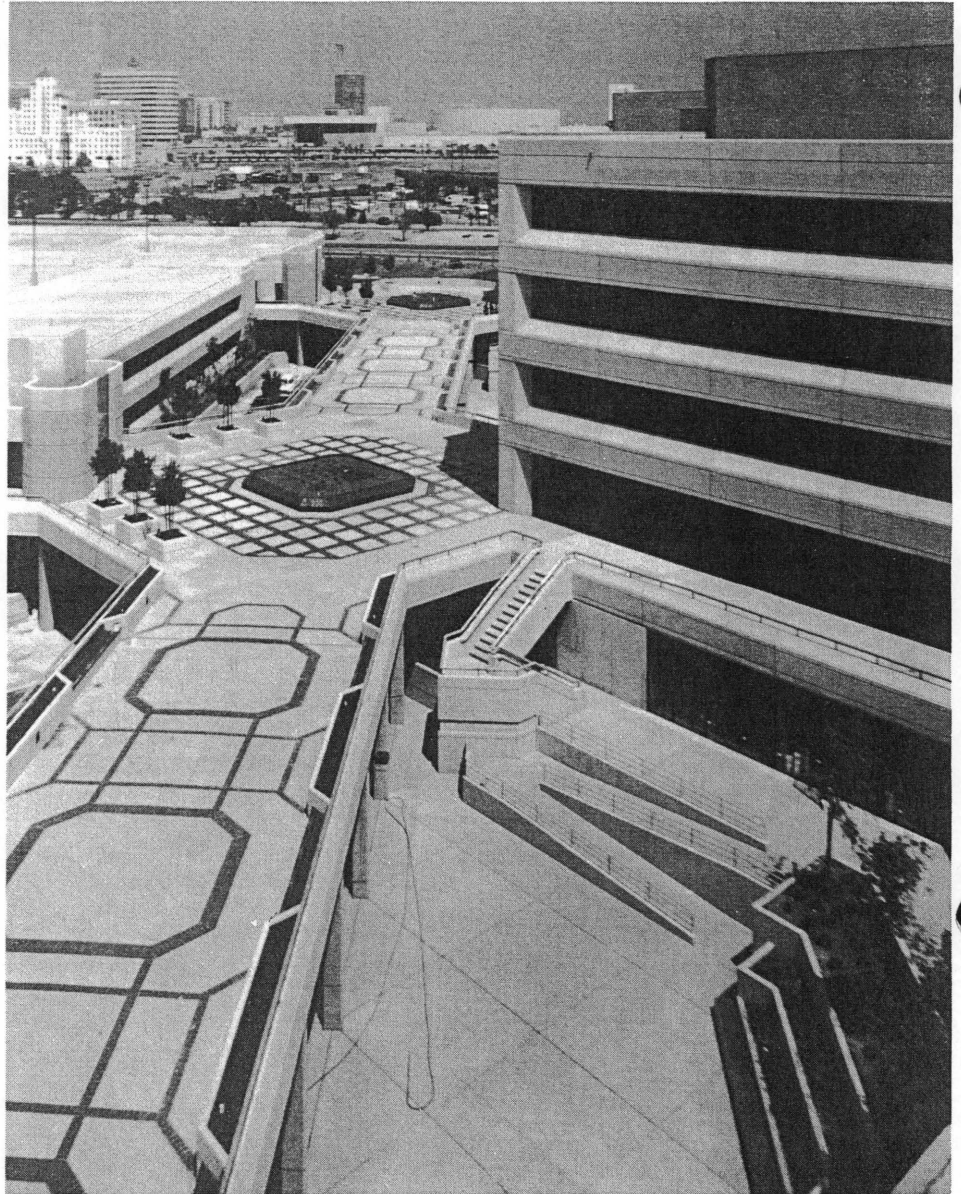
Walnut Center (Pasadena, California) project. The beam bed was lengthened to 360 feet on this project to achieve optimum efficiency. Once fabrication started, daily production continued flawlessly for five months. Once the beams were stripped from the bed, they were stored properly for camber control until time for erection. Hauling from the casting yard to each building was efficiently executed to meet the company record breaking beam erection performance by Ed Dickson and his dynamic crew (54 beams in an eight-hour work day).

In addition to the six buildings, the two and one-half acre suspended promenade structure was constructed with precast columns, beams and architectural handrail panels, all of which were manufactured on site. Finishing touches to the promenade deck were accomplished with concrete planters, containers, benches, tile pavers and approximately 100,000 square feet of lightweight concrete paving specially formulated using a 3000 psi lightweight sand and aggregate mix with a sandblast finish texture.

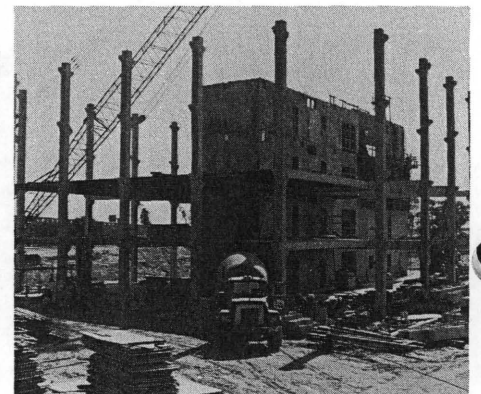
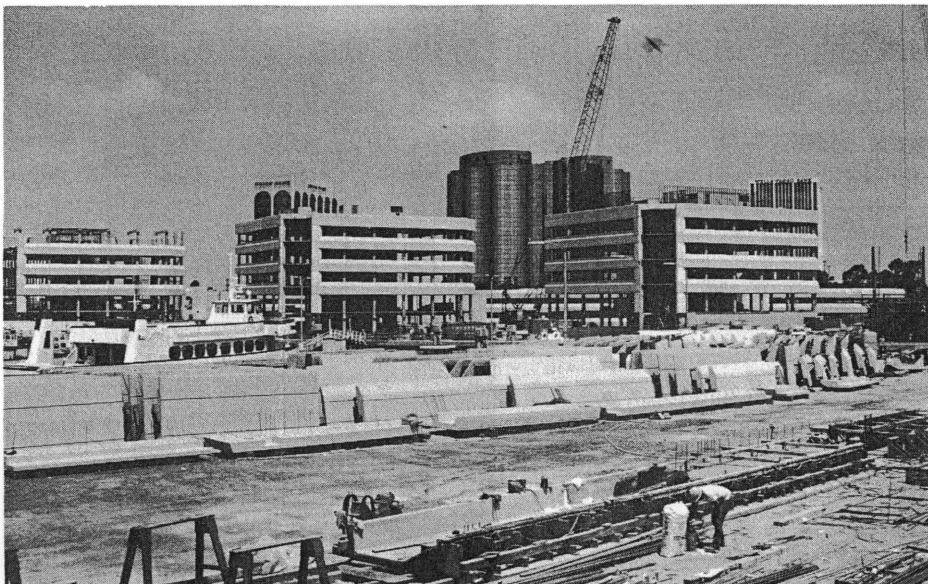
In all, over 30,000 cubic yards of concrete, supplied by Livingston-Graham, was placed between December 1983 and April 1985.

