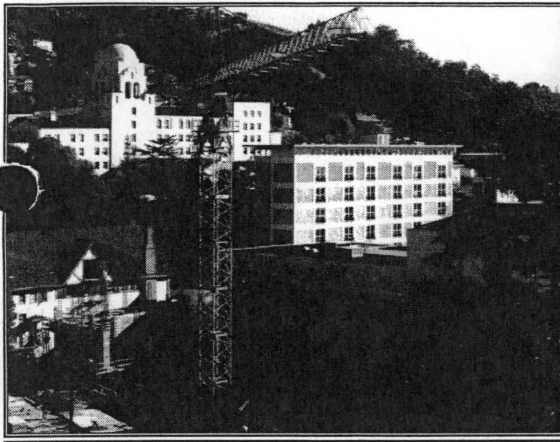




Pankow News

Charles Pankow Builders, Ltd.

Volume 19 - Spring '96

Gateway Center Reaches Completion



Los Angeles - Charles Pankow Builders, Ltd. has completed the only highrise office-tower built in this decade in southern California. Completion of Gateway Center, a \$250 million, transportation complex next to Union Station in downtown Los Angeles was built in phases with substantial portions of the development having been turned over last fall. Pankow built the project for Catellus Development and the Metropolitan Transportation Authority.

The 2.2 million square foot complex houses new M.T.A. Headquarters, a massive bus plaza, an elaborate transportation portal, two parking garages, the MTA plaza, a campanile, several arcades and a landscaped arroyo running down the middle of the bus plaza.

The centerpiece of the project is the 28 story, 627,000 square foot office tower housing 2,500 MTA employees. The office tower has 8,500 structural steel members and 307,000 square feet of exterior skin. There are 4 escalators, 19 elevators, boardrooms, cafeteria and day care facilities.

The expansive 56,000 S.F. rail and bus ticketing terminal known as the East Portal includes access directly to and from the below grade parking structure and arroyo, as well as from the elevated bus plaza via escalators with two curved grand stairways. Between the rail and surface vehicles a grand concourse provides the link between the transit plaza and Union Station. The dramatic semi-circular space connects the passenger tunnel to the retail arcade and houses the escalators leading down to the metrorail red and blue lines. This tunnel also connects the light rail system that will one day be extended to the San Fernando and San Gabriel valleys. The focal point of the East Portal is a steel and etched glass domed sky light that complements an intricately patterned sunburst design on the floor of the terminal.

Surrounding the East Portal is the Mediterranean-styled transit plaza, reminiscent of Southern California's historic market places. The design creates a vibrant public space for downtown commuters and visitors.

The bus plaza, a 150,00 square foot oblong drive for bus and automobile circulation, is bordered by graceful Mission Style arches and handles over 800 buses daily.

The Gateway Center master plan, Metro plaza and East portal were designed by Ehrenkrantz & Eckstut Architects. The architect for the MTA tower was McLarand Vasquez & Partners. HNA designed the garage in conjunction with Ehrenkrantz and Eckstut Architects.

Phase Two Completed at Glendale Galleria

Glendale, California - Demolition and replacement of the existing 3-level Glendale Galleria parking structure, damaged by the Northridge earthquake, began June 1, 1995 and was completed on October 11, 1995. This second phase of the Galleria's four phase parking structure replacement program, has 838 parking stalls in 275,000 square feet. Completion of phase 2 was critical due to the peak demand for parking space during the holiday season. Donahue Schriber, the managing general partner of the Glendale Galleria, selected Pankow for its competitive pricing and track record for on-time job performance. Phase three got underway January 2, 1996 and is scheduled to finish June 15, 1996. It measures 420,000 SF and will have 1,260 parking stalls. Starting date for phase four is June 15, 1996. This phase was composed of 279,000 square feet with 813 parking stalls.

Inside . . .

Featured in the
masthead, Pankow
was awarded the
design-build at
U.C. Berkeley
Renovation and
Expansion
of Boalt
Law School.

Story on Boalt Law
School inside

Pearlridge grand
opening

Meadows Mall
completed

Pankow wins
two awards



Meadows Mall-Wishing Well

Meadows Mall Completed

Pankow has successfully completed Meadows Mall in Nevada for the Yarmouth Group, Inc. The architects, Communication Arts and Architecture +, utilized bright materials and playful elements in the renovation to reflect the preferences of today's shopper. The mall was in full operation during the renovation of the 890,000 square foot two-level enclosed regional mall. Pankow's successful renovation of the mall into the unique new design, its ability to work around tenant demands, and maintenance of customer safety helped to ensure a smooth renovation.

The eight-month renovation brightened the look of the mall by incorporating a lighter, more cheerful color scheme, replacing dark brick borders with beige limestone, removing solid walls and adding glass railings, introducing new skylights to provide additional natural light, and by installing new custom light fixtures. These elements were instrumental in updating the overall ambience of the mall.

While the tenants welcomed the new look, keeping the tenants aware of how work and certain operations would impact them helped to establish a good

relationship between owner, builder, and tenant. Pankow's strict control over clean-up procedures led to a pedestrian friendly environment. Construction of the mall took place during the evening, allowing the tenants to remain in full operation with minimal disruption.

Meadows Mall manager Frank Wheat said, "In eighteen years of mall management experience, before working with Pankow, I had never worked with a company that so legitimately concerned themselves with customer safety and minimizing impact on the tenants. They met all deadlines and were abreast of all current activities."

Brett Partridge, Project Sponsor on the project, stated that the responsibility to the tenants and the customer to provide a safe environment during the construction process was taken very seriously. To ensure safety, Pankow introduced an innovative and reusable barricade system which kept work areas contained and also had a neat appearance. Partridge felt that this factor helped lead to the company receiving a rare safety award from Liberty Mutual, its insurance carrier, commending Pankow for its safety performance at the Meadows Mall.

Boalt Law School Expansion

Berkeley, California-Charles Pankow Builders, Ltd. has begun the renovation and expansion of University of California at Berkeley's Law School. Construction of the 241,000 square foot design-build renovation and expansion project began July 1, 1995 and is scheduled for completion on October 22, 1996.

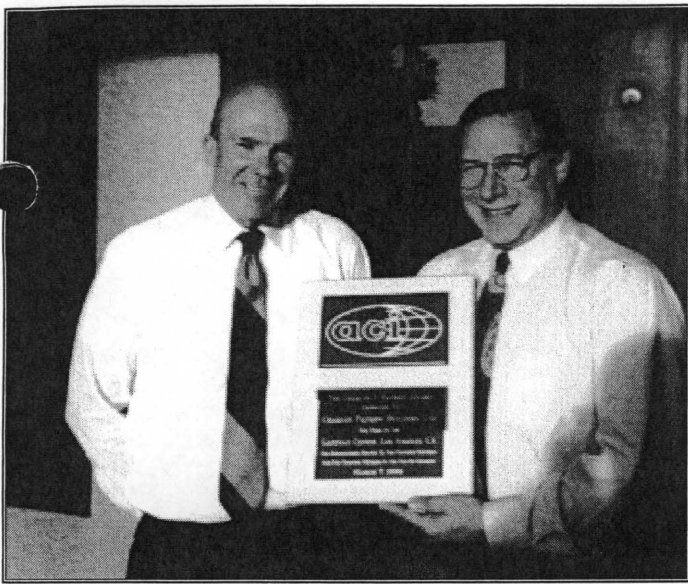
"The contract was awarded to the Charles Pankow Builders' design-build team because we provided the Law School with the best programmatic solution and perceived value for a predetermined cost", says Rik Kunnath, Pankow's Executive Vice President and San Francisco area manager. Working with The Ratcliff Architects, Pankow came up with an efficient design scheme that maximizes library and faculty space while remaining within the project budget. The overall look of the new building compliments and is consistent with the existing building's architecture. Pankow will meet its compact work schedule in part by setting up an on-site casting facility to fabricate the precast concrete exterior wall panels.

The 50,000 square foot portion of the expansion includes five floors which will house basement parking, a library, two office levels, an atrium with skylight, two elevators and stair towers. Renovation of existing structure will include the conversion of Simon Hall dormitory into office space and will convert the existing kitchen and cafeteria into childcare and lounge areas. The existing Boalt Hall will undergo a partial remodel of the existing law school to provide better pedestrian circulation.

Arcadia Methodist Hospital

Arcadia, California - After 14 months of trying to settle on an O.S.H.P.D. approved structural solution to the seismic moment frame connection requirement, revised details are currently being incorporated onto final permit documents. Pankow has been given a formal start date for construction of the six level 155,200 S.F Patient Tower replacement at Arcadia Methodist Hospital. Official groundbreaking ceremonies will be conducted at the project site on April 30, with actual construction getting underway on May 1st. In October of 1997, the hospital will provide a new 108 bed state-of-the-art patient treatment facility which will serve as a replacement for existing beds that are currently housed in wings that are not

Please see ARCADIA on page 4...



Norm Husk, Vice President, Operations and
Tom Verti, Vice President-Area Manager with ACI award.

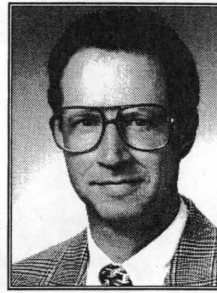
ACI Award Given to Pankow For Gateway Center

Gateway Center is this year's recipient of the prestigious American Concrete Institute Southern California Chapter's "Charles Pankow Award". The award is presented for creative and/ or unique innovative methods of concrete use in the construction industry. Selection is based upon architectural beauty, design, unique application, mix design, scope, size of project, testing and other technical and constructability factors.

Over 209,000 cubic yards of concrete were furnished by Transit Mix Concrete in a 24 month period. Pankow produced more than 3,200 pieces of precast concrete members on site for the project.

The award was presented at the March 7, 1996 meeting of the Southern California American Concrete Institute chapter.

Dick Walterhouse Named Vice President and General Manager of Pankow's Special Projects, Ltd.



Dick Walterhouse has been promoted to Vice President and General Manager of Pankow's newly formed Special Projects company. Dick's responsibilities will include overseeing the existing medical activities in San Francisco, as well as tenant improvements, seismic renovations and other specialized product types throughout the company.

Joining Pankow Builders in 1979, Walterhouse has been responsible for management, administration, and coordination of design and construction activities for various projects including high-rise residential and commercial buildings, parking garages and retail shopping centers.

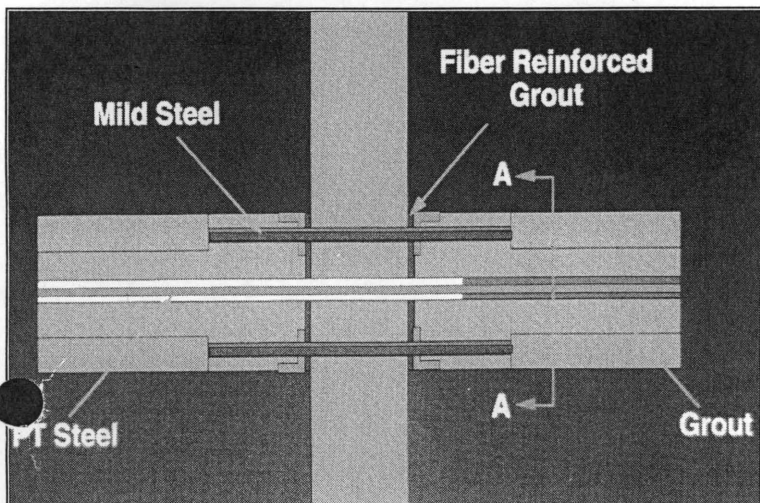
Kim Lum Promoted



Kim Lum became a vice president and was promoted to area manager of the Honolulu office. Kim's responsibilities will include overall management of the Honolulu office as well as estimating and management, administration, and coordination of design and construction activities for various projects.

Originally joining Pankow in 1980 he left the company in 1987 to work for American Constructors Hawaii, Inc. Kim returned in May of 1995.

CERF Names Innovation Award After Charles Pankow



Pankow's New Precast Hybrid Moment Frame
Wins CERF Innovation Award Honors

Pankow was honored as a finalist in the Civil Engineering Research Foundation's (CERF) first annual innovation award. Additional honors came when it was announced that the award will hence forth be called the CERF Charles Pankow Award for Innovation in recognition of Charles Pankow and Charles Pankow Builders long history of innovation. Pankow submitted its new dramatic Precast Hybrid Moment Resistant Frame into the competition of over ninety submittals. The innovative new joinery resists damage to itself in simulated earthquake tests of up to 6% story drift (testing machine maximum) while current steel and concrete frames tend to fail at 3.5% story drift. To learn more about how this quantum leap innovation can be used on your next project contact Todd Whitlock at (213) 684-2320. We look forward to discussing this dramatic new innovation.

ARCADIA Continued from page 2...

up to O.S.H.P.D. seismic standards. The number of beds will total 240 when complete. New outpatient exam rooms, X-ray, gift shop, admitting/finance facilities, pharmacy areas, and chapel will also be accommodated in the new wing. A dramatic driveway and portico will highlight the new Main Entry and Lobby to existing hospital facilities.

Other Pankow Medical Projects include work done at the following hospitals:

Kaiser Permanente-San Francisco, California, John Muir Medical Center-Walnut Creek, California; Good Samaritan Health Systems, Mount Diablo Medical Center-Concord, California, Alexian Brothers Hospital-San Jose, California.

Today, we are proud of the results achieved by the medical group and the medical organizations we count as our new clients.

Georgia Pacific Underway

Newark, California-Pankow has been awarded the renovation and expansion of Georgia Pacific's Newark, California Distribution Facility. When completed the facility will become the distribution center for bulk building products in Northern California for Georgia Pacific. The architect and program manager is Heery International's San Francisco office.

Work began in late December on this two-phase fast-track project. The first phase calls for rail and yard modifications and the refitting of an existing warehouse and office that will allow distribution to begin from the facility. The second phase includes demolition, new construction and renovations. The warehouse extensions, new sheds, truck aprons, canopies, site work and landscaping will be staged to ensure minimal disruption to ongoing operations.

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Eastman Kodak Gets

A New Look

Charles Pankow Builders recently completed tenant improvement work on Eastman Kodak's Hollywood facility. Renovation of the 18,000 SF structure includes rehabilitation of the HVAC system; removal of the existing roof, installation of new roofing materials on the office building and adjoining warehouse; construction of a new employee lunchroom and handicap accessible restroom; installation of new interior finishes throughout the office building. Reconfiguration of the film processing division and reception area creates a floor plan which emphasizes the efficient use of available space.

Century City Shopping Center Improvements in Final Stage

Century City, California-Century City Shopping Center is in the final stages of interior improvements. The mall is replacing all 18 escalator units, adding new ceiling, floor tile, wall tile, lighting and fire sprinklers. The job began in late December of '95 and will be complete by July of 1996. Work on this busy mall is taking place during normal business hours as Pankow has secured the construction areas with 8 foot barricades.

