

the official magazine of  
**CONDON-JOHNSON  
& ASSOCIATES, INC.**



**THE ELLIOTT BAY SEWALL – SEATTLE, WA**



**Welcome** to the Condon-Johnson and Associates Magazine. I hope you enjoy the photos of our recent projects in this digital magazine.

In this day of almost instantaneous digital communications, I find that the level of sharing information has expanded geometrically while the act of actually communicating is suffering. "Pick up the phone" may be a phrase that follows the same path as "adjust the rabbit ears". I theorize that a phone call can probably eliminate emails at a ratio of 1 to 10, especially when dealing with complicated or sensitive issues.

I encourage you to volunteer and get involved in the world beyond your daily activities here at Condon-Johnson. Whether it is by becoming a member of an industry organization, a coach for your child's sports team, a volunteer at the local food bank, or by traveling to another part of the world to help others, this investment of time will pay great dividends in your life. Sometimes it is hard to see the up side of giving up free time as a volunteer but there is an old maxim: "You get out what you put in". That doesn't just mean 8-5. Trust me; it applies to all parts of life.

**James Johnson**

Vice-President





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## ON THE COVER

See how CJA is helping to replace the Elliott Bay Seawall which has been slowly eaten away by father time since the early 1900's. Story on Page 5.

# OAKLAND OFFICE

## El Cerrito High School El Cerrito, CA

As part of the \$13.5 million dollar El Cerrito High School (ECHS) Stadium Improvement Project. CJA is installing 242 each 18" diameter, 13 each 24" diameter, and 5 each 36" diameter CIDH under contract with Wright Construction. The piles will serve as a foundation for new retaining walls and stadium structures, increasing the size of the track and upgrading the facilities.

Key Personnel: Ray Fassett (Project Manager), Les Smothers (Superintendent), Frank Portelli (Superintendent), Dave Walraven (Superintendent)



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## Apple CUP 2 Cupertino, CA



The Apple Campus 2 Project stretches over an 175 acre area and will have approximately 2.8 million square feet of office, research, and development buildings. Over 13,000 employees will be housed in one central four-storied circular building which includes a café for 3,000 sitting people, a 1,000 seat auditorium, an orchard, and a dedicated generating plant as the primary source of electricity.

As part of Apple's new project, CJA was hired by McCarthy Building Companies to install 58 each 16 diameter tie downs. Each tie down was designed for 210 kips of design capacity.

Key Personnel: Jarrod Fritz (Superintendent), Art Flores (Project Manager)

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## YBI Westbound Ramps San Francisco, CA

The YBI West-Side Bridges Retrofit project will seismically retrofit five existing bridge structures along Treasure Island Road to meet current seismic safety standards. An additional three existing bridge structures will be demolished and replaced. The entire West-Side Bridges Retrofit project has an anticipated total cost of \$46.39 million dollars..

CJA is under contract with Golden State Bridge (GSB) to install foundation piles and retaining walls for the new westbound on-ramps and off-ramps from the Bay Bridge onto Yerba Buena Island. The scope of work includes installing 8,000 LF of 24" diameter CIDH piles, 370 LF of 72" CIDH, permanent soldier pile & tieback retaining wall, and temporary tiebacks for footing excavations. Work began in June 2014 and will continue through September 2014.

Key Personnel: Dave Walraven (Superintendent), Simon Burnworth (Project Manager)

# SEATTLE OFFICE

## The Elliott Bay Seawall Project Seattle, WA



The Seattle Seawall was originally constructed between the years of 1916 and 1934 utilizing and estimated 20,000 old growth timbers that have been slowly eaten away from father time and gribbles (tiny marine borers that have an appetite for wood). Seattle's Seawall supports SR 99, Alaska Way, the ferry terminal, as well as major utilities. Seismic concerns are also an issue since everything behind the seawall from Alaskan Way to Western Avenue is built on top of fill.

CJA was selected as the specialty drilling contractor to install the temporary shoring at the Seattle Central Seawall along Seattle's downtown waterfront, as part of the \$220 million Elliott Bay Seawall Replacement Project. Construction is broken up into multiple seasons due to the tourism economy along the current Seattle Seawall. Season 1 work wrapped up in May 2014 and Season 2 will begin again in September 2014.

Condon-Johnson & Associates value engineered the temporary shoring system to help minimize project costs. The final design encompassed the use of auger-casting soldier piles and lagging, with one row of tiebacks to support a 14ft cut along 3,100 lf of the seawall. In addition to allowing excavation for removal of the old deck, the shoring system will assist in supporting the Alaska Way Viaduct as well as several utilities while the existing seawall is removed and its replacement is constructed.