The project, which was phased to accommodate an ongoing Catalina Cruise terminal business, was constructed in Pankow fashion well ahead of schedule and with the highest quality of workmanship. Credit and recognition for a job well done is given to:

Project Superintendent, Jack Greiger; Ed Dickson and Gordon Beale, Field Superintendents; Fritz Tegatz, Project Engineer; Dave Schmidt, Dave Seagren and Billy Reed, Field Engineers; and Office Manager, Arlene Bennett. Last, but certainly not least, Carl Wesely, Project Sponsor.



(Top) View showing parking garage at left, promenade in center and office building at right. (Left) View of on-site casting yard — buildings in progress. (Below) Typical structural frame.



WORK IN PROGRESS



Jump formed concrete core at Grand Financial Plaza, downtown Los Angeles, illustrates unique steel and concrete composite structural system for seismic zone 4.

WORK IN PROGRESS

WALNUT CENTER— TENANT IMPROVEMENTS

Tenant finish work (TFW) at the new Kaiser Permanente headquarters building in Pasadena, California is nearly complete. Since November, approximately 300,000 square feet of interior finish construction work has been successfully completed on schedule for Kaiser's staged occupancy. Finish work has included a 300-seat cafeteria and related food processing facilities, executive board rooms, dining rooms, conference and meeting rooms, sophisticated computer and audio visual facilities and state-of-the-art office landscape, energy management and telecommunication systems for over 80 separate departments.

Interior design work was performed on a design/build basis under the direction of Pankow Building Service, Inc. Walker Associates, Inc., of Los Angeles, performed the complete interior architectural services working with Kaiser architect, Emmanuel Aguilera.

TFW construction activities are under the supervision of Don Kimball (on loan from Hawaii), backed up by Stuart Feldman, Pete Zuro, Mont Williamson, Ken Wolfson and Marlene Davis.

TARGET DEPARTMENT STORE—CAPITOL COURT MALL

Renovation work is well underway in converting an existing Gimbel's Department Store into a Target Department Store in Milwaukee, Wisconsin. Renovation work includes a complete architectural and structural revitalization under a design/build contract with Winmar Company, Inc., Seattle, Washington. Design team is directed by Charles Pankow Building Service, with architect Heike Design Associates of Milwaukee; structural engineer Chris P. Stefanos of Chicago, mechanical and electrical design/build consultants KMI Engineers, William Klein Co. and Zien Mechanical.

This 125,000 square foot project is scheduled for substantial completion in July under the supervision of Kevin Smith (Project Superintendent), Tom Krajewski (Project Engineer), Ed Kuske (Assistant Superintendent) and Carrie Lewitzke (Office Manager).

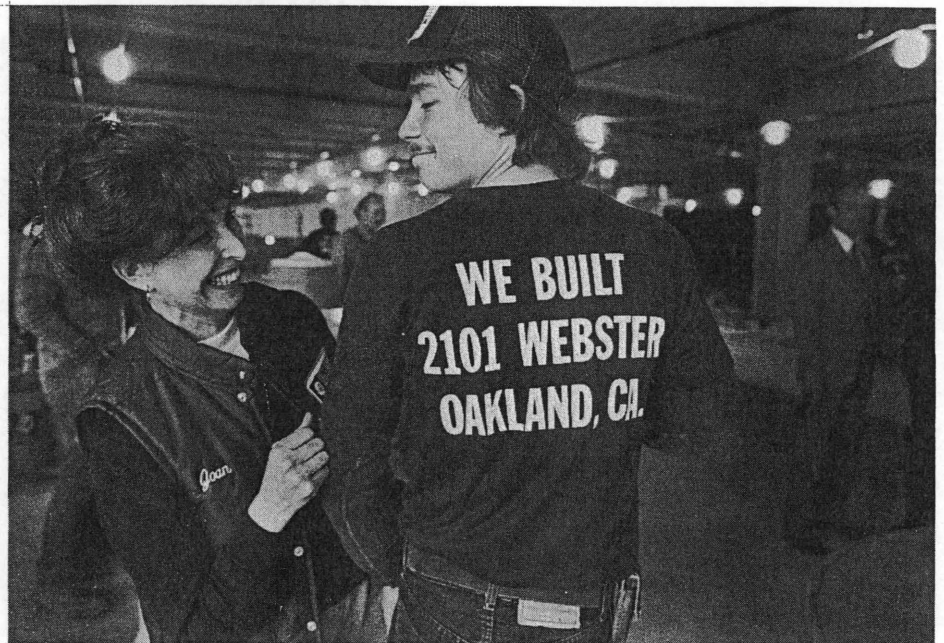
411 EAST WISCONSIN OFFICE BUILDING

Grand opening ceremonies took place on June 7, 1985 for this 30 story, 1.1 million square foot project (see Newsletter Winter 1985 issue "Project of the Quarter" for feature article). The project was completed three months ahead of the contract schedule.