New Faces and Places

New Faces

Field Engineers- Scott Anderson-Stanford, David Green-U.C.

Berkeley, Ron Hoyle-U.C. Berkeley, Jeff Mindes-Stanford, Ricardo Zamarano-Cal Poly Pomona, David Otero-Cal State Fresno, Warren Chaiko-University Of Washington, Jack Mollenkopf, Jr. (JJ)-Purdue, Brian Liske-Purdue, Tim Puntillo-Purdue, Dax Hoff-Purdue, Christine Tai-Stanford,

Office Manger

Lester Shepherd, Donna Gonzalez

Project Engineer

Brian Bohne- (medical projects)

Field Superintendents- LeRoy Christopherson, Steve Cornelison, Ed Padilla, Aaron Phillips, Brian Chiamonte

Accounting- Jennifer Regan- staff accountant

Jason Kirkpatrick- accounting Internship

Office Support- Susan Arlio, Dana Nagao, Lois Pena

Specialty Groups Manager

Teddy Huddelston- AIA

Marketing

Jennifer Hemming-Marketing coordinator

New Places

John Sawatzky moved from Gateway Center to become the tenant coordinator for C.P.I., owners of Roosevelt Field Mall.

Charles Pankow Builders, Ltd.

Single Source

FALL 1996

Pankow underway with MWD

Headquarters building is repeat performance for joint venture

Pankow's second major project at Downtown Los Angeles' Union Station began construction on

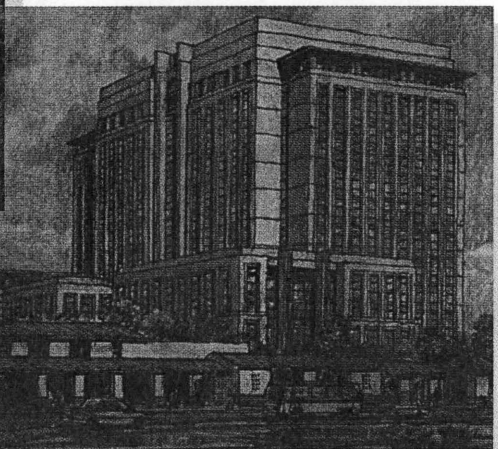
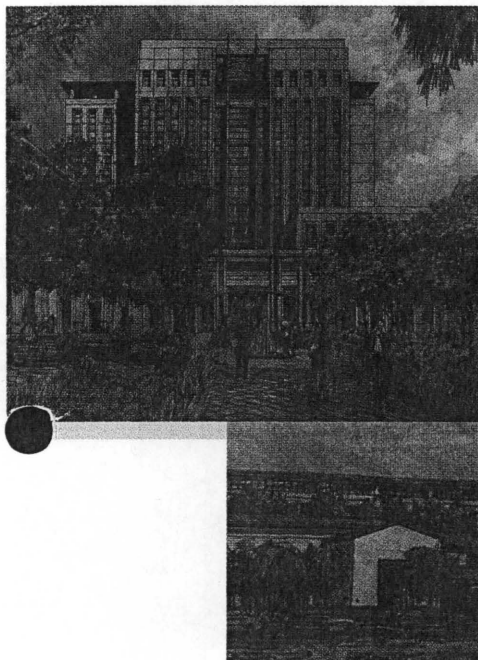
ing facilities and an extensive boardroom and meeting areas.

The combined 900,000 square foot essential facility structure is being built utilizing a combination of precast and cast-in-place concrete beams and columns, with a cast-in-place moment frame structural system for its 12-story and five-story "L" shaped configuration. The structural precast, cast-in-place and architectural precast will be self-performed by Pankow at a nearby casting yard. In all, there are 2,170 structural precast beams including 232 columns, 64 heavy plaza beams, and 1,704 architectural precast panels. By doing our own casting work, Pankow improves the schedule, trucking costs, inventory control and quality control of the overall project.

To achieve a feeling of substance and stability, the new headquarters' predominant building material is architectural precast concrete. Its color and texture will resemble limestone and will be compatible with Union Station. The building's base, arcades and courtyard will employ materials in a fashion similar to those found in the historic adjacent arcades to extend the character of Union Station.

Situated on the north/south axis of the existing Union Station courtyards, the headquarters' "front door" creates a new courtyard entrance, one which respects its proximity to Union Station and recognizes the orientation to public transportation without competing with Union Station's presence along Alameda.

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In this issue...

- Boalt Hall School of Law
nears completion
- MTA headquarters wins
Golden Nugget Award
- New look for Sherman Oaks
Fashion Square
- Completion of the Glendale
Galleria parking structure
- California Mart renovation
in final phase

June 3, 1996 in a joint venture with Catellus Development Corporation. Pankow is proud to have been selected to construct the Metropolitan Water District (MWD) Headquarters under a design-build contract. The \$100 million project follows the recently completed 2.3 million square foot Metropolitan Transportation Authority office headquarters and transportation plaza.

The MWD project is a design-build, built-to-suit which includes a 536,000 square foot, 12-story office tower built over a 370,000 square foot 768-car subterranean parking facility, a motor pool and fleet maintenance facility, and a 112,000 square foot suspended courtyard and plaza. The building also features an impressive two story rotunda, skylight, public galleries, a large cafeteria and din-



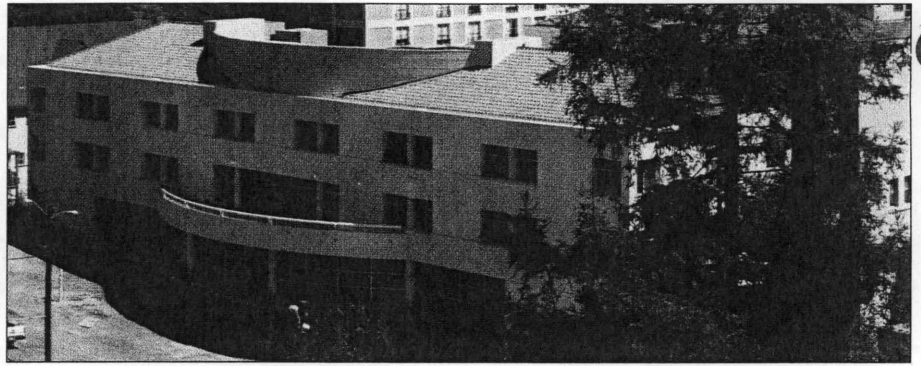
MTA headquarters awarded the gold

The Los Angeles County Metropolitan Transportation Authority (MTA) Headquarters was awarded the 1996 Gold Nugget Award for best office/professional building (100,000 square feet and over). The office tower was designed by McLarand Vasquez & Partners from Costa Mesa, CA, and built by Pankow.

The 628,000 square-foot, 28-story office tower is the only highrise office building built in this decade in southern California. Consisting of 75 columns, 864 beams, and 8,500 structural steel members, the tower includes 307,000 square feet of exterior skin made of buff colored Minnesota Limestone.

While housing 2,500 MTA employees, the headquarters also includes a 350-seat boardroom on the Metro Plaza level along with a cafeteria and day care facility. For convenience, there are four escalators and 19 elevators.

McLarand, Vasquez & Partners, Inc. — Architect



UC Berkeley Boalt Hall School of Law

Boalt Law School nears completion

Charles Pankow Builders, Ltd. is nearing the completion of a design-build project for the University of California at Berkeley's Boalt Hall School of Law. This challenging renovation and expansion was rewarding to Pankow because it represented a new and unique departure from the typical manner in which projects have been designed and built on the UC Campus. It was viewed as a good opportunity to show UC officials the merits of the design-build process.

The project has been physically challenging from two perspectives. First, the site was cramped, allowing little room for staging or locating an on-site precast facility for the fabrication of precast concrete exterior wall panels. Second, the construction schedule for this phased pro-

ject had a tight time-frame to allow for a 1996 Fall semester opening. However, Pankow met these challenges and is successfully completing the project.

The scope of work includes a new 50,000 square foot expansion of five floors including a basement parking garage, a library for rare books, two office levels, an atrium with a skylight, two elevators and a stair tower. Additionally, a residence hall conversion involves a 24,000 square foot remodel, while the existing law library involves renovations and changes to the 165,000 square foot structure.

The UC Berkeley job is the first for Pankow on this campus. However, Pankow has completed other projects for the UC on other campuses. The architect for the project is The Ratcliff Architects of Emeryville, CA.

Pankow building two new parking structures

Eugene, Oregon — Construction for the new four-level Pearl Street and the new three-level Citizens parking structures began in mid July and is moving along quickly for a completion in mid December.

The 95,000 square foot parking structure at Pearl St. provides 264 stalls with retail shell space and is being built with perimeter Precast Hybrid Moment Resisting Frames veneered with red brick to match the architectural brick/block spandrels. The use of Pankow's award

winning new framing technology represents its first application in a seismically active region for which it was designed.

Pankow is casting arched spandrels for the top level of the 70,000 square foot, 183 stall Citizens Parking Structure, picking up the design element of the adjacent 10-story Citizens Bank Building built by Pankow in 1974.

The Pearl St. portion of the project is being built under a "turnkey" contract for land and improvements for the Urban Renewal Agency of the City of Eugene.

"Pankow delivers 2,906 car parking structure"

Glendale structure completed early

Glendale, CA — Pankow has completed the demolition and replacement of an existing three-level, 2,906 car parking structure at the Glendale Galleria, which was damaged in the Northridge earthquake. The replacement occurred in three separate phases (phase II, III and IV).

Phase II, a 275,000 square foot structure providing 833 parking stalls, was completed in four and a half months, which was one month ahead of schedule. The early completion of the project was critical due to the demand for parking spaces during the holidays.

Phase III, a 420,000 square foot structure with 1,260 stalls and Phase IV, a 280,000 square foot structure with 813 stalls were completed two months prior to the scheduled completion date. The ownership and mall management were very appreciative of Pankow's efforts to deliver the parking structure much earlier than originally anticipated.

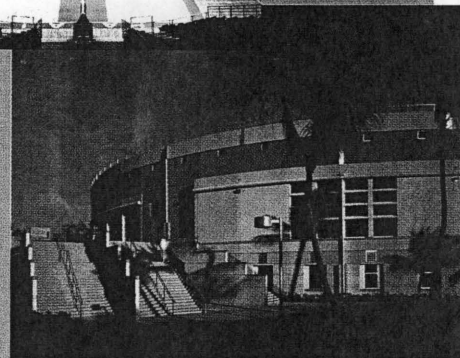
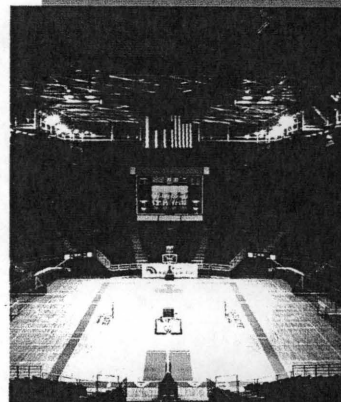
The parking structure was construct-

ed with precast beams, columns and cast-in-place moment frames. The use of moment frames eliminated the need for shear walls and provided the opportunity for increased visibility and security throughout the structure's interior.

Pankow and the design team of Robert Englekirk Consulting Structural Engineers, Inc. and HNA/Pacific incorporated the recommendations of the city of Los Angeles/SEAOSC Task Force on the Northridge Earthquake for Parking Structures into the design.

Columns were analyzed and designed so they would not lose any significant strength when subjected to the displacements experienced in an earthquake. The spacing between column reinforcing ties was reduced from 12 inches to six inches to increase the ductility and confinement in the column. In Phase III and IV, another new innovation included the use of "fiber wraps". The use of fiber wraps eliminated the replacement cost of the bridge columns.

Special Events Arena wins two awards



Charles Pankow Builders, Ltd. has received the "Outstanding Civil Engineering Achievement Award" by the local chapter of the American Society of Civil Engineers and the 1996 "National Design-Build Award—Best Public Sector Design-Build Project" by the Design-Build Institute of America for the University of Hawaii Special Events Arena.

Pankow's innovative use of 'Tilt-Up' technology for on-site precast bents instead of poured-in-place members, helped win the right to build this arena and has led to these recent accolades. The arena was the state's very first Design-Build contract award. This successful project was delivered for the lump-sum guaranteed price, two months early and has since inspired the state to continue using Design-Build procurement on important public projects.

Heery International — Architect

Whitlock named Vice President

Todd Whitlock has been promoted to Vice President of Pankow Operating, Inc., General Partner of Charles Pankow Builders, Ltd. In his new capacity, Whitlock will continue to oversee the marketing and new project development interests of Pankow Builders. Whitlock is actively involved in project development throughout the United States with two recent notable projects being Downtown Los Angeles' \$230,000,000 Gateway Center and the new \$100,000,000 Metropolitan Water District Headquarters.

Whitlock's promotion follows a working relationship with the company which began in 1986 when he was hired as Director of Marketing of Pankow's



Hawaii office. He has spent the last six years as the company's Corporate Director of Marketing. He is a public relations chairman of the Design-Build Institute of America and serves on the Urban Land Institute's, Los Angeles District Council's Executive Committee.

Renovation provides new look

Sherman Oaks, CA —Creating a new "sense of place" is the goal for renovation of the 972,000 square foot Sherman Oaks Fashion Square.

The scope of work to be completed includes modernizing the lighting with new custom light fixtures, adding new indoor landscape and furniture for the mall common areas, installing new skylights, and creating a center court water feature that includes custom art developed by an illustrator.

In an effort to better serve the customers' needs, a new concierge services

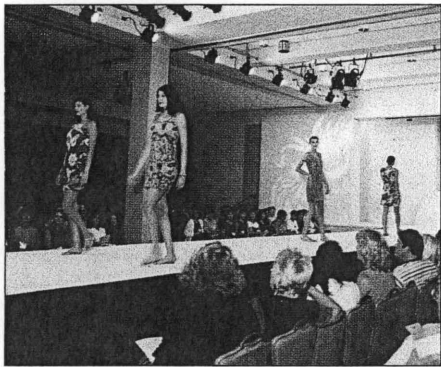
desk with a hanging "halo" element located above the desk is being installed at the mall center court. Services will include Lotto ticket sales, gift certificates, copy and fax machine usage and general mall information.

In addition to the inside mall renovation, the exterior of the mall is being enhanced with new landscaping, lighting, painting and site-way-finding graphics, creating a new identity for the mall.

Work for this project began in July and is scheduled for completion in mid November 1996. The architect is Gensler.

Garment mart renovation in final phase

Los Angeles, CA — The \$5.75 million renovation of the California Garment



Fashion models stroll down new platform stage at the California Garment Mart

Mart is in its final phase and is scheduled for completion on September 30, 1996.

