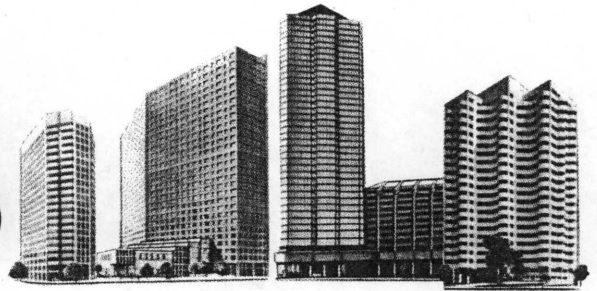


CP NEWS



VOL. 4, NO. 1

SUMMER 1986

THE RUSSIANS ARE COMING THE RUSSIANS ARE COMING

On May 7, 1986, amidst television and press coverage, a group of high ranking Soviet officials representing the Russian equivalent of owners, designers and constructors visited Pankow's General Telephone headquarters project in Thousand Oaks. The visit was part of the scientific exchange program between the United States and Russia, and was sponsored by the National Science Foundation (NSF). The Pankow project was selected because of its application of technologically advanced construction processes utilizing architectural and structural precast concrete in a high seismic zone. Of particular interest to the Soviets was the close cooperation between Pankow's personnel and A.C. Martin's structural engineer, Nabih Youssef, which produced a seismic bracing system that allowed the speed and economy of construction possible with the precast concrete structural system.

The Soviets were familiar with the basic components utilized in the building but expressed a great deal of interest in the speed and efficiency of construction and had high praise for the quality of the finished product. A great deal of discussion centered on the performance responsibility assumed by the Contractor, the Contractor's quality control, Owner's testing and inspection, the project's design and construction organization and management, and the productivity and high quality of workmanship of the craftsmen.

After the site visit, the contingent returned to A.C. Martin's offices for a demonstra-



Dean Stephan explaining jobsite precasting methodology to Russian delegation and National Science Foundation representatives at GTE Headquarters project.

tion of computer-aided design and a slide show covering some of Pankow's construction techniques which represented some of the most advanced technology used in concrete construction in the United States.

Subsequent to the Russians' return home, NSF informed us that the Soviets rated the GTE project visit the highlight of their trip to the United States. Superintendent Grant Burton and his management and craftsmen team are to be congratulated on the quality of workmanship and organizational abilities that is producing such a beautiful project in response to A.C. Martin's outstanding design in such a short period of time. The owner/designer/builder team's cooperative spirit makes rising to the challenge of "a better way to do it" possible.



Shoreline Square—largest Pankow project yet

SHORELINE SQUARE— "GROUNDBREAKING"

The Groundbreaking Ceremony for the largest Pankow project yet undertaken was on August 28, 1986. The City of Long Beach "officially" welcomed the commencement of construction for Shoreline Square—a mixed-use (hotel, office building, retail space and parking structure) development at the intersection of two of Long Beach's most prominent boulevards.

The project, located on Ocean Boulevard at Long Beach Boulevard, will consist of a 370,000 SF, 16-floor, 477-room Sheraton Hotel; a 410,000 SF, 21-floor office building; a 480,000 SF, 1400-car parking garage; and street level commercial and restaurant areas. Completion is scheduled for summer 1988, in time for the Republican National Convention that the nearby Long Beach Convention Center hopes to attract.

The City of Long Beach "officially" welcomed . . . the largest Pankow project yet

Robert Englekirk Consulting Structural Engineers, Inc. has worked closely with the Pankow design/build professionals to produce a cost-effective structural design approach that employs the appropriate structural system for each component. The Office Building is designed as a cast-in-place concrete shear core with a lightweight structural steel moment resistant frame. This design approach, only recently introduced to this seismic zone by Pankow on the downtown Los Angeles Grand Financial Plaza project, facilitates early elevator completion while reducing structural steel erection time. The Hotel will consist of cast-in-place post-tensioned flat concrete slabs with cast-in-place concrete shear and core walls. This structural system accommodates the building's attractive crescent-shaped floor plan while permitting the use of economical, repetitive use, flying form systems throughout. The Parking Garage is designed in structural precast concrete for maximum economy and speed of erection.

The Pankow design/build consultant team consists of Maxwell Starkman Associates, Architects; Robert Englekirk Consulting

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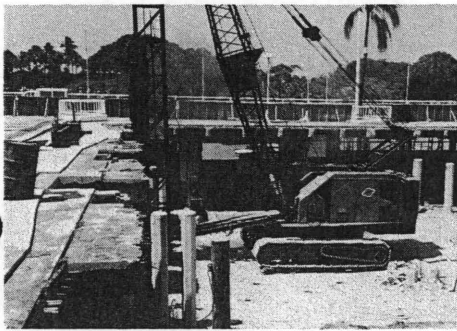
NEW PROJECTS

ALA MOANA MAKAI MARKET—HONOLULU

CPB is the builder on the recently started Makai Market project in the Ala Moana Shopping Center, which is part of the second of three phases intended to upgrade one of the country's largest shopping centers.

The project really consists of two parts. The first is the demolition of approximately 60,000 square feet of existing tenant space and the installation of a new food court and supporting facilities for 25 food concessions. A major feature of the food court will be a 1500 square foot ceiling monitor/skylight, which will bring natural light into the area and promote a feeling of openness.

The second part of the work is being done in anticipation of the long-awaited Hawaii debut of the Neiman-Marcus department store. Since current plans call for Neiman-Marcus' future building to extend over a portion of the food court, 81 new piles are be-



Makai Market—August 1986

Foundation work for future major department store. Second level slab removed to allow access for pile driving rig.

ing driven to avoid disruption of operations in this area when future construction begins.

CPB's construction management team is headed by Project Manager Armand Cote, with ample support coming from Engineers Mike Wilkinson and John Romanowski at the jobsite, and from Kim Lum at the main office. Veteran Office Manager Elaine Okawa has been charged with keeping these CPB newcomers in line and out of trouble.

RINCON SQUARE

Located conveniently within walking distance to virtually every form of mass transit available in San Francisco, Rincon Square, by design, eliminates the cold personality of modern urban architecture. Two non-towering towers—one of 10 stories, one of 9 stories—form a graceful backdrop to a sunny ¾ acre park. It's a park with seating amid trees, flowers and grass terraces, highlighted with a cascading fountain and reflecting pool.

The retail level of Rincon Square surrounds this open courtyard setting, and the

rooftop decks make enjoying the great weather easier. There's a 24-hour security and communications system covering the entire complex.

Inside, the advantages of Rincon Square's "horizontal high-rise" design for major tenants include the interoffice convenience and efficiency of single floors ranging from approximately 30,000 to 96,600 square feet.

A concept unique to San Francisco, these efficient, virtually unobstructed floors provide a welcome alternative to downtown towers while making offices easy to plan now and easy to expand to meet future space needs.

The building systems utilized in Rincon Square incorporate the innovations which are the trademark of CPB. The project reflects the efficiencies of the CPB team working very closely with the owner, Marathon U.S. Realty, and the renowned architectural firm of Whisler-Patri of San Francisco. The exterior architectural panels are precast concrete and perform a double duty as they incorporate the formwork for the perimeter structural frame.

The structural system designed by Robinson Meier Juilly of San Francisco incorporates two jumpformed concrete shear wall cores (approximately 34' x 95'); precast concrete columns, beams and girders; and a CIP ductile frame system located at the perimeter conditions.

Rincon Square will contain nearly one million square feet of slab floor area when completed and will require approximately 44,000 cubic yards of concrete. The developer is Marathon U.S. Realties, and completion is expected by winter of 1987.

The CPB team includes Hugh Brown as project sponsor, Jack Parker (project superintendent), Jim Thain (project superintendent), Bill Hughes (field superintendent), David Dwyer (field engineer), Dave Thompson (field engineer), Brian Gaunce (field engineer), Brett Hill (field engineer), Tim Royko (project engineer), Dean Dye (quality assurance inspector), Bob Crawford (general labor foreman), Joan Evans (Office Manager), Veronica Garcia (office manager) at the Y, will be transferring over to Rincon as of August 31. Preconstruction management and coordination has been orchestrated by Rik Kunnath.

HOTEL SOFITEL

Construction commenced in February, 1986, on the latest entry to the peninsula lodging industry in the form of the 329-room executive class luxury Hotel Sofitel. The 225,000-square-foot hotel and 350-vehicle parking structure rest on the scenic shores of San Francisco Bay at 3 Twin Dolphin Drive in Redwood City, California. The hotel will be the West Coast flagship for ACCOR, a wholly-owned subsidiary of Novatel Corporation of Paris, the world's ninth

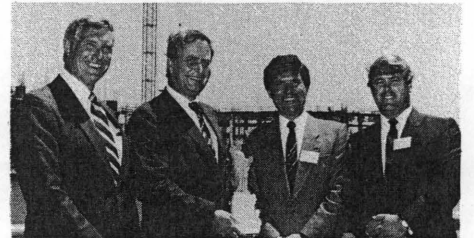
largest hotel chain.

The Charles Pankow Builders, Inc. design/build team is complimented by the architectural firm of Corbin/Yamafuji Partners, Inc. of Newport Beach and Robert Englekirk Consulting Structural Engineers, Inc. of Los Angeles. The eight level structure will be cast-in-place concrete using a ductile concrete frame as the prime lateral resisting element. This particular system was chosen to accommodate the specialized Bay mud soil conditions which prevail at the site.

The site lies within the master-planned development of Redwood Shores by MobiLand, a division of Mobile Oil Corporation. The hotel will compliment and add to the overall quality designed into the planned corporate office park.

The project is being developed by MAT Associates, Inc, a Chicago-based real estate development firm which specializes in hotel development. Construction is expected to take 16 months, with occupancy by mid-1987.

The Pankow team is composed of Rik Kunnath (Project Sponsor), Kirk Clagstone (Superintendent), Bill Bramschreiber (Project Engineer), Jim Dick (Field Engineer), Jim Gernand (Field Engineer), Jeff Doke (Field Engineer), Nicholas Sammaratino (Quality Assurance Inspector), Steve Wycoff



Pictured from left to right: Brad Inman; Robert J. Carroll, ACCOR; Monsieur Le Mansec, French Honorary Consul General Santa Clara County; and the Honorable Richard S. Claire, Mayor Redwood City.

(Field Superintendent), Pat Richards (Office Manager).

In lieu of a conventional groundbreaking ceremony, CP Builders hosted a Bastille Day Luncheon and Hardhat Preview on July 14th, which happens to be the national holiday of French Independence Day.

At this ceremony, the Charles Pankow Builders team presented to ACCOR a replica of the Statue of Liberty as a sign of the strengthening of Franco-American relations. In attendance were leaders of the local governments of the peninsula communities as well as representatives of the adjoining businesses and the press. Speakers included the Honorable Richard S. Claire, Mayor of Redwood City; Monsieur Le Mansec, French Honorary Consul General of Santa Clara County; Don Warren, President of Redwood Shores, Inc.; David Worrell, of MAT Associates; Elizabeth Travers Barone, Societe Generale; and Robert Carroll, VP/Treasurer of ACCOR North America.

PROJECT OF THE QUARTER: *Grand Financial Plaza*

With the completion of Grand Financial Plaza, recently renamed Chase Plaza, Charles Pankow, Inc. has added its first major structure to the skyline of downtown Los Angeles—and an impressive one it is. The first granite-clad building built by Charles Pankow, Inc., the building says quality from top to bottom with its exterior skin of “spanish-pink” granite, silver reflective glass and brushed stainless steel panels. The high quality look starts at the curb line, with the sidewalk and surrounding hard paved surfaces leading to the main entrance finished with crushed granite tile pavers, and colored concrete inlay around potted flowers and planted trees. The granite theme carries into a four-level atrium lobby with granite-clad beams, book matched white marble floor with “spanish-pink” granite trim and book matched white marble and polished black granite walls. Elevator lobby floors and walls reflect the high quality stone finishes found in the atrium. Nine-foot-high ground floor elevator doors are finished in polished stainless steel and open into wood paneled elevator cabs trimmed in granite and polished stainless steel, with fabric ceilings to match the lobby ceilings.

Twenty-two (22) stories high, the 460,000 square foot office structure provides parking for approximately 900 vehicles, with three levels of basement parking beneath the tower and the adjacent ten (10) level parking structure. Both structures are connected below grade but separate at ground level.

The design/build team efforts of Architects Gin Wong Associates, Beverly Hills, and Gensler and Associates, Houston; Structural Engineer John A. Martin Associates; Mechanical/Electrical Consultants K.M.I. Engineers, Donald F. Dickerson Associates and William Klein Company; and Soils Engineer LeRoy Crandall and Associates were coordinated by Pankow Project Sponsor Tom Verti. Treptow Development Company is the Owner of this design/build project.

Everything was done in “grand” style on this project from the 80,000 cy basement excavation to the 320’ concrete core and structural steel frame. A structural solution, unique to the Southern California construction community, sparked the interests of both design professionals and “sidewalk superintendents.” Typical comments heard while the concrete core raced ahead of the surrounding structural steel frame were, “It’s an awfully small building for such a big site,” and “It doesn’t have very many windows.”

Initial plans called for a slipformed core completed prior to the erection of the surrounding steel frame. However, after a closer look, it was concluded that this was not a practical solution for several reasons: (1) a slipformed core as the only major activity did not allow for continuity of work; (2) the size of the core, over 320 cy/floor, would result in extremely long pour days if the concrete was placed by crane and bucket; and (3) the schedule could not accommodate a structural steel start after completion of the core. It was decided therefore to build the core using a jumpform system split in half with the two halves operating independently of each other, and place the concrete with a slick line and placing boom. This provided better continuity of work, reduced concrete placing time and labor costs, and allowed the core operation to proceed independent of the tower crane, releasing it for other activities.

Everything was done in “grand” style

The 28 jumps required to complete the core started with a 12-day cycle. The first three cycles were more time consuming due to the staged assembly of the jumpform. By the 4th floor, the cycle was reduced to a 6-day cycle and was further reduced to a 4-day cycle at the 18th floor due to the fine efforts of Dave Gilliland and Bill Hughes.

Structural steel erection was in two phases. The first phase consisted of the first tier columns which extended to the lowest basement level, and the plaza level framing. This allowed the development of the three basement levels which consist of slab-on-grade and two suspended levels. The suspended levels are spanned formed decks supported by precast beams resting on haunches cast onto the core walls and concrete column encasements. Phase two erection started when the core was at the 16th floor and completed within days of the core topping out. Larry Brammer thought that was just a touch too close and could be heard breathing a sigh of relief when the last wall panel was removed and out of the way of the structural steel raising gang.

Access to the tower crane (Pecco SK400) and jumpform while the core was under construction was by means of a Pecco PH5000 Slipform Hoist, which does not utilize a cable and counter weight. The hoist was attached to the outside of the core and opened onto the highrise lobby core slabs. Both high and lowrise core slabs were installed as the core

went up. This allowed elevator work to start prior to completion of the core and provided the lateral and vertical support for the tower crane and placing boom.

Deck pours followed closely behind the steel erection and utilized the same slick line that serviced the placing boom. Two and one-half floors per week, 24,000 square feet per floor, combined with two more wall pours during the same time period, kept the concrete and finishing crews hopping. Stan Hildebrandt showed us some fancy footwork when switching his system from deck to wall pour without missing a beat.

The adjacent parking structure was built concurrently with the office tower utilizing precast beams and columns with mild steel, spanall formed decks. Due to their height and weight, columns were cast in three segments and spliced together as the decks worked up to NMB splice connection. Due to tight working conditions and lack of storage room, the last segment of each column was cast on the ground floor suspended slab of the retail area which connected the office tower to the parking structure. In spite of the time-consuming, staggered, floor-by-floor beam erection sequence necessitated by jobsite conditions and the difficult column splicing and bracing operation, Bill Hughes and Jim Crane were able to maintain their schedule of every-other-day deck pours.

The project started on August 20, 1984, with the commencement of excavation and soil containment operations. The first of over 32,000 cy of structural and architectural concrete was placed on December 1, 1984, and the office tower topped out nine months later. Certificate of Occupancy was received on June 11, 1986.

The successful completion of this first class project is due to the outstanding efforts of Norm Husk, Project Superintendent; Larry Brammer, Field Superintendent-Office Tower; Ron Gilbert, Field Superintendent-Parking Structure; Bill Tornrose, Project Engineer; Chris Turner, Field Engineer; Pat Richards, the ever-personable Office Manager (!); and Francine Smith, who was kind enough to provide home-cooked lunches on Fridays. Also contributing to this project were Carpenter Foremen Bill Hughes (now a Field Superintendent), Dave Gilliland, Sylvester Henriquez, Eugene Nolan, Greg Cook, Frank Niemyer, Jack Tome, Pete Ortiz, Armelius Sapp and John Runke; Labor Foremen Stan Hildebrandt and Jim Crane; and Finisher Foreman, Columbus Payne.

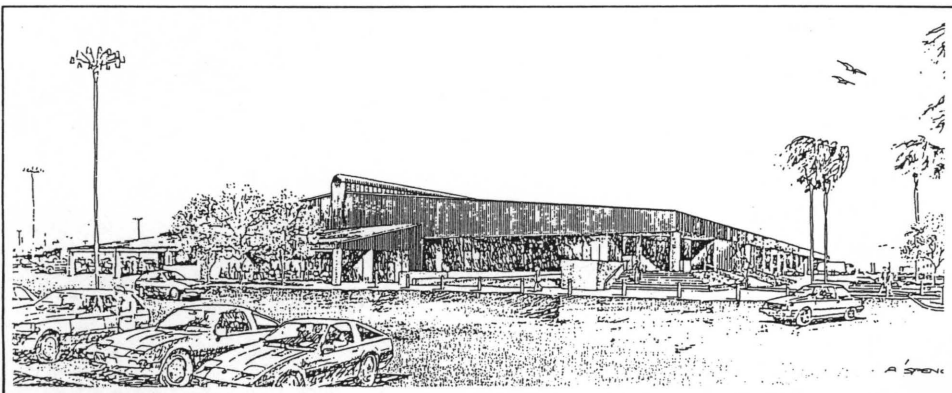
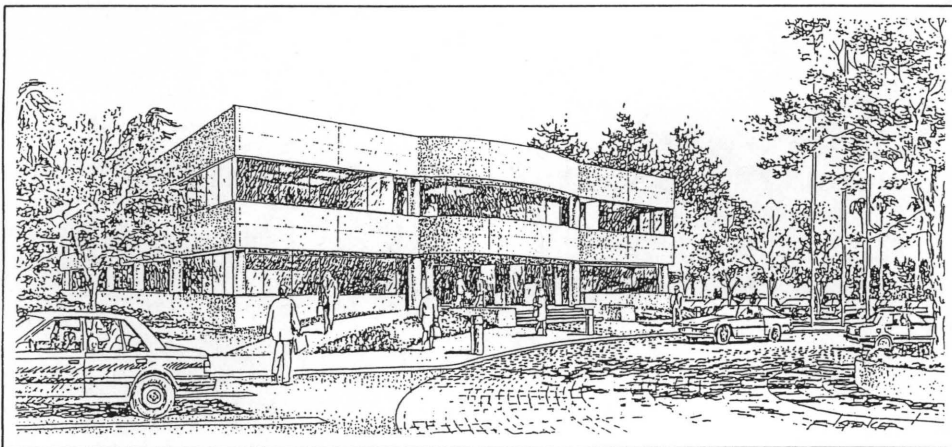
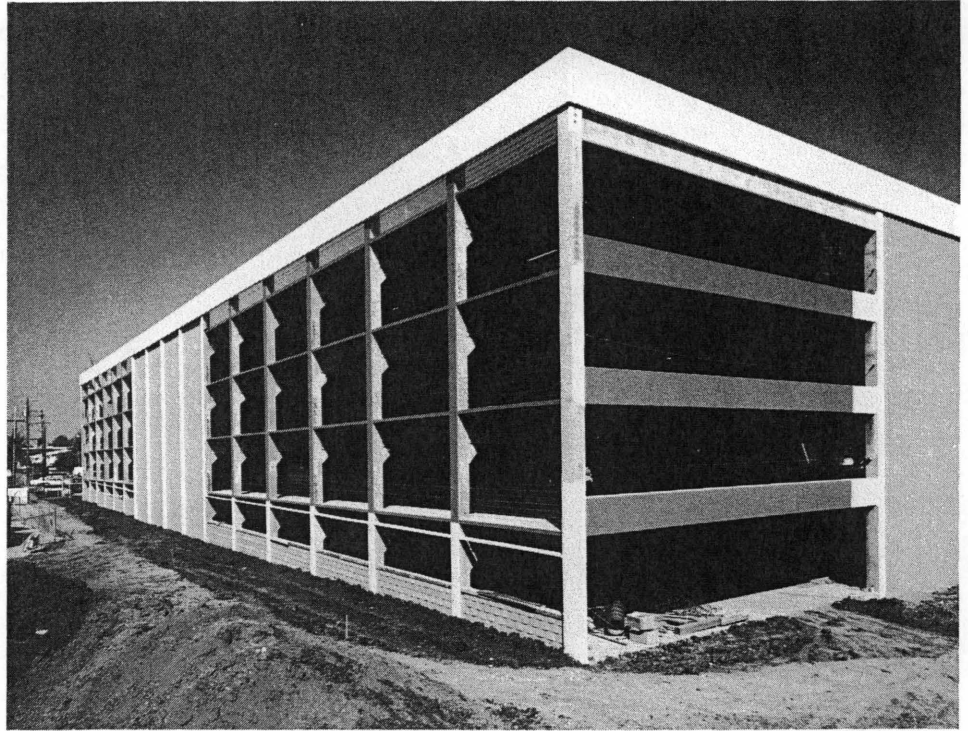
WORK IN PROGRESS

KAISER-WALNUT CREEK

Topping out ceremonies on the design/build 540-vehicle parking structure for the Kaiser Foundation Hospital in Walnut Creek were held on January 28, 1986. The construction of this precast five level structure went very quickly considering the wet winter this year—the first column was set on October 3, 1985.