IBM—TENANT IMPROVEMENTS

An integral part of the 411 East Wisconsin Office Building project is the seven floor, approximately 140,000 square foot anchor tenant — IBM. As part of their lease commitments to IBM, Winmar Company, Inc. requested that Pankow complete all tenant improvement work for IBM's 12th through 19th floors and obtain a temporary Certificate of Occupancy in 16 months from start of the 30 story office building project — 10 months ahead of the 26 month contract completion schedule. "Who said it couldn't be done?!" In November 1984, IBM occupied the building as planned as a result of meticulous scheduling and exemplary construction performance on the part of the entire design/build team. Team members included Pankow Building Service (consultant), Harry Weese & Associates (architect), Chris P. Stefanos Associates (structural engineer), KMI Engineers/Key Air Conditioning, William Klein Co./Transpac Electric Construction, Zien Mechanical and, of course, Pankow Builders, Inc. The design/build team was spearheaded by Pankow's Joe Sanders, Project Sponsor.

2101 WEBSTER STREET



The 2101 Webster office building in downtown Oakland was approximately 85% complete in mid-April and remained right on schedule for a first of September 1985 completion. Tenant finish work for the major tenant, Matthew Bender Co., Inc. is slated to begin this Spring.

PRINCE KUHIO PLAZA AND SEARS/HILO PROJECT COMPLETION

The Mall and Sears retail store opened for business on May 1, 1985. The Sears Auto Center opened earlier, on April 17. The Woolworth Store, constructed as part of the Prince Kuhio Plaza contract with owner Orchid Isle Group, opened separately from the other projects on May 17, due to Woolworth fixturing and marketing requirements. Allowing for contract extensions due to a four-month labor strike, the Sears store was completed two months ahead of schedule and the Prince Kuhio Plaza was completed on schedule.

The Prince Kuhio Plaza and Sears projects have provided Hilo with a welcome addition to its economic base, and have become a popular destination for Big Island residents and tourists alike.

On March 8th this T-shirt was worn with pride at the topping off party for the 20-story highrise. In the photo above, Pankow laborer Jim Waters (son of Pankow general foreman Jim Waters) models the shirt as Joan Evans looks on with a smile.

NEW PROJECT

GTE HEADQUARTERS

A construction agreement between General Telephone of California and CPB has just been signed for construction of a corporate headquarters facility in Thousand Oaks, California. Work is scheduled to commence in early summer. Architect/Engineer of the multi-building project is Albert C. Martin of Los Angeles.

NEW FACES *(Cont'd. from p. 2)*

Judy Vawter joined the San Francisco office in April from the B.R. Funsten Co. as a secretary. Judy and her family reside in San Francisco, and within a month we have discovered what a wonderful cook Judy is. We welcome Judy to the San Francisco office.

Charles R. Roehrig has joined the San Francisco office of CPB as Director of Marketing. His credentials include a history of high-rise building activity throughout the continental U.S. with U.S. Steel's American Bridge Division and the Ray Wilson Co., a California-based general contractor. Chuck graduated from the University of Notre Dame (BSAE) in 1968 and is a Professional Engineer.

Kirk Clagstone left behind the winter of Milwaukee, packed up Laura and Ian, and moved back west. He is in the San Francisco office awaiting a new job assignment. Recent deletions from the San Francisco office have been **David Dwyer**, who was assigned to the YMCA/Parking Structure project in Oakland, and **David Thompson**, who was assigned to the 2101 Webster Street project.

Honolulu's loss is the Bay Area's gain, as engineers **Bill Bramschreiber** and **Tim Royko** have been transferred to the San Francisco office for assignment to new projects there. They will be missed—above all on the basketball, softball, and other Pankow teams where they have both been standout players. Aloha and best wishes to Bill and Tim.

GLASS ART FOR OAKLAND'S WEBSTER TOWER LOBBY

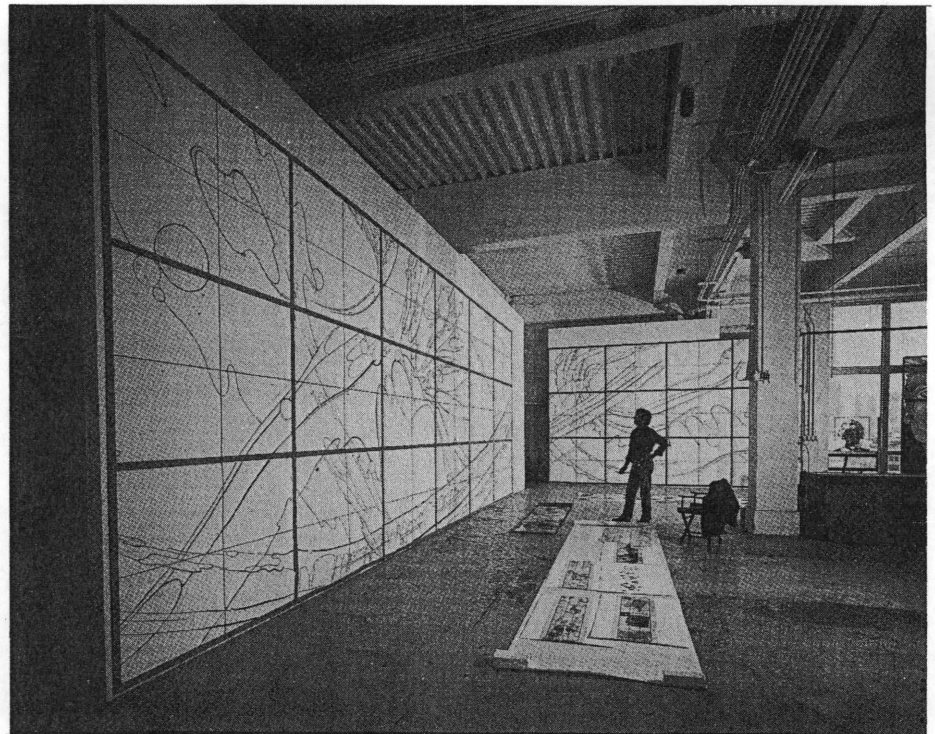
The lobby of Webster Street Partners' 2101 Webster building will soon shelter a spectacular stained-glass mural created by Italian-born artist Narcissus Quagliata.