During Phase I, which started March 1, 1996 and was completed in July, existing tenant space was converted and renovated to create a new clothing fashion theater that included a platform stage with state-of-the-art lighting and audio/visual equipment.

Phase II includes modernizing the central lobby with a new skylight, new marble walls and floors, and new escalators. The lobby roof was raised to create new office space overlooking the central lobby for a buyer's club. The renovation was designed by Langdon Wilson.

"MWD"

Continued from Page 1

The building's "L" shaped configuration will form two sides of a new shared courtyard, the remaining two sides are formed by the historically significant arcades and Fred Harvey restaurant of Union Station. Active pedestrian uses are located along the courtyard such as the Cafeteria and Board Room. The third in a series, the new courtyard becomes a physical extension of the basic network of open space planning of Union Station.

MWD and its proximity to Union Station promotes the use of a major multi-modal transportation hub, there-

fore allowing MWD to reduce its parking requirements from the City required 2:1 ratio, while providing for its large motor pool and van pool fleets. All parking is accommodated below grade to minimize impact on historic structures.

The principle designers for this high profile project include architect Gensler and Associates, structural engineers Martin Huang and Associates, Levine Seegel Associates, Tsuchiyama and Kaino, HNA Pacific, and Melendrez Associates. The construction duration for this project is 29 months for a November 1998 opening.

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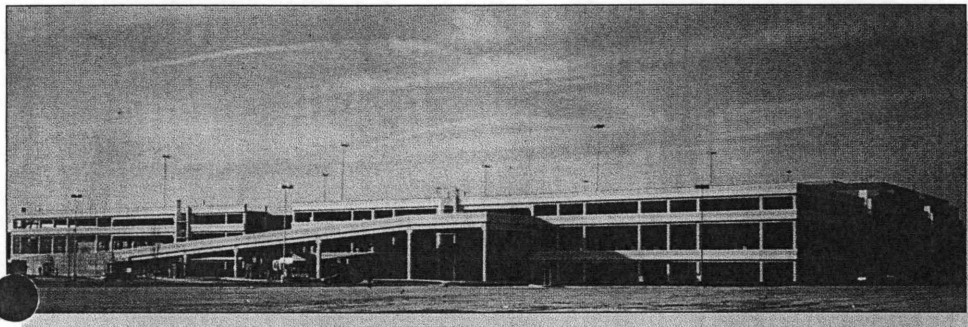
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SPRING 1997

Pankow wraps up Roosevelt Field Mall-Phase III

Mall remains open throughout expansion. Pankow builds parking structures for 5,200 cars using new innovations.

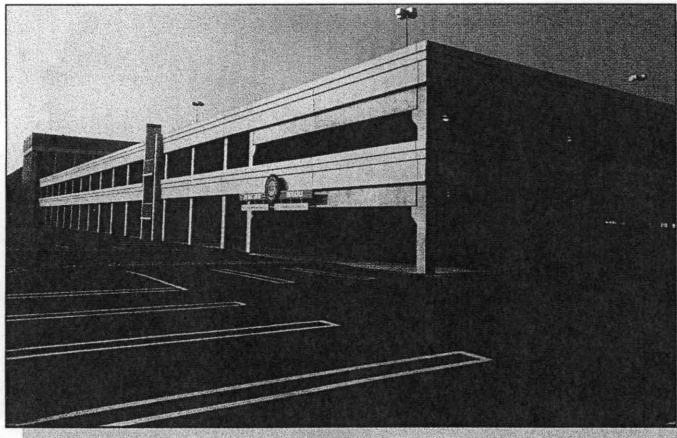


Renovation and expansion of the Roosevelt Field Mall Phase III interiors and two of the three parking structures.

Garden City, N.Y. —

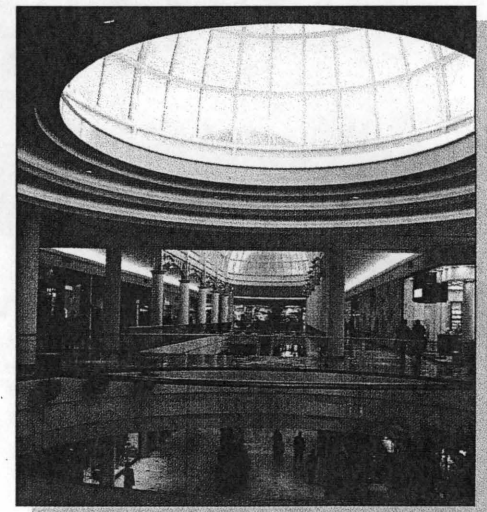
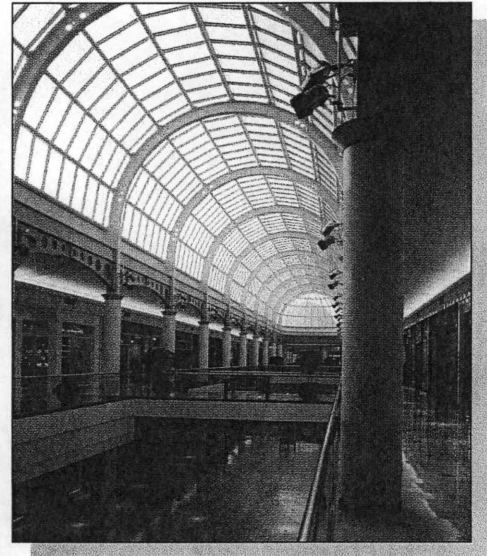
Phase III renovation and expansion of Roosevelt Field Mall is now complete, adding 210,000 square feet of retail space and common area along with three new parking structures. During Phase III, which was performed from October 1994 to November 1996, the mall was also expanded to accommodate a fifth department store, Nordstrom.

Preparing a pad for the new Nordstrom and the mall expansion required the rerouting of utilities and increasing the service for electric, water, gas, sanitary sewer, and drainage. This was a challenging part of the expansion, since this disruptive work had to



be completed while the mall remained open. To avoid disruption to the mall tenants, temporary utilities were provided for the remainder of the mall while utility construction was performed in the new expansion area.

In addition, around-the-clock shifts were performed on certain construction phases of the common mall area and parking structures to allow minimal inconvenience to mall tenants and pedestrians.



To ensure the safety and protection of pedestrians in the common mall areas, dur-

Please see "Roosevelt" on Page 4

Building briefs...

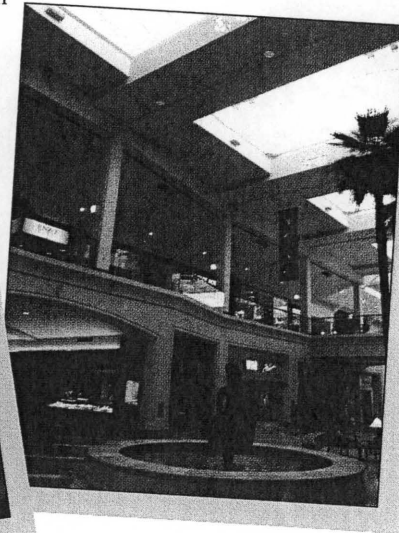
Pankow performs Fashion Square "facelift"

Renovation of the Sherman Oaks Fashion Square was completed in mid November 1996, creating a new "sense of place."

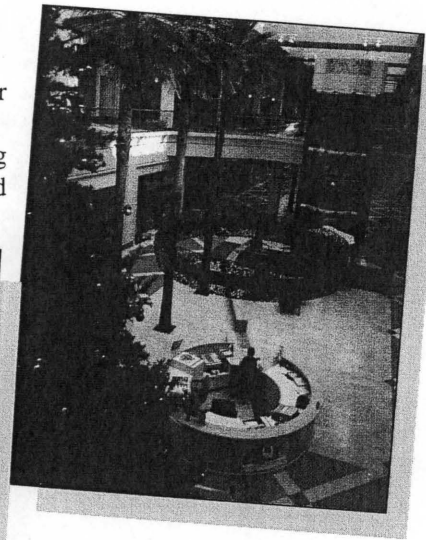
The renovation included modernizing the lighting with new custom light fixtures, adding new indoor landscape and furniture for the mall common areas, installing new skylights, and creating a center court water feature that includes custom art developed by an illustrator. A new

concierge services desk with a hanging "halo" element located above the desk was also installed.

The exterior of the mall was enhanced with new landscaping, lighting, painting and site-way-finding graphics.



(Above) Modern art signage and a custom water feature create a new "sense of place" for Sherman Oaks Fashion Square.



Eugene parking garages completed

In December 1996, Pankow completed the new four-level Pearl Street and three-level Citizens Bank parking structures, providing 168,750 square feet and 447 stalls of parking.

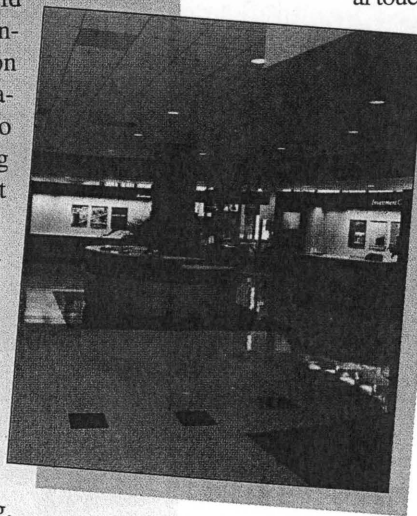
The Pearl Street structure was built utilizing perimeter Precast Hybrid Moment Resisting Frames (a revolutionary seismic resistant framing system developed in conjunction with the National Institute of Standards and Technology). The frames were veneered with red brick to match the architectural brick spandrels.

"Throughout the project, Pankow was consistently professional to work with," said Brad Black, project manager for Urban Renewal Agency. "Besides the high level of quality workmanship, Pankow produced a successful design-built public agency structure two months ahead of schedule."

PSPL provides new look for bank branches

Pankow Special Projects, LP (PSPL) has been selected as one of a handful of design-build firms to help with the construction and renovation of retail banking operations in San Francisco and commercial banking operations throughout California.

PSPL's role as a design builder includes single source responsibility for the design and construction, as well as coordination of all of the Vault, Security, Telephone/Data, Furniture, Moving, Merchandising and Art departments.



New Greeter Stations lend a personal touch to bank customers.

while retaining their traditional teller line. A Greeter Station has been added to lend a personal touch and to help direct customers

quickly and efficiently. PSPL completed construction of the 20,000 square foot interior renovation of the Sacramento Main Regional Commercial Banking Operation in November 1996.

The new 4,000 square foot Stanford branch, which PSPL completed both the core and shell and the tenant improvements, opened for business in January 1997.

Throughout Spring 1997, PSPL will be working on

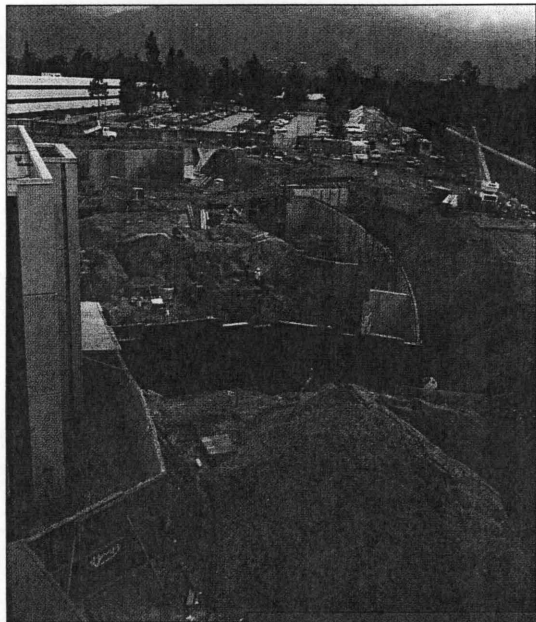
The new branch designs emphasize the use of ATMs and self-service banking technology

other projects in Mountain View, Pleasant Hill, Fresno and Bakersfield, CA.

"Pankow builds first hospital since Northridge earthquake"

New hospital patient tower underway

Arcadia, CA — Charles Pankow Builders, Ltd. has started construction of the 150,000 square foot, 5-story patient tower. This is a special steel plate connector design used between the columns and beams to minimize structural damage in earthquakes.



In response to the updated seismic code requirements, the hospital is building the new patient tower to replace existing patient rooms currently housed in two wings that are not up to present O.S.H.P.D seismic standards.

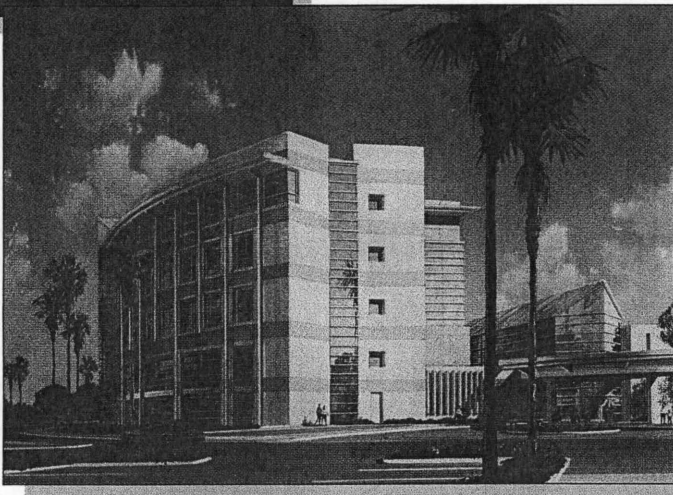
Once the new patient tower is completed, it will house patient rooms on the third through fifth floors. The second floor, originally underdeveloped, may now be expanded into additional patient treatment space. The first floor will provide space for administration and radiology.

Some key design features in

ower for the Methodist Hospital of Southern California in Arcadia. This is the first hospital built, which has been redesigned to updated code requirements, since the Northridge earthquake.

Shortly after the 1994 Northridge earthquake, the initial steel frame design was discarded and a new structural solution to the seismic moment frame had to be approved by the Office of Statewide Health Planning and Development (O.S.H.P.D.).

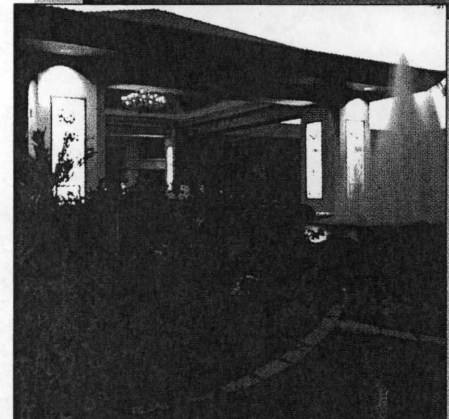
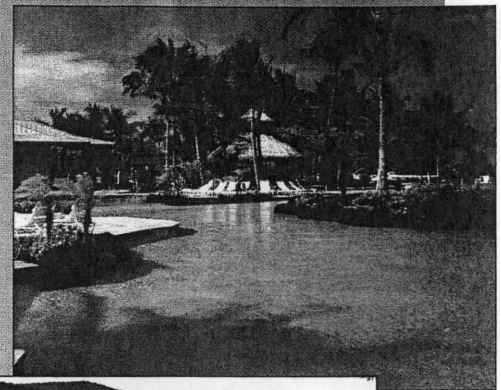
After 14 months of revising construction documents, O.S.H.P.D. approved the Myers/Nelson/Houghton moment frame connection, which will be implemented for the first time in hospital construction.