The structural system chosen for this structure consists of 60' long site precast columns (1 lift), 64' long precast beams, and a two-way post-tensioned slab. Because of the relatively poor soil conditions, the superstructure sits on precast piles, with pile caps and tie beams.

The Pankow team was led by Rik Kunnath (project sponsor) and Dick Walterhouse (project superintendent) and complemented by Bill Bramschreiber (project engineer) and Dave Thompson, field engineer, and Rhonda Gagnon, office manager.



“DAS”

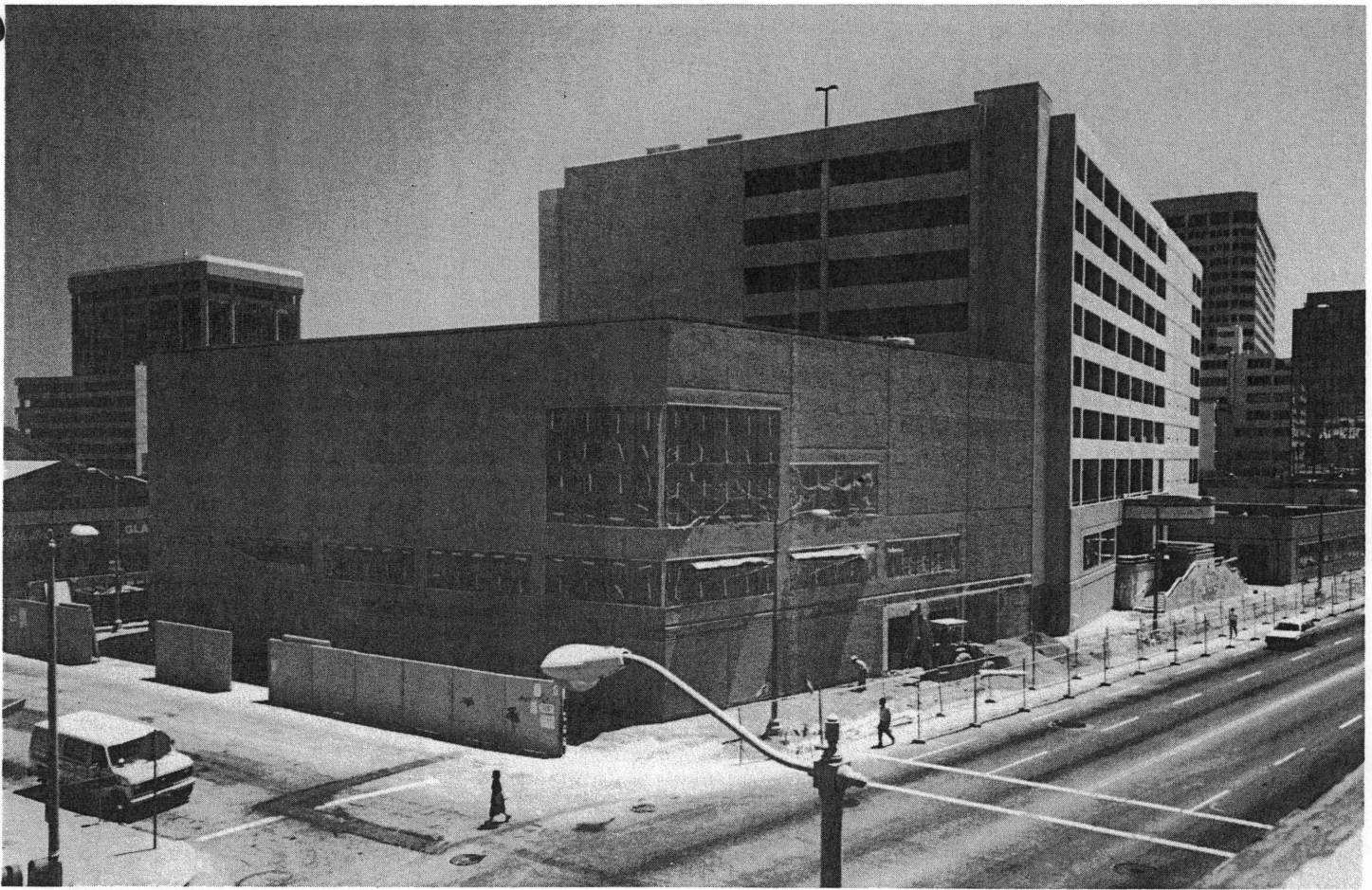
Pankow is currently building a Distribution and Auto Service Center (DAS) for all Nissan vehicles coming into Southern California.

This project, located in Wilmington, California, is a Pankow-Taisei Builders Joint Venture between Pankow and North America Taisei Corporation, a Japanese firm which hopes to do other domestic work with Pankow in the near future. The Shoreline Square project will be a limited partnership with Taisei.

The project consists of two main buildings containing the major Headquarters of DAS and the Processing Building for all autos as well as a number of outlying buildings. The total project is approximately 135,000 square feet of building area, plus site development work, and is expected to be completed by November 1st.

Steve Vaughn is the Project Superintendent, Chris Turner is the Project Engineer, Melinda Lyon is the Office Manager and Dave Shaeffer is the Project Sponsor.

WORK IN PROGRESS



Oakland Y.M.C.A. takes shape.

METRO YMCA

This Pankow design/build mixed-use project in Oakland produced several unique challenges to the team in the form of the "state-of-the-art" health and fitness facilities being incorporated by the Alameda County metro YMCA. This facility, which houses the Y's Alameda headquarters, is being used as a model for all future YMCA building programs. The YMCA national building program has been on a continuous learning curve throughout their history; each of their thousands of facilities is in effect a testing ground from which a tremendous data base has led to an owner that knows and understands the value of quality materials and life cycle costs. This "pay me now or pay me later" understanding has generated specifications for materials and equipment that will survive a tremendous amount of torture and punishment over the years.

These rigid standards led the Pankow team to the decision that the CIP swimming pool would be best built by our in-house team, and under the rigid standards of our own in-house quality control program.

The 700 vehicle parking structure which

adjoins the Y facilities was opened mid April 1986, while the YMCA offices and facilities are expected to open late October, 1986.

2101 TENANT FINISHES

The myriad of tenant finish work continues at 2101 Webster Street office building in Oakland, California. The most recent contracts include building the Graves & Allen space on the 16th floor. Recent go-ahead was received for approximately 240,000 square feet of Blue Cross tenant finishes. Also received was the nod on the 25,000 square feet of Touche Ross space on the top floor.

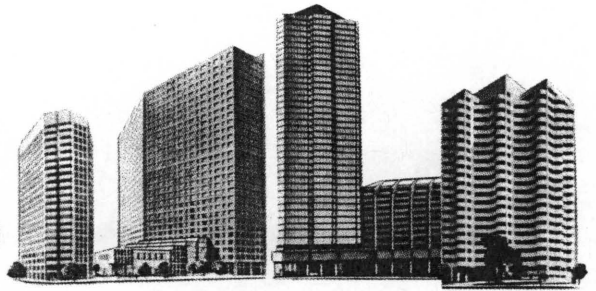
To date, our tenant crews have completed over 72,000 square feet for Mathew Bender Associates, 17,000 square feet for the Headquarters Company, and about 4,000 square feet for Russell Stovers confectionary at the ground floor.

The Pankow team assigned the task of finishing the 465,000 square feet of 2101 consists of Dean Browning (project sponsor), Kevin Smith (superintendent), Jeff Reuvekamp (field engineer), Jim Conneally (foreman), and John Law (office manager).

PANKOW LEAPS TO #2 IN NATIONAL RANKING

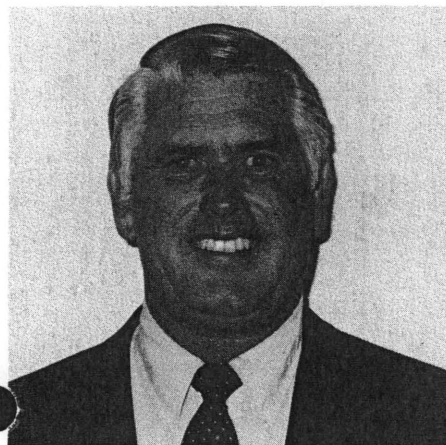
The July '86 issue of *Building Design & Construction* has elevated Charles Pankow Builders to the number 2 national position under the category of Design/Builders. This move from No. 4 in 1985 to No. 2 demonstrates the continuing effort from the Pankow team to advance the art of construction utilizing the favored and successful Design/Build format. BD&C annually ranks the top 300 industry leaders in the commercial building marketplace.

While this lofty position is quite rewarding to the Pankow team members, it just reinforces our attitude to "try harder" to satisfy the demands of our customers and clients while maintaining our status in ranking. Our primary goal, as always, is to be No. 1 in the eyes of each of our customers. This will continue to be our prime motivator.



Commentary "Opportunity to Create"

by Dean E. Stephan
Executive Vice President



Our company has earned the reputation for being a creative leader in construction. The multitude of construction innovations that many individuals have had a hand in developing and our incorporation of this technology into projects through the design-build method is well known within the industry. To continue this tradition and the pride and satisfaction of advancing the "state of the art" of the industry requires the challenge of the "Next Project."

Over the last twenty-four years our company's projects have grown in size and complexity and in the number of people involved in accomplishing them. Our enviable record of growth is directly related to our record of innovation and performance. Not only performance in the way of uncompromising quality and timely on-budget delivery, but also performance in the professional conduct of business and drive towards excellence both on-site and off-site. We have developed knowledge and expertise in such diverse areas as marketing, sales and finance as well as construction. This serves our clients well and contributes to their project's success. This broadened scope of activity increases the professional diversity of people with whom we come into contact. Each one of us is "Charles Pankow Builders" to the wide range of people we deal with both within and outside of the industry. We represent the company in whatever capacity we function. Each of us is the salesman for the "Next Project."

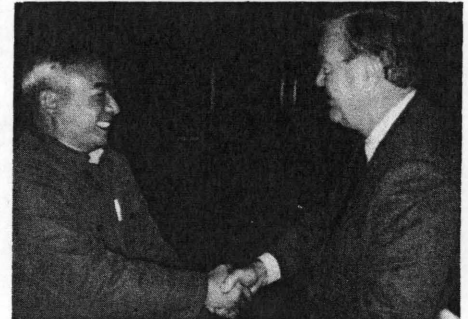
SHANGHAI PANKOW CENTRE ANNOUNCED

It was over two years in the planning and negotiating, but now it all "seems" to be coming together.

In November 1985, Charles Pankow Associates signed a contract with the Shanghai Farm Bureau to transform a six-acre parcel into the Shanghai Pankow Centre, a mixed-use business and residential complex of up to one million square feet. This contract was approved and ratified by the Shanghai Foreign Economic Trade Commission in October of last year.

Scheduled for completion in 1989, the Shanghai Pankow Centre will offer to Western businessmen and their families an opportunity to live and work in China with "all the comforts of home." Instead of the usual cramped (and scarce) housing now available, travelers will enjoy comfortable apartments in an American-style complex also containing offices, modern communication and conference facilities, services of a bilingual business staff, community center, restaurants, supermarket and deli, post office, bank, laundry, swimming pool and racquetball court.

The residential-office towers planned for the \$60 million to \$100 million project will be unique in China. Shanghai, the commercial center of China with its population of 12 million, has an acute shortage of office space as well as housing. The recent emphasis in China on attracting new business and technology to the country has drawn many American companies to the area, but they have found it difficult to operate under the existing conditions of inadequate residential and office facilities. Pankow is currently surveying executives of over 600 companies now doing business in China to



Wang Xiang-Dao, Director of the Shanghai Municipal State Farm Administration Bureau, and Charles J. Pankow, after signing contract for the Shanghai Pankow Centre.

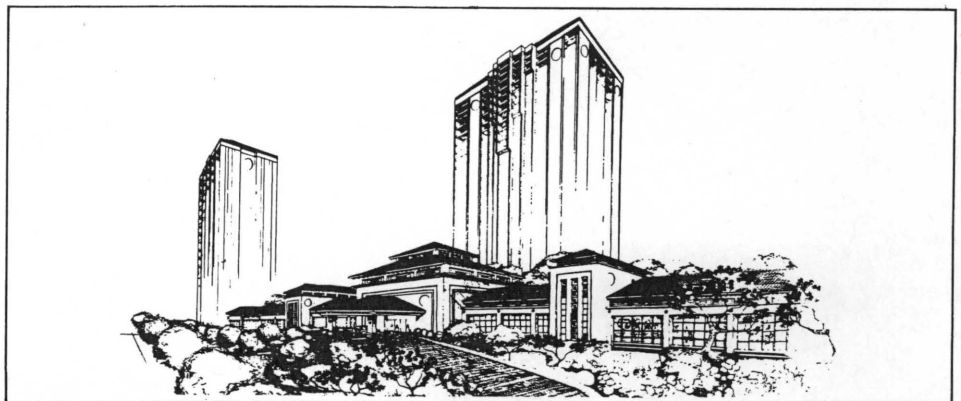
ascertain their needs so that they may be incorporated into the project.

An important feature of the Shanghai Pankow Centre will be its artistic and cultural emphasis. Van Doren Associates in San Francisco will coordinate the art displays, which will include contemporary Chinese paintings as well as ancient bronzes and ceramics.

The architectural firm of Chapman, Desai, Sakata of Honolulu performed the preliminary architectural work on the project, and T.Y. Lin International of San Francisco, the preliminary structural engineering.

Land for the project is being contributed by the Shanghai Farm Bureau, which will retain ownership of the complex after 18 years. The Bank of China is providing a \$36 million loan guarantee, which attests to the faith they have in the success of the project.

This is an interesting new Pankow Venture, and promises to be one of our most challenging projects to date.



Shanghai Pankow Centre

PROJECT OF THE QUARTER: YMCA

If you were to describe the Alameda County Metro YMCA project in one word, it could only be "unique" — unique in concept, development, design and construction.

The YMCA facility in downtown Oakland near Lake Merritt represents a partnership between non-profit and private sectors, for the benefit of both. The project resulted from Webster Street Partners' need to provide more parking for their 2101 Webster office building and their desire to achieve maximum usage of the parking available. At the same time, the YMCA needed to replace their existing 76-year-old facility on Telegraph Avenue but could not find a viable option.

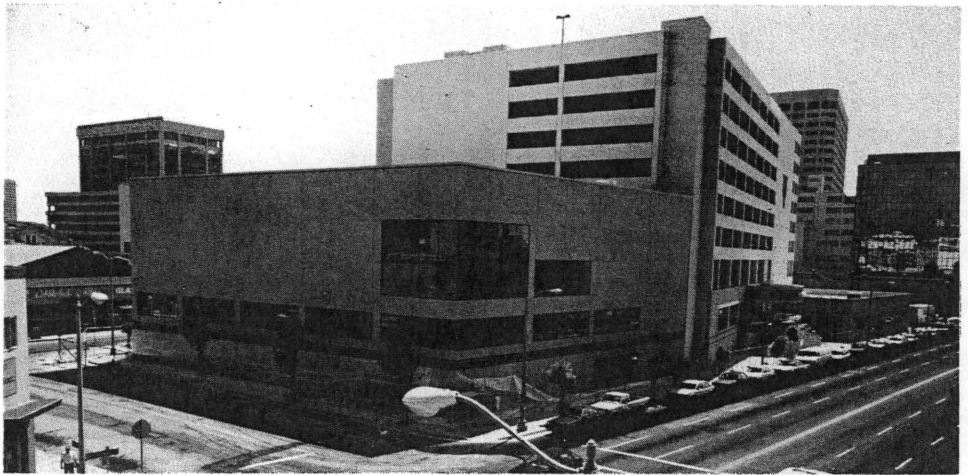
The saying goes that there is a solution to every problem, and that was certainly true in this case, thanks to Pankow's novel concept. By joining their forces, Webster Street Partners and the YMCA created the three-building, mixed-use facility which would satisfy all their needs. The YMCA fitness center would ensure use of the parking structure during off hours and weekends. The YMCA would receive a facility that met its needs for quality and cost effectiveness and efficiency, and Webster Street Partners would have an additional amenity for its 2101 tenants.

After much hard work, Pankow Development Corporation (developer for Webster Street Partners), under the direction of Russ Osterman, and Fred Stickney, President of the YMCA of Alameda County, concluded a condominium relationship with the YMCA owning their facility and Webster Street Partners owning the parking garage. PDC donated the land, valued at \$1.5 million, and thus significantly reduced the YMCA's cost.

The complex is composed of three attached buildings: parking structure, fitness center, and administrative offices. The 700-car parking garage rises 8 stories above the structure's underground and ground levels, which contain the YMCA center's 7-lane, 25-meter swimming pool and separate men's and women's steam rooms, sauna, whirlpool and locker rooms. An adjacent four-story building houses the remainder of the YMCA's fitness center: full gymnasium, running track, exercise and aerobics rooms, 2 glass-backed squash courts, 6 racquetball courts, and a special Nautilus weight room. The third attached one-story building houses the metro headquarters administrative offices.

The project was a design/build effort executed by Charles Pankow Builders, Ltd. with Bolles Associates, architects for the parking structure and building shell; Mackinlay-Winnacker-McNeil & Associates, architects for the YMCA; and International Parking Design, Inc. as parking design consultant. Culp and Tanner was the structural engineer.

The combination of offices, fitness facility and parking structure offered a significant challenge to our design/build staff, headed by Dean Browning, to find design solutions for the compatibility of the complex facility so dissimilar in uses and needs and to satisfy City Code interpretations due to the uniqueness of



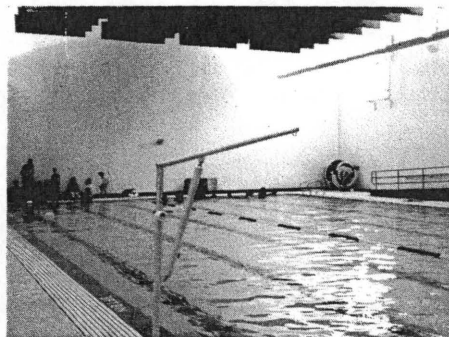
the mixed uses.

A further challenge existed to develop a complete, top quality facility for the YMCA with all the latest technology and operating systems within fixed fiscal constraints. Inasmuch as the average life span of a YMCA facility is 75 years, the very best methods and materials were required to ensure low maintenance and longevity.