The mural, which measures a massive 51 ft. by 12 ft., is composed of 30 four-by-five foot panels. The large-scale work, which uses glass in a painterly fashion, was conceived to complement the modern architecture of the Webster high-rise as well as reflect the artist's own style, self-described as "free and expressionistic."

Quagliata, according to Heide Van Doren Betz of Van Doren Associates, consultants in fine art, is internationally known and a world leader in glass art. "We were fortunate to have someone of his caliber participate in this project," she said.

Betz also stated that a project such as this takes time to conceptualize, and that the artist, consultant and Pankow had to work together intensively to determine what image the client wanted to project. "A prime concern in any corporate space is that the works of art become an integrated part of the architectural space and environment . . . as well as a projection of a corporate image. A fine work of art can turn any publicly-viewed space into a community landmark."

Quagliata began art training in his native Italy, studying with the renowned painter,



Giorgio de Chirico, among others. He left Italy in the early Sixties to come to America, where he continued his education in painting and graphic design at the San Francisco Art Institute.

While works in glass art exist in Europe, the artist stated that the Bay Area and

California are in the vanguard of production in that idiom.

The Quagliata mural shows that Webster Street Partners, by contributing a work of art to their Oakland site, have made a vital cultural contribution to the entire East Bay community.



CPI NEWS

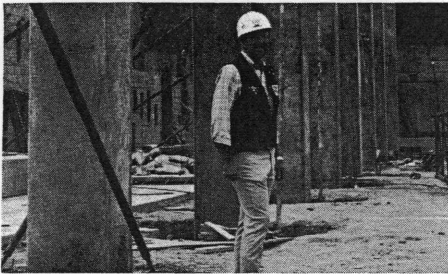


VOL. 3, NO. 3

NEWSLETTER OF CHARLES PANKOW, INC.

FALL 1985

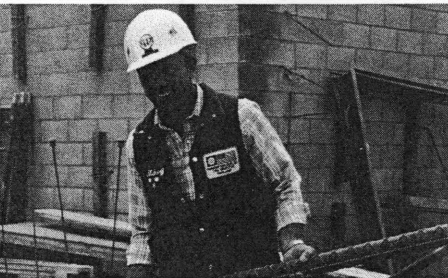
NEW RECORD SET?



Superintendent Mike Liddiard stands inside his instant forest of 75 ft. concrete columns — 16 of which were placed in one day.

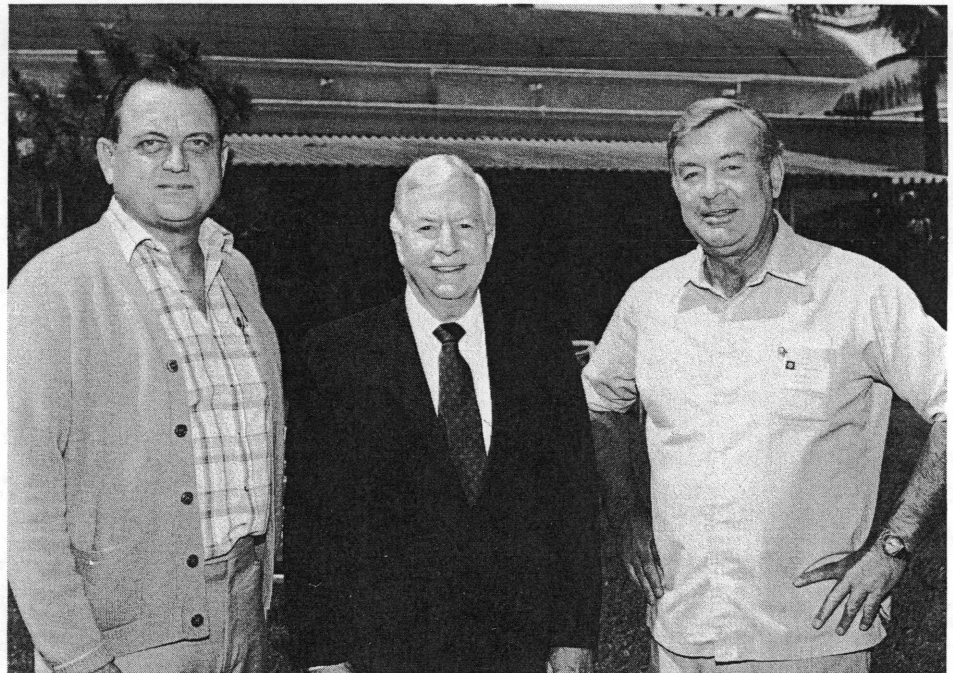
"It's all a matter of proper preparation and planning," says Mike Liddiard, Superintendent of the 2353 Webster project (9 story YMCA and parking structure). What he did was erect sixteen 75-foot concrete columns in one working day. Originally scheduled to take two days, the operation to erect and set the columns into their foundation sleeves went flawlessly in half the allotted time. These aren't just baby columns either. Weighing up to 55,000 lbs. each, the columns are heavily reinforced with #18 steel bars (2-1/4" diameter) and will be extended later to the full 120 foot height of the structure.

"It's nothing special — just another day's work," says Mike Liddiard. We love it, Mike — keep up the "normal" routine.



Each column is heavily reinforced with #18 bars (2-1/4" diameter), a section of which is displayed by weightlifter Mike Liddiard.

22ND ANNUAL MEETING EMPHASIZES TECHNICAL STRENGTHS AND STATE-OF-THE-ART



Charles Pankow Builders President George Hutton (left) and Chairman Charles Pankow (right) greet guest speaker Douglas Edwards of CBS News.

The 22nd Annual Meeting held September 13, 14 and 15 at the Huntington-Sheraton Hotel in Pasadena, was a busy affair — three Company breakfasts, two major luncheons, two very large evening parties (one attended by nearly 500 persons), and 16 hours of structured conference room discussions.