(Above left) Pankow has completed basement structural work for the Methodist Hospital patient tower in Arcadia. (Above) Architect's rendering.

the patient tower include an atrium skylight over the main lobby and user-friendly "open plan" nurse stations. On the exterior of the fifth floor, an aluminum "eye brow" will provide unique shading and architectural appeal for the tower. Architects for this project are H.K.S. Architects, Inc. and Neptune/Thomas/Davis.

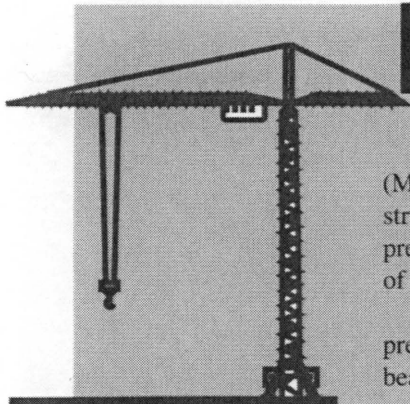
Pankow creates more "aloha" for the Orchid at Mauna Lani hotel



Pankow has completed the 288,000 square foot renovation of the Orchid at Mauna Lani hotel on the Big Island, formerly the Ritz Carlton Mauna Lani, creating a more "Hawaiian feeling resort."

The renovation of this resort involved a three week shut down of guest operations, within an ongoing renovation schedule, in order to perform the most disruptive and noisy renovation work all at once.

Almost all common areas of the resort were renovated and reworked to meet ADA code standards. Exterior landscaping and hardscaping were dramatically redone, including the outdoor pool and spas. An existing statuesque water feature gracing the porte cochere was replaced with one made of lava rock. Three restaurants, kitchen areas, and a Paniolo Lounge were completely redone along with a new pool and beach bar.



MWD Update

Construction of the Metropolitan Water District (MWD) Headquarters is underway. At this time, structural concrete erection is up to level one, with precast column and beam erection out to the perimeter of the MWD tower.

The casting yard has started casting architectural precast panels in addition to ongoing casting of the beams, girders and columns.

"Roosevelt"

Continued from Page 1

ing demolition and steel erection, Pankow used barricades to keep patrons away from the work in progress. During the installation of escalators and elevators, coordination with mall management was imperative to ensure safety and protection to mall pedestrians.

A major portion of Phase III work at Roosevelt Field Mall included the construction of three new parking structures, totaling over 5,200 stalls: the North, Northwest, and South decks. These structures benefited from Pankow's Research and Development program. These efforts have produced innovations and new technologies that benefit our clients. The Roosevelt Field Mall parking structures utilized Pankow's Precast Hybrid Moment Resistant Frames, and a new deck form table system used to produce an impressive 12,500 square feet of suspended slabs per day.

During the construction of the parking decks, many challenges had to be overcome. During January and February of 1996, New York faced record-breaking cold temperatures and 75 inches of snow. Pankow was able to precast beams, columns and spandrel panels throughout the winter in addition to pouring footings to prepare for the column erection. In order to pour footings and the precast members,

additives to the concrete mix allowed the concrete to cure in the cold weather. Despite the harsh conditions, Pankow completed the three-level, 549,200 square foot, 1719 stall North deck in 10 months, the three-level, 215,890 square foot, 713 stall Northwest deck in five months, and the four-level, 955,260 square foot, 2852 stall South deck in 11 months; five months ahead of schedule.

Originally constructed in 1955, Roosevelt Field Mall was an open air mall. In the 1970s the mall was enclosed. In 1993, Pankow completed the Phase I and II renovation and expansion, which involved constructing a second story over the existing mall, adding 275,000 square feet of gross leasable area and creating a 14-tenant food court.

In addition to the Phase I and II mall expansion, 138,000 square feet of the existing mall common area was upgraded with new marble floors, new feature elevators, escalators and fountains, and upscale lighting and ceiling finishes. Included in the common area renovation was 60,000 square feet of new barreled skylights.

Master architect for Phase III mall renovation and expansion: RTKL Associates, Inc. Production Architect for Phase III parking structures: HNA/Pacific.

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Charles Pankow Builders, Ltd.

Single Source

SUMMER 1997

Pankow completes Kapalua design-build renovation

Kapalua, Hawaii —

Guest services were temporarily halted at the Kapalua Bay Hotel while Charles Pankow Builders, Ltd. worked on the major design-build renovation of the hotel owned by The Yarmouth Group and operated by Halekulani Corporation. The four month renovation was performed from April 15 to August 15.

Throughout the pre-construction process and design development, Yarmouth was aware that the project needed to be fast-tracked in order to meet their start and completion dates. Because of the project's remote location relative to its ownership and the increased exposure to potential cost overruns associated with fast-tracked projects, design-build emerged as the best way to achieve the project goals with the least amount of risk to ownership. Under the design-build contract, Pankow assumed liability for gaps between the project scope and the hotel's existing conditions. Materials and finished goods procurement have been a major effort for Pankow, due to short lead times and the



The design-build renovation and expansion of the Kapalua Bay Hotel in Maui was completed in mid August.

fact they are coming from different countries throughout the world such as China and Brazil.

Robert H. Egan of Bellevue, WA was responsible for the renovation's schematic design, with Pankow assuming contractual responsibility for executing working drawings through a subcontract with the Maui office of GYA Architects. In turn, Pankow gave Yarmouth a single source contract for

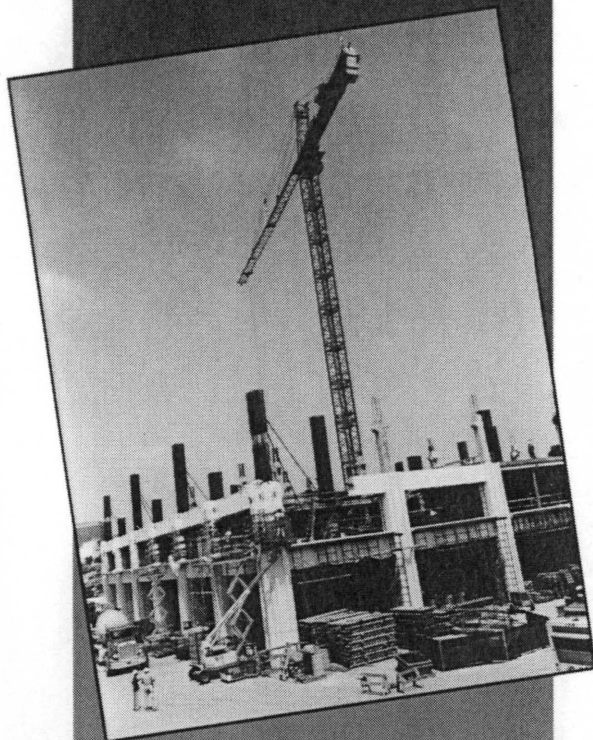
both design and construction.

"The key to our being able to offer completion cost and schedule guarantees prior to the completion of working drawings, was our ability to involve subcontractors and ourselves from design through construction under the contractual liability of Pankow," said Kim Lum, Pankow's regional vice president.

Michael Loughran from Lend Lease

Please see "Kapalua" on Page 2

Building briefs...



MWD Headquarters beginning to take shape

Construction of Pankow Builders' second major project in Downtown Los Angeles' Union Station is well underway and on schedule. Currently, structural concrete and architectural precast panels are erected up to level three.

The casting yard is primarily casting architectural precast panels and will resume casting the beams, girders and columns in September.

Construction of the tenant improvement will begin concurrently with the core and shell erection in late September.

This 900,000 square foot office tower with subterranean parking is scheduled for completion in November of 1998.

Principle architect for this project: Gensler and Associates.

(Left) "The only tower crane up in Downtown L.A." - Pankow has completed structural and architectural concrete erection up to level three for the Metropolitan Water District Headquarters building adjacent to Union Station.



On the move...

The Los Angeles Pankow Special Projects, L.P. group has relocated from the Altadena office. The new address and phone are as follows:

4299 MacArthur Blvd.
Suite 204
Newport Beach, CA 92660
(714) 863-9167
fax (714) 863-6961

"Kapalua"

Continued from Page 1

Development (US), Yarmouth's Program Manager for the renovation adds, "It makes sense that those best able to coordinate the design with the existing field conditions, take contractual liability to do so. Pankow has done that. Even if I'm in New York, I know the renovation will be completed in accordance with the contracted scope."

Kapalua Bay Hotel has historically been known as a premier vacation destination in Hawaii. But in recent years, maintenance items have been neglected and hotel decor has needed updating to today's luxury resort standards. The renovation included remodeling 194 hotel rooms. Heavy attention was given to the bathrooms, which were completely redone. Green granite counter tops replaced rust-colored marble counter tops, new bathroom accessories were added, elegant deep seeping tubs replaced old bathtubs, and new hand-made white clay tiles replaced

dark stone flooring and walls.

In the rooms and the hotel common areas, a new sprinkler system was added, in addition to a new fire alarm system that included strobes and smoke detectors. A concrete wall was removed to make a previously "hidden" registration desk more visible to guests.

The overall square footage for the renovation was 204,253 square feet. Charles Pankow Builders' construction history at the Kapalua Bay Hotel began with an extensive remodel and expansion of their renowned pool, lounge and dining area in 1987. Site-work renovation was also extensive, including walkways, seating areas, the addition of new water feature pools and an interconnecting stream running the length of the hotel's vast central ground area.



"Walt Whitman Mall receives new look while adding new majors"

Pankow starts mall renovation

Huntington Station, N.Y. — Following a delay of several months, Charles Pankow Builders, Ltd. will start the renovation and expansion of Walt Whitman Mall, located in Long Island, N.Y.

The delay occurred when the Triangle Civic Association of Melville brought a lawsuit against the

lights will also be part of the renovation along with adding new GLA (Gross Lease Area). Consideration of a future parking garage is still being discussed.

CPI brought Pankow Builders into the project due to budget problems associated with the initial design concept. The project needed to be redesigned to meet a budget that made sense for CPI, while maintaining the architectural quality of the original renovation plans.

"By disciplining the design process to meet a realistic budget, and guaranteeing the price and completion date, we added value to this project," said Chris Turner, Pankow's Project Sponsor for the project.

Renovation of the Walt Whitman Mall will include new ceilings as shown in the mock-up, left and below.

Town of Huntington's planning board to reduce the scale of the project. Recently an agreement was reached between Corporate Property Investors (CPI), the Manhattan-based company that owns the mall, and the Triangle Civic Association of Melville, allowing for a scaled-back plan for expansion.

The agreement will allow the mall to have four anchor department stores; a new Bloomingdale's and Saks Fifth Avenue joining an existing Macy's, and a fourth anchor yet to be determined. However, the second level food court and multiplex theater included in the original design, will not be built.

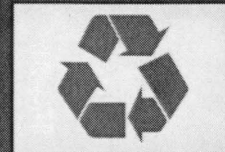
The construction scope will include renovating the entire 112,000 SF of the existing and new common mall areas with new ceilings and new stone tile floors as well as new entrance areas. Adding sky-

The purpose of the renovation and expansion is to give the mall a more warm and inviting atmosphere while bringing the mall finishes and tenant mix to a higher quality which will better compliment its surrounding community. Construction duration for this project is 12 months for a completion in August 1998.

Architect for this project: RTKL Associates, Inc.

PSPL recycles materials during renovation

OAKLAND, CALIF. — So what happens to all the materials when a building is gutted for complete renovation? Think it's dumped in a nearby landfill? Well, think again. Pankow Special Projects, L.P. (PSPL), in Oakland is taking responsibility and recycling demolition materials while saving dump fees by not hauling it to a general landfill.

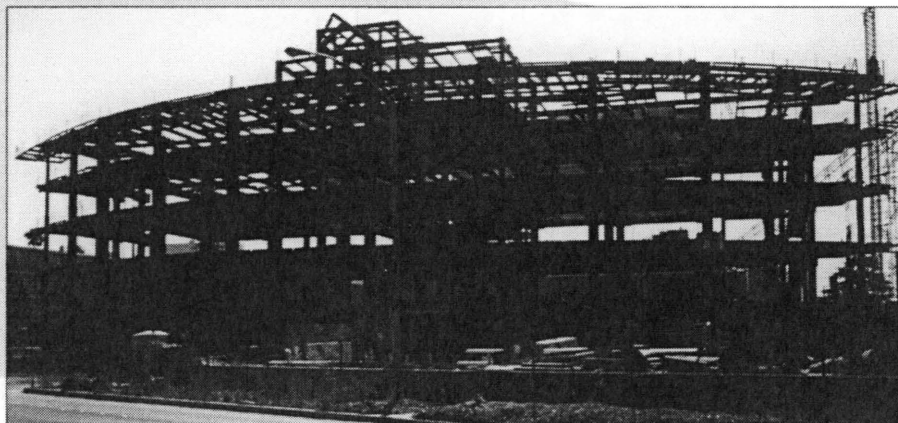


The Oakland PSPL group is currently renovating the John Muir/Mt. Diablo Administration Office, located in Walnut Creek, California. This project includes a three-floor, 84,000 SF interior and a 36,000 SF exterior renovation, which involves removing all the exterior GFRC (glass fiber reinforced concrete) and brick skin and glass windows and the entire three floors of interior materials; carpets, ceiling tile, windows, etc.

Instead of discarding the waste materials, PSPL is sorting the materials and then trucking them to recycling companies. Precious metals scraps are sold for their value, glass reinforced concrete is sent back to quarries for recycling, ceiling tiles are donated to non-profit organizations, and wood doors and counters are brought to a company that recycles the wood for other products at half the price of normal dumping fees. So far, there have been enough materials recycled to fill 50 garbage trucks.

"It feels good to take an active role in protecting our environment," said Allan Wallis, PSPL's Superintendent for the project. "Recycling saves money for the project, which enables us to add value to the project. PSPL now has a list of Bay area recycling contacts we can use for future jobs."

Pankow tops out new patient tower



(Above) Pankow has completed the structural steel skeleton for the Methodist Hospital patient tower in Arcadia.

Charles Pankow Builders, Ltd. topped out the structural steel of the new patient tower for Methodist Hospital in Arcadia in July 1997. Pankow started construction on the 156,000 square foot, 5-story patient tower in July 1996.

