



CAHILL

2013 ANNUAL NEWSLETTER

“ CAHILL IS COMMITTED TO CONTINUALLY IMPROVING BY EMBRACING NEW IDEAS AND TECHNOLOGIES THAT IMPROVE QUALITY, SHORTEN THE SCHEDULE, AND REDUCE FINAL COSTS.”

GROWTH AT CAHILL - A MESSAGE FROM OUR PRESIDENT

It is a time of strong growth for construction in the Bay Area. The number of cranes on the skyline is exploding. Here at Cahill, we did not stand pat during the recession. In fact, our staff grew, and we continue to grow. This means that we are well-positioned to handle new work without diluting the qualities that make our projects successful. As we grow, we retain our commitment to our clients, from the first day of preconstruction through project completion.



Cahill is committed to continually improving by embracing new ideas and technologies that improve quality, shorten the schedule, and reduce final costs. We search for efficiencies in procurement, self-perform work, and project management. In the end it is effort, implementation, teamwork, and commitment that drive the success of a project.

We are also expanding our community involvement. While 30% of our field staff initially came to us through neighborhood hiring programs, we are pleased to introduce a new program aimed at providing similar project management opportunities. The Construction Industry Workforce Initiative (CIWI) was started in 2012 through a partnership with JUMA, BUILD, and the J.R. Cahill Fund with the goal of creating paid project management internships for low income students (typically the first in their families to attend college).

CIWI is 100% privately-funded and growing. Partners include Community Initiatives, East Bay College Fund, Tenderloin Neighborhood Development Corporation (TNDC), the John Stewart Co., and numerous members of the contracting community. We are thankful for the increasing support and look forward to expanding opportunities for student interns who have overcome long odds through hard work and perseverance. Most importantly, we are excited about the interns' future in the construction industry.

Chuck Palley, President

RECENTLY COMPLETED

Below are a few of the projects we have recently completed. For more information on these and other recent projects, contact us or visit our website.



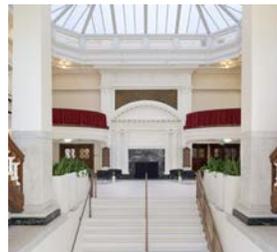
Mary Helen Rogers Senior Community



Veterans Commons



Fillmore Park



Kelly Cullen Community



Beach Elementary School, Piedmont

DID YOU KNOW IT TOOK:

- 1,525,703 pounds of flyash
- 1,436,115 pounds of cement
- 4,663 cubic yards of concrete
- 372 aluminum windows
- 96 micropiles
- 30 solar hot water panels
- 228 solar photovoltaic panels
- 21,200 feet of vertical post-tension tendons

To Build the Rene Cazenave Apartments (Transbay 11A)

OWNERS: BRIDGE Housing Corporation & Community Housing Partnership

ARCHITECTS: Leddy Maytum Stacy Architects & Saida & Sullivan Design Partners

CM: Design Studios Gonzalo Castro

When completed, Rene Cazenave Apartments will provide 120 units of affordable housing with supportive services in an 8 story concrete structure including ground floor retail, a landscaped courtyard & 2nd floor landscaped deck. The design incorporates sustainable building methods and materials, and uses the most feasible cost-effective energy efficient measures, leading to a Green Point Rating of over 100.



SPOTLIGHT ON HEALTHCARE

Cahill was one of the original builders of many of San Francisco's early and mid-twentieth century hospitals. After years of strategic planning we have built a specialized division focused exclusively on healthcare. Launched in 2011, our Healthcare Division has already built a strong portfolio of OSHPD and healthcare projects including hospital work, skilled nursing, clinics, and medical office buildings.

Our overall experience with multi-family housing, schools, and community facilities has helped prepare us for the technical and procedural challenges of the healthcare industry. Our specialized team carries our tradition of excellence into the modern healthcare construction market. We've highlighted a few of our recent projects and some of the unique challenges they presented below.



Top: Redwood City Physical Therapy Exercise Machines & consultant spaces. Middle: Sequoia Hospital Existing Emergency Department Room (left), Redwood City Physical Therapy & Infusion Clinic's main lobby (right). Bottom: Washington Hospital's remodeled Cath Lab (left), patient staging area (right).

WASHINGTON HOSPITAL HEALTHCARE SYSTEM - RADIOLOGY & CATH LAB REMODEL

2000 Mowry Avenue, Fremont
OWNER: Washington Hospital Healthcare System
CONSTRUCTION MANAGER: The Stahl Companies
ARCHITECT: Fong & Chan Architects (FCA)
STATS: 8,300 total s.f. / Renovation of Hospital / OSHPD 1

This OSHPD 1 project at Washington Hospital involved remodeling an existing occupied radiology department and constructing new cath and CT labs within the busiest part of the hospital and adjacent to the Emergency Room, Intensive Care Unit and surgery corridor, with patients crossing our jobsite at all times. We built infectious control tunnels to isolate the patient areas from corridor walls and ceilings where repairs occurred. We also poured new foundations and shotcrete walls in the floor below, added new rooftop equipment and replaced the roof above the radiology department.