Following the pattern established at the initial Annual Meeting 22 years ago, all Pankow management and foreman personnel were brought together, about 120 persons, to participate in both the serious conference sessions as well as the fun. This year's

Annual Meeting discussion topics centered around the considerable hands-on expertise of Pankow personnel in highly technical, specific construction operations. Presentations were made by Pankow employees on such subjects as jump form operations, panel alignment on tall towers, shoring and bracing cantilever walls, splice sleeve column connections, preloading of slab pours on metal decks, shotcrete walls, shoring and post-shoring, and project scheduling. Those presentations were complemented with six guest

(Cont'd. on p. 2)

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Some people are "talkers," and then there are the "doers." There's a third category for a rare individual — "both" — meaning a doer who is eager to share his experience. This third category was invented for Red Metcalf.

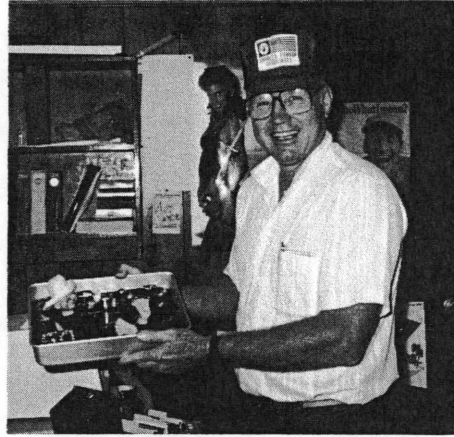
Is Red a talker? According to our company statistics, Red has made more presentations at our annual meetings during the past 12 years than any else — 21. The next speaker, with 13 presentations, doesn't even come close. This one statistic highlights two of Red's personal characteristics — his eagerness to participate in whatever's going on, and his willingness to share his vast construction experience with anyone willing to learn.

Another facet to "Red the talker" is his unceasing ability to tell a joke. Red has developed this art to a peak efficiency. He has listed all of his jokes, and instead of telling the entire joke he simply calls out the number of the joke (to those who have heard the joke several times), and everyone can laugh at the punchline. ("Hey Parker, 661.")

Red's real claim to fame, though, is not as a talker but a "doer." If there's a job to be done, Red's the man to get it done — just don't stand in his way. According to Dick Ackerson, when you invite Red over for a barbeque, he ends up cooking the steaks. On the job, Red is a man of action. As superintendent on many of the major projects in Hawaii, he sets the pace of the projects and provides leadership by example. Red expects the best out of everyone on the job — you don't want to disappoint Red!

It takes drive and determination to make the three-day cycles work. There are times, though, when you have to abandon an idea and finally say it doesn't work. Bob Crawford remembers back in the "Kauluwela Elderly days," Red wanted to pump concrete directly into the slipform walls. After three days of dragging a pump hose and a totally exhausted labor crew, Red finally said, "I guess it doesn't work." (The labor crew came to the same conclusion in half a day.) In the words of Bob Crawford, "He sure doesn't give up easily."

EMPLOYEE IN FOCUS: NORMAN "RED" METCALF



Red Metcalf with 50th birthday cake at job office.

Another great trait of Red's is that he's always there when you need him. Al Fink recalls the time of his first job as a superintendent. Pankow was erecting a luffing boom crane for the first time in Hawaii. Red stopped by after work to see how everything was going, and ended up climbing out on the 130 ft. boom and staying until long after dark when the last section of the crane was erected.

A true test of a man's character is how he responds in an emergency. An incident that Red will never forget occurred when a concrete pump operator had his hand almost totally severed by the pump mechanism. Red cut the hand free, retrieved it from the pump and packed it in ice. After rushing the operator and his severed hand to the hospital, a team of surgeons was able to reattach the limb and the operator is now regaining the use of his hand. The success of the surgery was credited to the fast thinking and action of Red and his field staff.

Red started with Charles Pankow in Honolulu in 1969 on the Ward Plaza project. He was superintendent starting in November 1969 on the Kauluwela Co-op Phase I

project, and since has been involved in a long list of projects in Hawaii. These include the Kauluwela Elderly, Esplanade, Pearl I and II, Kaimana Lanais, Brookside, Century Center, Craigsides, Sheraton Waikoloa Hotel, Executive Centre, and Hobron projects. Red has been involved in just about every major project in Honolulu — if not directly as a superintendent of the project, then as an "advisor/consultant." Now, after 16 years in Hawaii, he has moved to Southern California and is looking forward to new Pankow projects there.

When Red's not working he loves to participate in sports. He's one of our most aggressive players in the softball, basketball and bowling leagues. Always one for a challenge, Red decided last year to run the 26.2 mile Honolulu Marathon, and finished ahead of his own personal goal. (Red, aren't you the one who said you have to be half crazy to run a marathon?)

As the old saying goes, behind every successful man is a woman. Joan Metcalf is certainly a tremendous support for Red, and an active member of the Pankow family. She has participated through the years, along with Red, in Pankow team sports — either as a member of the team (with bowling her specialty), or heading up the cheering section. Their son Tom has followed his father into the construction business, and their daughter Theresa is a successful Certified Public Accountant in Arizona.

An organization is made up of the aggregate contributions of all its individual members. Red has contributed tremendously to this organization — as a man of action who gets the job done, as a teacher and a leader — dealing with everyone with integrity and never losing his sense of humor. A feeling shared universally throughout the company and expressed by Bob Crawford — "He's quite a guy!"

22nd Annual Meeting *(Cont'd. from p. 1)*

speakers whose names make up a mini Who's Who in the construction industry state-of-the-art: Maurice Lafayette, President of Lafayette Manufacturing ("Architectural Precasting — State-of-the-Art"); Richard Elstner, Principal - Wiss, Janney, Elstner Associates, Inc. ("Quality Control"); Rick Merli, Vice President, Merli Concrete Pumping and Conveying ("State-of-the-Art

in Concrete Pumping"); Trailer Martin, President, John A. Martin & Associates ("Structural Engineering—State-of-the-Art").