"This is an important milestone for the hospital," said Dennis Lee, president of Methodist Hospital. "It's gratifying to see the hard work of so many people coming to fruition."

Once the new patient tower is completed, it will house patient rooms on all floors. The first floor will provide space for a new postpartum unit and nursery. Mechanical and electrical systems will be fully contained in the basement and roof while the basement will be designed with future expansion capability.

Some key design features for the patient tower, from project architects H.K.S. Architects, Inc. and Neptune/Thomas/Davis, include an atrium skylight over the main lobby and user-friendly "open plan" nurse stations.

"Many of the improvements will be immediately apparent to our patients. Admitting, pre-admission testing and the laboratory will be brought closer together right as you enter the new lobby. Waiting areas, patient rooms and even the new chapel have been relocated and centralized in response to the needs of our patients and their families," said Lee.

Upon completion, this will be the first hospital built in the state of California, in compliance with updated code requirements, since the Northridge earthquake. Shortly after the 1994 earthquake, the initial steel frame design was discarded and a new structural solution to the seismic moment frame had to be approved by the Office of Statewide Health Planning and Development (O.S.H.P.D.).

After 14 months of revising construction documents, O.S.H.P.D. approved the Myers/Nelson/Houghton moment frame connection, which will be implemented for the first time in hospital construction. This is a special steel plate connector design used between the columns and beams to minimize structural damage in earthquakes.

"Having overcome the design obstacles for this project, we have a building that is on its way to not only performing how it was intended, but one that will be a model for future essential facilities," said Tom Verti, vice president and area manager for Charles Pankow Builders, Ltd.

In response to the updated seismic code requirements, the hospital is building the new patient tower to replace existing patient rooms currently housed in two wings that are not up to present O.S.H.P.D. seismic standards.

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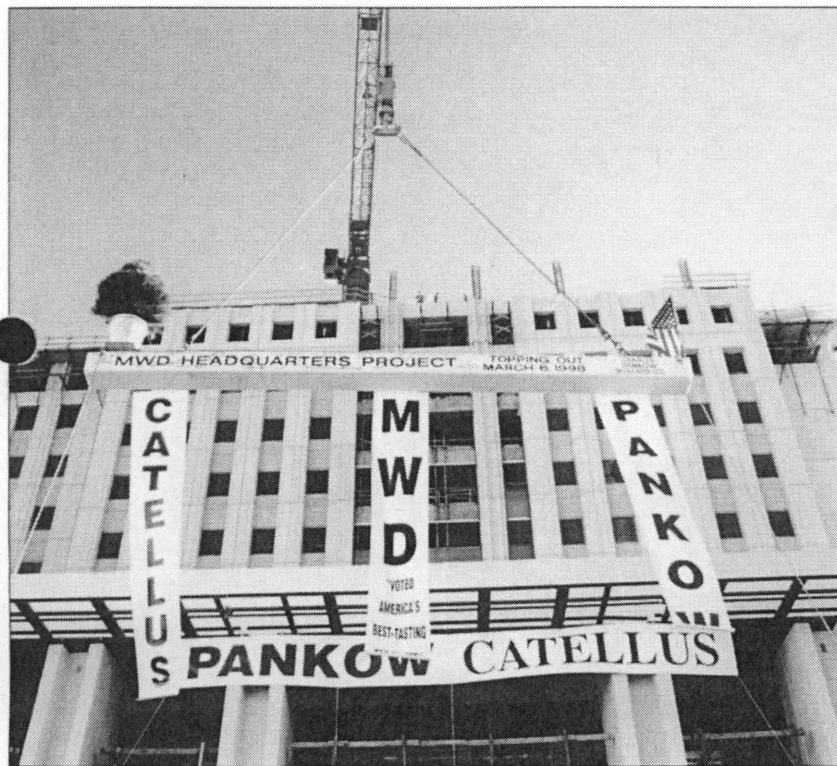
The Pankow Companies

BUILDERS

Single Source

SPRING 1998

Pankow tops out new MWD Headquarters Building



Going up...a final beam is placed in a topping out ceremony for the new Metropolitan Water District Headquarters building in downtown Los Angeles.

LOS ANGELES — Charles Pankow Builders, Ltd. and Catellus Development Corporation's joint venture known as Union Station Partners (USP), and Gensler Architecture, Design & Planning Worldwide celebrated the topping-out of the new Metropolitan Water District (MWD) headquarters building on March 6, 1998. Construction for this project, which is on schedule and on budget, began in June 1996 and will be completed in September 1998.

The Pankow/Catellus/Gensler design-build team collaborated to produce this 900,000-square foot build-to-suit, which includes a 536,000 square foot, 12-story office tower built over a 370,000 square foot 768-car subterranean parking facility, and a

112,000 square foot suspended courtyard and plaza.

The new Pankow-built facility is a combination of architectural and structural precast and cast-in-place concrete beams and columns, with a cast-in-place moment frame structural system. The 2,170 structural precast columns and beams and 1,704 architectural precast panels and cladding elements were manufactured by Pankow at a nearby casting yard. By doing its own casting work, Pankow improved the schedule, trucking costs, inventory control and quality control of the overall project.

Other team members include Martin Huang Int'l. Inc., Levine/Seegel Associates, Tsuchiyama & Kaino, HNA/Pacific, and Melendrez Associates.

Pankow Celebrates 35 Years



Charles J. Pankow
President & CEO

When we started our company in 1963 we were determined to change the way buildings were developed "from the ground up"! We changed the way designers were selected, and we assumed financial risks for the owner for completed plans and project costs.

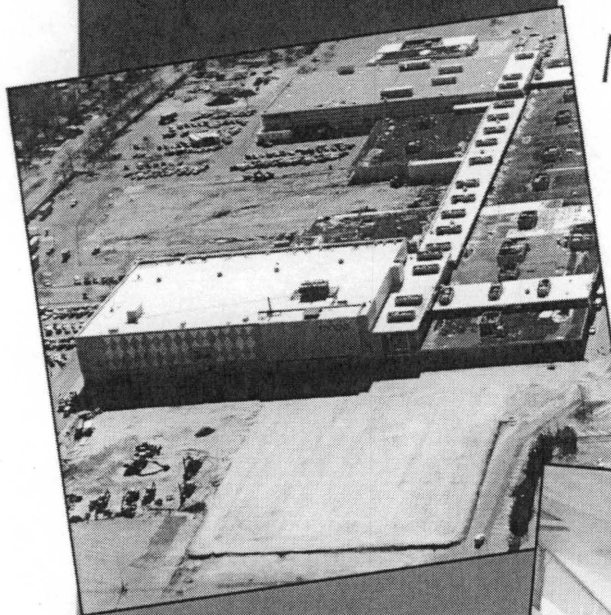
We were determined that designers had to be selected primarily for their skills for the particular building type and character, and for their experience with local codes, practices, and materials. For these reasons, we elected not to have "in-house" designers. Each project is truly unique and deserves the best custom selected team of professionals.

A key benefit of our process is the reduction of substantial time and cost associated with the establishment of project scope and our abil-

Please see "Anniversary" on Page 4

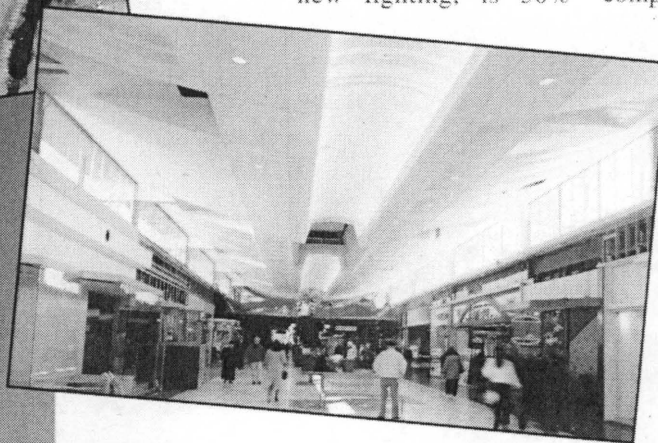
Building briefs...

Mall renovation takes shape



Pankow has been underway with the 112,000 square foot renovation of the Walt Whitman Mall in Long Island, New York since September 1997. At this time, pad preps as well as the utility relocation around the pads for the new Lord & Taylor and Saks Fifth Avenue are complete. The ceiling framing and drywall work, which includes new lighting, is 50%

completed. The construction for the new skylights is underway, while steel erection for the new center court, entrances, and gross lease area (GLA) will begin the end of April. The floor tile installation work began late March and the construction of the new public bathrooms has started. The elevator installation for the new mall manager space will be completed in mid April. This project is on schedule and will be completed in September 1998.



(Left to Right) This aerial view of the Walt Whitman Mall shows where Pankow has prepared the pads for the Lord and Taylor and Saks Fifth Avenue department stores.

A majority of the mall renovation includes new ceilings, lighting and skylights.

The Aurora Lights Up Entrance of Yerba Buena Development



Aurora mixed-use building, San Francisco – Top elevation depicts view from Harrison Street and bottom elevation is view from Fourth Street.

In November 1997, Charles Pankow Builders, Ltd. was selected by The Summit Fund as the builder for The Aurora, a new mixed-use project at the corner of Fourth and Harrison in the City of San Francisco.

This 263,510 square foot building will include a ground floor supermarket, two levels of parking and five floors of residential space above the parking. Key architectural features include the accented exterior tower elevation, the "wave" like parapets and the building's curvature at the corner of Fourth and Harrison. This intersection is highly visible due to its proximity to the freeway and its location as the eastern entry to the Yerba Buena area. The Aurora will be a very important visual icon at this location.

"The Aurora, meaning light, was appropriately named since it will be an illuminating and monumental building at this site," according to project designer, Lee Karney of VBN Architects of Oakland. "This building will, hopefully, orient people to the Yerba Buena development."

Pankow starts new parking structure

Pankow has been selected to build a 1,459 stall self-park and valet park facility to provide offsite parking and shuttle service to the LAX airport. The CarBarn parking structure, a 549,000 square foot facility, is being built under a design-build contract for California Investment Fund, LLC of San Diego. The owners are entering the private market for long-term parking services along the Century Boulevard approach to LAX, which is expected to increase in demand as LAX expands its traffic volume and develops cargo facilities in existing long-term surface parking lots.

The structure will be framed with precast columns, beams, and spandrels, with cast-in-place floor slabs. Because of the conditions of the site, it is most economical to build the structure one level into the ground with two sides open on the bottom level. Car access from the street will be at the second level.

The project will also feature decorative spandrels and roofs over the corner stair towers for architectural interest. Another unique element of the garage is the space dedicated to airport shuttle van service and valet facilities, which occupy approximately one-fourth of the street level. The garage will have a 9' - 4" head clearance throughout, to allow airport shuttle access to all areas.

Pankow Awards

Design Award

Charles Pankow Builders, Ltd. received the 1998 Design Award by the City of Palo Alto, Department of Planning and Community Environment for its project at 375 Arboretum in Palo Alto. This award will be presented on May 4, 1998 at a reception celebrating the design awards, as well as the 25-year Anniversary of the Architectural Review Board. The Design Award was given to Pankow for their contribution to excellent design of the 375 Arboretum project. In addition to the award, a display board, including this project and a company description, will be exhibited in the lobby of the Palo Alto City Hall from April 13 through May 4, 1998.

GLAAACC Award

Charles J. Pankow was the 1998 recipient of the Greater Los Angeles African-American Chamber of Commerce (GLAAACC) award at the Fifth Annual Economic Awards Dinner held at the Hyatt Regency Hotel on March 19, 1998. The Greater Los Angeles African-American Chamber of Commerce Economics Awards are presented to those individuals and corporations who have contributed to the economic growth and development of the African American construction community. Charles Pankow Builders, Ltd. was also the 1997 winner of the GLAAACC Construction Award.

New Patient Tower nears completion

Construction of the new Patient Tower for the Methodist Hospital in Arcadia is on schedule and nearing completion. The lobby and admitting area along with patient rooms on floors three, four and five

will be complete in August. The hospital plans to open these areas in September for patient use.

The first and second floor patient rooms will be completed in November. The hospital will open these areas in December or January.



Warren Aerial Photography, Inc.

PSPL briefs...

Pankow Special Projects, L.P. (PSPL) of San Francisco/Oakland, has been awarded a contract by Wells Fargo to remodel a new Wells Fargo Human Resources Training Center in Sacramento. Szto Associates of San Francisco is the designer of the 12,000 SF facility to be dedicated to the training of new Wells Fargo personnel operating in the greater Sacramento area. PSPL will complete the project in May 1998.

PSP of San Francisco/Oakland completed, in December 1997, the first primary care facility in San Mateo County which focuses exclusively on older adults. Mills-Peninsula Health Services dedicated a 3,000 SF facility at the San Carlos Plaza, in the City of San Carlos, for its MEDWISE Patient Care operation. The project designer for this design-build project was Ellerbe Becket of San Francisco. Additional MEDWISE facilities are planned in the future.

"Anniversary" – Continued from Page 1

ity to guarantee price and schedule very early in design. A critical element in doing this is our 35-year historical cost data bank which allows us to accurately project cost based upon very preliminary plans. This entire process can be accomplished in as little as six to eight weeks, depending on the complexity of the project.

Our design-build talent has been acquired through decades of practice and performance. It is an "experiential" process that can not be learned from books, seminars and weekend workshops nor by organizational associations. That is why we hire graduate engineers from the best universities that we train exclusively for the design-build process. At the same time, we maintain field forces that are capable of organizing and managing sophisticated work with our own forces. If we didn't have this capability, including expertise in highly technical precast and prestressed concrete, we would be incapable of backing up our price and schedule guarantees. With all these tools in place, we are able to make cost effective contributions to the design and construction process. That is why we are prepared to provide a bond in the early stages of a project.

In 35 years we have never had a disagreement about the scope of work or quality of the completed project. To date, we have never had a lawsuit during construction and every single project has either been completed on time or, frequently, ahead of schedule. We must be doing something right!

In order to maintain a true design-build presence, we must continue to innovate and create better methods of construction. Among our many innovations, we have recently developed a precast concrete moment frame connection. It is a revolutionary development for buildings located in seismic areas. Developed as part of a consortium with the assistance of NIST, it outperforms conventional steel and concrete systems.

During the past 35 years we have seen the gradual acceptance of the design-build method of construction from the private to the public sector for cost containment. It takes many years to develop an organization on the construction side of the ledger to create an effective and knowledgeable design-build effort and it is for that reason the industry, as a whole, will take some years to put itself on a true design-build basis. We believe that we are way ahead of that curve and intend to stay there.

