General Contracting · Tenant Improvements · Design Build

Corporate Profile
Established in 1989, Davis & Adams Construction, Inc., is a General Contractor specializing in commercial tenant improvements, including interior/exterior remodels, build-outs, additions, and ground-up construction. **Our experience includes Office, Retail, Hospitality, Mixed Use, Industrial, Laboratory, and Medical Projects.**

**Our Clients** consist of both private sector and government entities. Projects range between daily service contracts to multi-million dollar ground-up endeavors. This flexible oriented service perspective earned Davis & Adams a position on San Diego Business Journal’s top 25 Commercial Building Contractors list in San Diego County in 2010. Our Tenant Improvement Division ranks #5 in the SDBJ.

**Our staff** of experienced professionals, includes (5) Project Managers, (10) Superintendents and a support staff of 5 administers projects. Estimating, scheduling, and invoicing are fully automated, enabling us to expedite bids and manage projects of any size or complexity. Your project management team will facilitate each project phase from design to completion, including value engineering, estimating, scheduling, subcontractor management, jobsite supervision, troubleshooting and detail-oriented paperwork and reporting. Clients whose projects require bonding receive full underwriting support from our surety company, First National Insurance Company of America. This augments our five million dollar comprehensive policy and one million dollar “errors and omissions” policy on our architectural services. Over the years, we have established a reputation for successful and timely project completion, quality workmanship, and excellent financial management.

The most current industry standards and technology are incorporated into each project we manage via valuable information obtained through industry sources. We are active members of The Associated Builders & Contractors, The Building Owners and Managers Association, The International Facility Management Association, The San Diego Chamber of Commerce, and The San Diego Better Business Bureau.
Construction Services

Pre-Construction
Davis & Adams will provide preliminary cost estimates for your project based on schematic, or conceptual drawings. The planning and design phases are important facets of a project. Without a strong planning foundation a project may run into a variety of unexpected stumbling blocks. Davis & Adams coordinates closely with the ownership group and the design team to determine the overall goals for the project with respect to user needs, quality, schedule and budget. During the planning process we identify the challenges of the project and offer solutions that fit with the overall goals established by the team. We then manage these goals to ensure a successful transition into the construction phase.

Budgeting & Estimating
Davis & Adams has a fully staffed Estimating Department which is available for hard bid projects, negotiated projects and conceptual budgeting, with a fast turn around time. Whether you need a budget to expedite a lease or have a fast track turn key project, we have full time estimators at your service. No commitment is necessary. We provide a detailed breakout for our estimates. We work together to ensure that the budget is reviewed and maintained throughout the course of your project.

Value Engineering
Provides the most value to the owner at the least possible expense. It also ensures that the architectural quality and intent of the building will not be lost during construction due to cost over runs. We can provide system analysis and offer alternatives in materials and methods to reduce costs.

Project Management
Each project we undertake, becomes the direct responsibility of a Project Manager. The assigned Project Manager will be involved with the job from the initial estimate to the day you move in. The Project Manager ensures a successful project, that will remain on schedule throughout, with a strong emphasis on quality. With every project, Davis & Adams puts our team to work, partnering our staff and hand chosen subcontractors, in order to meet your expectations. Each project will also have an on-site Supervisor who works directly with the Project Manager to ensure a timely completion with quality work in the field.

Design-Build
Davis & Adams Construction is a full-service, “one-stop” Construction Management/General Contracting firm from concept to completion. Davis & Adams Design Division is there to facilitate the entire project from a concept to a reality. Please ask us more about “Design Works”
## Partial Client list