Highlighting the two luncheons were addresses by guest speakers Lester Mehlman, President, MAT Associates ("The Developer-Builder Team"); and Douglas Edwards, CBS News anchorman/journalist ("What Makes America Great").

Perhaps the most interesting and warmly received presentation was the informal talk

by Charlie Pankow on changes in the Company and the great potential the future holds for a Pankow employee. This was further emphasized by Dean Stephan's closing remarks, in which he projected our first ever annual volume of over \$400 million.

The late afternoon athletic events of tennis, volleyball and basketball, coupled with the evening social functions, gave all of us the opportunity to enjoy our small but professional family.

PROJECT OF THE QUARTER: 2101 Webster Street

Room with a view: a view with room to grow . . .

Walk down Webster Street, Oakland, to 2101. There stands a magnificent 20-story office tower (with one subterranean level for executive valet parking) whose appearance impacts the environment. Its skin is composed of sculptured and colored precast architectural concrete panels complemented with an attractive grey tinted glass. Great care was used by the Pankow design/build team in selecting the Sierra Mountain Granite aggregates used in the panels. The natural mica deposit of this particular aggregate, having been crushed, mixed and cast, creates a panel surface that sparkles majestically in the Oakland skyline.

Enter the two-story lobby of 2101 and you immediately encounter a dramatic stained-glass super mural (52 ft. x 12 ft.). The mural is the inspiration of the world famous artist Narcissus Quagliata, who was commissioned to design the art-piece for 2101. Backlit by more than 600 ft. of fluorescent tubing, the fluidity of this glass sculpture/painting is accentuated. Its magnetism draws the outside passers-by into the lobby, just to appreciate its intricacy and delicate beauty.

Walk to one of two separate banks of high speed elevators and choose one of nine elevators and you are transported up through the 525,000 sq. ft. building. 2101 is fully equipped with space-age technology to accommodate individual tenant needs and uses. An energy management system completely controls and meters each floor individually to allow for off-hour and weekend operation. The telecommunication system supplied by Share Tech (a partnership of AT&T and United Technology) is an in-house data and telecommunication system that is shared by all tenants, and customized to meet each individual's needs. The security system, equipped with television monitors manned 24 hours a day, is flexible enough to provide for each tenant's security requirements.

Single-tenant floors of over 25,000 sq. ft., with maximized floor efficiency of 95%, allow for office designs individually suited to a variety of tenants. And, the view is magnificent.

Picture, if you could, a central business district environment with a panorama which includes the pastoral woods of Oakland Hills, the serenity of Lake Merritt just across the street, the peacefulness of idle sailboats in the Oakland estuary, and the San Francisco Bay with that legendary skyline of San Francisco as a backdrop. The view is nothing less than breathtaking, but realistically, it defies all definition.

Exit on the twentieth floor, which features



an unusual and distinctive amenity of floor-to-ceiling grey tinted glass walls with 11 feet 6 inch clear ceilings!

Above this special 20th floor, the 12 foot roof parapet panels presented a challenge to the Pankow team — the size of these panels would produce a precast panel weight which far exceeded the crane capacity. To resolve this problem, the design build team created a complementary Glass Fiber Reinforced Concrete panel which is identical in appearance to the rest of the building skin, but one-quarter the weight of conventional precast concrete.

The 2101 design team consisted of Bolles Associates, Architect; Robinson, Meir & Juilly, Structural Engineer; and Pankow Building Services. Design activity commenced in the fall of 1983, and after closely scrutinizing a half dozen structural schemes, it was decided that an eccentrically braced structural frame, coupled with a moment resisting frame, would best complement the overall program. The eccentric braced frame is a relatively new structural concept which relies on the additional energy absorbing characteristic of steel in its plastic mode.

The glazing system produced a new entree to the California construction community in the form of Pankow Building Specialties,

Inc. from Hawaii. PBSI competitively and successfully bid this job against other Bay Area producers. With their experience in the rainy Hawaiian environment, they will undoubtedly fare well with their design know-how.

The Pankow team consisted of Dean Browning, Project Sponsor; Mike Liddiard, Project Superintendent; Dick Walterhouse, Project Engineer; Robert Zochert, David Thompson and Jim Dick, Field Engineers; Jim Waters and Mike Matson as General Foremen; and Joan Evans as Office Manager.

Tenant finish work is now being performed by the team of Don Kimball, Superintendent; Tim Royko and Robert Zochert, Project Engineers; and John Law, Office Manager.

In all, 2101 Webster brings state-of-the-art development, design and building expertise to Oakland, in a modern office building combining elegance and engineering to provide a home for today's demanding and discriminating office clientele.

Room with a view; a view with room to grow. This might be an appropriate cliché to use in describing the design built 2101 Webster Street Office Tower. However, it greatly understates the true scenic magnificence which is available from this prestigious office tower. Another success for the Pankow design/build team.

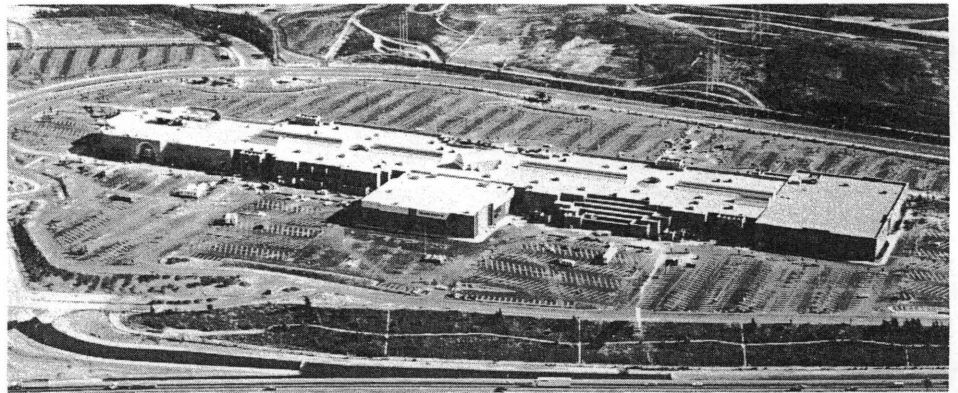
WORK IN PROGRESS

MONTEBELLO TOWN CENTER — “GRAND OPENING”

The Montebello Town Center Regional Shopping Mall opened its doors to the public on schedule on Friday, September 20, 1985.