STANFORD HOSPITAL & CLINICS - REDWOOD CITY PHYSICAL THERAPY & INFUSION CLINIC

450 Broadway Avenue, Pavilion B, 3rd Floor; Redwood City
OWNER: Stanford University Medical Center
ARCHITECT: HOK
STATS: 24,086 total s.f. / OSHPD 3 / T.I. - Outpatient Medical Office

For this OSHPD 3 remodel on the 3rd floor of the Redwood City Medical Office Building campus, we installed prefabricated DIRT walls in many areas instead of conventional drywall partitions. In addition, the physical therapy clinic has an indoor batting cage and golf range as well as gym floors and private treatment rooms. The infusion clinic includes a pharmacy and high end finishes including multiple freestanding infusion kiosks with mahogany veneer and 3form panels. The lobbies were designed and built to match the lush mahogany lobbies on other floors in the building.

SEQUOIA HOSPITAL-EMERGENCY DEPARTMENT RENOVATION & MAKE READY NPC-3 UPGRADES

Sequoia Hospital - 170 Alameda de Las Pulgas, Redwood City
OWNER: Dignity Health
ARCHITECT: The Stinnett Group
STATS: 7,800 total s.f. - Occupied Hospital Emergency Department Room / OSHPD 1

This newly awarded project is a Design-Build OSHPD 1 remodel and expansion of an active and occupied Emergency Department (ED) at Sequoia Hospital. The renovations will also cover the NPC-3 compliance of the ER and adjacent corridors. Cahill has been asked to obtain the permits and remodel the spaces in 3 phases to minimize impact on the departments. The make ready work will create interim waiting rooms and patient treatment rooms. Challenges include replacing all of the air mixing boxes in the existing ceilings while the areas stay operational.

STANFORD UNIVERSITY MEDICAL CENTER - CHILDREN'S HOME PHARMACY

4600 Bohannon Drive, Menlo Park
OWNER: Stanford University Medical Center
ARCHITECT: SmithGroupJJR
STATS: 7,200 total s.f. / T.I. - Medical Office Building

This project relocates the Children's Home current pharmacy from Palo Alto to Menlo Park. The pharmacy features the use of Grifols prefabricated clean rooms. The Grifols system has aluminum wall panels and includes many equipment elements including HEPA filters, hand dryers, and the interlocking anteroom vestibule doors to positive and negative pressure rooms. Placing a secure pharmacy facility in a glass office building is inherently challenging. For example, we replaced glazing with exterior louvers for exhaust and intake air.

IN THE PIPELINE

We are extremely excited about our upcoming projects. We've highlighted a few below. For more information on future projects, contact us or visit our website (cahill-sf.com).



THE TOWER AT NOB HILL WEST (1545 PINE STREET)
OWNER: Trumark Companies
ARCHITECT: Arquitectonica

The Tower will be a thirteen story condominium development located on Nob Hill with 2 levels of subterranean parking. The ground level will feature 3,651 s.f. of retail.



HOOVER MEDICAL OFFICE BUILDING
OWNER: Stanford University Medical Center - Hospital & Clinics
ARCHITECTS: Tom Eliot Fisch (TEF)

Hoover MOB is a five story medical office building comprised of four levels of above grade clinic space and one basement level with an Imaging Department. It is scheduled to be completed in 2 phases. Phase 1 will include all site design & base building core/shell. Phase 2 will include all tenant improvement work.



8 WASHINGTON
OWNER: San Francisco Waterfront Partners, LLC
ARCHITECT: Skidmore, Owings, & Merrill LLP (SOM)

Conversion of a 3.2 acre site in downtown San Francisco into a vibrant waterfront community of 134 LEED certified housing units, neighborhood serving restaurants and cafes, a new fitness and aquatics center, over 30K s.f. of parks and open park space reconnecting Jackson Street and Pacific Avenue, a new children's sculpture garden and underground parking serving the Ferry Building Waterfront Area. Other sustainable features will include green roofs and solar hot water panels. The project will result in \$11M of funding for affordable housing in San Francisco. The 8 Washington project contributes to the revitalization that has occurred on the central and northern waterfront following the removal of the Embarcadero Freeway.



