

General Contracting • Tenant Improvements • Design Build



Corporate Profile

About Us

year 2010



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

Medical & Laboratory

Amersham Health
Bones & Associates MD.
County Of San Diego Health
Chula Vista Medical Office
Dr. Glass, MD.
Dr. Mina Narula Dental
Hairclub for Men & Women
Kyocera America
Maxwell Technologies
National Semi Conductor
Polese Laboratory
Scripps Health
Scripps Cardio Vascular
South County Animal Shelter
US Health Works
BAE Systems
Advanced Ceramics

Commercial Property/Office

Burnham Real Estate
CB Richard Ellis
CIP Real Estate
Coldwell Banker
Epstein & Associates
First Industrial Realty Trust
Grubb Ellis, BRE
RReef Real Estate Investors
Seek Tech / Deep Sea
Spectrum Properties
Trammell Crow Company
Terra Properties
Rosado & Associates
Voit Commercial Real Estate
Prudential California
Keller Williams Realty
McGrath Development

Hospitality/ Institutional

1st Pacific Bank
Concord Career College
County of San Diego
San Diego Civic Theatre
Coto - De Caza Golf Course
Eastlake Community Church
Foothills Methodist Church
Grand Pacific Resorts
Metropolitan Credit Union
Morgan Run Golf Course
Sycuan Casino
University Of San Diego (USD)
USD Fitness Center
USD Pool House
USD Tennis Courts

Retail / Restaurant

Fashion Valley Mall
Cinnabon
College Retail Center
Fry's Electronics
Game Empire
Heaven Sent Desserts
Westfield Mall
Postal Annex
Poway Library Plaza
Sonoma Valley Market
Scope City
USD Torrero Grill
USD, Student Cafeteria
Wilson's Leather
Maly's Beauty Supply

References

Clients

BAE Systems

Daniel Ashkin (760)542-7050

Daniel.ashkin@baesystems.com

Kyocera America

John Tanaka (858) 576-2600

John.tanaka@kyocera.com

Hitachi Data Systems

Debbie Ah Yo (408) 594-2285

dahyo@comcast.net

County of San Diego

Eric Mitchell (619) 778-5893

Eric.Mitchell@sdcounty.california.gov

Transwestern Real Estate

Brian Lowe (858)-386-6340

Brian.lowe@transwestern.net

Sub Contractors:

Bergelectric Corporation

Ken Bertalan (760) 746-1003

kbertalan@bergelectric.com

Greater San Diego Air Cond.

Mitch Troxtel (619) 244-5989

mitcht@gsdac.com

Quality Paint & wallcovering

David Friend (858)453-3550

dfriend@qpandw.com

Suncoast Drywall, Inc.

Doug Fordham (619) 818-3433

dkfordham@aol.com

Architects & Interior Designers

Carrier Johnson Architecture

Ernesto Santos (619)239-2353

ems@carrierjohnson.com

Studio C Architecture, Inc.

Mark Swenson (858) 866-0889

mark@studioc.cc

Magetti Elam Associates

Bill Kochert (619) 624-0521

bill@maggettielam.com

William Smith & Associates

Bill Smith (619) 291-3101

smith-cox@attglobal.net

Design Works Architecture

Darren Machulsky (858) 268-1578

Darren@designworkssd.com

Bonding & Banking

SASC Bonds

Anne Wright (619)5 01-1899

anne@sascbonds.com

Wateridge Insurance Services

Eric Hulquist (858)452-2200

ehulquist@wateridge.com

Torrey Pines Bank

Steve Black (858)523-4600

sblack@torreypinesbank.com

Union Bank Of California

Lea Zanjani (858)552-6606

Lea.zanjani@uboc.com

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
Square footage : 2560

Location : Rancho Bernardo Ca.
Project Value: \$ 325,000



Project Name: Center for Orthodontics
Square footage : 3200

Location: Rancho Mirage Ca.
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 Desserts
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

Ground - Up Retail Centers



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.

R&D / Office Ground - up

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



Religious Institutions



Project : Eastlake Community Church
Phase I & II

Location : 2351 Otay Lakes Rd. Chula Vista Ca.

Type: 36,500 Type 5 wood framed sprinkled

Value: \$3.9 Million dollars

Client : Eastlake Community Church

Architect: Eduardo Maldonado Architecture



Design Build Example



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



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