The Pankow Companies

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Single Source

Editor: Heidi Swanson

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The PankowCompanies
BUILDERS

Single Source

FALL 1998

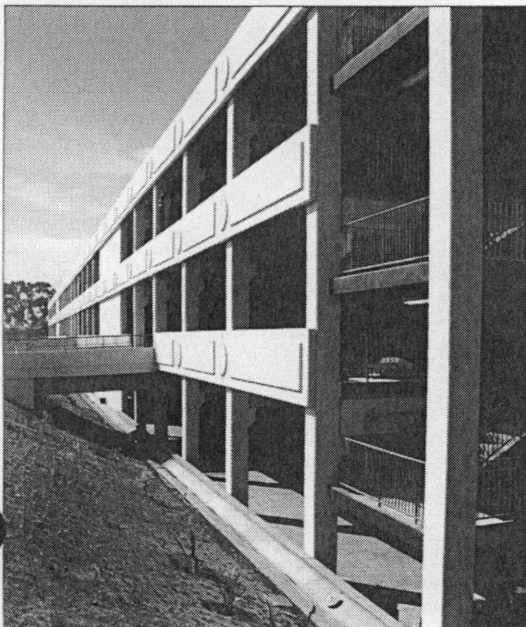
Pankow completes three new projects



(Top Left) Pankow has completed the construction of the new 156,000 square foot, five-story Nor and Fran Berger Tower for the Methodist Hospital in Arcadia ahead of schedule, allowing for patient occupancy in October.

(Below Left) Pankow has completed the 549,000 square foot, 1,459 stall CarBarn parking facility, which will provide additional offsite parking and shuttle service to the LAX airport.

(Below Right) Charles Pankow Builders, Ltd. and Catellus Development Corporation's joint development venture, known as Union Station Partners (USP), has completed the new 1,018,000 square foot Metropolitan Water District of Southern California (MWD) Headquarters Building two months ahead of schedule and within its original budget.

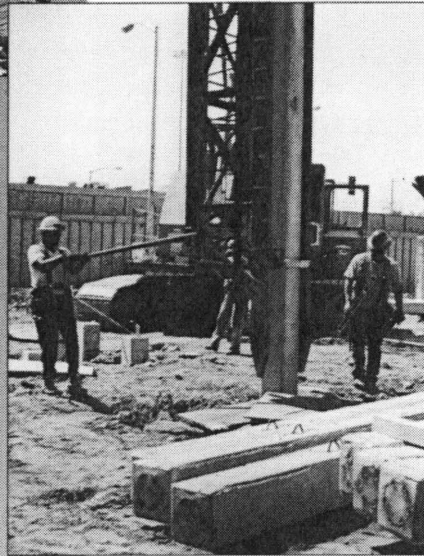


Building briefs...



(Above Left to Right) Pankow has begun driving columns for the construction of the Aurora project, located on the corner of Fourth and Harrison Streets in San Francisco, CA.

(Below Right) Pankow has completed a majority of the ceiling framing and drywall work, as shown here, for the Walt Whitman Mall renovation in Long Island, New York.



Construction starts on the Aurora

Pankow Residential Builders, L.P. broke ground in July on Aurora, a new eight-story mixed-use project at the corner of Fourth and Harrison Streets in San Francisco.

The "L-shaped" site will accommodate a 263,510 square foot building that includes a ground floor supermarket, two levels of parking and five floors of residential space above the parking. Key architectural features of the project include the accented exterior tower elevation, the "wave" like parapets and the building's curvature at the corner of Fourth and Harrison.

A unit of The Pankow Companies, Pankow Residential Builders, L.P., was selected by Developers Armax Yerba Buena LLC to build the project which is scheduled to be completed in late 1999.

Montebello Town Center project to be complete by Thanksgiving

Pankow is performing the renovation of the Montebello Town Center, which is scheduled for completion by the 1998 holiday shopping season.

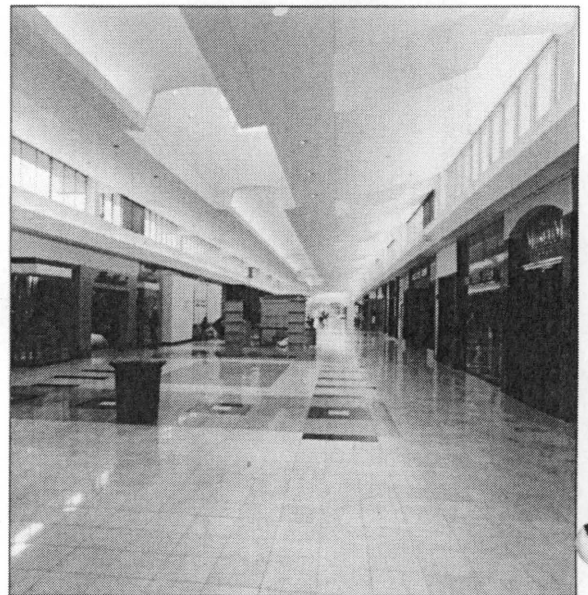
Included in this 140,000 square foot renovation is the replacement of all existing floor finishes, new lighting elements, extensive interior landscaping with the addition of palm trees, and enhancements of columns, elevator and secondary mall entrances. Existing restroom facilities are being expanded and remodeled, and the food court is being updated including new tables and chairs along with new amenities, such as planters, trash receptacles and seating. The mall interior will be completely repainted.

Pankow nears completion of Walt Whitman Mall renovation

Pankow is nearing completion of the 112,000 square foot renovation of the Walt Whitman Mall in Long Island, New York.

At this time, the ceiling framing and drywall work, including new lighting, is 90% completed. The construction of the new skylights as well as the steel erection for the new center court, entrances, and gross lease area (GLA) are complete. The floor tile installation and the construction of the new public bathrooms are complete, in addition to the elevator installation for the new mall manager space.

Construction for the 80,000 square foot, one-level, suspended parking garage began in August and will be complete in November, coinciding with the completion of the entire mall renovation.



Pankow Special Projects, L.P.

'98 Construction Activities Update

PSPL completes hotel renovation

Pankow Special Projects, L.P. (PSPL) of Oakland, has successfully completed the Holiday Inn conversion to a Sheraton Hotel in Palo Alto. This tightly scheduled and budgeted renovation involved both interior and exterior improvements. Internally, bathrooms and plumbing were brought up to current code and cosmetic standards, hallway ceilings, wall coverings and light fixtures were upgraded, and lobbies and related cabinetry were designed to make them more pleasing to hotel guests.

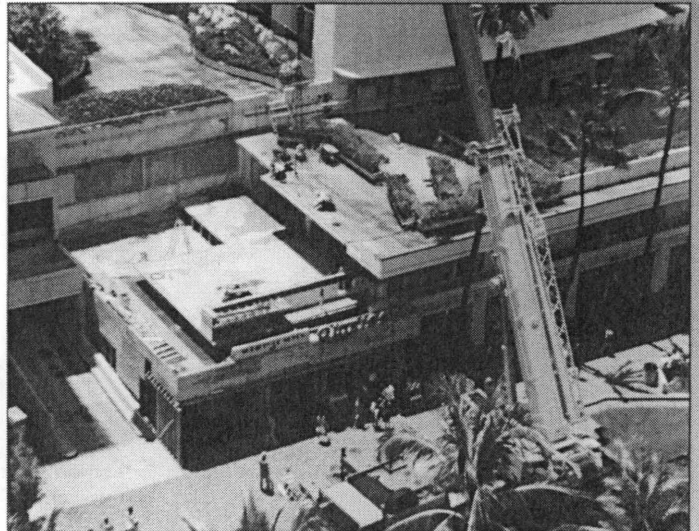
Exterior improvements included the entry fountain as well as the planter boxes around the pool. These elements were improved through the use of precast architectural elements to lighten the look and improve the supporting scenery.

This project included a 14-hour day, 7-day-a-week schedule, while the hotel was in operation. The owner of the project is Clement Chen and Associates of San Francisco.

Construction of new porte cochere beats challenges for successful finish

Pankow Special Projects, L.P. (PSPL) of Honolulu, has successfully completed the construction of a new porte cochere at the Outrigger Waikiki Hotel in Honolulu. This collaborative design-build project began March 23, 1998 and was finished on June 9, 1998. Challenging in its schedule, its busy Waikiki location, and the fact the building is in constant operation surrounded by pedestrian and vehicle traffic, the project was completed on time and on budget, with no reported injuries or incidents to individuals or automobiles.

(Right) During construction of Outrigger's porte cochere designed by Architects Hawaii, pedestrian and automobile access was maintained by construction of a working platform above the entrances. In this manner, the construction zone was effectively isolated from the traffic areas.



PSPL to restore historic Rotunda building

Pankow Special Projects, L.P. (PSPL) of Oakland, is now in the preconstruction stages of a major renovation of Oakland's historic Rotunda building; its seven-story dome a downtown landmark. Rotunda Partners, a subsidiary of California Commercial Investments, is the developer. After PSPL's preliminary estimates and feasibility studies were reviewed by the City of Oakland, they have been working on issues related to the seismic and structural upgrades necessary for the renovation.

Area consultants consider the Rotunda ideal for retail on the lower three floors and office space above. The Oakland Redevelopment Agency believes this project is a critical link between flourishing retail at Jack London Square and downtown's recovering shopping district.

Formerly a museum and a Liberty House store, the Rotunda was under renovation in the mid eighties, but a former developer experienced financial trouble and withdrew from the project. The 1989 Loma Prieta earthquake followed, and the building's seismic damage along with an overall lackluster business economy made it an unattractive challenge until recently.

Pankow Awards

Design-Build Award

Charles Pankow Builders, Ltd.'s submittal of the University of California-Berkeley School of Law project was the winner of the 1998 Design-Build Institute of America (DBIA) National Design-Build Award in the Public Sector - \$15 million and under category.

The award was presented during the Awards Luncheon at the Design-Build Institute of America's national conference in Chicago, Illinois on October 15.



**New
Phone
Number!**

The new phone number
for the Los Angeles office is
(626) 791-1125.

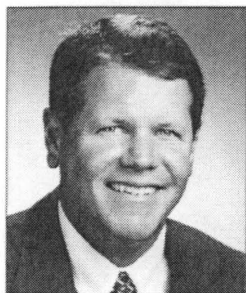
The fax number will remain
(626) 794-1539.

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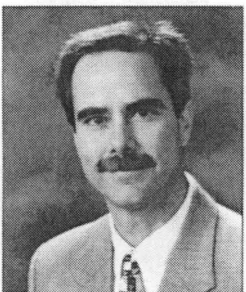
Dwyer and Turner promoted and named vice presidents

David Dwyer and Christopher J. Turner were promoted to Assistant Regional Managers and named Vice Presidents of Pankow Operating, Inc., General Partner of Charles Pankow Builders, Ltd.



Dwyer, 41, has been with Pankow for 15 years, the past eight years as project sponsor. Dwyer began his career with Pankow in 1984 when he was hired as a field engineer in the company's San Francisco office. In his new capacity as assistant regional manager for the San Francisco office, Dwyer will continue to oversee the management, administration and coordination of design and construction activities, as well as the management of pre-construction services for various projects.

Mr. Dwyer has a BS in Construction Engineering Management from Oregon State University. He is an active member of the American Concrete Institute, Design Build Institute of America and the International Council of Shopping Centers.

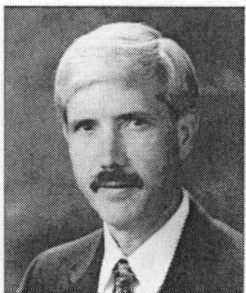


Turner, 40, has also been with Pankow for 15 years, and has served the past seven as project sponsor. Turner began his career with Pankow in 1984 as a field engineer in the company's Los Angeles office. In his new promotion as assistant regional manager for the Los Angeles office, Turner will oversee the management of pre-construction and construction activities for various projects.

Mr. Turner is a Registered Professional Engineer in the state of California and holds a BS in Civil Engineering from Ohio State University. He is an active member of the American Society of Civil Engineers.

Robert Law named vice president

Robert Law was recently named Vice President of Pankow Operating, Inc., General Partner of Charles Pankow Builders, Ltd. Law's promotion fol-



lows a working relationship with the company which began in 1974 when he was hired as a field engineer in the company's San Francisco office. Law, 49, has spent the last 10 years as the company's chief estimator, based in Los Angeles. Law will continue his responsibilities of chief estimator and oversee the estimating efforts for all offices in the company.

Mr. Law holds a MS degree in Civil Engineering and a BS degree in Engineering from Purdue University. He uses his engineering background to constantly look at better methods for building and structurally framing Pankow projects.

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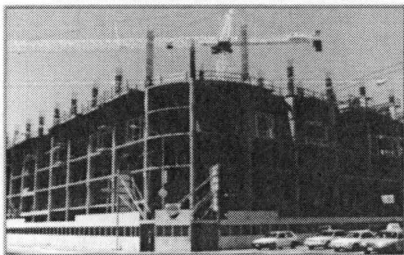
The Pankow Companies

BUILDERS

Single Source

SUMMER 1999

The Aurora topped out



San Francisco, CA.—Pankow Residential Builders, L.P. topped-out The Aurora mixed use apartment and retail project on August 13 at Fourth and Harrison Streets in San Francisco's thriving "South of Market" area. The project will include a ground level supermarket, two levels of parking, and five levels of apartments totaling 160-units above the parking levels. The 280,000 square foot building will be tenant-ready by December 2.

The Aurora is a poured-in-place moment resistant frame with seven-inch post-tensioned floor slabs. The slabs are placed utilizing column-mounted "flying" table forms. The exterior skin uses stucco on metal studs.

VBN Architects, designers of the "L-shaped" building, have incorporated wave-like parapets along the exterior and at the building's curvature at the corner of Fourth and Harrison.



Construction begins on Westside Media Center

Charles Pankow Builders, Ltd. has recently broken ground on Westside Media Center for Kilroy Realty. The project is designed by HKS, Inc. and will be located at the intersection of Olympic and Bundy in West Los Angeles. The four-story, 160,000 square foot office building is being built over two levels of below-grade parking for 524-cars.

Westside Media Center is another project that incorporates the use of Pankow's Precast Hybrid Moment Resistant Frame (PHMRF). Plans are also underway to build an adjacent second phase building to mirror this one in size and design. Upon completion, the two buildings will be joined together by the underground parking structure and, at grade, by a suspended plaza featuring cascading fountains and palm trees.

HKS designed an interior lobby which includes seeded aggregate floors, anigre wood paneling and translucent elevator cabs. The interior office space is designed in a loft style with exposed concrete columns, beams, and deck with a 14 foot ceiling.

The balance of the structure employs precast columns and beams and cast-in-place slabs. By using precast, Pankow will reduce the construction schedule by three months, compared to a traditional cast-in-place system. Pankow contracted with the Owner to provide design/build MEP design services which resulted in added efficiencies. These combined savings helped the Owner to meet their proforma requirements.