PUTTING A FACE ON PRECONSTRUCTION

The work of a well-managed construction project starts long before the first shovel hits the ground. Preconstruction is the time when plans are prepared, budgets developed, and schedules are created. Cahill takes great pride in our preconstruction efforts, believing that pre-planning and proactive problem solving are the keynotes of a successful project. Nathan ("Nate") Kaufman and Arash Baradaran, our two Senior Estimators, recently shared some of their thoughts about "precon."



Arash Baradaran



Nate Kaufman

When does precon begin for Cahill?

Ideally we start early in preconstruction, working as a key member of the project team. This is when we can influence the design at a time when changes can be incorporated in the most cost-

effective manner. Once construction begins, the big decisions have already been made. The earlier we join the project team, the more value we can provide.

What is involved?

When people think of precon they typically think of estimating. And they're right, we usually perform multiple estimates, and much of our time is spent on budgeting and price updates. Subcontractor

input is key at this time. We actively manage our pool of qualified subcontractors, engaging them, thinking through their scopes of work with them, filling in gaps, and exploring various options. This is how we provide the best pricing, the most informative constructability review, and real value engineering.

The right way to build.

Most importantly, we're not just performing materials take-offs or soliciting bids. We're actually building the job in our minds, creating a schedule, evaluating utilities, and analyzing logistics. We know the history behind the job, we know the project team, and we know the design. It's a lot of work, but it is the right way to build.

STRONG COMMUNITY RELATIONSHIPS

Creg Tucker is a 3rd year Business Management student at San Francisco State University, interning at Cahill through the CIWI program (Construction Industry Workforce Initiative). As a member of the inaugural class of CIWI interns, Creg was initially assigned to the Veterans Commons project. Working on the jobsite gave Creg first-hand experience in what it takes to run a complex construction job. His duties spanned the gamut from climbing the scaffold stair tower to closing out punch-lists. While being up on the scaffolding was a little unnerving at first, it soon became a normal part of the job.

Recently Creg has been working in the main office preparing for the start of a new job. With the help and mentorship of Matt Irwin, Senior Project Manager, Creg has been learning to read plans and specifications. In addition he has been working with subcontractors gathering submittals and finalizing pricing. The combination of field and office work has been particularly rewarding for Creg, providing the big overview of job start-up as well as the nitty-gritty of submittals and punch-lists.

Creg whole-heartedly recommends CIWI to fellow students. "A lot of college students lack direction. Working at Cahill gave me a path and direction."

CIWI helps students, typically the first in their family to attend college, with paid internships in the construction industry providing real-life work experience, building their resumes, and leading to future opportunities. With interns like Creg, the program is already off to a flying start.

Cahill is proud to be a sponsor of CIWI. For more information about CIWI, including applications or contributions, please contact us.

“ A LOT OF COLLEGE STUDENTS LACK DIRECTION. WORKING AT CAHILL GAVE ME A PATH AND DIRECTION.”

Creg Tucker, CIWI Intern since 2012

RECENT AWARDS



Kelly Cullen Community

SF Business Times - Real Estate Deals of the Year - *Winner Residential/Affordable - San Francisco* (2013)
 AIA SF Honor Award - *Historic Preservation* (2013)
 California Preservation Award - *Rehabilitation* (2013)
 Affordable Housing Finance - *Readers' Choice Awards - Historic Rehab Winner* (2013)
 State of Historic Preservation - Dept. of Parks & Recreation - *Governor's Historic Preservation Award* (2013)



Veterans Commons

SF Business Times - Real Estate Deals of the Year - *Finalist Residential/Affordable - SF* (2013)



Matt Irwin (left) and Creg Tucker (right) inspecting the rebar on the Broadway & Sansome Family Apartments project site.

OUR OAKLAND OFFICE HAS MOVED!

We're pleased to announce that Cahill's growth over the last few years has resulted in the expansion of our current office spaces. Our Oakland office has moved to a bigger suite in the same building at 1111 Broadway. In addition, at our San Francisco office, we are combining our accounting and estimating departments in a newly renovated full floor office on the 18th floor of our existing location.

OUR NEW OAKLAND ADDRESS:

1111 Broadway, Suite 1340; Oakland CA 94607



Conference room and lobby at Cahill's new Oakland office



Cahill Contractors, Inc.

NPH Non-Profit Housing Leadership Award - *Partner in Community Development* (2011)

Hunters View

SF Business Times - Real Estate Deals of the Year - *Winner Community Impact, SF* (2013)
 Affordable Housing Finance - *Readers' Choice Awards - Winner, Family* (2013)



Dr. Julian & Raye Richardson Apartments

SF Business Times - Real Estate Deals of the Year - *Winner Best Residential/Affordable* (2012)
 Residential Architect - *Merit Award for Affordable Housing* (2012)
 Build It Green Certified Building (2012)



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