To celebrate the opening, the Owners, Donahue Schriber and Chevron Land, hosted an awards dinner in the mall Central Court on the eve of the mall opening. Dan Donahue and Tom Schriber, co-masters of ceremonies for the academy awards-style dinner, acknowledged the efforts of all who contributed to the completion of the project with a presentation of “Rippy’s” (i.e., Oscars of mall building). Business over the opening weekend was busy, with the 3,900-car parking lot full to overflowing.

Congratulations go to the Pankow Builders, Inc. staff of Grant Burton, Steve Vaughn,



Aerial view of Montebello Town Center.

Dave Schmidt, Dave Seagren and Irma Rivas, who put in several “all-nighters” prior

to the opening to finish up all last-minute items.



(Above and below) Montebello Mall interior views.



KAISER HOSPITAL WALNUT CREEK

Work commenced on the 540 vehicle parking structure in Walnut Creek in July. The 173,000 square foot structure has been designed to match an adjoining structure completed in 1974 by Pankow Builders. This presented a challenge to the team in that the original design incorporated an intricate ornamental metal panel common to that period. This product would typically not be available today, but through the team’s persistence, a qualified supplier was found and work is underway.

Progress today includes completion of all pile driving and the start of foundation pours. Column precasting is continuing at the site while shearwall construction begins.

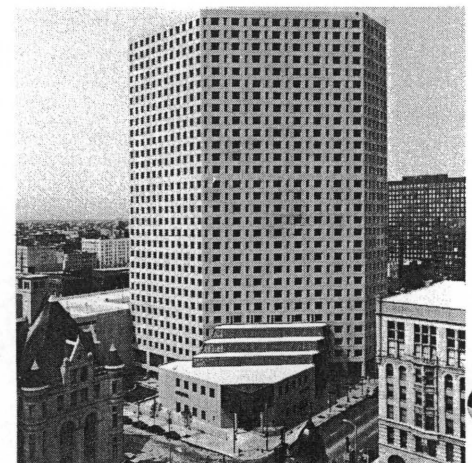
Dick Walterhouse is the Project Superintendent complemented by Bill Bramschreiber, Project Engineer; Billy Reed and Dave Thompson, Field Engineers; Steve Wycoff, General Foreman; and Rhonda Gagnon, Office Manager. Dick, a former member of the Pittsburgh Pirates, may be seen grimacing occasionally this fall after he has been reminded of the position of his former club. It’s fortunate for Dick that this particular structure is all built above grade — no basement.

411 EAST WISCONSIN OFFICE BUILDING — TENANT FINISH WORK

Interior tenant improvement work continues at the 411 East Wisconsin Office Building, Milwaukee, Wisconsin, with the recent tenant contract award for the construction of the approximately 120,000 square foot Quarels & Brady suite. As Milwaukee’s second largest law firm, Quarels & Brady will house their 100-plus partners in the building’s top five floors (26 through 30).

Tenant improvements will include extensive use of cherrywood paneling and trim throughout, as well as relocating existing built-in cabinetry and millwork items.

Joe Sanders will continue to manage the design and construction efforts with back-up from Ed Kuske and Carrie Lewitzke. The Architect is Heike/Design Associates. Occupancy is scheduled for June, 1986.



Completed 411 Wisconsin Building where tenant improvement work continues.

WORK IN PROGRESS

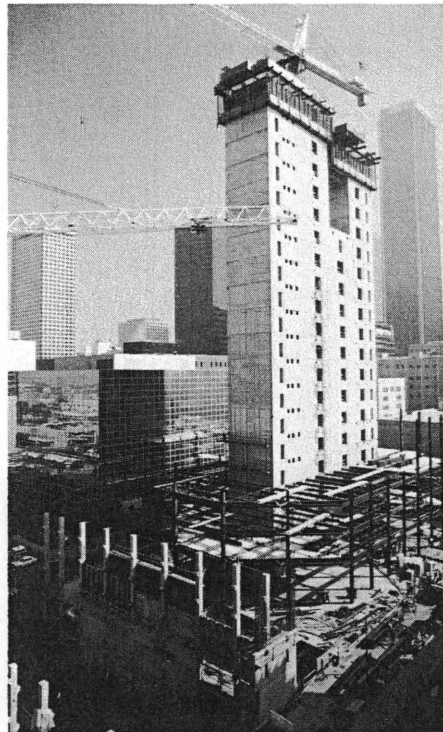
GRAND FINANCIAL PLAZA

The downtown Los Angeles skyline has been interrupted by the unique and curious looking foreign object called the Grand Financial Plaza project at the corners of 8th Street and Grand Avenue. Sidewalk superintendents, neighbors, and even the professional design and construction community have been watching with great interest and curiosity as this distinctively foreign towering object has grown vertically upward.

This "foreign object" is the result of the combined innovative engineering efforts and the advanced construction techniques of the design/build team of Pankow and John A. Martin Associates, a Los Angeles based structural engineering and consulting firm. The structural scheme, unique to this seismic zone, incorporates a composite lateral bracing system of a cast-in-place concrete shear core and a light structural steel moment resistant frame.

The system (as illustrated by the photographs) provides excellent rigidity as a result of the drift-resistance characteristics provided by the concrete core and was utilized for construction time and cost savings. The concrete core embodies the elevator lobbies, elevator shafts, public toilet rooms, electrical and mechanical rooms and shafts, and stairs.

This system allows for the construction of the concrete core while the steel is being fabricated, and provides early completion of



July 7, 1985 — Grand Financial Plaza.

the elevators which is always a critical path activity in high-rise structures. Erection time of the structural steel in this system is 25% faster than the traditional framing systems as a result of its reduced weight and related complexity.