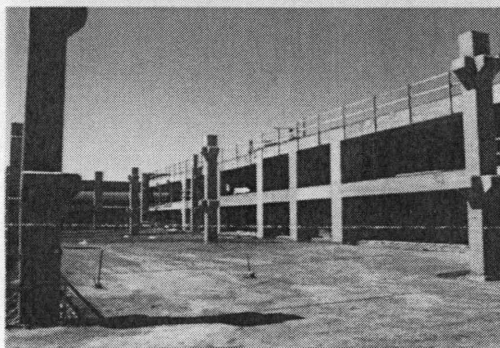
The project's first phase is scheduled for completion in August of 2000, while the second phase is currently slated to begin in Spring 2000.

Building briefs...



The 39-story 3rd & Mission Apartments, has generated articles in *Engineering News-Record* (June 14, '99) and the *Wall Street Journal* (July 7, 1999) for its record-setting concrete height in seismic zone 4.

Stanford Parking Garage—on schedule



Pankow began site preparation at Stanford Shopping Center on March 1st. The ensuing three level, 480,000 square foot structure will accommodate 1,504 cars when complete by November of this year.

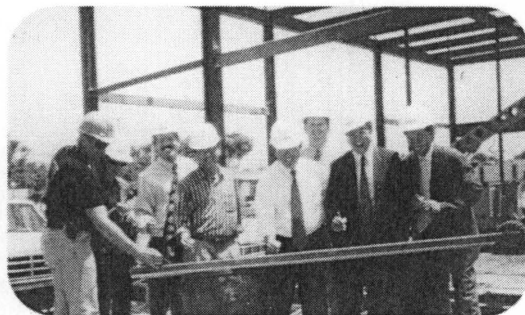
The project is one of many which is pioneering the use of Pankow's Precast Hybrid Moment Resistant Frame in seismic zone four. In addition to its enhancement of the structure's overall seismic performance, the frame eliminates the use of shear walls, thereby creating a more open and safer condition for shoppers.

Record-Setting 3rd & Mission Apartments to break ground!

Pankow Residential Builders II, L.P. commenced construction in August on the design-build, 39-story Third and Mission Luxury Apartment project located in downtown San Francisco. *The project will set a new record as the tallest concrete structure ever built on the west coast in seismic zone 4.* The Third and Mission project combines apartment, parking, retail and office space within its 690,000 square feet of building area. The main element of the project is the 453,000 square foot apartment tower with 485 units. The adjacent elevated valet parking garage will hold 301 cars and encompasses 113,000 square feet of area in one (1) level below and eight (8) levels above-grade. The project also includes four (4) floors of retail, a health club, a business center and office space within the podium.

In the early 1990s the Owner, The Related Companies of New York, originally intended to develop a 28-story office building on the site. However, due to market conditions, the Owner abandoned the office development. With changing economic conditions in early 1997, the Owner asked Pankow to investigate the opportunity for an apartment building. Pankow worked earnestly with the Owner's Design Architect, Elkus Manfredi Associates of Boston, to create an apartment project that fit the financial requirements of the owner.

Please see 3rd & Mission on Page 3

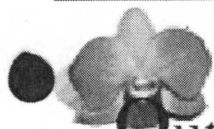


Pictured left: PSPL team and executives from Shanghai Commercial Bank signing the building's last beam during the topping-out ceremony.

PSPL Orange County tops-out Shanghai Bank building

In February of this year, Pankow Special Projects was selected to construct the new Shanghai Commercial Bank, Los Angeles branch. The new 13,000 square foot building, located on a 35,000 square foot site on Valley Boulevard in Alhambra, was designed by San Francisco-based Tsang Architecture. The project features a central rotunda with a vaulted ceiling, a skylight and an elevated bridge from the new boardroom to work areas on the second floor. The steel frame building is clad with GFRC panels on the first level and alucobond metal panels at the roofline. The second level is made up entirely of glass curtain wall and the roof is supported on structural steel columns clad with steel column wraps.

PSPL broke ground on the project in late April and was topped off in a ceremony that took place on July 28.



Renovation continues on Outrigger Royal Waikoloan Hotel

Waikoloa, Hawaii-

A major design-build renovation project began in May on the Outrigger Royal Waikoloan Hotel at the Waikoloa Beach resort. When originally built by Pankow in 1980, it was the



first resort hotel in the Waikoloa area. The renovation includes significant demolition of existing structure to improve ocean views for its visitors. Also, improvements to the pool, water features, common areas, meeting rooms, kitchen, restaurant and landscaping are being made. Formerly, the hotel had three restaurants but Outrigger has chosen to elim-

inate two in favor of different public area amenities. The hotel's "shut-down" began in June and will continue until the renovation is complete in mid-October of this year. In addition to the renovation done by Pankow, significant guest room improvements are underway in the 528 unit, 6-floor hotel by Outrigger. Architects' Hawaii Ltd. is architect of the project.

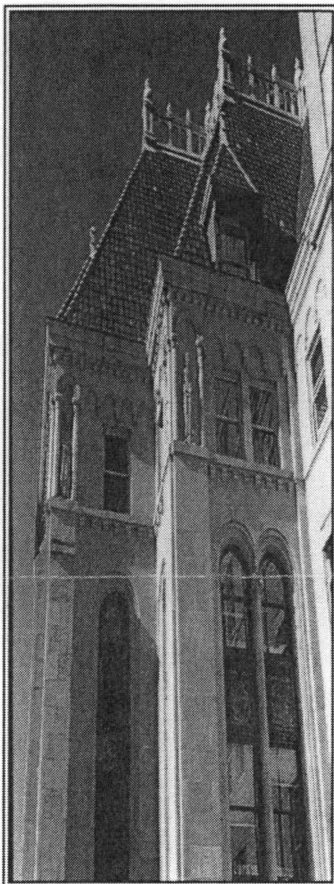
Waikoloan Hotel (above) demolition to improve ocean views for its 528 rooms continues. (below) Pool and landscaping renovations are also currently underway.



"3rd & Mission" Continued from Page 2

Following major changes, including complete apartment unit reorganization, incorporation of automobile elevators, additional retail space and floor height reductions, the project again became feasible. The most significant factor contributing to the cost economy of the project was the incorporation of the Precast Hybrid Moment Resistant Frame which serves the dual purpose of structural frame and exterior cladding. In fact, heightened interest in the "frame" has already been generated largely due to recent articles in "Engineering News-Record," (June 14, 1999) and "The Wall Street Journal," (July 7, 1999).

The project is scheduled to be complete in 25-months.



111 Sutter

The 1st phase is underway on this building which is a designated historic landmark.

Pankow Special Projects

Phase one of three begins at 111 Sutter Street

The Pankow Companies have been selected by Ellis Partners of San Francisco, to renovate the San Francisco financial district's 111 Sutter Street Building. The 276,000 square foot, 22-story office building, constructed in 1927, has received an historic landmark designation from the State of California.

Due to the delicate nature of the complex and phased renovation effort, it is being handled with extreme care. Improvements include structural/seismic upgrades, replacement of mechanical, electrical and plumbing systems (including new restrooms) as well as the renovation of all public areas and tenant interiors. Tenant interior work will be initiated as vacancies occur in the partially occupied building.

Phase I structural systems construction began in March. Completion is scheduled for December 1999. Phase II is slated for January 2000 and should conclude in summer of 2001.

San Francisco-based Dasse Engineering and Garcia-Wagner & Associates are providing design services.

**Orange County
Pankow Special Projects,
L.P. is moving**



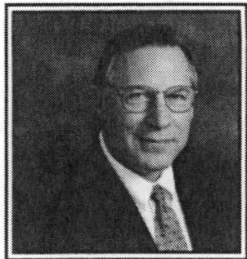
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Newport Beach, CA 92660
(Phone remains the same)**

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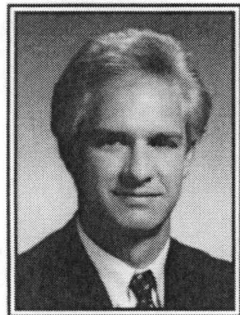
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Verti promoted to President of Pankow Operating, Inc.

Tom Verti has been appointed as President of Pankow Operating, Inc.—General Partner of Charles Pankow Builders, Ltd. and other Pankow affiliates. Previously, Verti held the office of Vice President and had been area manager of the company's Los Angeles headquarters office. He began his career with Pankow twenty-eight years ago and has been responsible for over 22,000,000 square feet of commercial building projects. Verti serves on the Board of Directors of the American Concrete Institute. Known for his innovative techniques in on-site and off-site precasting of both structural and architectural concrete elements, his specialty has been featured in "Engineering News-Record." Mr. Verti holds a B.S. Degree from the University of Washington specializing in Architecture, Building Technology and Administration.

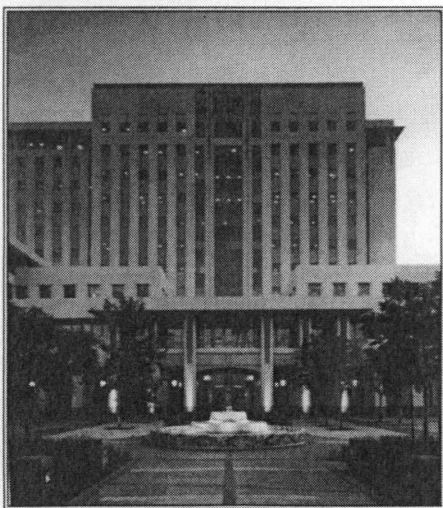


Kunnath named Chief Executive Officer of Pankow Operating, Inc. and Pankow Management Company



Pankow Operating, Inc. and Pankow Management Company has named Rik Kunnath its new Chief Executive Officer. Formerly Kunnath served as Executive Vice President and Area Manager of the Northern California regional office for Charles Pankow Builders, Ltd. In his new position, he will be playing an active role developing new business and administering company-related issues. Kunnath graduated Cum Laude from the University of Detroit where he holds a B.S. Degree in Civil Engineering and performed graduate studies at Cleveland State University. Mr. Kunnath also is the 1994 recipient of the Building Industry Conference Board Achievement Award and is past chairman of the Design-Build Institute of America. Kunnath has been with Pankow for the last twenty years.

Cornerstone Award for MWD



Pankow has received two awards from the Southern California Ready Mixed Concrete Association at their Silver Anniversary Concrete Excellence Awards Luncheon. A total of 60 projects in eight categories were featured receiving 14 awards.

Pankow was honored in two categories for concrete expertise on the Metropolitan Water District Headquarters completed in 1998. One award was for decorative paving and the other for structural/architectural precast panels. According to Larry Maes, the organization's Products Education Director, "Pankow's receipt of the two awards is a feat not accomplished by another company in many years."

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Single Source

Editor: Janice Amos

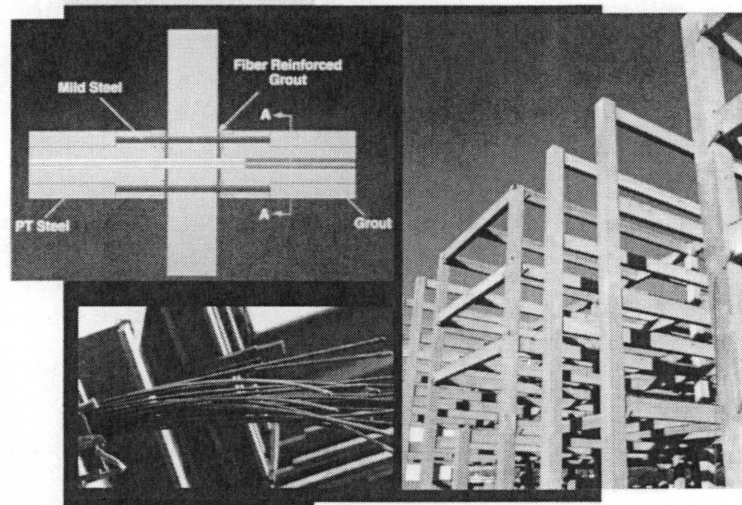
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Los Angeles
San Francisco
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Newport Beach
Seattle

Single Source

Summer 2000



Westside Media Center in Los Angeles incorporates the Precast Hybrid Moment Resistant Frame.

that incorporates existing cast-in-place concrete technologies with existing precast concrete technologies.

The result is an economically competitive system that provides superior seismic performance and can be built with the speed of a precast building.

The basic configuration of the moment frame includes precast beams attached to precast columns with post-tensioned steel strands and mild steel reinforcing bars at the top and bottom. The entire column-beam interface is filled with fiber-reinforced grout.

The steel strands allow the connection to remain ductile during a seismic event, while the mild steel absorbs energy. Currently, the moment frame is in its fifth generation since its first implementation in 1995.

One of the most attractive aspects of the frame is its ability to be used as the exterior skin of the building, such as the 3rd & Mission Apartment Project in San Francisco. This eliminates the need for architectural cladding over the structure, significantly reducing the cost of the building and condensing the schedule.

The columns and beams can utilize colored concrete and sandblasted finishes with exposed, col-

Continuing To Innovate

By Alex Kruggel

The Precast Hybrid Moment Resistant Frame, the child of the Pankow Consortium, is a seismic moment frame

ored aggregates. Even in the first generation of the moment frame the system incorporated architectural elements, and now in its latest generation, incorporates architectural reveals at the joints, curves with the façade of a building and turns 90 degrees to remove excessive exterior penetrations.

Its success is a testament to Pankow field personnel that have been working with the frame since inception. They have had to continually monitor the methods to physically erect the moment frame,

partnered in countless brainstorming sessions that have resulted in numerous improvements and be under close scrutiny of everyone in the company, as well as both the doubters and supporters in the industry.

Innovations don't stop with the moment frame. Projects, which have utilized the moment frame, have also

further reduced labor cost by using prefabricated concrete forms that allow for efficient crew sizes and reduced equipment usage.

Westside Media Center in Los Angeles, another project that incorporated the moment frame, erected 90-foot precast columns to reduce the construction schedule. It is these types of innovations, paired with Pankow's design-build method of project delivery, which increase the value-added to clients.

Continuing its corporate philosophy and dedication to providing significant in-house resources to technology and research and development, the moment frame is only the most current Pankow innovation. Not many other companies in the construction industry will add chapters to the book on how to construct buildings in addition to reading the existing chapters. ■

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Editor: Kimberly Knight

Desiring to Maintain Quality, Pankow opens Mid-State Precast

By Al Fink

Eighteen months ago, The Pankow Companies launched Mid-State Precast, L.P. to produce state-of-the-art precast to serve its two major markets in Los Angeles and San Francisco. Mid-State is located midway between these two markets on a twenty acre site in the heart of the San Joaquin Valley in Corcoran, California.