The groundbreaking ceremony was held on March 20, 1985, and actual construction began in May. The parking structure, opened in April, 1986.

The parking structure is comprised of segmented precast columns (cast on site in segments up to 75 feet) as tall as 105 feet, prestressed girders and mild steel poured-in-place decks. The adjoining four-level fitness center is a structural steel frame. The two buildings are separated by a complex seismic joint system to account for the city required separation of different occupancy uses and for the different lateral stiffness requirements of each structural system. However, the concrete shear walls of the parking structure, integrated with teflon bearing pads, provide vertical support for both buildings. Due to tight site conditions and the multiple structural systems, both a Pecoo SK400 tower crane and various mobile cranes were used, enabling such heavy lifts as the erection of the 55,000 pound, 75-foot precast columns.

The construction of the exceptionally large swimming pool again presented unique problems. The national YMCA's architects were called in to clarify the pool's design objectives and functional requirements. The solution was



YMCA Swimming Pool

a fully cast-in-place concrete structure, with the structural slab cast in one single Pour, and the walls incorporating the latest "wake suppression" gutter technology. To ensure meeting rigid tolerance and crack control requirements, the pool was built by our own crews, subject to the standards of our own in-house quality control program.

Actual construction of the entire project was very complex, both in technical execution and scheduling. This project was undoubtedly one of our most difficult to coordinate, but Project Superintendent Mike Lidiard and his staff performed their usual magic, and the project was successfully completed ahead of schedule. It looks terrific, and the YMCA was able to move right in and commence operation.

The project engineering staff, whose tremendous efforts ensured that the thousands of pieces and systems all fit and functioned properly, consisted of Dan Swanson, Project Engineer; Dave Dwyer and Jim Dick, Field Engineers. Craft supervision, under the overall direction of General Foreman Jim Waters, included foremen Mike Matson, Glenn Jaynes, Leonard Lawson, Richard Smith, Jim Conneally, Carlos Padilla, Giron Miller, Lloyd Griffen, Bob McCallister, and Steve Carlson. Joan Evans capably managed the office, as usual, and was assisted by Veronica Garcia.

Construction on the YMCA fitness center was complete in September, 1986, and a special two-day bash heralded the grand opening of the YMCA on October 28 and 29, 1986. At that time, Mr. Pankow presented the YMCA with a letter of congratulations that was placed in the time capsule planted beneath the facility's front entry steps.

The close coordination and cooperation among the YMCA's staff, Mark Perniconi of PDC, and the CPBL design/build team brought forth yet another triumph. **Unique** is definitely an apt description.

WORK IN PROGRESS

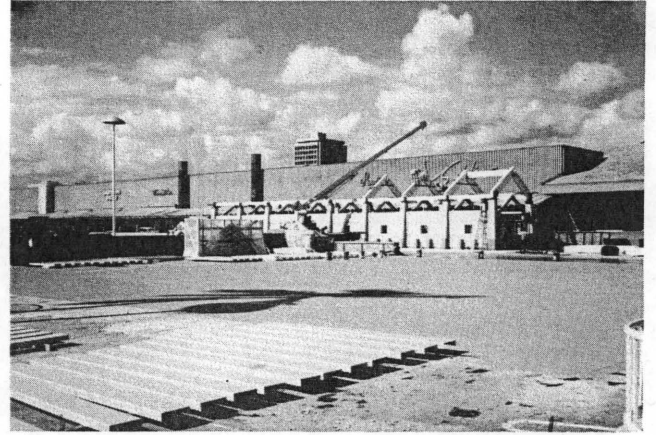
MAKAI MARKET, HONOLULU

In the few short months of our participation, the Makai Market project has turned a supermarket, a McDonald's, and several other retail outlets in one of the world's busiest shopping centers into a mainland style "food court," while the center remained in full operation. In addition to the soft demolition and finishes directly associated with the food court, the scope of work has also included the installation of piles, foundations and supporting structure for a future major tenant whose five to six story structure will eventually extend over a portion of Makai Market.

The demolition of approximately 7000 square feet of an upper level parking deck on June 18, 1986 was necessary to accommodate the pile driving rig. The completion of the driving of the 81 piles was delayed because 20% of the piles, originally scheduled to be 40 feet in length, penetrated the coral ledge on which they were to bear and finally seated between 150 to 170 feet below. The upper level slab was replaced on September 27, 1986, completing the enclosure for the balance of the project.

Concurrent with the structural operation, interior finish has proceeded within the balance of the space (43,000 s.f.). The project provides utility hookup points for 25 tenant locations including kitchen exhaust ducts, makeup air ducts, condenser water piping, domestic water, electrical rough-in, telephone distribution, and framed tenant demising walls.

The common area, including employee and public restrooms, will be completely finished. The bulk of this area (20,000+ s.f.) is tiled and will remain open for use as a courtyard. 538 chairs and tables have been purchased for placement in this area. A new skylight and supporting structure also grace the middle of the food court directly over a fountain and stage area which will be used to provide entertainment for the 5,000 lunchtime diners expected on an average day.



Upper level parking deck which was replaced after pile driving, with monitor skylight structure in the background.

The Pankow team of Armand Cote (project manager), Mike Wilkinson and Jon Romanowski (engineers), and Elaine Okawa (office manager) have kept the project on schedule for a grand opening in January, 1987.

SOUTH COAST EXECUTIVE CENTRE — Near Completion

Approximately one month ahead of schedule, this 166,000 square foot office building and related 500 car parking structure project is nearing completion.

This high quality Orange County center is developed by South Coast Associates and designed by Gin Wong Associates. Project Superintendent, Red Metcalf, has turned over the helm to Joe Sanders for the "easy part" of final finishes and securing of occupancy.

Progress photo is shown below.



SHORELINE SQUARE — Full Speed Ahead

The Shoreline Square mixed use project, the company's largest to date with approximately 1.3 million square feet of buildings, is now under full scale construction.

Shoring and excavation activities are nearly completed and concrete placements have begun with "a vengeance" placing over 10,000 cubic yards in the month of December.

View of the beginning progress below.



WORK IN PROGRESS

GTE HEADQUARTERS PROJECT

On-Site Precasting Challenge

The architectural precast for the General Telephone Building in Thousand Oaks was one of the most complex precast projects undertaken by the company. There were 480 separate pieces made from seven basic panel types with an average of twelve different size and block out variations for each type.

Because of the 84 separate forms or molds required, eight casting slabs with wood side and blockout forms were used. All of the vertical and horizontal detail strips were made of Teak Wood, fastened down to the casting slab with screws and caulked with silicone, then greased using a white lithium grease to allow for a slick surface that would not hang up on the concrete panel while it was being lifted from the slabs. The concrete mix, which was carefully selected in coordination with the Architect, A.C. Martin Associates, was a 5,000 psi mix using 45 lbs. of Santa Barbara Brown color from L.M. Scofield Co. and ½ inch crushed Sespe rock from Fillmore, California. The rock was chosen for its deep green and black tones which, when mixed with the brownish red color, blended with the granite cladding on the previously built General Telephone Headquarters Building located directly across the street.

Three acres of the twenty-two acre site was used to manufacture and store the precast wall panels, most of which were 18 ft. long by 18 ft. high. Over 50% of the panels were cast and stored on site prior

to erection, the remainder were erected into final position directly from the mold. Panels were stripped daily and lifted into a storage location using a 165 ton crawler crane with 200 L.F. of boom. After the panels were secured in their storage rack, they received a medium, dry sand-blast finish to bring out the color of the aggregate. From the storage area the panels were moved and hauled to their permanent location using special racks mounted onto Low Boy trailers.

The total casting and erection process took six months. A total of 1,600 cy of concrete was used for the 480 panels. On the average there were six panels cast every day starting the pours at 10:00 AM and completing by 3:00 PM. All panels cast one day would be stripped out of its mold by 8:00 AM the following day which necessitated the use of curing blankets and electric heaters in order to obtain the required concrete compressive strength for handling.

Through tireless quality control efforts by the entire Pankow staff, the end product not only matched, but many would say "surpassed," the quality of the granite cladding of the other building both in uniformity of texture and color.

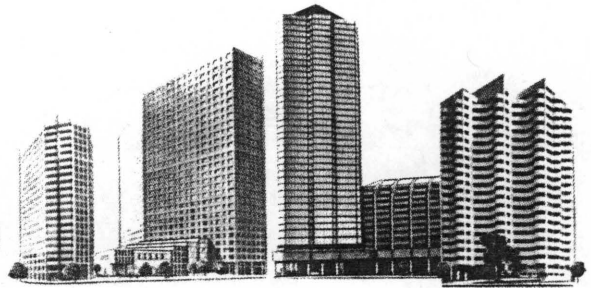
Congratulations to Grant Burton, Terry Hillsten, Tom Krajewski, Dean Zarosinski and especially to Ken Wolfsen, Mont Williamson and Bob Stanley for meeting the "challenge."



GTE Headquarters nearing completion

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CP NEWS



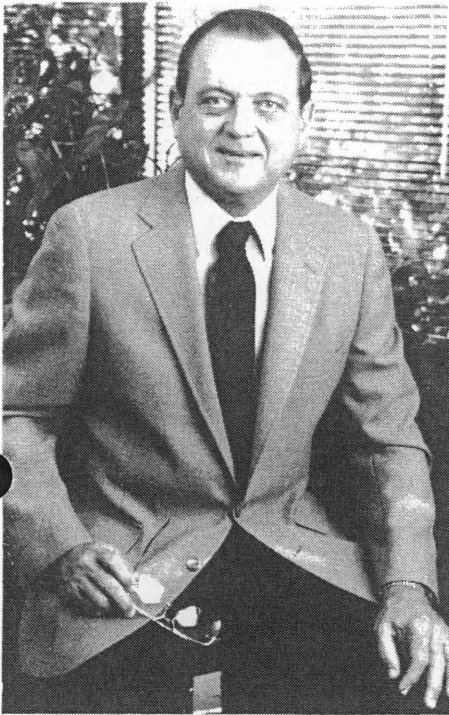
VOL. 5, NO. 2

FALL 1987

Commentary

"Our Greatest Sales Force"

by George F. Hutton



To sell our company to a new client and obtain a construction contract for a large project is no easy task. Many questions are asked, concerns are expressed and much thought given before a final decision by the client is made as to what firm it should use as its builder.

While an owner can be given printed brochures and articles that show our construction projects, be shown films and slides of our projects under construction and be given talks by our sales personnel describing the innovative design-build capability of our company, the ultimate "deal closer" is for him to get to know the CPBL personnel that are involved in the actual construction of the project.

A visit to a clean, orderly job, well run by professional construction personnel whose attitudes reflect their personal enthusiasm and pride in the project on which they are working is the ultimate comfort to a new client and a continuing comfort to a repeat one. The best sales force our company has is our hands-on people who transform dreams into reality, for it is through their efforts that the true capability of our company is reflected.

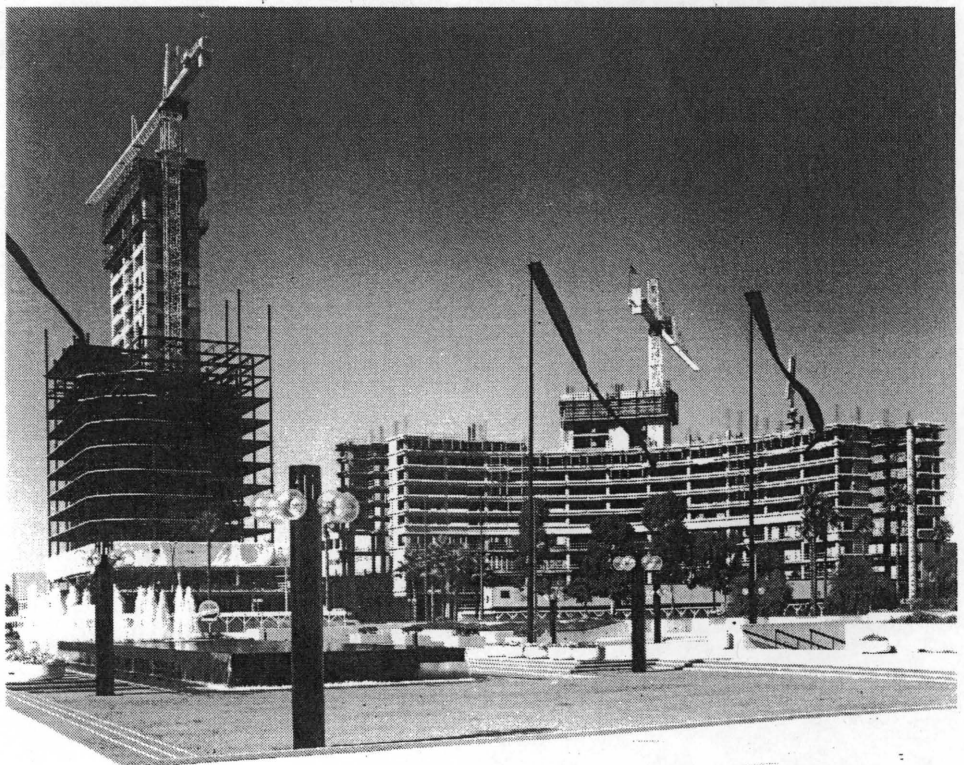
SHORELINE SQUARE UPDATE

Construction continues to proceed on schedule for Pankow's largest project, currently under construction -- Shoreline Square. The project occupies a full city block at the corner of Ocean and Long Beach Boulevards in Long Beach, California and, at completion, will house a 500-room Sheraton Hotel, 400,000 SF of office space, 30,000 SF of prime street-level retail, and over 1,400 parking spaces.

The inherent complexity of the project is compounded by the grueling 23-month, fast-track design-build schedule (completion slated for August 1988). The Pankow concrete construction team, headed by General Superintendent Norman "Red" Metcalf, has met or surpassed every schedule goal during 8 months of frenzied (but controlled) concrete construction that has local building officials and developers in awe. Red credits the design-build approach with producing a design that creates the opportunity to perform miracles. Cited as examples are the cast-in-place concrete ductile frame at the office building core, the post-tensioned flat plate hotel slabs and the structural precast column and beam construction employed throughout the garage.

Structural concrete construction will continue on-site into December, 1987, but Red and his team are already "over the hump" in the sense that subsequent critical path activities are underway and structural concrete no longer controls project completion.

Red has passed the critical path baton to Shoreline Square Builders, Ltd., the Pankow-Taisei General Contractor Partnership, headed by Pankow's on-site Project Manager, Jack Grieger. Not to be outdone, Shoreline Square Builders, Ltd. is already proving that their year's worth of preparation (early subcontract buy-out, shop drawing reviews and expediting) was time well spent. Structural steel in the office building is following closely behind the concrete core at a cycle that is in the best interest of the total project (and not one trade's desire to get in and out as commonly occurs). Office slabs, fireproofing and the window wall will all be well underway prior to completion of structural steel. In the hotel, mechanical, electrical and plumbing rough-in work is following tightly behind the concrete, and the drywall contractor is close behind.



PROJECT OF THE QUARTER: HOTEL SOFITEL



Sophisticated elegance with a French accent has come to the San Francisco Bay Area with the newly completed Hotel Sofitel in Redwood City.

This unique luxury hotel represents a new wave of cooperation in Franco-American relations. Developed by MAT Associates (a Chicago-based real estate firm specializing in hotel development), the hotel is managed by ACCOR North American Corporation, a wholly-owned subsidiary of Novotel Corporation of Paris, the world's eighth largest hotelier. Hotel Sofitel is ACCOR's West Coast flagship and eighth hotel in the U.S.

Designed to cater to the quality-conscious business traveler and meeting planner, Hotel Sofitel fulfills the needs of growing business development in the mid-peninsula and Silicon Valley area for first-class hotel accommodations and expansive convention facilities that have not previously existed in the immediate area. The four-star conference hotel provides 324 luxury rooms, including 42 suites, and 20,000 square feet of meeting and banquet facilities, including approximately 6,600 square feet in the Grand Ballroom (which can be subdivided into smaller banquet areas) and several meeting rooms for groups of 50 to 550.

Unique in the French tradition of hospitality is the emphasis on fine French cuisine and dining pleasure, as evidenced by Hotel Sofitel's three restaurants and its bakery/patisserie, which are geared to also attract usage by the local community.

The actual physical presentation of Hotel Sofitel, inside and outside, further evokes the flavor of the French Riviera. This was achieved through the design/build effort executed by Charles Pankow Builders, Ltd., with Corbin Yamafuji and Partners, Inc., architects, and Robert Englekirk Consulting Structural Engineers, Inc., along with Merchant Associates, interior designer.

Located on the shores of a lagoon in the Redwood Shores development area, the nine-story hotel is constructed in a V-shape facing the lagoon. The two wings of the hotel meet in a 45° angle at a central half-cylinder glass structure which houses the central lobby and elevators. The exterior of the hotel is pale gray contrasted with blue-green laminated glass and white accent bands. The interior continues the French motif with a formal rotunda entry, marble flooring, and light maple wood paneling enhanced by a subdued color scheme of mauves, peaches and light blue hues.

The site that the hotel sits on is landfill; years ago, it was part of the San Francisco Bay. This presented a special challenge to the design/build team in that special consideration was needed to support the structure and infrastructure improvements given the mud soil conditions present at the site.

To begin, the 220,000-square-foot hotel is founded on concrete friction piles extending from 60 to 80 feet below ground. To contend with anticipated long-term ground settlement, the slab-on-grade is one-foot-thick reinforced concrete spanning between pile caps.

Superstructure floors are 7½" post-tensioned flat slabs. Columns are rectangular cast-in-place concrete on a 27x16 foot grid. Lateral stability is provided by twelve reinforced concrete ductile moment-resistant frames at each floor. Each frame is one bay wide with six frames in each orthogonal direction.

It is estimated that while the building elevation will remain fixed, the surrounding area may experience long-term settlements of 3 to 4½ inches. For this reason, utility lines were specially designed to articulate, accommodating this movement as they enter the building.

In addition to the hotel, the project also included a two-story, 400-vehicle parking structure. Relatively light loads allowed the garage to be founded on shallow spread foot-

ings. Columns were cast-in-place reinforced concrete placed on a 65x18 foot grid. The suspended concrete deck was supported by pre-tensioned, precast concrete beams. Lateral resistance was provided by one-foot-thick masonry shear walls located at one-bay-long locations at the building perimeter.

As with most Pankow design/build projects, the hotel was put on the fast-track schedule, with total construction time scheduled to take 16 months, beginning in February, 1986. However, the design/build team's system allowed the use of the flying form with the ductile frame, enabling rapid construction of the walls and floors. Charles Pankow Builders, Ltd. was able to complete the project six weeks ahead of schedule, and the hotel opened for business on June 10, 1987.

Pankow's project staff, whose tremendous efforts enabled completion of the project ahead of schedule, consisted of Rik Kunnath, Project Sponsor; Kirk Clagstone, Project Superintendent; Bill Bramschreiber, Project Engineer; Steve Wycoff, Field Superintendent; Jim Dick, Jim Gernand, and Jeff Doke, Field Engineers; and Patty Kopfer, Office Manager.

Hotel Sofitel celebrated its Grand Opening in exquisite style with a black-tie reception on July 13th, the eve of Bastille Day. Nearly 1,000 people, including representatives from the French consulate and officials from Redwood City, feasted on fine French delicacies, prepared by French chefs flown in from other U.S. Sofitels, while being entertained by an extravaganza of symphonic music and laser lights.

The French have an expression, "*C'est la vie*" (It's the life). Hotel Sofitel certainly lives up to this, but it did it with the help and expertise of the Pankow organization. *Vive la France. Vive Hotel Sofitel. Vive Pankow. We've done it again!*

WORK IN PROGRESS



Rincon Square

Progress on the Rincon Square project is making a significant imprint in the skyline of San Francisco's South of Market area. Throughout the spring and early summer, floor areas of almost 30,000 SF were being poured every 5 days. Top out occurred in early July with the construction of the TOWER 1 penthouse. At the time of this article, work

was just beginning in the building's central plaza. This plaza will contain many unique amenities, including a water feature delivering 4,000 gallons minute through interconnected pools and waterways.