Key People: Rowland Stow (Project Manager), Mark Gundlach (Superintendent), Colby Henke (Superintendent), Brendan Harkins (Project Engineer), Dustin Taylor (Project Engineer)

## **Pike Motorworks Seattle, WA**

The Pike Motorworks project is transforming an old BMW dealership into a massive seven story, 260-unit mixed-use apartment building. In order to accommodate underground parking for one of the most ambitious project in the Pike/Pine neighborhood of Capitol Hill, CJA was hired by Exxel Pacific to install the temporary shoring which consisted of 19,654 square feet of vertical element/soil nail and 10,851 square feet soldier pile/tieback shoring.

The jobsite was located at 701 Pike Street in Capitol Hill and was quite challenging due to the excavation touching all four roads around but didn't touch any of the corners to form a cross. The final shoring project had a bottom of excavation depth of approximately 40-ft and soils encountered on the site consisted of glacially over consolidated soils consisting of till and outwash sand and gravel below a mantle of granular fill.

Key Personnel: Leo Stapleton (Project Manager), Colby Henke (Superintendent), Simon Chavez (Project Engineer)



# SAN DIEGO OFFICE

## Hollywood Casio Jamul, CA



The Tipai Band of Kumeyaay Indians are located 20 miles east of downtown San Diego, have been working to develop and construct a casino since 1999. The proposed casino has been vehemently opposed by the local Jamul residents. Due to the community opposition, the project has been plagued with bureaucratic roadblocks and lawsuits. As part of its negotiations with the local governing bodies, the casino design was revised to include 8 levels of underground parking leaving only 3 stories above ground.

After a failed attempt to develop and construct the proposed casino, the Jamul Indian Village and Penn National Gaming entered into an agreement to continue development of the casino. The general construction contract was awarded to CW Driver. The Penn National Gaming 2013 Annual Report states, "The \$360 million proposed facility is located approximately 20 miles east of downtown San Diego and will include a three-story gaming and entertainment facility of approximately 200,000 square feet featuring at least 1,700 slot machines, 50 live table games including poker, multiple restaurants, bars and lounges".

Condon-Johnson's scope of work includes installation of over 86,000 sf of soil nail shoring, installation of 201 ea micropiles, 125 ea vertical nails, 133 ea permanent tiebacks, 28 ea permanent soldier piles, and 6 ea CIDH piles. From its highest point in the southeast corner to the bottom of wall, the shored height will be 100 feet. The site is characterized by decomposed granite and un-weathered granite. We mobilized to the project on March 10th, 2014; currently we are 30% complete and have an expected completion date of December 2014.

Key Personnel: Jerry Shuster (Superintendent), Evan Newman (Project Manager),  
Joshua Almeida (Project Engineer)



# LOS ANGELES OFFICE

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Duarte, CA



CJA was contracted with Union Engineering Company, Inc. for a soil nail wall along the access road to the renewable transmission power line towers in the foothills of the City of Duarte, CA. The wall is 365ft long and ranges in height from 5-20ft. The wall was particularly challenging due to the continuous incline, multiple radii and constant batter. In order to maintain a consistent face-of-wall around the radii CJA used #4 bar instead of piano wire. CJAs subcontractor, Boulderscape, placed the sculpted finish to match the existing geology of the area. Both the Owner (Southern California Edison) and the City of Duarte were extremely pleased with the product.

Key Personnel:      Rafael Arriaga  
(Superintendent),      Aaron Mueller  
(Project Manager)



## Firestone Blvd Bridge Replacement Norwalk, CA



There has been a bridge over the San Gabriel River where Firestone Blvd now runs since the early 1900's. CJA is under contract with Reyes Construction, Inc. (RCI) to install the CIDH piles for the third bridge to span the river at this location in the City of Norwalk. CJA's scope of work includes 92ea. – 24" Diameter x 37' deep piles for two bents in the middle of the concrete lined channel, while the current bridge is in full service. Installing these piles required utilizing specialized low overhead equipment and tooling. The abutments consist of 76ea. – 24" Diameter x 33' deep piles in two phases.

Key equipment to complete the low overhead work included a rental CAT 320lm Lo-Drill with a 14'2" tall drill attachment and a 10k reach lift with truss boom attachment for setting cages.



Key Personnel: Rafael Arriaga (Superintendent), Don Sheresh (General Superintendent), Chris Blanco (Foreman - Laborer), James Toney (Driller), Shawn Gill (Driller), Josh Hilton (Project Manager)