### 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.** 

<u>**Our Clients</u>** 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</u>

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

#### 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

#### 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

#### <u>Retail / Restaurant</u>

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

#### <u>Clients</u>

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 <u>dahyo@comcast.net</u>

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

#### Architects & Interior Designers

**Carrier Johnson Architecture** Ernesto Santos (619)239-2353 <u>ems@carrierjohnson.com</u>

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 <u>smith-cox@attglobal.net</u>

Design Works Architecture Darren Machulsky (858) 268-1578 Darren@designworkssd.com

#### 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 <u>dfriend@qpandw.com</u>

Suncoast Drywall, Inc. Doug Fordham (619) 818-3433 <u>dkfordham@aol.com</u>

#### <u>Bonding & Banking</u>

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 <u>sblack@torreypinesbank.com</u>

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**





- 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**





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 Deserts Lochlan Oliver

Project Name: Opera Patisserie

- Location : 8480 Redwood Creek Lane San Diego Ca.
- Type : 8,000 Sf. Design build productionKitchen & 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



TRAVERTING MATERS



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

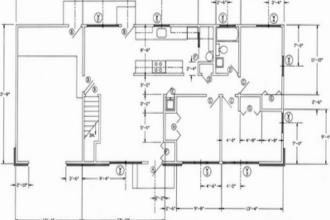
Architect: Eduardo Maldonado Architecture



# Design Build Example

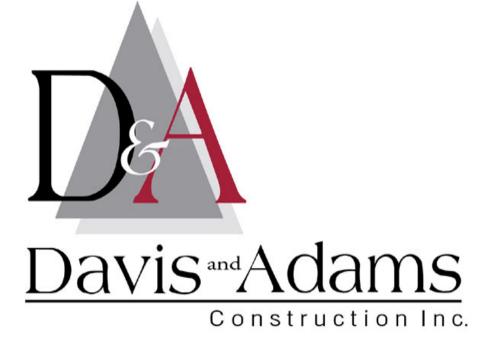


## Metropolitan Credit Union



#### **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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