The construction pace has been right on schedule to open the 900,000 SF project by January of next year. When complete, Rincon Square will represent the largest concrete

commercial building ever constructed in San Francisco. The Charles Pankow Builders, Ltd. project team consists of Mike Liddiard, Superintendent; Tim Royko, Project Engineer; Dave Dwyer, Brett Hill, Jim Dick and Jeff Doke as field engineers and Joan Evans, office manager. Rincon Square is being developed by Marathon U.S. Realities, Inc. The architect is Whisler Patri Inc.

Brea Mall Expansion

Construction has commenced on the multi-phased Brea Mall expansion project in Brea, California. Work, which will continue for over 3½ years, will consist of four (4) multi-level parking structures, totalling over 4,300 cars, a new food park, new mall expansion wings,

complete renovation of the existing mall and associated site and utility work.

Owner and Developer of the facility is Corporate Property Investors of New York. Architect and Structural Engineer for the mall work is RTKL of Dallas, Texas and Johnson & Nielsen of Los Angeles, respectively. The parking structures will be designed via the

design build process with Pankow Building Services, Ltd. (PBSL) as consultant, HNA Design Group as the Architect, and John Martin & Associates, Structural Engineer.

The field staff is supervised by Grant Burton, Project Superintendent, and overall project direction is managed by Norm Husk, Project Sponsor.

Westminster Mall Food Park

Remodel construction activities began in September at the Westminster Mall, Westminster, California, to create a 23,300 SF food park facility for Corporate Property Investors. Pankow has entered into a design build con-

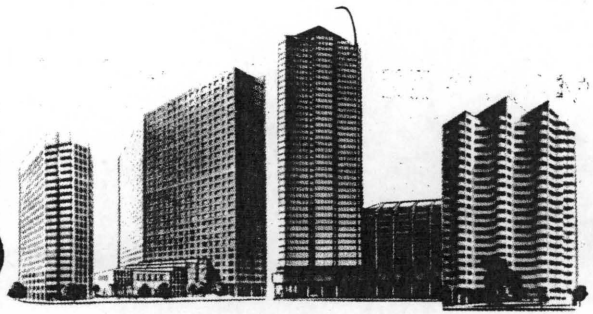
tract for the project with Corbin Yamafuji Partners, Inc., Newport Beach, CA. Architect: Hillman, Biddison & Lovenguth, Structural Engineer: under the design direction of PBSL. MEP design build firms are KMI Engineers,

Deel Mechanical and Sasco Electric. Norm Husk, as Project Sponsor, is managing the design and construction activities, and Bill Tornrose has been assigned as Project Superintendent.

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Commentary....

Looking Forward

by Charles J. Pankow



With the completion of 25 years in business, our Company should look back to its accomplishments and look forward to the opportunities for continued growth.

During the past 25 years, we have performed construction from Boston to Honolulu with many stops in between. The management of our construction teams has responded in a very dedicated manner to their relocation when our clients' needs so required, in addition to the many late hours spent making sure everything is right on the project. During this 25-year period, we have also improved the technology of construction methods and materials to the position of being the leading company in the United States in their application, especially in the design/build process.

Now we must look to a continuing effort to improve our services. These service requirements are expanding. They include, besides the design/build input and sound construction practices, things such as quality assurance, loss prevention, good public relations and, with growing concern, litigation. It is our obligation to not only minimize our direct exposure to litigation but also to do everything possible to keep the design professional and owner out of the litigation arena.

The Company has been structured for perpetuity, and future managers of the Company not only have an unlimited opportunity but also an obligation to continue to improve the high standards of our design/build services. This, I am sure, will take place.

With the holiday shopping season over, work is well underway on the 1988 portion of the Brea project which consists of (1) two parking structures, (2) second and third phases of utility relocation, (3) renovation of existing mall, and (4) portions of the first expansion.

The two parking structures consist of one (1) 400-car, pie-shaped structure which tucks in between two new department stores, and a 4-level, 1100-car structure which stands alone. Both structures will have pedestrian bridges connecting them to a new Nordstrom Department Store. Completion date for the smaller structure is mid-July, and mid-November is the completion date for the larger garage.

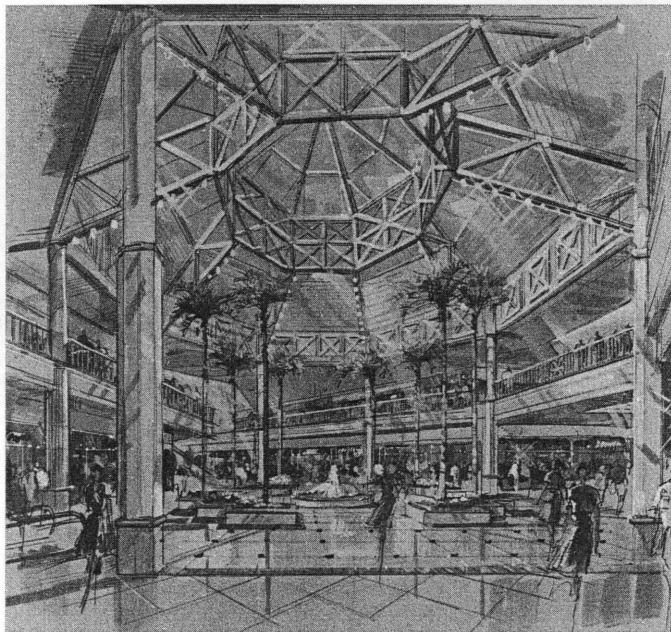
Both structures are being handled on a design/build basis with Pankow Building Services, Ltd. as consultant. The balance of the team consists of HNA Design Group, architect; John A. Martin & Associates, structural engineer; and MEP consultants, KMI Engineers, Taft Electric, Castle Fire Protection and Deel Mechanical.

Construction is under the direction of Kevin Smith, project superintendent; Larry Brammer, field superintendent; Dave Seagren, project engineer; field engineers Jeff Doke and Scott Work; and office manager, Melinda Lyon.

The balance of the project is being overseen by Joe Sanders, project superintendent, and consists of shoring, pad preparation and utility relocation for the two parking structures; new site retaining walls, sidewalks and stairs; portions of the foundations and structure for the first phase of expansion; and renovation of the existing facility.

Renovation of the mall will consist of new marble, granite and carpet flooring materials; major fountain, hardscape and landscape features at center and department store courts;

BREA MALL EXPANSION/RENOVATION



new second floor handrail, repainting of existing wood and gypsum board ceilings, facias and soffits; addition of new skylights; and new feature entry structures at the major entries. Like many of the malls built during the early 70's, the facility is undergoing a major facelift to keep it in tune with the changing concept of regional shopping centers.

Assisting Joe in this monumental effort is Ron Gilbert, field superintendent; Dave Dwyer,

project engineer; Matt Lankenau, field engineer; and Arlene Bennett, office manager.

Owner and developer of the property is Corporate Property Investors of New York. Architect and structural engineer for the mall work is RTKL of Dallas, Texas and Johnson & Nielsen of Los Angeles, respectively. Civil engineer is Harrison, Teasley & Associates, Inc. of San Jose, California.

PROJECT OF THE QUARTER: MARATHON PLAZA



floor slabs and to resist lateral loads from winds and earthquake.

The forming of the two cores presented an interesting challenge. Each tower had a separate core measuring 105 x 40 feet in plan and rising 9 and 10 stories, respectively. Since the openings and other details were very similar, it was decided to construct the two cores sequentially rather than alternating back and forth between them. In order not to delay progress on either building, the core forming needed to be fast. For this and other reasons, the jump form system was selected. This was its first use in the Bay Area. The jump form is similar to gang forming except that the form assembly is automatically raised to the level of the next pour by electric jacks similar to those used in slip forming. The use of the jump form quickened the pace of construction by achieving a three day per floor cycle time and by freeing the tower cranes for placement of precast members and other building components.

The project's terraced design complicated construction by the buildings' everchanging geometry, with no two floors being alike, and by the fact that the building grid was set diagonal to the street frontages facing the project. Although the heart of a competitive wall panel system generally depends on high repeatability, this combination of variable building geometry and the use of different panel designs to break up the building mass led to dozens of panel types being required. Careful planning and the active cooperation of the architect resulted in a final design which produced many different panel sizes and designs but with an absolute minimum in form mold modifications.

Lastly, a further challenge in the construction of Marathon Plaza was presented by the subsurface conditions of the site, which were highly variable and resulted in the use of several different foundation systems. These systems included steel-cased concrete-filled piles, mat foundations under the cores, and simple spread footings founded in bedrock and various in-situ soils.

Actual construction began in March 1986. Tower II was completed first, and Tower I was topped out in early July 1987. Substantial completion of the complex was accomplished in November 1987, approximately six weeks ahead of schedule, and the central plaza was completed soon after in mid-January 1988.

The Pankow construction team which accomplished such a successful performance through their hard work and dedication was comprised of Rik Kunnath, Project Sponsor; Dick Walterhouse, Assistant Project Sponsor; Mike Liddiard, Project Superintendent; Jim Thain, Assistant Superintendent; Jim Waters and Bill Hughes, Field Superintendents; Tim Royko, Project Engineer; Dave Dwyer, Brett Hill, Jim Dick and Jeff Doke, Field Engineers; and Joan Evans, Office Manager.

The Pankow organization's expertise and innovativeness in concrete construction has added Marathon Plaza's exciting and unique look to San Francisco's skyline. Moreover, Pankow has helped to offer San Francisco developers the opportunity to maximize the economic potential of a site in the face of height and bulk limits while preserving quality architecture.

In the face of San Francisco's recently toughened design guidelines, developers now have to expand their thinking beyond the usual steel frames and high rises toward the more flexible potentials of concrete and mid rise designs. Marathon Plaza, formerly known as Rincon Square, is an impressive example of this design alternative in San Francisco.

Analyzing the height and square footage limitations prescribed for this site by San Francisco's design guidelines, Marathon U.S. Realities, Inc. (the developer), Whisler-Patri (the architect), Robinson Meier Juilly & Associates (the structural engineer), and Charles Pankow Builders, Ltd. decided that the solution which would produce the best overall results in economy and structural flexibility would be a combination of precast and poured-in-place concrete. The result is Marathon Plaza, the largest concrete commercial building in San Francisco. Occupying one full block at Second, Folsom and Harrison Streets in San Francisco's South of Market area, Marathon Plaza represents the anchor project of the revitalization of the Rincon Hill area and the Second Street Growth Corridor, San Francisco's newest development "hot spot."

A 900,000-square-foot mid rise office complex, Marathon Plaza consists of two "non-towering" towers of 9 and 10 stories, with a four-level, 358-vehicle enclosed parking garage. The two towers frame a 3/4-acre central plaza and arcade featuring a park-like setting and spectacular cascading fountain and reflecting pool. Retail and restaurant facilities are located on the ground floor surrounding the central courtyard. The unique terraced design of the two towers creates landscaped balconies overlooking the plaza which can be accessed by sliding glass doors.

The beautiful exterior presentation of the towers is created with architecturally sculptured precast concrete panels of a light beige color, achieved through the use of Colton cement, accented with light blue glazed ceramic tile insets. This special beauty is further enhanced by the solar grey glass windows set in burgundy colored aluminum framing.

Crowning the aesthetic appeal of the complex is the central plaza designed by Robert La Rocca & Associates. The centerpiece of the plaza is the fountain and pool waterway system. Three granite clad tower fountains cascade 4000 gallons of water per minute into a small pool and down a waterway which flows under two graceful pedestrian bridges, and then down a riffle wall fountain into a 52-foot diameter half circle reflecting pool. The water is then channeled back to the tower fountains through an underground pipe system.

Another unique and unusual feature of the Marathon Plaza complex is its "horizontal high rise" interior design which has enabled the formation of virtually unobstructed single floors ranging from 30,000 to 98,000 square feet in area. Considering that the floor area provided by the typical steel high rise is only 25,000 to 30,000 square feet, Marathon Plaza's exceptionally large single floor spaces are very attractive to tenants using large clerical staffs which require large spaces that will allow flexible space planning and will provide room for expansion over time.

The choice of Marathon Plaza's concrete structural system facilitated the use of the fast-track construction method, whereby design solutions are formulated concurrently with actual construction. This benefited faster and more efficient construction of the complex, especially in view of the various complications which arose from the unusual terraced design.

Specifically, Marathon Plaza's building structure consists of precast prestressed concrete beams set in a 32-foot by 32-foot bay grid. Six-inch cast-in-place concrete decks were placed on top of the beams to produce a composite action. At the perimeter walls, the architectural precast concrete wall panels do double duty as form work for the perimeter spandrel beams and columns while also creating the artistic ribbon window look.

The heart of this structural system is the two vertical concrete shear wall cores which include all the elevator, stairway and vertical air shafts and also act as structural elements to support the

WORK IN PROGRESS



Westminster Food Hall

Due to the outstanding efforts of Bill Tornrose, project superintendent, and Terry Hillsten, project engineer, the Westminster Food Hall is nearing completion nearly two months ahead of the contract completion date. The 23,300 SF facility has been carved out of existing retail space within the mall and will provide lease space for fourteen new food tenants and seating for approximately 485 patrons.

Designed by Corbin/Yamafuji Partners, Inc., under Pankow's design/build contract, the contemporary classical style architecture is expressed by a series of round GFRG columns with capitals and highlighted by a 38' diameter domed skylight located above the center rotunda seating area. The rafters, which terminate at a lighted copula, are dressed with strip lights that give an attractive sparkle which is visible from both inside and outside during the evening hours. Corbin has made extensive use of patterned porcelain floor tiles, checkered ceramic tiled neutral strips, half high walls, standup counters and ceiling accents. Pastel colors of peach, green and yellow are used to accent the domed ceilings, stepped soffits and cold cathode light pockets in the ceilings above the seating and serving areas.

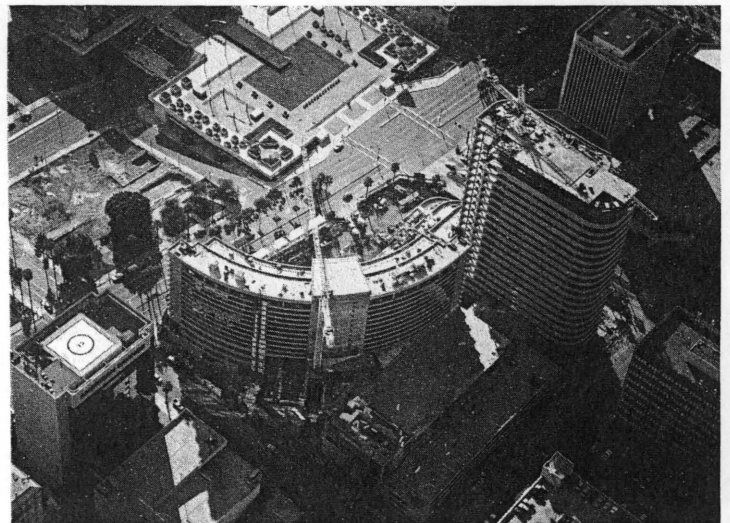
Complicating the renovation of the space was the extensive structural rework of the existing floor and roof systems in order to accommodate increased floor loading and new skylights. Adding to the difficulty was the installation of new tenant and toilet room plumbing lines in the interstitial space between the second floor and tenant ceilings below. All of this was accomplished without disruption to the operating tenants.

LONG BEACH SKYLINE CHANGES WITH SHORELINE SQUARE TOPPING OUT

Shoreline Square was topped-out fourteen months after work started on the \$130-million mixed-use development consisting of a 477-room Sheraton Hotel; a 410,000 SF, 21-story Office Building; and a 480,000 SF, 1400-car Parking Garage.

A topping-out party was held on October 15, 1987 to congratulate the approximately 450 crew members who made this major milestone possible. The party was held in the future lobby of the Sheraton Hotel where a full catered meal and refreshments were served.

With the building structure complete, work continues on a fast track schedule to complete the Project by the August 1988 opening. Hotel rooms and public area finishes are well under way; mechanical and electrical systems are taking shape; and the exterior skin of precast concrete and glass is being finished.



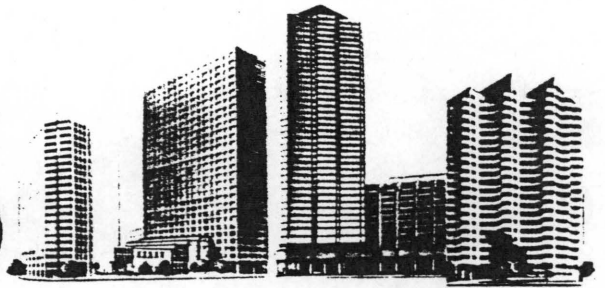
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CP NEWS



VOL. 7, NO. 1

SPRING 1989

Commentary.... Quality

by Dean Stephan



Quality is a term appearing in all the business publications of late. It has been recognized as a major ingredient in customer satisfaction and a prime motivator in consumer purchase decisions.

The term quality often wrongly connotes expensive materials and finishes. In its true application quality is achieved when something dependably fulfills the function for which it was intended. In buildings, this means roofs and walls that don't leak, attractive and serviceable floor surfaces, building frames that don't sway excessively, maintenance of creature comforts,

satisfactory noise and vibration levels, etc.

The Pankow team recognized several years ago the need to formalize our pursuit of quality and to document our experiences (good and bad) so that we could take advantage of knowledge gained. Accordingly, several years ago Don Kimball was designated to undertake this task. The premise behind the quality control program was to catch problems on paper where remedy is simple rather than modifying something constructed.

We have now refined the program through trial and application on several million square feet of various types of buildings. The result is two manuals, an on-site project procedure manual covering the technical recordkeeping and organization techniques of our formal quality control program and a manual of knowledge based upon our experiences indicating preferred details, materials, installation techniques, executional procedures requiring special attention and the areas of work deserving special observation. We now have a formal and expanding knowledge base within the company that all can use and build upon to achieve quality in our constructed project.

The application of the quality control program is the same as it has been. Project designs

and specifications are reviewed to avoid problem materials and details to ensure serviceability and constructability; shop drawings and material submittals are reviewed for conformance with design and specification criteria, workable details and serviceability, and the workman trained in performing the work; all to ensure that the finish item of work can perform its intended use. Verification reports, clarification requests, and inspections provide the procedural discipline to all parties; designers, owners, craftsmen, management, subcontractors, necessary to ensure that potential problems and their solutions are being identified and corrected while on paper and the craftsmen performing the work have the proper tools and materials and are knowledgeable in the proper performance techniques and requirements.

We are excited about our quality control program and the tangible results it is producing. A job properly designed and executed leads to profitable work, satisfied owners and a reputation second to none in the industry. Our abilities in design/build have allowed us not only to pioneer cost-effective and innovative construction concepts and techniques but to also be in the forefront of our industry in providing quality in the constructed project.

PANKOW'S PARKING STRUCTURE WINS SWEEPSTAKES

In an article in the *Los Angeles Times*, parking structures in Orange County were rated by an expert. The judging criteria were safety, circulation, efficiency and appearance. The sweepstakes winner was the design/build parking structure by Pankow at South Coast Plaza's Crystal Court. Some of the accolades given were "it's almost a pleasure just to go in", "it's so easy to get in and out", "it's lit well". The Crystal Court Marketing Director receives lots of compliments from customers regarding the parking structure but indicates that there is a handful of people



who don't like it. The parking valets are complaining because it is so convenient and pleasant to use that people are not availing themselves of the valet parking.

Out of a possible 20 points Pankow's design/build structure earned 19. The expert indicated that all three of the top structures were outstand-

ing but that Crystal Court stood out as the clear winner for less tangible reasons than the four specific criteria. Its overall ambiance, quality and feel made it the clear winner.

The 2308-car, 970,000-square-foot structure was completed in the fall of 1986 in just 12 months for both design and construction.

EMPLOYEE IN FOCUS: DICK WALTERHOUSE



"I never thought I'd go into construction." Those were the words of Dick Walterhouse even though he had been around Walterhouse Construction, a small concrete company owned by his father in Ann Arbor, Michigan, all of his life. Dick learned about the tough construction business from his father who he remembers as being "tough" on him.