<table>
<thead>
<tr>
<th>Medical &amp; Laboratory</th>
<th>Commercial Property /Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amersham Health</td>
<td>Burnham Real Estate</td>
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<tr>
<td>Bones &amp; Associates MD.</td>
<td>CB Richard Ellis</td>
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<tr>
<td>County Of San Diego Health</td>
<td>CIP Real Estate</td>
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<tr>
<td>Chula Vista Medical Office</td>
<td>Coldwell Banker</td>
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<tr>
<td>Dr. Glass, MD.</td>
<td>Epstein &amp; Associates</td>
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<tr>
<td>Dr. Mina Narula Dental</td>
<td>First Industrial Realty Trust</td>
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<tr>
<td>Hairclub for Men &amp; Women</td>
<td>Grubb Ellis, BRE</td>
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<tr>
<td>Kyocera America</td>
<td>RRReef Real Estate Investors</td>
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<td>Maxwell Technologies</td>
<td>Seek Tech / Deep Sea</td>
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<td>National Semi Conductor</td>
<td>Spectrum Properties</td>
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<td>Polese Laboratory</td>
<td>Trammell Crow Company</td>
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<td>Scripps Health</td>
<td>Terra Properties</td>
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<td>Scripps Cardio Vascular</td>
<td>Rosado &amp; Associates</td>
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<td>South County Animal Shelter</td>
<td>Voit Commercial Real Estate</td>
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<td>US Health Works</td>
<td>Prudential California</td>
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<tr>
<td>BAE Systems</td>
<td>Keller Williams Realty</td>
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<td>Advanced Ceramics</td>
<td>McGrath Development</td>
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<tr>
<th>Hospitality/ Institutional</th>
<th>Retail / Restaurant</th>
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<tr>
<td>1st Pacific Bank</td>
<td>Fashion Valley Mall</td>
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<tr>
<td>Concord Career College</td>
<td>Cinnabon</td>
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<tr>
<td>County of San Diego</td>
<td>College Retail Center</td>
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<tr>
<td>San Diego Civic Theatre</td>
<td>Fry’s Electronics</td>
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<tr>
<td>Coto - De Caza Golf Course</td>
<td>Game Empire</td>
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<tr>
<td>Eastlake Community Church</td>
<td>Heaven Sent Desserts</td>
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<td>Foothills Methodist Church</td>
<td>Westfield Mall</td>
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<td>Grand Pacific Resorts</td>
<td>Postal Annex</td>
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<tr>
<td>Metropolitan Credit Union</td>
<td>Poway Library Plaza</td>
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<tr>
<td>Morgan Run Golf Course</td>
<td>Sonoma Valley Market</td>
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<td>Sycuan Casino</td>
<td>Scope City</td>
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<tr>
<td>University Of San Diego (USD)</td>
<td>USD Torrero Grill</td>
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<tr>
<td>USD Fitness Center</td>
<td>USD, Student Cafeteria</td>
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<tr>
<td>USD Pool House</td>
<td>Wilson’s Leather</td>
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<tr>
<td>USD Tennis Courts</td>
<td>Maly’s Beauty Supply</td>
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References

**Clients**

<table>
<thead>
<tr>
<th>Company</th>
<th>Contact</th>
<th>Phone Number</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAE Systems</td>
<td>Daniel Ashkin</td>
<td>(760) 542-7050</td>
<td><a href="mailto:Daniel.ashkin@baesystems.com">Daniel.ashkin@baesystems.com</a></td>
</tr>
<tr>
<td>Kyocera America</td>
<td>John Tanaka</td>
<td>(858) 576-2600</td>
<td><a href="mailto:John.tanaka@kyocera.com">John.tanaka@kyocera.com</a></td>
</tr>
<tr>
<td>Hitachi Data Systems</td>
<td>Debbie Ah Yo</td>
<td>(408) 594-2285</td>
<td><a href="mailto:dahyo@comcast.net">dahyo@comcast.net</a></td>
</tr>
<tr>
<td>County of San Diego</td>
<td>Eric Mitchell</td>
<td>(619) 778-5893</td>
<td><a href="mailto:Eric.Mitchell@sdccounty.california.gov">Eric.Mitchell@sdccounty.california.gov</a></td>
</tr>
<tr>
<td>Transwestern Real Estate</td>
<td>Brian Lowe</td>
<td>(858-386-6340</td>
<td><a href="mailto:Brian.lowe@transwestern.net">Brian.lowe@transwestern.net</a></td>
</tr>
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**Architects & Interior Designers**

<table>
<thead>
<tr>
<th>Firm</th>
<th>Contact</th>
<th>Phone Number</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carrier Johnson Architecture</td>
<td>Ernesto Santos</td>
<td>(619)239-2353</td>
<td><a href="mailto:ems@carrierjohnson.com">ems@carrierjohnson.com</a></td>
</tr>
<tr>
<td>Studio C Architecture, Inc.</td>
<td>Mark Swenson</td>
<td>(858) 866-0889</td>
<td><a href="mailto:mark@studioc.cc">mark@studioc.cc</a></td>
</tr>
<tr>
<td>Magetti Elam Associates</td>
<td>Bill Kochert</td>
<td>(619) 624-0521</td>
<td><a href="mailto:bill@magettielam.com">bill@magettielam.com</a></td>
</tr>
<tr>
<td>William Smith &amp; Associates</td>
<td>Bill Smith</td>
<td>(619) 291-3101</td>
<td><a href="mailto:smith-cox@attglobal.net">smith-cox@attglobal.net</a></td>
</tr>
<tr>
<td>Design Works Architecture</td>
<td>Darren Machulsky</td>
<td>(858) 268-1578</td>
<td><a href="mailto:Darren@designworkssd.com">Darren@designworkssd.com</a></td>
</tr>
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**Sub Contractors:**