The team effort of John A. Martin Associates and the Pankow staff has left its mark on the L.A. skyline. The project has



August 20, 1985 — Grand Financial Plaza.

structurally topped-out ahead of schedule, and completion is set for March, 1986.

The Pankow project team consists of Norm Husk, Superintendent; Bill Tornrose, Larry Brammer, Ron Gilbert, Chris Turner, Fred Kozono, Pat Richards and Francine Smith; Tom Verti, Project Sponsor; and Gin Won Associates and Gensler Associates, Architects.

METRO YMCA UPDATE

The Pankow design build crew is off to a running start in Oakland to construct the new Oakland-Alameda County Metro YMCA facility. The uniqueness of this project has been highly complimented by YMCA personnel, public officials, and the community in general. The whole project incorporates a 70,000 sq. ft. YMCA urban fitness center with a 700 vehicle elevated parking structure. The two functions complement each other perfectly — they share common building systems and have an ideal parking load combination of office workers during the workday supplemented with the "Y" patrons during normal off hours.

Additionally, the state-of-the-art fitness center will be available to the largely upscale

office workers from surrounding Lake Merritt, especially those elitists in 2101.

The progressive design of the "Y" includes gymnasium, exercise rooms, two glass-backed squash courts, six racquetball courts, a child-care center, a 7-lane 25-meter fully tiled swimming pool, individual men's and women's steam, sauna, and whirlpools, and a special weight room with no weights. All weight room apparatus is controlled through a central hydraulic system with dialed-in weight quantities. The objective of the "Y" is to eliminate peer pressure and thus make the weight program, as is the case with all programs, less intimidating, more personal, and safer.

The structural system incorporates the typical Pankow precast parking structure elements taken to new heights. The structure rises a full ten stories above ground. As a result, the shearwalls are up to two feet thick at the base.

The Pankow team consists of Dean Browning, Project Sponsor; Mike Liddiard, Project Superintendent; Dan Swanson, Project Engineer; Jim Dick and Dave Dwyer, Field Engineers; Joan Evans, Office Manager; Jim Waters, General Foreman; Bolles Associates, base building architect; MWM, YMCA architect; IPD, park consultant; and Culp & Tanner, structural engineer.

NEW PROJECTS

SOUTH COAST EXECUTIVE CENTRE

Construction will begin this winter on the twin five-story South Coast Executive Centre project in Costa Mesa, California. This 166,000 square foot twin office building with its related 500-car parking structure is another project designed by Gin Wong Associates of Los Angeles. It features cascading terraces and outdoor balconies for executive suites. The structural steel office buildings are clad with a flush skin of polished granite and 3/8" solar bronze glass.

The parking structure portion is a design-build concrete system of cast-in-place and precast concrete which will capitalize on Pankow's jobsite precasting expertise. The Structural Engineer is Brandow & Johnson of Los Angeles, California.

This high quality financial center project is being developed by QB Properties and Johnson Wax Development Corporation of Costa Mesa, California.



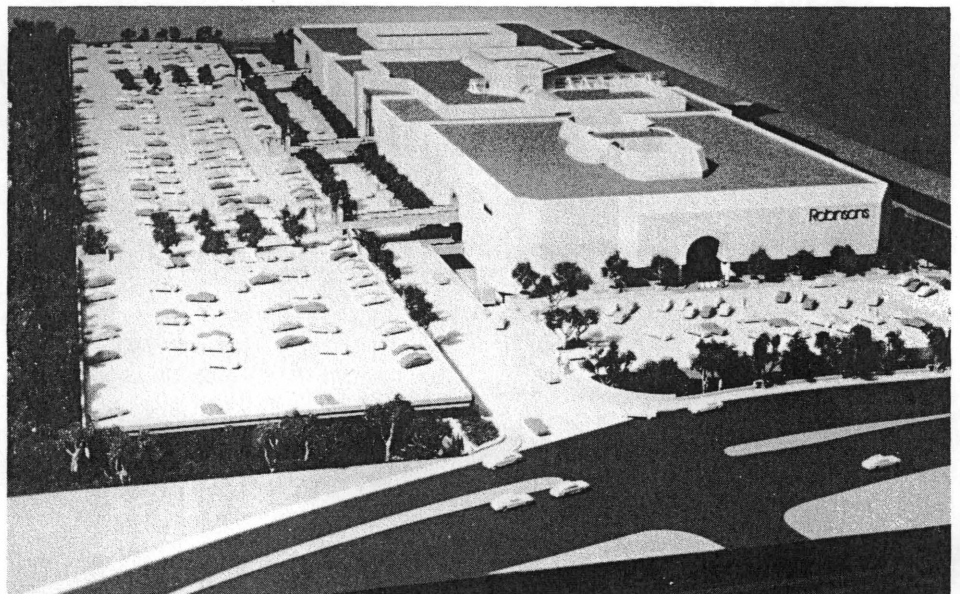
South Coast Executive Centre.

SOUTH COAST PLAZA II PARKING STRUCTURE

Charles Pankow Builders, Inc. has moved on-site in Orange County and has begun driving of test piles for the 2,308 car, 980,000 square foot parking structure which will serve South Coast Plaza II, an extension to the South Coast Plaza Shopping Mall in Costa Mesa, California.

Charles Pankow Builders, Inc. won a design-build competition and has entered into a design-build contract with South Coast Plaza II, a partnership of Bear Development Associates and C.J. Segerstrom & Sons. The Owner's design architects are Architects Pacifica and Leach, Cleveland, Hayakawa, Barry and Associates. Providing structural engineering services for Charles Pankow Builders, Inc. is Robert Englekirk Consulting Structural Engineers, Inc.

The Charles Pankow Builders, Inc. staff, headed by Superintendent Jack Grieger, includes Ed Dickson, Dave Schmidt, Mike Beisel, John Zordani and Arlene Bennett.



South Coast Plaza II Parking Structure.