Dick earned his degree in civil engineering while playing baseball for 4 years at the Univer-

sity of Michigan. Still not committed to the construction industry Dick made some other choices before coming to work for the Pankow organization. He played in the minor leagues with the Pittsburgh Pirates from 1976 until 1979 in places such as Niagara Falls, NY, Salem, VA and Shreveport, LA. During his last year he played in 26 states.

In 1979 not only was an invitation extended to Dick to play for the Pittsburgh Pirates but also to join the Pankow team. Dick recalls that Russ Osterman, a fellow graduate from Michigan and Vice President of Pankow Builders at the time, was looking for a good civil engineer and felt it "would be nice to get another Michigan guy." He contacted the Associate Athletic Director at the University and Dick Walterhouse's name was "pitched out."

Dick opted to join the Pankow team in October of that year. Since that time Dick has worked on projects as field engineer, project engineer and project superintendent in places such as Boston, MA; Milwaukee, WI; and various California cities including Hayward, Altadena, Walnut Creek and Oakland.

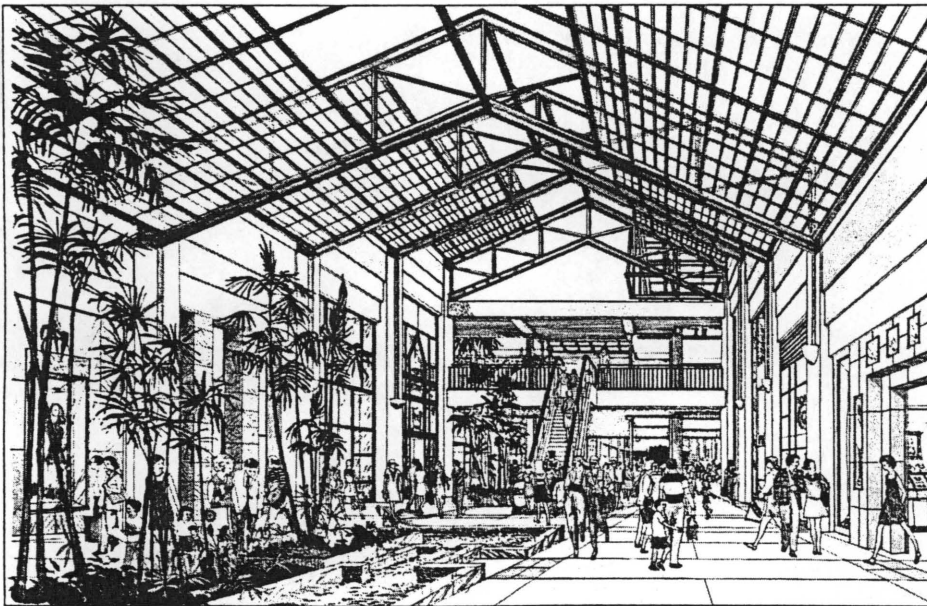
While in Oakland at the 2101 Webster project,

Dick, through a series of phone conversations, came in contact with Midge Curtis who was the receptionist in the San Francisco office. Soon the phone lines began to heat up! Before long Dick extended his own invitation to Midge, hoping that she would opt for him. Like Dick, Midge knew a good offer when she saw it. The Walterhouses now live in Oakland with their two children, Brianne and Eric. Dick enjoys spending time with his family, golfing, playing softball and weightlifting.

Dick's first introduction to the industry was through his father, but he also attributes his "field" knowledge to Mike Liddiard and Alan Murk. Not only did he learn from the veterans, but he benefited from every job assignment. Sometimes he would wonder, "why am I being sent there?" In hindsight Dick says, "Somebody knew what they were doing."

Doing! That is what Dick Walterhouse is about. His strengths are his ability to "organize and manage people", and getting the job done to "perfection". Those in Altadena and San Francisco who deal with Dick on a regular basis know that he continues to carry a high "batting" average.

WORK IN PROGRESS



Hawaii's premier shopping center, Ala Moana Center, is being expanded and upgraded by Charles Pankow Builders with the creation of 38 new shops in Phase I of the expansion. Work on Phase II began after the 1988 Christmas season with the addition of many more shops.

In March of 1988, demolition started on the existing 1-story high steel structure on the 2nd floor mall level of the Center, making way for a new 2-story steel structure. In mid-June 1988, structural steel erection started on the new mall level and 3rd floor level.

The tenant lease areas were turned over in mid-September on the Ewa side (the Hawaiian reference to the west side of the mall) and mid-October on the Diamond Head side (east side). Some new shops were opened by Thanksgiving 1988. All street-level and mall-level shops opened in mid-February 1989. The new 3rd floor level shops will open with the new Phase II shops in time for Christmas, 1989.

One of the many challenges and requirements of the project was to perform all of the demolition and construction work while the entire Cen-

Hawaii's Largest Shopping Center - Ala Moana Gets Bigger and Bigger

ter is in operation. Demolition and construction on the mall level (2nd floor) took place while the shops at the street level below were open for business, which made for an interesting waterproofing problem, since the existing roof was demolished, leaving the street-level shops protected by only the waterproofed mall-level slab.

When Phase I of the Ala Moana Center Court renovations was completed, 73,200 square feet of mall-level lease and public areas were to be rebuilt. The new 3rd floor mall level will add 59,600 square feet of new tenant lease and public areas to the Center. In addition, 44,700 square feet of shop and common area were to be gutted and redone at the street level. The new street-level shops will be geared to casual clothing with upscale shops at the mall level.

The outstanding job at Ala Moana Center is being led by Bill Bramschreiber, Superintendent, and Bob Schroeder and Roger Stevenson, Engineers. CPB did the work on the 48,100 square-foot food court at Ala Moana which, in the past year, has proven to be one of the most successful in the country. The owner of the Ala Moana Center is D/E Joint Venture Hawaii. The Center is being managed by The Center Companies, and the architect is ELS/Elbasani & Logan Architects.

Project of the Quarter: SHORELINE SQUARE



The design/build concept was put to a test with the design and construction of Charles Pankow Builders' largest project to date. Shoreline Square is a mixed-use development located in downtown Long Beach at the intersection of Ocean and Long Beach Boulevards and overlooking the Pacific Ocean.

A ground-breaking ceremony was held on August 28, 1986 and the first guests entered the Hotel on August 1, 1988. Quite an accomplishment considering that Shoreline Square is comprised of a 21-story office building, a 500-room Sheraton Hotel and a 1,400-car parking structure totaling 1.3 million square feet of building structure.

Because of the fine efforts of the Developers, Shoreline Square Associates, a joint venture of Stanley Cohen, North America Taisei Corporation and Marubeni Real Estate Development, Inc., Shoreline Square became a reality when selected by the City of Long Beach Redevelopment Agency as the winning project from a design competition for the right to develop the full city block site.

The exterior skin of the hotel and office building is Pink Rosa glass produced by Saint Gobain in Belgium, and complimented by high-quality architectural precast concrete panels manufactured by Pankow. There are over 2,000 pieces of precast used in the project. In addition to producing the exterior precast skin, Pankow manufactured precast concrete panels for hardscape walls and column cladding and structural precast for the parking structure. The quality and consistency of Pankow's precast contributed to an outstanding building exterior and has been the object of many compliments from architects and developers alike.

The Sheraton Long Beach Hotel was a challenge in both design and construction due to its unique semi-circular shape. The structure

is a concrete core with cast-in-place post-tensioned slabs. With more than 30,000 square feet of function space, including the largest ballroom in the City of Long Beach at 13,500 square feet, a restaurant with a choice of indoor or outdoor seating, a nightclub named "Stanley's", multi-story suites, one Presidential suite and twenty-plus corner suites, the Sheraton Hotel enters the market as a full-service facility.

The semi-circular shape of the hotel lobby floor left the designers with a challenge in using a stone pattern that would fit within the radius of the semi-circle and not require each individual piece of stone to be cut to an exact size. This challenge was met by using an imported stone from Portugal laid in a flagstone pattern. The flagstone pattern allowed the craftsman to randomly shape the stone as required to fit the floor. The balance of the three-story lobby is highlighted by Honduran Mahogany woodwork, carpets from China, trellised arches, skylights, mauve colors, tropical plants and palm trees.

Adjacent to the hotel is the 21-story office building which stands as an example of the state-of-the-art innovation in structural design and concrete technology. The challenge was to provide a cost-effective structural solution which would employ the best qualities of concrete (stiffness) and steel (flexibility) that would work together efficiently under seismic (earthquake) conditions. Robert Englekirk Consulting Structural Engineers, Inc. worked closely with Pankow in meeting the challenge and producing a design of a cast-in-place concrete shear core for drift resistance and a lightweight structural steel moment-resistant frame for flexibility. This was only the second time this structural concept was used in a seismic zone four. The benefit of a concrete core allows for the core construction to proceed while structural steel is being fabricated. Technically advanced "jump forms" were incor-

porated to construct the concrete core. In addition, the early core completion allows for work to begin on elevators, restrooms and stairwells.

A 1,400-car parking structure was built on site to handle the parking requirements for the office and hotel facilities. The parking structure was a Pankow trademark of precast beams, girders and columns with poured-in-place mild steel decks. This provides for a fast and efficient "erector-set-like" erection with a high-quality finish.

A main plaza between the office and hotel provides an outdoor space for eating and viewing the Pacific Ocean. The plaza is finished with pavers, trellis, two fountains and a feature wall of precast concrete and glass block providing a pedestal for a statue of "Venus". The statue was saved from a building that was removed to make way for Shoreline Square.

The successful completion of Shoreline Square is due in large part to the Pankow design/build consultant team of Starkman+Vidal+Christensen, Architects; Robert Englekirk Consulting Structural Engineers, Inc., Structural Engineers; Bergelectric Corporation, Electrical Consultant; Southland Heating and Air Conditioning Co., Mechanical (HVAC) Consultant; Murray Company, Mechanical (Plumbing) Consultant; Castle Fire Protection, Mechanical (Fire Protection) Consultant; Rogoway/Borkovetz Associates, Civil Engineer Consultant; and POD, Inc., Landscape Consultant; all under the direction of Pankow Building Services, Ltd.

The construction of Shoreline was handled by a joint venture between Charles Pankow Builders, Ltd. and North America Taisei Corporation. The Pankow team members who worked long and hard on the Project include Jack Grieger, Project Manager; Stuart Feldman, Assistant Project Manager; Chris Turner, Project Engineer; Mike Beisel, Project Engineer; Dick Benedict, Field Superintendent; Jim Bonham, Field Superintendent; Francine Smith, Office Manager; Scott Augustine, Foreman; Engineers Shigeru Sekine, Takeo Kawamura, Yoshi Inoue and Office Manager Takashi Fujita from Taisei. Brett Partridge, Project Sponsor, coordinated the design efforts and sponsored the construction activities from the Altadena Office.

The Shoreline Square project, the Company's largest and most complex, was completed approximately one month ahead of schedule — a tribute to all involved.

CALIFORNIA SUPREME COURT CHOOSES MARATHON PLAZA

The State of California has selected Marathon Plaza as the San Francisco home of the California Supreme Court. First District Appellate Courts and Court administrative staff in one of the year's largest lease transactions in the Bay Area. The Courts and their administrative personnel will occupy 200,000 square feet in the south tower of the CPB-constructed 681,000-square-foot complex. Facilities include chambers for Justices and Judges, courtrooms and offices for their administrative support staff.

Construction is estimated to start this summer and will take approximately 10 months to complete. Final design and approvals and permit applications are under way. Kaplan-McLaughlin-Diaz of San Francisco are the

architects.

Heading up the Pankow team for Marathon Plaza tenant finish work is Dean Browning as Project Sponsor with Tim Royko serving as Project Superintendent. Jeff Reuvekamp, Jim Germand and Kevin Clouch are serving as Engineers, and Joan Evans as Office Manager.



AWARD TO 2101 WEBSTER TENANT

The AT&T Bay Area Special Services Center was recently honored by *Interiors Magazine* as the General Office Winner in their 1988 Awards program. This national competition drew 524 entries from which the jury selected 15 winners in various categories. Charles Pankow Builders was responsible for all construction activities for this 35,000-square-foot space located at 2101 Webster in Oakland, CA, a 20-story, 535,000-square-foot space office building completed by CPB in late 1985. The office provides corporate clients of AT&T an environment to work out programming and telecommunication problems. Dean Browning served as Project Sponsor for CPB, with Kevin Smith as Project Superintendent and Jeff Reuvekamp as Engineer.

NEW FACES/NEW PLACES

Altadena

Jack Grieger, Dave Seagren, John Nibler, Scott Work, Dick Benedict, Jim Bonham and Melinda Lyon are starting the mall expansion, revision and remodel work at Westminster Mall in Westminster, California.

Joe Sanders, Dave Dwyer, Ron Gilbert, Brian Feigenbaum, Matt Lankenau and Arlene Bennett have moved on to Phase II of the Brea Mall expansion in Brea, California.

Stuart Feldman is now the Quality Control Engineer for both Westminster and Clarion projects. He is advancing our state-of-the-art in this critical endeavor towards our leadership in achieving quality in the constructed project. Stu assumes these responsibilities after his duties as Assistant Project Manager on Shoreline Square.

Jim Dick joins the Altadena staff as Estimator from his temporary assignment in the San Francisco Office.

Bill Tornrose, Mike Beisel, Bill Hughes, Dave Osborne and Francine Smith are all part of the Team at the Clarion jobsite in Gardena, California.

New to the Altadena office is **Patrice Frisina**, mother of two working on a part-time basis as

secretary to Mr. Pankow. Patrice's background is in the hotel industry. Also welcome to **Leslie (Mimi) Shaw**, the new cheerful receptionist's voice you hear when you call the Altadena office. Mimi is a newlywed from Cincinnati, Ohio, and has her BA in psychology.

Oh - and one new "member" to welcome - **Kyle Eric Ek**, born to Judy and Eric Ek on February 24th. Congratulations to the new parents!

Honolulu

Bill Bramschreiber has returned to the Islands as Superintendent on the Ala Moana Center Court Renovations project.

Another "returnee" to the Islands is **Red Metcalf** who is the Superintendent on our Honolulu Park Place project.

Brad Inman, formerly Regional Manager of our San Francisco office, has joined the Honolulu office as Vice President of Construction Operations.

Roger Stevenson transferred from the Shoreline Square project in Long Beach, CA to the Ala Moana Center Court Renovations project, and **Jim Zahn**, who worked in our Altadena office, has been assigned to our Honolulu Park Place

project.

San Francisco

Eric Schwartz joined the San Francisco office on January 23rd. He was formerly employed by R. N. Field Construction.

Kevin Clouch has joined the Marathon Plaza staff. He was formerly employed by Nielson, Vasko, Earl Constructors, Inc. in Sacramento. Kevin is living in the Bay Area with his wife, Gina, and their daughter, Nicole.

Jeff Reuvekamp has been transferred from 2101 Webster to Marathon Plaza.

The Class of '88

Joining us this year from Oregon State University are **John Nibler** (Westminster jobsite) and **Dave Osborne** (Clarion jobsite). From Cal Poly San Luis Obispo we are pleased to have **David Eichten** (Altadena office), **Paulo Peuliu** (Clarion jobsite) and **Bob Schroeder** (Honolulu office). Also joining us from University of Florida is **Brian Feigenbaum** (Brea jobsite). We extend a warm "Welcome Aboard" to all of our new graduates!

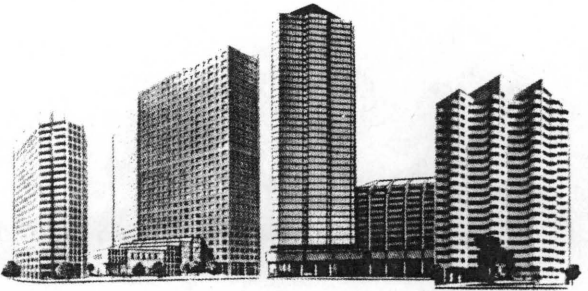
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CPB NEWS



VOL. 7, NO. 2

SUMMER 1989

Commentary . . .

by George Hutton



As our Company becomes involved in business ventures with firms from outside the United States, the subject of "communication" becomes more and more important. It is difficult for us to do business in the U.S. given the different ethnic

backgrounds of our population, and it is doubly difficult for foreign-based firms. To solve this problem in a technical sense, we rely on the legal profession to be the common denominator in business transactions so that the business deal is documented in a manner satisfactory to the parties involved. This is very important and is an established way of doing business in the U.S.

After firms from overseas come to the United States to do business, they, of course, use U.S. lawyers to document the business transaction properly. This is only a part of the "communication" required. The other part is the understanding that comes from the "communication" between the people on both sides involved in the project from conception through construction. The trust established initially has to be guarded, protected and reinforced on a continuing basis for the relationship between our company and others to develop and mature.

The legal aspect of a business relationship is important, but the "handshake" understanding accompanied by a corresponding execution of all responsibilities is much more important and difficult to achieve.

Charles Pankow Honored

Charles J. Pankow, founder of CPBL, was honored with a salute to his professional accomplishments on March 16, 1989 at the Third Annual Achievement Awards Gala, sponsored by the Northern California Construction and Real Estate Industries Alliance for the City of Hope.

The proceeds from the program established the Charles J. Pankow Research Fellowship at the City of Hope National Pilot Medical Center and Beckman Research Institute.

The City of Hope, located in Duarte, CA, provides advanced research and treatment programs for cancer, leukemia and other life-threatening diseases. The complex houses nearly 225 scientists and physicians and over 1,500 staff members and caregivers who share a commitment to excellence that spans 75 years. Over 80 percent of all patients are treated for some type of malignant disease, while active scientific and clinical investigations are underway to address heart, blood and lung diseases, diabetes, metabolic and hereditary disorders, and acquired immunodeficiency syndrome.

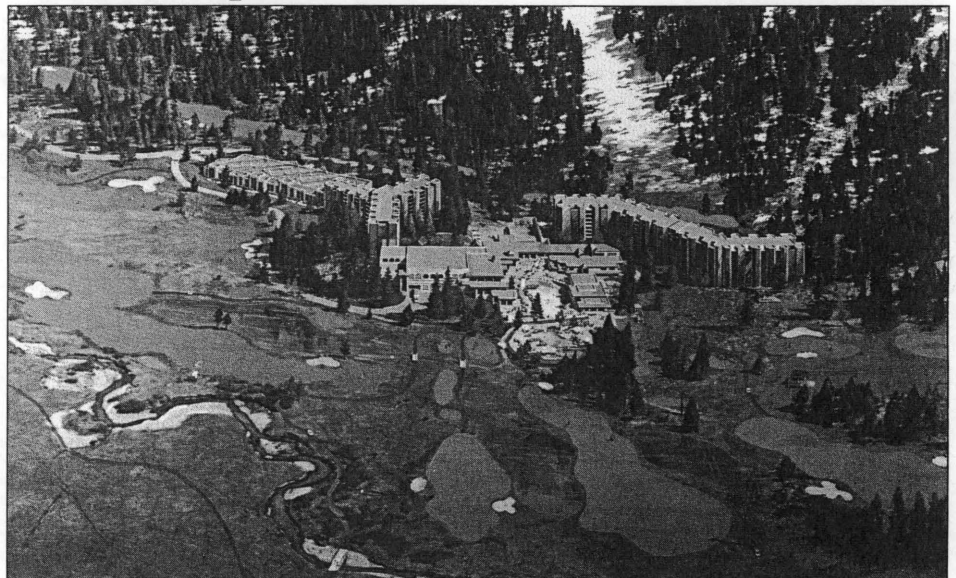
WORK IN PROGRESS — *Resort At Squaw Creek*

Work is underway for Squaw Creek Associates of San Francisco for their \$140 million, 4-star destination resort complex in Olympic Valley, CA at Lake Tahoe. Called "The Resort at Squaw Creek", this complex will ultimately consist of an 814-room condominium hotel facility in two 9-story buildings, an 18-hole "Scottish-style links" professional golf course, skiing facilities, outdoor skating rink, tennis courts, swimming pools, spas, health club, jogging, bicycling and equestrian trails, plus a variety of restaurants and retail shops.

Completing the Resort community will be more than 24,000 SF of conference space to accommodate group meetings and banquets, plus 48 single-family residential homesites.