<table>
<thead>
<tr>
<th>Company</th>
<th>Contact</th>
<th>Phone Number</th>
<th>Email</th>
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</thead>
<tbody>
<tr>
<td>Bergelectric Corporation</td>
<td>Ken Bertalan</td>
<td>(760) 746-1003</td>
<td><a href="mailto:kbertalan@bergelectric.com">kbertalan@bergelectric.com</a></td>
</tr>
<tr>
<td>Greater San Diego Air Cond.</td>
<td>Mitch Troxel</td>
<td>(619) 244-5989</td>
<td><a href="mailto:mitcht@gsdac.com">mitcht@gsdac.com</a></td>
</tr>
<tr>
<td>Quality Paint &amp; wallcovering</td>
<td>David Friend</td>
<td>(858)453-3550</td>
<td><a href="mailto:dfriend@qpandw.com">dfriend@qpandw.com</a></td>
</tr>
<tr>
<td>Suncoast Drywall, Inc.</td>
<td>Doug Fordham</td>
<td>(619) 818-3433</td>
<td><a href="mailto:dkfordham@aol.com">dkfordham@aol.com</a></td>
</tr>
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**Bonding & Banking**

<table>
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<tr>
<th>Firm</th>
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</tr>
</thead>
<tbody>
<tr>
<td>SASC Bonds</td>
<td>Anne Wright</td>
<td>(619)5 01-1899</td>
<td><a href="mailto:anne@sascbonds.com">anne@sascbonds.com</a></td>
</tr>
<tr>
<td>Wateridge Insurance Services</td>
<td>Eric Hulquist</td>
<td>(858)452-2200</td>
<td><a href="mailto:ehulquist@wateridge.com">ehulquist@wateridge.com</a></td>
</tr>
<tr>
<td>Torrey Pines Bank</td>
<td>Steve Black</td>
<td>(858)523-4600</td>
<td><a href="mailto:sblack@torreypinesbank.com">sblack@torreypinesbank.com</a></td>
</tr>
<tr>
<td>Union Bank Of California</td>
<td>Lea Zanjani</td>
<td>(858)552-6606</td>
<td><a href="mailto:Lea.zanjani@uboc.com">Lea.zanjani@uboc.com</a></td>
</tr>
</tbody>
</table>
Project Experience

- Tenant Improvements
- Medical/Dental Office
- Financial Institutions
- Educational
- Religious Institutions
- Laboratory
- Ground-Up Projects
- Hospitality
- Restaurants
- Retail
Tenant Improvements

**Project Name:** Hitachi Corporate  
**Location:** 750 Central Expressway  
Santa Clara Ca.  
**Type:** 153,000 SF Tenant improvement w/ lab, conf. center & cafeteria  
**Value:** $8.2 million  
**Architect:** Fennie + Mehl Architects, Inc  
**Client:** Hitachi Data Systems, Worldwide

**Project Name:** National Semi Conductor  
**Location:** 10145 Pacific Heights  
San Diego Ca.  
**Type:** 5,600 SF Tenant improvement  
**Value:** $315,000  
**Architect:** Facility Solutions  
**Client:** RReef Real Estate

**Project Name:** Prudential Real Estate  
**Location:** 12544 High Bluff Drive  
Del Mar Ca.  
**Type:** Multiple Locations built out  
Average size 8,000 SF T.I.  
**Value:** Average cost $450,000  
**Architect:** Magetti Elam  
**Client:** Prudential California Realty
Tenant Improvements

**Project Name:** County Tax Assessors  
**Location:** 1600 Pacific Highway  
San Diego CA.  
**Type:** 10,600 SF Tenant improvement  
**Value:** $830,000  
**Architect:** Davy Architecture  
**Client:** County Of San Diego.

**Project Name:** Metropolitan Credit Union Design/ Build  
**Location:** 9212 Balboa Ave  
San Diego Ca.  
**Type:** 21,000 SF Tenant improvement  
**Value:** $1.3 million  
**Architect:** Design Works Architecture  
**Client:** Metropolitan Credit union

**Project Name:** SDCERA/ RReef DB.  
**Location:** 2275 Rio Bonito Way,  
San Diego Ca.  
**Type:** 40,000 SF Tenant improvement  
**Value:** $2.8 Million  
**Architect:** Carrier Johnson  
**Client:** RReef Real Estate Investors.
Common Area Remodels

**Project Name:** Chamber Building  
**Location:** 100 West C St.  
San Diego CA.  
**Type:** Common area remodel  
**Value:** $300,000  
**Architect:** Mitchell J. Architecture  
**Client:** Barker Pacific