The driving force for the creation of Mid-State was to better serve its clients by pro-

ment frame to provide both the architectural and structural requirements of the building. The moment frame is a good example of how costs are reduced, construction schedules are accelerated, and quality is built into the manufactured product. The moment frame elements for both the 3rd & Mission project and the Daly City project serve as the entire exterior skin, along with the glass and glazing, and provides the exterior structure of the building including all required lateral load resistance.

This multiple function of the moment frame by providing the vertical and lateral load requirements for wind and earthquake loading, plus the entire exterior finish surfaces, reduces overall costs. The plant set up costs is allocated over many projects and the increased efficiency of a plant production environment insures quality while reduces cost.

Increased efficiency of a plant production environment also reduces cost.

The Mid-State plant utilizes innovative production techniques to guarantee a quality-finished product and an exact fit of all precast pieces during erection. The casting of the moment frame beams and columns require the precise installation of specialty tie reinforcing,

regular reinforcing, ducts and sleeves for the ductile steel bars and post-tensioning cables and various miscellaneous metal inserts and stressing hardware. Quality is built into the precast through careful planning and detailing of these elements.

Aggressive schedules are achieved by producing precast product at Mid-State at the same time that excavation and foundation work is proceeding at the job site. Precast is delivered on an "as needed" basis to facilitate erection at tight urban sites.

Mid-State Precast and The Pankow Companies are world leaders in bringing the Hybrid Moment Frame to fruition with the result of creating substantially more earthquake tolerant buildings in the highest earthquake zone in the country. ■

ducing the highest quality products at the lowest cost and within a time frame that allows for rapid construction of the project.

Since its inception Mid-State has completed the casting of the 1,500 car parking structure at the Stanford Shopping Center, and the four story 156,000 square foot office building with a 539 stall below-grade parking structure for the Westside Media Center Office Building in West Los Angeles. Mid-State is currently casting the entire exterior structure and skin of the 39-story 3rd & Mission Apartment building in downtown San Francisco.

Mid-State has also commenced the casting of architectural and structural precast elements for the 384,000 square foot Pacific Plaza Office Building in Daly City, which includes an 822 stall garage. Later this year casting will begin on phase two of the Westside Media Center along with phase two of the Pacific Plaza Office and parking garage. Two additional parking garages are also planned for this year.

All of these projects utilize the precast hybrid mo-



Mi-Jack removing beam from form at Mid-State Precast.

Pankow Hires Two and Promotes Seven

The Los Angeles office has added Chip McCorkle as director of project development, Kimberly Knight as corporate director of public relations. Recent corporate promotions include Keith Henrickson as corporate director of project development, and Kim Petersen to chief financial officer.

Dean Browning, Warren Chaiko, Wally Naylor and Tim Somerset have been promoted to vice president and area managers for Pankow Special Projects, L. P., and Dick Walterhouse appointed president of PSPL.

Browning is a 27-year Pankow veteran, having completed numerous projects throughout California and Hawaii, as a project sponsor in San Francisco.

Chaiko joined the Honolulu office in 1996 as group manager to oversee the construction operations of the special project construction group.

Henrickson, having recently opened Pankow's newest branch office in Seattle, will be responsible for Pankow's business development team and achieving corporate marketing goals.

Knight brings over 14 years experience in the build and design industry and will be responsible for the development and execution of the firm's public relations strategy.

McCorkle will oversee marketing efforts in Southern California with a focus on office buildings, residential, retail, and parking structures.

Naylor was previously responsible for major renovation and tenant improvement projects during his nine years with San Francisco's special projects construction group.

Petersen will now take a global approach to the management and administration of numerous corporate programs, as well as continuing to oversee various financial functions.

Somerset will oversee construction operations for the special projects construction group in Southern California.

Walterhouse has served in a variety of positions during his 22-year career with Pankow and now will oversee the special projects construction group, which currently has five regional offices in the Western United States. ■



L to R: Dick Walterhouse, appointed PSPL President, Kim Petersen, promoted to CFO.

PASEO COLORADO

Mixed-Use Project
482,000 SF Retail
E.E. & K. Architects
382,000 SF Apartments
RTKL

YERBA BUENA LOFTS

Residential Lofts
10 story, 366,000 SF
Natoma Architects

ALTRES BUILDING

Corporate Headquarters
13,000 SF
AM Partners

LAKWOOD APARTMENTS

Seismic Retrofit
Rutherford & Chekene

555 CITY CENTER

Commercial Offices/Retail
700,000 SF
Korth, Sunseri, Hagey

GHOSTS & LEGENDS

QUEEN MARY
New Theme Attraction
GMA Associates

PROVAIL

Clinic/Office Space
59,000 SF
Jensen Fey Architects

OUTRIGGER WAILEA RESORT

Renovation
Wimberly Allison
Tong & Goo

UC BERKELEY BARKER HALL

Seismic Retrofit
Anshen & Allen

OCEAN HOUSE

Seismic Retrofit
GMA Associates

111 SUTTER STREET

Historic Renovation
300,000 SF
Garcia Wagner & Associates

BOY SCOUTS ALOHA COUNCIL

New Headquarters
12,000 SF
The CJS Group Architects

Los Angeles
San Francisco
Honolulu
Seattle
Oakland
Newport Beach



Pankow

Technology-Design Builders



Comments from the Chairman

With the completion of the 39-story apartment building in San Francisco we have accomplished a huge transition from the ordinary way of building to a revolutionized method where the ability to withstand earthquake forces is substantially increased. The method is, "the precast moment resistant frame". We are at the same time constructing office buildings and parking garages using the precast moment resistant frame. As the Wall Street Journal story about the PHMRF stated over a year ago, "... will revolutionize the way of building." This is a tribute to the many employees of the company who have worked long hours to perfect this complex frame. This includes those at the Corcoran casting yard, Mid-State Precast, who were responsible for making the PHMRF. Our hats are off to those of you who have given so much time and effort toward a successful construction of the precast moment resistant frame.

**The tallest concrete
building in a high
seismic zone.**

39-Story Paramount Tower Tops Out

The Paramount, located in the South of Market area of San Francisco, has recently ascended to the title of the tallest precast concrete building in a high seismic zone. Pankow, the design-builder of the project, topped out the striking 39-story residential apartment tower in a special ceremony on June 5, 2001 with the hoisting of the final Precast Hybrid Moment Resistant Frame beam.

This project is the first high-rise application of the innovative Precast Hybrid Moment Resistant Frame (PHMRF) system that was pioneered by the Pankow Consortium. The PHMRF is a new and unique building structural system utilizing precast beams and columns connected with both mild steel and post-tensioning strands. Compared to

other common structural steel or cast-in-place concrete systems, this system resists earthquake forces in a manner that significantly reduces damage to key elements of a building's frame.



Now topped out, the overall height of the Paramount building reaches to 420 feet. The project includes 486 residential units and a total of approximately 660,000 square feet.

Mid-State Precast (a Pankow Company) produced over 2,200 pieces of architectural and structural building elements at their Corcoran facility. Significant cost and schedule savings were achieved by producing these building elements offsite for this tight downtown site, as compared to more traditional construction techniques. The Paramount demonstrates the versatility of the PHMRF building structural system on a major scale.

Owner
Architect of Record
Design Architect

The Related Companies
Kwan Henmi
Elkus Manfredi

Pankow Special Projects Continues Growth

From \$10 million in 1991 to \$100 million in 2001



180 Sutter Street



California Pacific Medical Center

Over 80 major projects
this year across its four
geographic areas

Pankow Special Projects, L.P. (PSPL) has grown from a \$10 million-a-year business in 1991 to a business approaching the \$100 million-a-year level this year. PSPL combines small-project efficiency with traditional Pankow technology and innovative problem solving. The company has been adding to its knowledge and experience base by building a variety of projects in a wide range of locations.

- In San Francisco, PSPL is currently renovating and seismically upgrading **180 Sutter Street**, originally built in 1908. The renovation and seismic upgrade will consist of new footings and grade beams at basement level which support the 5-story tube steel braced frames. The 6-month schedule will also contain the restoration of existing finishes, as well as MEP and ADA upgrades throughout the building, while maintaining its architectural elegance.
- On the **UC Berkeley Campus**, PSPL is currently seismically retrofitting and restoring **Barker Hall**. The seismic retrofit consists of structurally upgrading the building with new shear walls, grade beams and collector beams. This project also contains the upgrading of all lab's mechanical, electrical, fire sprinkler, life safety and plumbing systems, as well as upgrades to the interior finishes and lab casework. The project will include the addition of a new Electron Microscope and an underground pedestrian tunnel.

- PSPL continues to add impressive credentials to a growing resumé of successful work in the medical field. Currently, facility upgrade projects have increased at all three **California Pacific Medical Center campuses**. These upgrades include an Alzheimer's day care center, a postpartum floor, an emergency department and three radiology projects underway and in preconstruction. PSPL is also

moving forward with the Tri-Campus Master Plan.

- The Honolulu office of PSPL has been busy as well building new projects such as the **Tony Auto Complex**. The 2-story structure will house three automobile dealerships. The Honolulu office also recently completed the **Boy Scout's Aloha Council Headquarters** and was a recipient of an American Institute of Architects Award of Excellence.
- In June of this year, the Newport Beach PSPL office completed construction of an **Old Navy store** on the busy Third Street Promenade in Santa Monica, as well as phase one of **The Alexandria Innovation Center** in Pasadena.



Alexandria Innovation Center

Pankow Responds to Residential Demand



The Paramount



Yerba Buena Lofts



77 Dow Place

Including four major high-rise projects in San Francisco.

California's current need for housing is bringing new and unique opportunities to the development community. The residential market has long been a Pankow staple beginning with the condominium building boom in Hawaii in the 70s and 80s. Drawing from a past that includes over 10,000 units and more than 15 million square feet of structure, all delivered on time and on budget, Pankow continues to maintain its leadership role.

- **The Paramount** in San Francisco is the tallest pre-cast concrete structure constructed on the West Coast (refer to cover story).

- **Yerba Buena Lofts** is the largest loft project in Northern California, consisting of 10-levels with 200 residential units. All the lofts are two levels with 18-foot high ceilings; the loft's most recognizable features are the use of architectural concrete and profilite glass walls. YBL, LLC is the client and Natoma Architects designed the project.

- Also in the South of Market area of San Francisco is **77 Dow Place**. This project, which will be completed in Spring 2002, will be the tallest loft project in Northern California. The project consists of 14-levels with a total of 83 loft spaces. The developer of the project is Dow San Francisco Lofts, LLC and the project was designed by Kotas Pantaleoni Architects.

- Recently completed in San Francisco is the **Aurora**. This 8-level mixed-use concrete project includes 180 residential units, two levels of parking and one level of retail space. The joint venture

clients for the project are Summit Fund and Bond Capital and the designer is VBN Architects of Oakland.

- In Pasadena, Pankow is currently the design-builder on approximately 400 units for **Post Paseo Colorado** for Post Properties of Atlanta. Built over two levels of retail and two levels of parking, this project was successfully permitted



based upon a performance-based code design that provided a higher level of fire resistance with metal studs than possible with wood frame construction. Pankow made these upscale apartments economically viable with a combination of steel moment frames and metal stud framed shear panels prefabricated offsite to support an accelerated unit turnover schedule. This project was designed by RTKL's Los Angeles office.

These projects are all challenging and unique, from mixed-use to loft, and from rental to for sale. Pankow's experience and engineering expertise go hand-in-hand with the ability to guarantee hard costs early in this growing and diverse market segment.



Aurora

Hawaii's Future Builds on Past

Los Angeles

2476 N. Lake Ave.
Altadena, CA 91001
626.791.1125

San Francisco

303 Second Street, 600 N.
San Francisco, CA 94107
415.543.4010

Honolulu

567 South King St., Suite 304
Honolulu, HI 96813
808.521.8971

Seattle

400 108th Ave., N.E., Suite 615
Bellevue, WA 98004
425.990.5111

Oakland

2101 Webster St., Suite 1500
Oakland, CA 94612
510.893.5170

Newport Beach

1151 Dove St., Suite 260
Newport Beach, CA 92660
949.863.9167

Current Pankow Projects

111 Sutter-San Francisco, CA

180 Sutter-San Francisco, CA

555 City Center- Oakland, CA

77 Dow Lofts-San Francisco, CA

Alexandria-Pasadena, CA

Barker Hall-Berkeley, CA

Boy Scout Aloha Council-Honolulu, HI

Cal Pacific-San Francisco, CA

Embarcadero-San Francisco, CA

John Muir Hospital-Walnut Creek, CA

Kahana Beach Hotel Renovation-Hawaii

Montebello Mall-Montebello, CA

Old Navy-Santa Monica, CA

Outrigger Wailea-Honolulu, HI

Pacific Plaza -Daly City, CA

Post Paseo Colorado (residential)

Paseo Colorado (retail)-Pasadena, CA

Provail-Seattle, WA

Red Door-Seattle, WA

Rotunda- Oakland, CA

Stanford Parking Structure-Palo Alto, CA

The Paramount-San Francisco, CA

The Plaza Building-Oakland, CA

Tony Autoplex-Honolulu, HI

Turtle Bay Hotel Renovation- Honolulu, HI

Yerba Buena Lofts-San Francisco, CA

Various other tenant improvements

Charles Pankow Builders continues to maintain a strong market position in the State of Hawaii. Pankow has new and aggressive renovation projects underway and has entered into pre-construction agreements on other upcoming projects. Current projects feature the renovation of two popular hotels. **The Outrigger Wailea** on Maui was able to remain open for the duration of a comprehensive renovation under a design-build delivery method.

Turtle Bay Hotel

(pictured) on the north shore of Oahu is finishing



an extensive structural renovation package. Pankow is removing and replacing the concrete block walls and the balconies of the 380-room resort, while the hotel stays open for business. Pankow's tradition of being one of Hawaii's largest builders remains intact in an economy that has not been as strong as in past years. Signs of economic relief are starting to show and with the amount of pre-construction work ongoing, the future of our Hawaii offices looks bright.

Northwest Update

Pankow's newest office in Bellevue, Washington is up and running with two new projects. Pankow's newest branch is spreading the Pankow message that there is, in fact, a "better way" to build. An alternative delivery system that clearly shows to potential clients our "innovation" versus the conventional "adaptation," our "value enhanced" approach versus the conventional

"price driven" approach, and finally, our "team leader" approach versus the "reactive" approach. Pankow is currently renovating the **Red Door** project (pictured). The project consists of three subprojects; a 3-story below-grade concrete structure for parking and storage, structural and architectural upgrades, and exterior improvements including connecting the building to a new elevator. Pankow recently completed the renovation and expansion of the **Provail** office building in Seattle, Washington. It consisted of seismic and structural upgrades of an existing building and a new two-story office structure and parking facility. We are continuing to make inroads into this dynamic and vibrant new market.