The project will be built in two phases, with Phase I consisting primarily of the 4-story Resort Plaza Complex, a 9-story residential building containing 450 guest rooms, skiing facilities and golf course. Phase II will consist of an additional 9-story residential building containing 409 guest rooms, 36 townhomes, additional Conference Center facilities, and a 4-level parking structure.

The architectural design team consists of Ward-Young, Architects of Truckee, California, and Daniel, Mann, Johnson & Mendenhall (DMJM) of San Francisco. Working with CPB on this design/build project is Robert Englekirk, Inc. for structural; Southland Industries for mechanical; J. W. McClenahan for fire protec-



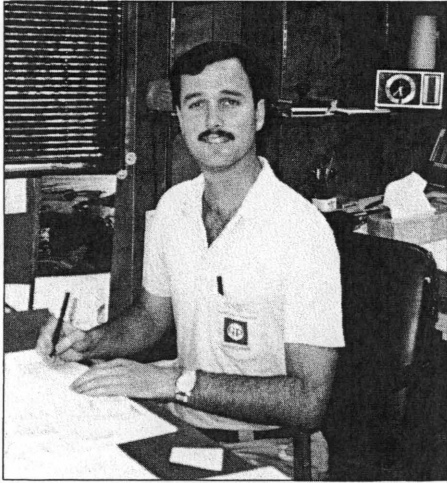
tion; and Rex Moore for electrical.

Phase I construction started on July 10, 1989 with a completion date scheduled for February 1991. Phase II construction is scheduled to start in the summer of 1992, with completion in January 1994.

The Pankow construction team includes Mike

Liddiard, project superintendent; Jeff Doke and Stuart Feldman, project engineers; Chris Osheroff, field superintendent; James Althouse, Alex Santos and Christopher Swart, field engineers, and Rae Brown, office manager. Dick Walterhouse is the project sponsor.

EMPLOYEE IN FOCUS: BRETT HILL



An ambassador of goodwill, a person of many talents, a Doer — that's Brett Hill, our Employee in Focus.

Need someone to organize or coordinate a function? Brett's your man. He has been instrumental in organizing CPBL's softball teams, golf and bowling tournaments and the Aloha United Way fundraiser on behalf of the Company. He

has been a participant on the CPB Coke Relay Team, trained for and ran the world-famous Honolulu Marathon and used his track ability, combined with bravery, to rescue a damsel in distress. Yes, you read correctly. Brett was a passenger in one of our trucks when he witnessed a woman who had just withdrawn money from an auto teller being robbed by a passerby. Brett jumped out of the truck, chased the thief, followed him into a city bus and kept him pinned down until the police arrived (without any assistance from the occupants of the bus). We later learned that the thief was much larger than Brett and carried a knife. Brett received a letter of commendation from the Chief of Police and the Mayor for this deed.

Brett was born and raised in Norwalk, Ohio, where his parents owned and operated Hill's Interiors. He graduated from Purdue in Construction Management in 1981 and immediately began his career with Pankow in Honolulu. Brett has worked on the Nuuanu Craigsides, Executive Centre and Maile Court in Hawaii and Marathon Plaza in San Francisco. He is currently working on Honolulu Park Place in Honolulu.

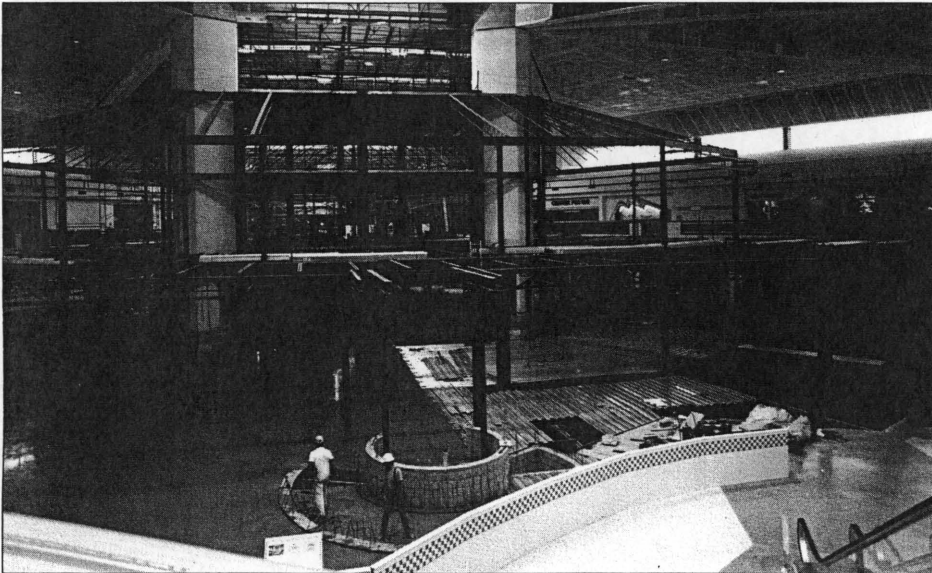
To learn more about Brett, listen to Jim Thain,

who worked closely with him on several jobs in both Hawaii and San Francisco: "Brett is a pleasure to work with; he has a very good attitude, is amiable and ambitious; he is very competent — all Pankow attributes." Another compliment paid Brett by a fellow engineer: "He's very detailed and thorough. He prepared an impressive punchlist chart at Maile Court."

During his assignment on the complex Marathon Plaza project as Senior Field Engineer, he is credited with being essential to keeping the project on schedule. As Project Engineer on the Executive Centre project (a highrise condominium project built in the heart of downtown Honolulu with the neighbors being the Gas Company, a radio station, a library and a school), Brett was the first one to be called upon to handle sensitive situations requiring good public relations skills. As Project Engineer on the Honolulu Park Place project, Brett has the formidable task of coordinating the efforts of Pankow, the developer, and the design team to transform the designs into a saleable product for the developer.

Brett Hill, a Pankow Builder and genuine hero.

WORK IN PROGRESS



Westminster Mall

Construction started in early February on the Westminster Mall renovation, a design/build project for Corporate Property Investors (CPI). The main feature of the renovation is the "jewel". Located in the central court, an area previously occupied by numerous food and retail establishments, the "jewel" is a new 30,000 SF light-steel-framed structure which will rise 47 feet above the ground floor and connect to the second level by a series of bridges. The term "jewel" is derived from the fact that the upper level, including the roof, receives a glass curtain wall skin highlighted by decorative lighting so as to give the impression of a large precious stone. A new cir-

cular glass enclosed feature elevator with a tiled water feature surrounding the base will provide vertical transportation outside of the "jewel" from the ground floor to the second-level entrance. Terazzo floors will dress up the new second-level walks and bridges and ground floor areas. At the center court, overhead daylight lighting will be enhanced by increasing the sizes of existing skylights and adding additional skylights.

Throughout the mall, new handrails will be installed, drywall surfaces refinished, new decorative lighting installed and planting and seating areas revised and updated.

Some members of the design team are The

Callison Partnership, architect; HBL, structural engineer; Theo Kondos, lighting design; and Mesa Design Group, interior landscape design.

The CPBL construction team consists of Jack Grieger, project superintendent; Dave Seagren, project engineer; Dick Benedict and Jim Bonham, field superintendents; John Nibler and Scott Work, field engineers; and Melinda Lyon, office manager. Norm Husk is the project sponsor.

Clarion

The Clarion project, located in Gardena, California, is the third in a series of joint venture projects between Charles Pankow Builders, Ltd. and North America Taisei Corporation. The design/build project consists of a 3-story office building and adjoining warehouse with an interior mezzanine. The buildings are to be the Headquarters for Clarion Corporation of North America. The warehouse will be used for production, storage and shipping of stereo equipment, and the office for testing and sales. Excavation work commenced in early October 1988, under a grading permit, with the actual construction process starting on December 1, 1988. 1,625 cubic yards of concrete were placed in the 72,000 SF warehouse slab-on-grade using a vibrating screen during a one-week period. The Clarion project will be completed both on schedule and on budget by September 1989. The Pankow project staff includes Bill Tornrose, project superintendent; Bill Hughes, field superintendent; Mike Beisel, project engineer; Dave Osborne, field engineer; and Francine Smith, office manager. Dave Schmidt is the project sponsor.

The design/build team includes CYP, Inc., architect, and Robert Englekirk Consulting Structural Engineers, Inc., structural engineer.

Project of the Quarter: BREA MALL



Typical of the many regional shopping centers that were built during the early 1970s, Brea Mall is going through a multi-phase expansion and renovation in order to stay competitive in the retail marketplace. The end of 1988 brought to completion, on schedule, Phase I of this rejuvenation process which included renovation of 97,000 SF of the existing mall, construction of 2 parking structures, erection of the structural shell for a portion of the mall expansion and 3 separate increments of sitework consisting of utility relocations, site development for parking structures and a new department store, ring road relocation, and parking lot reconfiguration and striping.

The renovation consisted of a new lighting scheme, added skylights, construction of water features at the department store and center courts, a feature elevator at Center Court, new architectural treatments including new handrails, marble curbs, drywall facia with GFRG bullnose detailing, a new color scheme, new floor materials and upgrading of two major entrances.

The two design/build parking structures were built concurrently with the renovation of the mall. The smaller of the two structures (140,000 SF, 385 cars) was constructed, ready for occupancy, in 4½ months. The second structure (347,000 SF, 1115 cars) was completed in 8½ months and is already becoming a landmark in the area for its distinctive architectural features. The structural system consisted of precast columns and beams, cast-in-place shear walls and mild steel decks. The Pankow-produced perimeter precast concrete spandrel panels have a repetitive raised relief pattern which is picked up by the cast-in-place upturned beams; however, the most notable architectural features are the towers with ornate grillwork and rooftop planters which occur at the major entrances, two exterior corners and the two stairwells and passenger elevator. The two stair towers and elevator shaft are additionally decorated with Spanish tile roofs which shelter four uplighted contemporary gargoyles.

The 1989 construction of Phase II includes a

150,000 SF, 2-level mall and general lease area expansion, renovation and expansion to create a new 40,000 SF food court, and development of a 50,000 SF building pad for a fifth department store. The pad development requires an 18-foot-deep excavation with a soldier pile and tieback soil containment system and underpinning of adjacent mall structures.

The expansion work commenced with the demolition of the original Nordstrom Department Store building; no easy task in that it is connected to the existing mall along one side and has new construction underway on 2 adjacent sites.

The mall expansion will have large expanses of skylights supported by exposed glu-lam wood trusses and wood decking, adoquin and granite-clad columns, painted picket handrail with a

wood cap and glass inset panels. Adoquin and granite water features in addition to drywall and granite-clad monumental stairs are featured at the department store courts. A marble and granite pin-dot patterned floor will be installed on the ground level with carpet tile providing the finished surface on the upper level.

The design/build renovation and expansion of the food court is being constructed concurrently with the mall expansion. When completed in November 1989, the court will exceed 40,000 SF and accommodate 18 food tenants. The finish materials at the entrance to the food court subtly tie it to the overall mall theme; however, once inside, finishes change dramatically and the food court makes its own vital and active statement.

Design services for the expansion and renovation are by RTKL, architect; Johnson & Nielsen Associates, structural engineer; and ARJO Engineers, Inc., mechanical and electrical engineer.

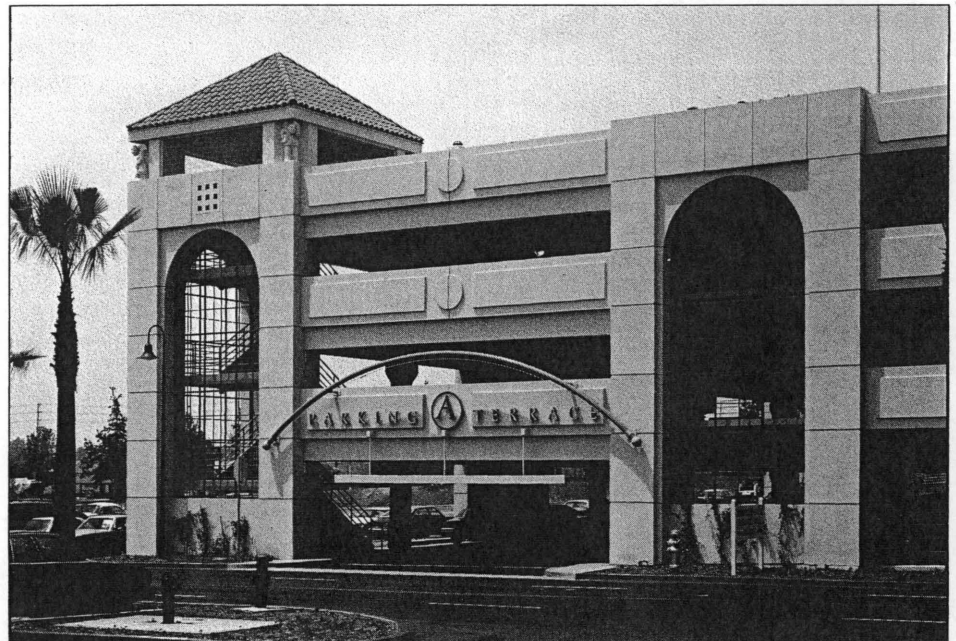
The food court is a separate design/build contract with CYP, Inc., architect; and Johnson & Nielsen, structural engineer.

The design/build parking structure designs are by HNA California, architect; John A. Martin & Associates, structural engineer; KMI Engineers, HVAC; Taft Electric, electrical; Deel Mechanical, plumbing; and Castle Sprinkler Co., fire protection. A third structure is currently under design with an anticipated construction start of January 1990.

The site work, expansion, renovation and the food court projects are being handled by the Pankow team of Joe Sanders, project superintendent; Ron Gilbert, field superintendent; Dave Dwyer, project engineer; Matt Lankenau and Brian Feigenbaum, field engineers; and Arlene Bennett, office manager.

The parking structures were handled by Kevin Smith, project superintendent; Larry Brammer, field superintendent; Dave Seagren, project engineer; Jeff Doke and Scott Work, field engineers; and Melinda Lyon, office manager.

Norm Husk is the project sponsor for all phases.



KAISER PERMANENTE PARKING STRUCTURE

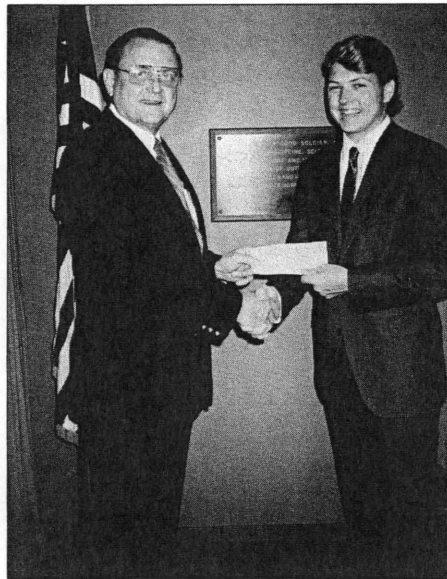
Kaiser Permanente of Oakland, CA announced that, pending final regulatory approvals, construction will be authorized to start by late Summer 1989 for their \$9 million, 8-level, 550-car parking structure in San Francisco. The facility will be located adjacent to the Kaiser Medical Center on Geary Blvd. at Divisadero, and will contain retail space on the first floor.

IPD is the architect for the structure, with Robinson Mills & Williams serving as a design consultant for Kaiser for liaison with the City of San Francisco Planning Commission. The structural engineering is being provided by RMJ, with Sasco-Valley handling the electrical engineering and Scott-Broadway the mechanical engineering for the project, which is utilizing the "design/build" methodology.

Extra care and expense were taken with the architectural facade treatment by the use of articulated panels and planting boxes to soften the impact of this 8-level structure on the predominantly residential neighborhood.

Dean Browning is serving as the project sponsor.

CALIFORNIA BUILDING INDUSTRY FOUNDATION AWARD



George Hutton, Manager of our Honolulu office, presented Raymond Brayer with a \$1,000.00 check on behalf of the California Building Industry Foundation. Ray was 1 of 25 students in California to receive this year's highly coveted award for achievement. The award is given to individuals demonstrating academic excellence, community involvement and a willingness to aid their school and/or fellow classmates.

Ray was a founding father and vice president of California's student chapter of the Construction Management Association of America. He was also an active member in the local AGC student chapter. He had the highest G.P.A. of his graduating class from the Construction Engineering Management program at California State University at Long Beach. Ray tutored his fellow classmates in Calculus, Physics and various engineering courses gratis. Congratulations, Ray!

NEW FACES/NEW PLACES

Altadena

The Altadena office is pleased to welcome several new engineering graduates. **Tom Traylor** from Purdue; **Jim Sather** from Oregon State; and from Cal Poly San Luis Obispo, **Mike Carter** and **Bob Smythe**. Bob worked for us last summer.

Ralph Hemphill has joined us as Development Manager. Ralph comes to us from City National Bank in Beverly Hills and is originally from Maryland. **Vickie Martinet**, formerly with Peat Marwick's auditing department, is now a Pan-kow Senior Accountant. She enjoys softball and tennis and has October plans to hear wedding bells. **Denise Evezich** is a new member of our staff accounting department. She is a recent graduate from Colorado State University with a degree in accounting and real estate. She is a former bank loan secretary and enjoys the outdoors. **Erika Lougher**, our new receptionist, is a mother of two girls and was formerly with Bank Americard Center for twenty years. From the Brea Mall project **Joe Sanders** returns to the Altadena office as Project Sponsor. Joe and Ann had more than firecrackers to celebrate Independence Day — **Timothy John** was born to Joe and Ann on July 4th and weighed in at 8 lbs. 6 oz.

Starting up the 10380 Wilshire luxury condominium project is **Grant Burton** (project manager) from the Altadena office, **Kevin Smith** (project superintendent) from Brea Parking Structures, **Chris Turner** (project engineer) from the Altadena office, **Larry Brammer** (field superintendent) from Brea Parking Structures, **Dave Eichten** (engineer) from the Altadena office and **Bob Smythe** (engineer).

San Francisco

Steve Fust has joined the San Francisco office as an Estimator. He came to us from Morse-Diesel, Inc. where he worked as a Project

Estimator. Steve, his wife Cathy, and their two children live in the Bay area.

Brad Whitaker has joined the staff at Marathon Plaza Tenant Finish Work as a field engineer. He is a 1989 graduate of Oregon State with a B.S. in Civil Engineering.

The project at Squaw Creek is being staffed by **Mike Liddiard** (project superintendent) from the San Francisco office, **Jeff Doke** (project engineer) from Marathon Plaza tenant work, **Stuart Feldman** (project engineer) from Clarion, **Chris Osheroff** (field superintendent) and **Rae Brown** (office manager). Our new field engineers at Squaw Creek are **James Althouse**, **Alex Santos** and **Christopher Swart**. James recently graduated from Cal Poly San Luis Obispo with a B.S. in Civil Engineering. Jim and his wife, Lisa, reside in Truckee where Jim enjoys snow and water skiing, hunting and fishing. Alex comes to us from Huber, Hunt & Nichols, Burlington, Vermont, and enjoys running, cycling and competing in triathlons and biathlons. Chris formerly worked for Sasco Electric and should really enjoy Squaw Creek where he can pursue his hobby of skiing.

Honolulu

New engineering grad, **Ray Brayer**, has joined us in the Honolulu office direct from Cal State at Long Beach. **Tim Bunton** joined the Honolulu office direct from Purdue with a degree in Construction Engineering. **Dan Armstrong** also joins us from Oregon State University with a degree in Construction Engineering Management.

Dave Hernandez, Field Engineer at our Ala Moana Shopping Center project, and his wife, Kim, made the big move from San Francisco to join us.

Ken Wolfson temporarily transferred to Honolulu from the Brea Parking Structures as pre-cast superintendent for our Airport Industrial

Park project. Also at our Airport project is **Paulo Pueliu**, who transferred as a Field Engineer from the Clarion project in Gardena, CA. Paulo and his wife, Ronnette, have two lovely little girls. **Benett Bolek** and his wife, Ligia, moved in March from Colorado to join us. Benett is Project Engineer on our Airport Industrial Park project.

Bob Schroeder transferred from the Honolulu office to the Honolulu Park Place project as field engineer.