**Project Name:** Pacific Corporate Center  
**Location:** 5930 Cornerstone Ct.  
San Diego Ca.  
**Type:** 24,000 SF common Area Remodel  
**Value:** $1.2 million  
**Designer:** Facility Solutions  
**Client:** RReef Real Estate Investors

**Project Name:** San Diego Civic Center  
**Location:** 1100 Third Ave.  
San Diego Ca.  
**Type:** 12,000 SF Concourse Remodel  
**Value:** $420,000  
**Architect:** Joyce Von Graven Design  
**Client:** City Convention Center
Medical / Laboratory & Specialty

**Project Name:** County of SD Bio Lab.  
**Location:** 3851 Rosecrans St.  
San Diego Ca.  
**Type:** 3,600 SF research laboratory  
**Value:** $2.3 Million  
**Architect:** Burns & McDonnell  
**Client:** County Of San Diego

**Project Name:** Polese  
**Location:** 10103 Carrol Canyon Rd  
San Diego Ca.  
**Type:** 8,000 SF T.I. With cleanrooms  
**Value:** $680,000  
**Architect:** Eduardo Maldonado Architects  
**Client:** Polese

**Project Name:** BAE Systems  
**Location:** 991 Park Center Drive  
Vista Ca.  
**Type:** 26,000 SF Lab & pit expansion  
**Value:** $2.8 Million  
**Architect:** Eduardo Maldonado Architects  
**Client:** BAE Systems  
Advanced Ceramics
Recently Completed Medical Offices

**Project Name:** Poway Women's Care  
**Location:** Rancho Bernardo Ca.  
**Square footage:** 2560  
**Project Value:** $325,000

**Project Name:** Center for Orthodontics  
**Location:** Rancho Mirage Ca.  
**Square footage:** 3200  
**Project Value:** $437,000
Restaurants & Kitchens

**Project Name:** Heaven Sent Desserts  
**Location:** 3001 University Ave  
San Diego CA.  
**Type:** 2,132 SF Kitchen & Restaurant  
**Value:** $350,000  
**Architect:** Design Works Architecture  
**Client:** Heaven Sent Deserts  
Lochlan Oliver

**Project Name:** Opera Patisserie  
**Location:** 8480 Redwood Creek Lane  
San Diego Ca.  
**Type:** 8,000 Sf. Design build production Kitchen & Refrigerant storage  
**Value:** $600,000  
**Architect:** Design Works Architecture  
**Client:** Opera Pastries Fines  
Thierry Cahez

**Project Name:** Sonoma Valley Market  
**Location:** 991 Carlsbad Village Drive  
Carlsbad Ca.  
**Type:** 6,000 SF Delli, Market & Kitchen  
**Value:** $395,000  
**Architect:** Mark Swenson Architect  
**Client:** Sonoma Valley Market Inc.  
Kris Wold
Project Name: College Area Retail Center  
Location: 6011 El Cajon Blvd. San Diego  
Type: Post & beam slab on grade/ type 5  
Value: $1.4 million  
Architect: Studio C Architecture  
Client: George Harbaugh Family Trust & Rosado & Associates, Inc.

Project Name: Convoy Retail Center  
Location: 3927 Convoy St. San Diego  
Type: Post & beam slab on grade/ type 5  
Value: $1.3 million  
Architect: Studio C Architecture  
Client: George Harbaugh Family Trust & Rosado & Associates, Inc.

Project Name: Uptown Retail Center  
Location: 940 University Ave. San Diego  
Type: Post & beam slab on grade/ type 5  
Value: $900,000  
Architect: William Smith Architecture  
Client: West Coast Uptown Partners LLP.
Recently Completed

**Project**: Kyocera America Inc.

**Location**: 8611 Balboa Ave.
San Diego Ca. 92111

**Type**: 12,500 SF structural steel sprinkled

**Value**: Approximately $1.4 Million dollars

**Client**: Kyocera America Inc.

**Architect**: Ritter & Associates
Project: Eastlake Community Church
Phase I & II


Type: 36,500 Type 5 wood framed sprinkled

Value: $3.9 Million dollars

Client: Eastlake Community Church

Architect: Eduardo Maldonado Architecture
PROJECT DETAILS
- New 21,000 Sq. Ft. Corporate headquarters

- Cost $1.3 Million

- Tenant Improvement
  Included a complete demo of existing and major site work.

- Complete design/build
  - Mechanical
  - Electrical
7986 Dagget St.
San Diego CA. 92111
Phone (858)268-9831
Fax (858)268-9959