Hugh Brown has rejoined the Honolulu office as Chief Estimator. Welcome back, Hugh, Shuko and Jason! **Carl Barron** has joined us in the Honolulu office as a project sponsor. Carl, prior to his move to Hawaii two years ago, owned and operated a construction/development firm in Texas with his wife Nancy. The Barrons have two young children.

Yoshie Bell joins us as a Secretary in the Honolulu office. Yoshie also serves as our translator/interpreter on projects involving Japanese clients. Yoshie has a daughter, a medical student at the University of Hawaii School of Medicine, and a son, who just graduated from high school. **Arlene Carino** moved into the Accounting Department as a bookkeeper. Arlene and her husband, Dennis, have two sons who are very active in the local sports scene. Another new face in the Honolulu office is **Cheryl Puckett** who joined us as our receptionist. Cheryl just completed a tour of duty with the U.S. Navy as an intelligence specialist.

We welcome **Polly Dennis** at Honolulu Park Place as Secretary and **Debbie Walden** as Office Manager at the Airport project. **Byron Bae** is another "local" hire. Byron is our Draftsperson at Honolulu Park Place.

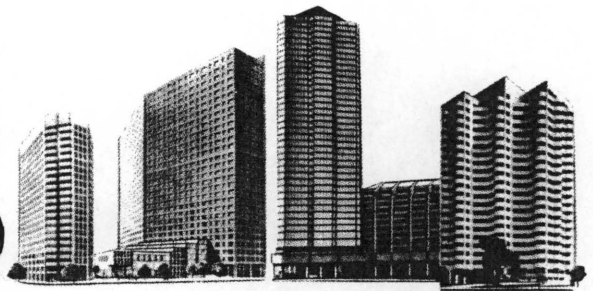
Dave Schmidt now hangs his hat in the Honolulu office as a Development Manager, transferring from the Altadena office. Gretchen, his wife, and their puppy Valentine complete the family.

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Commentary . . .

by Charles J. Pankow



As we enter the 90's opportunities for our company continue to grow. Our design/build capability is in an ever expanding mode as is the market for design/build construction services. This will create a growing demand on our capacity to properly coordinate good construction practices with efficient designs. The labor intense requirements of the design/build process

"We should be mindful of the fact that we are all entrepreneurs."

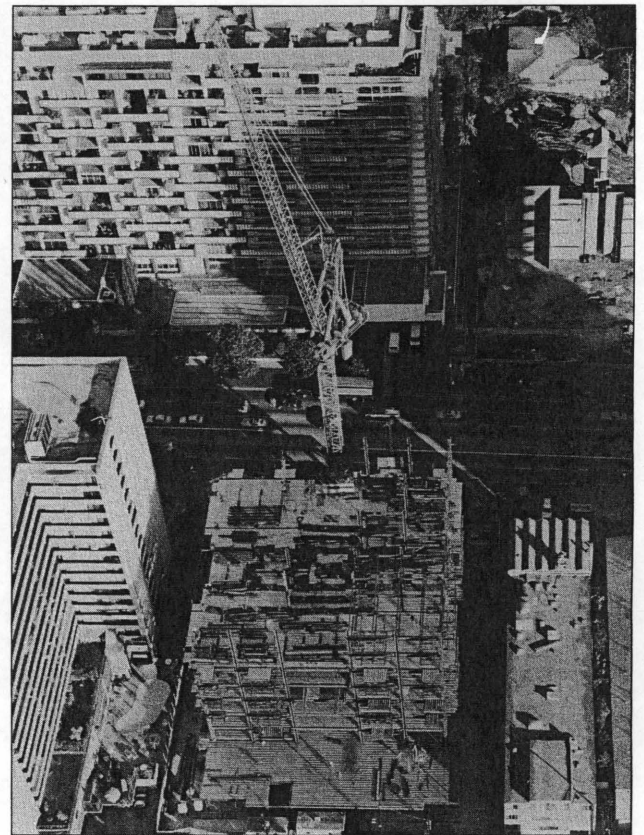
mandate a cost effective approach to performing the work with our own forces. Automated construction procedures, innovation and excellent design criteria accommodates these features. All of the above provide an added dimension to our ability to be competitive and progressive and, in keeping with this philosophy, we should be mindful of the fact that we are all entrepreneurs while focusing on safety, quality and the satisfaction of personal accomplishment. Let us continue to be aggressive with innovation and methods of design and construction as we all proceed toward the goals that we seek.

SAN DIEGO BRANCH OFFICE OPENS

The San Diego office has moved into permanent quarters at 9191 Towne Centre Drive, Suite 400, San Diego. The new office is located in the rapidly growing Golden Triangle area adjacent to La Jolla, north of downtown, to remain convenient to Orange County and Los Angeles. The office is managed by Tom Verti, an 18-year Pankow veteran, who has relocated from the Altadena office. The staff is currently in the final stages of preconstruction activity on several large projects, one being a sprawling five-star resort hotel complex in Carlsbad, California. Meaningful engineering and pricing activities continue on several other quality projects including a 300-room water-oriented resort hotel.

The San Diego development and construction marketplace remains quite vibrant and is the perfect atmosphere for us to promote the Pankow philosophy of strict cost and quality control through technical construction innovation. The design/build and performance oriented qualities that have been the backbone of our success throughout the country will also be the quality that sets us apart from the field in San Diego.

The San Diego branch office is evidence of our steady growth and expanding capabilities.



10380 Wilshire

WORK IN PROGRESS

10380 Wilshire

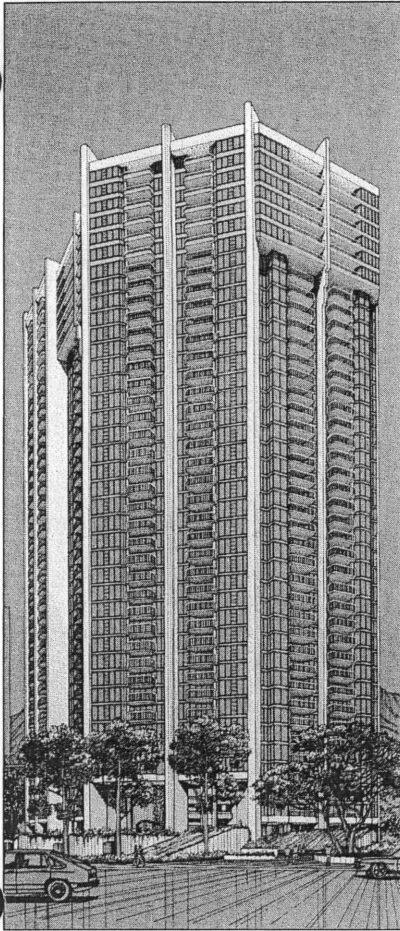
Construction is progressing at 10380 Wilshire Boulevard in Los Angeles on a 20-story luxury condominium project for Daiwa House Corporation. A joint venture of Charles Pankow Builders, Ltd. and Toda Construction of California, the design/build project consists of a 300,000 SF tower with 73 condominium units and a 3-level, 100,000 SF underground parking garage with spaces for 200 cars.

The ground breaking ceremony for this project was held on June 28, 1989 with actual construction commencing in mid-July. The completion date for this high-end luxury project is scheduled for June 1991.

When completed, "10380" will reach the highest elevation of any building along the Wilshire Boulevard stretch known as the Golden Mile, partly due to its favorable siting near the top of a hill. From this location,

Please see "10380 Wilshire" on page 2

Project of the Quarter:



Park Place rendering



Park Place under construction

HONOLULU PARK PLACE

Another design/build project is currently under way in downtown Honolulu on the corner of Nuuanu Avenue and Beretania Street overlooking Honolulu Harbor. Honolulu Park Place is a distinctive residential condominium project consisting of a 40-floor tower, 7-level parking garage and recreation areas.

The ground breaking ceremony was held on March 21, 1989. On May 27th and June 3rd, the "big" pour was accomplished. The project required 5,200 CY of concrete for the 6' thick mat foundation. If poured at one time, it would have taken 14 hours and would have been the second largest single concrete placement ever in Honolulu. However, because noise regulations limited work to between 7:00 AM and 5:30 PM, the pour was split. Even so, the effort utilized 60 trucks to pour over 300 CY an hour through four concrete pumps. More than 120 people were involved including placing crews, drivers, engineers and police officers to direct traffic around the blocked-off areas.

Although this project will use about 38,000 CY of concrete, the building won't seem massive. This is due to Architect

Norm Lacayo's design and Charles Pankow Builders' slipform construction technique. Lacayo has designed a building using curved shapes, smooth fluent lines and a distinctive blue and white facade. The ceiling overhang of the lanais will be painted turquoise and the curved aluminum railings will have an off-white silicone polyester finish. The gray glass will be tinted with a reflective film for protection against heat and ultraviolet. The entry lobby is four stories high with three mezzanines, providing a dramatic and elegant "front door".

Transforming the curves that Lacayo likes to use into an efficient concrete reality by using the slipform system has been a Charles Pankow Builders' forte. Simply put, it is a wooden form like that built for a sidewalk curb which is moved horizontally, except the forms for a slipform are moved vertically.

The slipform is built to duplicate the footprint (including all the curves) as well as all the interior walls. It is 4' deep with 2 sides composed of ¾" thick high density plywood held together by a wooden yoke. The yoke pulls the form up with air-actuated

jacks (238 jacks were required for this project) which climb on 1" steel pipes embedded in the concrete. Each time the jacks move, the entire form for all the building's vertical walls is pulled up about a half-inch. The slipform moves as the concrete hardens, taking about 4½ hours to complete a full floor height.

The slipforming of the vertical walls enables the horizontal floor slabs to be poured immediately below, enabling us to achieve a 3-day cycle — much faster than other systems. The concrete pour for a slip at Honolulu Park Place is about 260 CY and for a slab about 340 CY. This is probably the largest and most complex slipform Pankow has built to date.

Estimated completion is October 1990. At that time, the 437 units will be occupied by residents who will be able to enjoy a combination of unique features for a highrise residential project.

The Park Place Club facilities, to be located on the first three floors of the tower will include men's and women's locker rooms with saunas and steam baths, racquetball and squash courts, gym equipment, a 2-lane bowling alley and ground level open-air spa and swimming pool.

The Koi Deck, to be located on the 8th floor over the parking garage, will include the Koi (prized imported fish) Pond, picnic haies (little Hawaiian huts) with wet bars and barbecues, the Longhouse pavillion, tennis court, putting green and a 4-station driving-range.

The consultants on this project include Lacayo Architects, Inc., Architect; J.A.I. — James Adams, Inc., Structural Engineer; Toft, Moss, Farrow Associates, Electrical Engineer; Syntech Ltd., Mechanical Engineer; Sam O. Hirota Inc., Civil Engineer; PBR Hawaii, Landscape Architect; Ernest K. Hirata & Associates, Inc., Soils Engineer; and Darby & Associates, Acoustical Consultant.

The Pankow project team consists of Norman "Red" Metcalf, project superintendent; Jim Thain, general superintendent; Bill Bramschreiber, assistant superintendent/project engineer; Roger Stevenson, field superintendent; Dan Armstrong, Tim Bunton, Dan Hill, Bob Schroeder and Jim Zahn, field engineers; Bob Crawford, general labor foreman; Joe Fischer, quality control manager; and Julie Shaw, office manager. ■

Employee in Focus: JOE SANDERS



Charles Pankow Builders has always strived to create an environment which attracts long-term employees. Classically, the process begins by recruiting from the country's top engineering schools and secondly, by promoting from within. This tends to

motivate and breed solution-oriented engineers, who strive to produce a quality project on schedule for our clients.

Joe Sanders epitomizes how strong dedication to this philosophy has had a successful impact on the achievements and reputation of our company. A native of Wisconsin, Joe joined the company in the late 1970s after graduating from Purdue University. Since that time, Joe's career has become a classic Pankow success story. Now a project sponsor, he has come up through the ranks and, as a result, understands the company's solution-oriented "can do" approach as well as anyone on our staff. In fact, he now instills this value into our next generation of employees, just as his predecessors had taught him.

In his eleven years with the company, Joe has developed a low key management style. He has proven himself to be well organized. It has been said that these skills allow him to make tough assignments look easy, but the truth is simply that he is very good at what he does.

Joe started with the company as a field engineer on Fairmont Terrace II, a 118,000 SF, 126-unit senior citizens apartment

building; then went to Ten Five Sixty Wilshire Condominium, a 467,000 SF, 22-story luxury condominium project. He became a project engineer on 411 East Wisconsin, a 2.2 million SF, 30-story office tower which became the second largest building in all of Wisconsin. His initial exposure as a project sponsor began with the tenant improvements at 411 East Wisconsin and the construction of the Target Store at the Capitol Court Mall. Upon completion of the work in Wisconsin, Joe served as superintendent of the South Coast Executive Centre office building in Costa Mesa, CA and the Brea Mall renovation and expansion work in Brea, CA prior to becoming a "permanent" project sponsor. He is currently the project sponsor for 10380 Wilshire, a 300,000 SF, 73-unit luxury condominium.

In Joe's "spare" time he enjoys activities with his wife, Ann, and their two boys, Andrew (a lively 3 year old) and Timothy (who will be 1 year old on the 4th of July). As if there wasn't enough to do they are remodeling their home in Pasadena. Is Ann the "junior project sponsor"? She couldn't have a better teacher! ■

WORK IN PROGRESS *Westminster Mall*

Under the leadership of Jack Grieger and Dave Seagren the addition of the mall's 52,000 SF, 2-level "jewel", which houses an interior island of shops, and the renovation of the existing mall was completed in time for the holiday shopping season. The "jewel" replaced the mall's original food court which Pankow relocated to another part of the mall.

The Owner has recently elected to upgrade the finishes of the food court, which was completed in April 1988, with enhanced stone and tile column bases and tiled walls at the mall side entrance.

Architectural finishes for the new lower level "jewel" tenants are nearing completion. Work finished earlier in the year includes the stretch court and department store court finishes of new bench seating, tiled planter walls and new skylights. Additionally, the four cross mall entrances have received new coved ceilings and the entire mall has been given a new lighting and designer color scheme.

Since the holiday rush, the exteriors of all four main entrances are undergoing renovations designed to boost the mall's identity. Complimenting the new exterior entrances is a complete upgrade and renovation of all existing site signage. ■



"10380 Wilshire" continued

each of the living units will offer breathtaking panoramic views.

A mixture of glass fiber reinforced concrete panels and glass curtain wall comprise the geometrically complex exterior skin of the building. The structural system of the building consists of concrete columns with flat slabs for the parking garage and structural steel with metal deck slabs for the tower.

The design team for the project is composed of Shepherd, Nelsen & Wheeler,

Architects; John A. Martin & Associates, Structural Engineer; and Frederick Russell Brown Associates, Electrical and Mechanical Engineer.

Pankow personnel on the construction staff include Kevin Smith, superintendent; Larry Brammer, field superintendent; Chris Turner, project engineer; David Eichten and John Crane, field engineers; Johnnie Morgan, quality control engineer; and Nancy Hirt, office manager. Joe Sanders is the project sponsor. ■

Spring 1990

NEW FACES/NEW PLACES

Altadena

Bill Jones is our newest Project Sponsor who comes to us from McCormick Construction where he was project manager. **Todd Whitlock** is our new marketing director. Todd joins us from his own public relations firm, Market Force.

We are pleased to welcome three new engineers to our staff. **John Crane** from Purdue University; **Peter Demuth** from Morley Construction; and **Paul Banelos** from Cal State Long Beach.

Denise Lucas is the cheerful voice answering the phone these days and always willing to lend a helping hand. **Cheryl Butler** is our new Tax Manager.

Congratulations to Kim and Helen Petersen for the newest "member" to their "team" — **Kevin Daniel**, born February 1st.

New to the 10380 Wilshire Condominium project in Los Angeles is **John Crane** (engineer); **Nancy Hirt** (office manager); and **Johnnie Morgan** (quality control engineer).

Starting up the Tyler Mall Expansion/Renovation project in Riverside is **Grant Burton** (project superintendent) from the 10380 Wilshire project; **Mike Beisel** (project engineer) from the Clarion project; **Jim Bonham** (field superintendent) from the Westminster Mall project; **Bill Hughes** (field superintendent) from Clarion; **Paul Banelos** (engineer); **Peter Demuth** (engineer); **Matt Lankenau** (engineer) from the Brea project; and **Melinda Lyon** (office manager) from Westminster Mall.

Dave Osborne and **Bill Tornrose** are temporarily assigned to the Altadena office since the completion of the Clarion project. ■

Honolulu

Charlie Brown has joined the Honolulu office to head up the glass department. Originally from California, Charlie and his wife, Michelle, and their 3 children have made Hawaii their home for one year.

Dan Hill joined us as a field engineer on our Honolulu Park Place project. He graduated from Colorado State with a degree in Construction Management. Prior to graduation, Dan worked as a commercial diver in Louisiana.

Cal Poly San Luis Obispo seems to have a monopoly on engineering students destined for CPBL. **Lee Sehon** graduated in

September 1989 and became a member of our family shortly thereafter. Lee is an avid surfer and lives on the "North Shore", a popular stomping ground for true, blue surfers.

Paddy (Padmakar) Shende, his wife Anita, and their 3 children have joined us from Tucson, Arizona. He has many years of experience in project engineering on mid- and high-rise concrete construction, including slipform construction.

Joining us from the Los Angeles area is **Mario Tadeo**, originally from Maui, along with his wife, Terry, and their 2 children. Mario's background includes major building architectural design and project management.

Calvin Yoshida, a recent graduate of Cal State Long Beach with a degree in CEM, has joined the staff in Honolulu.

The smiling face and pleasant phone voice which greets everyone belongs to **Cathy Young**, our receptionist. Having worked at several photo companies prior to joining our staff, Cathy lists photography as one of her hobbies. She also enjoys traveling, biking and interior design. ■

San Francisco

With increasing work in the bay area, we have added to the San Francisco staff; **Joan Sargis** comes to us from Plant Construction; **Jo Catania**, who also worked previously for Plant Construction; and **Dora Loeza**, who was employed by Krueger Brothers, are the new secretaries.

Celeste Salvador has joined the office staff as our full time receptionist after working previously for us on a temporary basis.

Steve Davis, our new estimator, relocated to San Francisco from Denver with his wife, Sandy.

New to Marathon Plaza are **Chris Young**, project superintendent, and **Neil Bartlett**, field engineer; both were previously employed by Continental Hiller.

Added to the team at Squaw Creek are **Stan Smith** (quality control engineer), **Greg Brazel** (field engineer) from Marathon Plaza, and **Mary Jones** (secretary).

Construction has begun on Kaiser Parking San Francisco and Kaiser Parking Martinez. Kaiser San Francisco is staffed by **Tim Royko** (project superintendent), **Kevin Clouch** (project engineer), **Jeff**

Revekamp (engineer) from the Marathon Plaza project; **Eric Schwartz** (field engineer) from the San Francisco office; **Jim Waters** (field superintendent), also from Marathon Plaza; and **Joy McCarty** (office manager). Starting up Kaiser Martinez is **Dave Seagren** (project superintendent) from the Westminster project; **Chip Dean** (field engineer) from the San Francisco office; **Richard Ellis** (field engineer) and **Mike Mattson** (field superintendent) from the Marathon Plaza project; and **Marti Jones** (office manager).

The latest "addition" to the Squaw Creek team is **Trevor Feldman**, born to Stuart and Janet on March 24th. Congratulations! ■

San Diego

Tom Verti has moved to San Diego from Altadena to head up the new San Diego office. **Brett Partridge** also moved from Altadena as a Project Sponsor in the San Diego office. **Mike Carter** has joined the San Diego team in a temporary assignment awaiting a field engineer position. **Pat Chalmers** joins the San Diego group as secretary. Pat recently moved back to San Diego after a 3 year stay on the east coast. **George Khol**, who originally opened the San Diego office one year ago, continues as Development Director and also aids Tom in new business development activities in San Diego and the surrounding area. **Tom Malloy** has been added to our staff and is waiting for assignment as a field engineer. Tom is a graduate of West Point and recently relocated to San Diego from Virginia. ■

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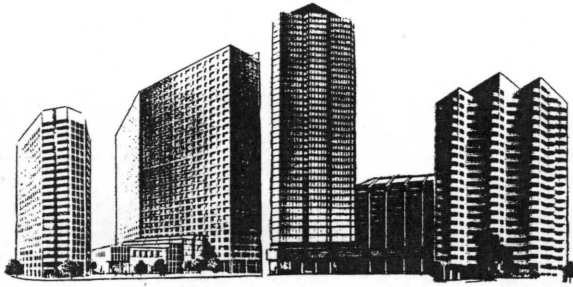
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Commentary . . .

"Recruiting for the Future"

By Thomas D. Verti



The success of our company over the past 27 years can be attributed to its management innovation, engineering creativity, state of the art construction techniques, and strict cost and quality control. These skills and techniques are a reflection of the talented and dedicated individuals who make up the Pankow Organization.

Even in this high-tech age, it is clearly the quality of the people that determines the quality of the organization. As the company grows at an increasing rate, the infusion of talented entry-level engineers to be trained in the Pankow process has

"Our success today is a mirror of past recruiting and training efforts."

become a primary task. With the industry moving toward a "broker" mentality, our increasingly unique position as true builders, performing work with our own forces, mandates promotion from within the ranks more than ever before, thus elevating the importance of the recruiting process.

Our success today is a "mirror" of past recruiting and training efforts.

In continued recognition of this fact, we now have the strongest recruitment effort underway as at any time in our history. Recruiting for the future is our opportunity today for greater success tomorrow. **CP**

CONSTRUCTION BEGINS ON FOUR SEASONS RESORT AVIARA

Construction is underway on the \$200 million Four Seasons Resort Aviara, part of the first phase of a 1,000 acre master-planned development on the northern shore of Bataquitos Lagoon, Carlsbad, California.

The start of construction is exciting because it marks the successful culmination of nearly eight years of planning by the project's owners. Subsequently, it has taken an immense amount of coordination to satisfy both the budget and the concerns of the community.

Pankow worked closely with Newport Beach-based architectural and planning firm WAT&G and co-developers Aviara Resort Associates and Four Seasons Hotels and Resorts to find the most efficient structural solution for each component of the project. For example, we are employing a "tunnel form system" (also used at The Resort at Squaw Creek) using poured-in-place concrete to construct the bulk of the guest rooms. It will only be the second time this construction process has been used in the San Diego area.

Working under a fast-track design and

construction approach, completion of the 827,000 square foot hotel is scheduled for May 1992. Without an all inclusive team



A portion of Four Seasons Resort Aviara's main hotel building which includes 320 rooms.

effort, it would have been unrealistic to expect opening the hotel in time for the 1992 summer season. By bringing all the disciplines required to build the resort in at the beginning we were able to re-view costs as we proceeded and

find innovative ways to meet the owner's budget needs while still creating a grand resort.

The cost-efficient construction methods allowed the owners to build more than \$10 million worth of stone finishes and millwork into the resort. In addition, other amenities including twenty-four water features, using reclaimed water, will be featured throughout the property.

The Four Seasons Resort Aviara will include a five-story main building with 320 rooms, a 130-room garden wing and 42 two- and three-bedroom villas. In addition, there will be an 18-hole Arnold Palmer-designed, championship golf course. **CP**

New Technology Allows "Suspended" Second Level Tyler Mall Addition

Following nearly four years of planning, construction is underway on one of the largest and most sophisticated mall expansions in southern California, the planned addition of 800,000 square feet to the Tyler Mall in Riverside, California.

The immediate expansion of the 20-year-old Tyler Mall will occur over an 18-month period with the grand re-opening scheduled for October 17, 1991. The key element is the construction of a new second

continued inside

New Faces / New Places

Altadena

Charles Liu is our newest addition to the accounting staff and comes to us from U. C. Riverside where he graduated with a degree in business administration. **Karen Hanson** started with us as a "temp" from Thor and liked us so well that she is now a permanent addition to our data processing department.

We are pleased to welcome three new engineers to our staff. **David Sonderegger** (10380 Wilshire) joins us from Columbia Development Partners, **Wesley Nelson** (Tyler Mall) is a new graduate from University of Nebraska at Lincoln and **Steve Pitts** (quality control engineer—Tyler Mall) formerly with O'Brien-Kreitzberg Associates, Inc.

Congratulations to **Cheryl Butler** and her husband for their new arrival — Julia Ann was born on August 1st.

New to the Tyler Mall Expansion/Renovation project is **Larry Brammer** (superintendent) from the 10380 Wilshire project, **Brian Feigenbaum** (engineer) from the Brea Mall project, **Wes Nelson** (engineer), and **Noell Cady** (office manager). **Peter Demuth** is now the Project Engineer in Riverside.

Arlene Bennett has joined forces at the 10380 Wilshire project as the new office manager. Arlene was formerly office manager at the Brea Mall jobsite.

Remaining to finish out the Brea Mall Parking Deck "C" project are **Jim Sather** (engineer) and **Scott Work** (engineer). **CP**

San Francisco

A "welcome back" to **Dave Dwyer** and family. Dave was Project Superintendent at the recently completed Brea Mall renovation and returns to the San Francisco office as Project Sponsor/Superintendent for the California Supreme Courts project at Marathon Plaza.

Scott McRobie joins us from Trans-Pacific Development as our new Bay Area marketing director.

Also "welcome back" to **Hugh Banks** who, after 16 years with another contractor in the Bay Area, has rejoined our office as Project Sponsor. Hugh is focusing on the

Kaiser Parking Structures and State Supreme Court projects.

The most recent addition to the San Francisco Kaiser Parking project is Michael Reuvekamp who was born to **Jeff and Mylene Reuvekamp** on August 20th. **CP**

Hawaii

Burl Smith, of San Antonio, Texas, arrived early this year and will be in the field as a project engineer.

Ken Hardee re-joined us after being away for several years. Ken will be out in the field as a superintendent.

Chris Knitter, formerly of Wausau, Wisconsin, recently joined us as a field engineer working with our glass division, Construction Specialties.

Rudy Pangelinan joins us from Seattle and is working on Nuuanu Parkside. Rudy will be in the field soon as a project engineer.

Arne LePrade comes to us with extensive experience in buildings and civil work. Arne is the project engineer on our Aloha Tower project.

Hawaiian resident, **Eric Biehl**, was also recently hired and will be out in the field as a field engineer.

John Frazier, Development Project Manager for Pankow Development Company, joined us the early part of this year.

Rae Asari, secretary in our Construction Specialties department, is another new addition.

"**Chip**" **Michael Doyle** graduated from Cal Poly at San Luis Obispo in March of this year with a B.S. in Construction Management and was hired out of our recruitment program. Chip is now a field engineer.

Jim Herkert moved from Nevada recently and is in the field as a superintendent on our Park Place project.

Brad Henderson went directly to field work upon graduation from Colorado State with a degree in Construction Management. He grew up in the construction industry and had his own concrete and excavating company in Colorado.

A recent graduate from California State at Long Beach with a degree in Construc-

tion Management, **Chris Ward** interviewed here and knew Hawaii (and Pankow) was where he was destined to be.

Russ Mills joined us in July as an estimator. He has an extensive background in estimating at major construction companies in California.

Naoko Gardner comes to us from Provo, Utah, where she graduated from BYU. Originally from Japan, Naoko joined our support staff and will also provide Japanese interpreting/translating services for us.

Dean Browning has transferred from our San Francisco office to be our senior project manager for the Aloha Tower project.

Cindy Ramsey joins our office as bookkeeper and comes from North Carolina complete with a southern drawl. **CP**

San Diego

An energetic addition to the San Diego staff is **Suzette Chavez** as receptionist-secretary.

Four Seasons Resort project in Carlsbad is underway with **Brett Partridge** (project sponsor); **Jack Grieger** from Westminster Mall and **Bill Tornrose** from the Altadena office (project superintendents); **Dick Benedict** from Westminster Mall and **Ron Gilbert** from Brea Mall (field superintendents); **John Nibler** from Westminster Mall and **Dave Osborne** from the Altadena office (project engineers); **Mike Carter** and **Tom Malloy** from the San Diego office (field engineers); and **Melinda Lyon** from Tyler Mall (office manager).

Newest team members on the Four Seasons project are: **Bob Hart** (Arizona State) and **Terry Vernon** (Texas A & M) as field engineers; **Paul Lyons** from Dallas, Texas (quality control engineer); **Mary Mansker**, office manager, and **Nancy Van Eaton**, receptionist. **Lee Schon** also "migrated" over to the mainland from our Hawaii operation as field engineer.

Jim Trammel has joined the San Diego office as a project sponsor with 7 years' experience in the Orange County area where he graduated in civil engineering from University of California, Irvine. **CP**

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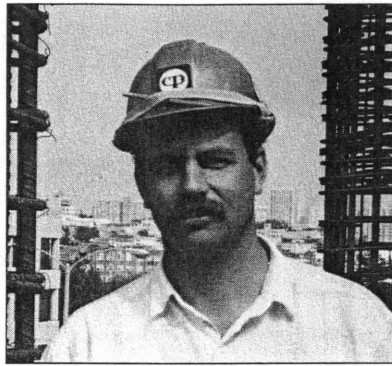
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Employee in Focus: TIM ROYKO

In 1980 Tim Royko joined Pankow as a field engineer based in Hawaii after graduating from Purdue University with a BS in Civil Engineering. Tim's first assignment was the Craigsid e condominium project in Honolulu where he holds the dubious honor of being the first "lost-time accident" on the job. Luckily, Tim made a full and speedy recovery and went on to assignments on the Executive Centre and Hobron Hotel projects before moving to the San Francisco office in 1985. During his tenure in the Bay area, Tim has worked at 2101 Webster in Oakland, Marathon Plaza, and he performed tenant work and pre-construction services for the California Supreme Court. He is currently the Superintendent at the Kaiser San Francisco parking structure.

Kaiser San Francisco is a new 553 car,



seven story parking structure located on Geary Boulevard. This project set a new Pankow height record for the erection of free-standing precast columns at 85 feet.

Tim also reached great heights in his personal life when he married Cindy Gaunce in 1988. He and Cindy recently purchased their first home in Belmont, California. Tim's construction activities do not end at the job site, but continue at home where he claims

the most significant difference is that he has been replaced by Cindy as project superintendent. Recent improvements include landscape, painting and plans for a new kitchen.

It is observed by some of Tim's co-workers that he is a "never say die" kind of guy, especially when it comes to an athletic event. "Trying to keep up with him is suicide" observed a fellow co-worker. As a carryover from his college days Tim enjoys playing volleyball which he has done in various leagues and tournaments and has played USVBA ball for 11 years. Probably none of these organized games will be as memorable as his pick-up games of volleyball on the beach in Hawaii with Tom Sellick and Wilt Chamberlin. Tim is, by his own description, quite competitive and approaches every activity with intense enthusiasm. That enthusiasm is partly reflected in the fact that he has taken only two sick days in the past 10+ years, not counting his "lost-time" accident.

CP

New Technology Allows "Suspended" Second Level Tyler Mall Addition

continued from cover

level in which we are employing a state-of-the-art building method, developed with steel contractor, McLean Steel. The new method grew out of concerns held by Donahue Schriber (the developer) regarding what they saw as disadvantages associated with a standard vertical mall expansion.

The traditional method of adding a second level to a mall is to build directly over the existing roof. Doing it in that manner, however, creates a floor-to-floor height of at least 22 feet, more than three feet higher than industry standards for new two-level malls. At that height, shoppers on the first floor cannot easily identify the store fronts on the second level. It also obstructs the line of sight from the mall into the department stores, a complaint heard from most large retailers involved in mall renovations of this size and scope.

To overcome that problem, our design/build team developed an alternative approach that would allow the construction of the second level while still maintaining the 19 foot floor-to-floor height.

Supported by an independent foundation consisting of more than 600 individual steel pilings, a new structural steel roofing system made of lightweight "open-web" joists and girders, which integrates more than 25,000 square feet of continuous skylights, is currently being built over the existing mall. Once this watertight envelope is completed in October 1990, inter-

mittent portions of the mall's existing roofing and metal deck will be removed.

A joist system, which will ultimately support the existing tenants' electrical, air conditioning and plumbing systems, will be lowered through these openings and installed in what had previously been the mall's attic space. "Suspended" from the new roof and the existing structure, it also will serve as a temporary working platform from which the construction team can remove the remainder of the existing roof and install another joist girder system which will form the second floor.

Although, technically more complex than traditional methods, this design/build approach not only provides an answer to the floor-to-floor height problem, it minimizes disruption of existing tenant operations. As a result, retailers will be open every day during the renovation.

By maintaining a standard floor-to-floor height, we did not have to use ramps, escalators or stairs to connect the anchors to the mall's second level. This eliminated the

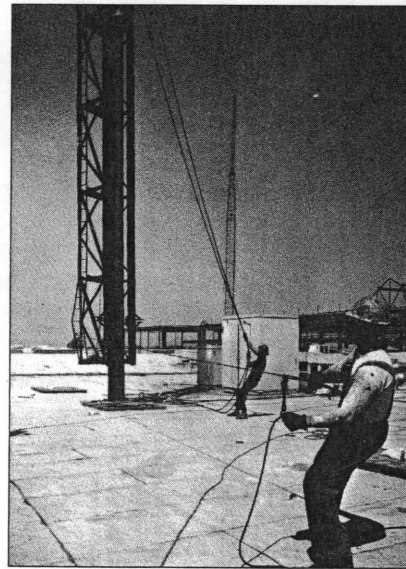
additional construction costs associated with joining off-setting second levels and also eliminated the retailing problems of blocked lines of sight, between shops and anchor tenants, and disturbed traffic patterns.

The addition of the second level along with improvements to the first level will add more than 189,000 square feet of gross leasable space to the mall. Other first phase improvements include two parking structures, a Nordstrom department store and renovation of all mall common areas.

When the renovation and expansion of the Tyler Mall, owned by Cigna Investments, Inc., is completed, 298,000 square feet of new gross area, 192,000 of new gross leasable space, four new feature entrances and parking for more than 1,000 automobiles will have been added.

Members of the design/build team include architects, The Callison Partnership and HNA California; landscape architect, Larry Moline; structural engineer, Robert Englekirk; mechanical engineer, KMI Engineers; electrical contractor, Sasco Electric; plumbing contractor, Deel Mechanical Corp.; and fire protection, Castle Sprinkler Co. The developer is Donahue Schriber.

CP



A pile being readied for driving through the roof of the existing mall.

PROJECT OF THE QUARTER

Resort At Squaw Creek

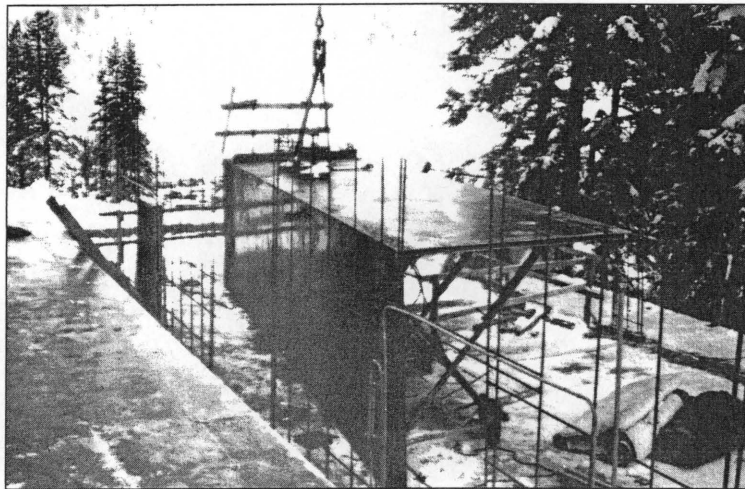
The design/build concept and construction expertise of Charles Pankow Builders has performed admirably in response to the demands of the nearly complete Resort at Squaw Creek project. The remote location, winter weather and overall complexity of the project have severely tested the Pankow construction team. Actual construction for Charles Pankow Builders began on July 10, 1989 and substantial completion is scheduled for December 21, 1990. Despite numerous obstacles from the elements, the Pankow team will be completing the project as scheduled.

The Resort at Squaw Creek is a year-round destination and conference resort offering 636 acres of conference, sporting and recreational activities. This Lake Tahoe project is located at the base of dramatic Squaw Valley, California, site of the 1960 Winter Olympic Games. Charles Pankow Builders is currently under construction with Phase I of the development including a 300,000 square foot, 405 room hotel, a 150,000 square foot convention center, skiing and ice skating facilities, golf course, swimming pools and a water slide. A planned Phase II, including an additional 409 room hotel and a 700 car parking structure, is scheduled to begin in 1991.

Phase I's nine-story, 405 room hotel building includes deluxe guest rooms, oversized suites and two-level penthouse accommodations. The exterior skin of the building consists of a reflective black curtainwall system to blend with the beauty of the surrounding mountains. The building is supported by a series of four (4) mat foundations which are interconnected by large continuous foundations. The foundation design was extremely challenging as the soil conditions ranged from sandy conditions to granite rock resulting in differential settlement problems for the design team during the course of construction. The granite rock was removed by the use of dynamite.

The building structure for the nine-story hotel consisted of poured-in-place concrete walls and decks. Due to tight schedule restraints and the need to work continuously through the winter months, Charles Pankow Builders elected to use a "tunnel-form" system for the method of construction. The system requires tunnel forms to

be placed adjacent to each other and creates both walls and floors in one continuous pour. One individual form creates the concrete separation walls between each guest room. This eliminates the need for a dry-wall separation wall and produces a sound-proof surface for application of paint or vinyl wallcovering with very little prepara-



A flying form being used at The Resort at Squaw Creek. This technique is also being employed at the new Four Seasons Resort Aviara

tion work.

The use of tunnel forms allowed Charles Pankow Builders to pour approximately 2,500 square feet of floor area and adjoining walls virtually every day. This one-day cycle was repeated daily throughout the structural build-out from August 1989 to March, 1990. By the use of temporary weather enclosures and temporary heat, Charles Pankow Builders was able to pour concrete continuously through the winter months despite temperatures as low as 15 degrees below zero.

A retail promenade connects the nine-story hotel building to the multi-purpose 150,000 square foot Plaza building. The resort's signature building, The Plaza includes a 36,000 square foot conference center, with \$1.5 million in audio visual technology, ballrooms, four restaurants, an executive fitness club, a sun terrace and a variety of retail shops.

The Plaza building structure consists of a three-level, structural steel frame supported by spread footings. The suspended slabs are concrete placed over metal decking. The building exterior includes natural

stone boulders and stone veneer. A series of pyramidal metal roofs, skylights, and wood beams complete the exterior look of the building. Additionally, the Pankow forces are supervising the installation of over \$3 million worth of custom millwork and stonework on the building interior.

The Sun Terrace of the Plaza building overlooks Squaw Valley's beautiful meadow and the recreational facilities for the project. The aquatic center consists of three pools — a 25-meter lap pool, a beach pool with a sand bottom and a recreational plunge pool with a 120-foot water slide. The center is landscaped over three levels and showcases a 250-foot waterfall cascading over natural boulders. Also included are an ice skating pavilion and three year-round outdoor spas. The Pankow forces have undertaken an ambitious fast-track construction schedule in an attempt to complete the aquatic center and ice rink pavilion before the winter months.

The developer for the Resort at Squaw Creek is Squaw Creek Associates, Olympic Valley, California; the operator will be Benchmark Resorts and Conference Centers from Woodlands, Texas; and the architect is Ward-Young Architects from Truckee, California.

The successful completion of the Resort at Squaw Creek will be due in large part to the Pankow design/build consultant team which includes Robert Englekirk Consulting Structural Engineers, Inc., structural engineer; Southland Industries, HVAC engineer; Rex Moore Electrical Contractors and Engineers, electrical engineer; and J. W. McClenahan Co., plumbing and fire protection engineers. This team has been able to contribute significant value engineered cost savings to the project and yet maintain the four-star quality desired by the owner.

The Pankow construction team responsible for the success of the project through hard work and dedication is comprised of Dick Walterhouse, project sponsor; Mike Liddiard, project superintendent; Jeff Doke and Stu Feldman, project engineers; Chris Osheroff, field superintendent; Alex Santos, James Althouse, Greg Brazel and Scott Sage, field engineers; Stan Smith, quality control engineer; and Rae Brown, office manager.