

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



Cowlitz Falls Dam – Randle, WA

2015 / First Half



Welcome to the next edition of the CJA Magazine. Times are busy here at Condon-Johnson. We are closing in on our biggest year yet! Each of our districts is working through a full backlog of projects and company-wide we continue to celebrate new business awards on a weekly basis. So much growth and success is happening at CJA, that I'm thrilled to announce we recently opened a new Portland Office!

While all of this is very exciting, now, more than ever, it is critical for us to focus on training and developing our people. All of us collectively working together to improve both individually and as a team, will ensure that we can deliver on our goals for today and build relationships that will help us prepare for the future.

After all, I truly believe this is a people business. We are so fortunate to have so many loyal, hard-working employees working with Condon-Johnson, and we would not be here if it wasn't for each and every one of you. Everyone here makes this company run.

So. What are we doing to help develop our people?

- We've completed the first official CJA University, and congratulations to all of you who graduated and to those who are close to finishing.
- Based on your feedback, we are adding more hands on learning to the program and will be rolling that out in the coming months.
- We're researching and investing in new technologies to streamline processes and make your lives easier.

We encourage you to seek out alternative courses which you may be interested in and talk to your District Manager about attending. Perhaps the most valuable source of education is talking to the person next to you. We have the best in the industry so take advantage of the experience and expertise.

Being busy is great but we must also remember that it introduces its own set of challenges. We are working long hours with big crews and some with new employees who have never worked with us before. These circumstances while exciting, can increase the chances for more accidents. Remember, the MOST important thing is that we all return home to our families healthy at the end of the day. So please slow down and remember to make the smart decision.

Again, we cannot thank you all enough for your dedication and hard work. Please enjoy the CJA Magazine as we highlight some of the incredible jobs you all built together over the past year!

Katie Condon

Human Resources





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ON THE COVER

Learn more about how CJA is helping to build a fish collector on Page 5.

Oakland Office

350 Bush
San Francisco, CA



350 Bush Street is a 22-story office tower which incorporates the historic landmark, San Francisco Mining Exchange Building (MEB), as its principal entry. Formed in 1862 to centralize trading in mining stocks, the San Francisco Mining Exchange was the second oldest stock exchange in the nation. Trading in mining stocks waned with the decline in mining activity in the 1880s, but in the early 1920s, trading in mining stocks surged again in the general market speculation of the post-World War I era. In response to the surge in trading, the Mining Exchange hired Miller & Pflueger to design the 5,700 square foot 350 Bush Street, which opened in 1923. Subsequently the building was occupied by the San Francisco Curb Exchange (1923-1938), the San Francisco Chamber of Commerce (1938-1967), and Western Title Insurance (1967-1979). The building has been vacant since 1979.

The historic existing building, now will be used as a grand lobby for a modern office building. CJA scope of work includes 50 Underpinning Pits (14,500 FT³), 78 Micropiles (4,810 LF), 37 Soldier Piles (1120 LF) with Kicker/Tiebacks and Steel Structure to support the historic building while the excavation for the new high-rise goes ± 30 ft. below the footprint of existing MEB. Project Started on 01-05-2015 and expected to be finished by October 2015.

Key Personnel: Jim Clarke (Project Manager), Simon Burnworth (Project Manager), Frank Portelli (Superintendent), Sia Motlagh (Project Engineer), Pablo Padilla (Forman)

Hyatt Place Emeryville, CA

Davis Reed is currently constructing a new Hyatt Place in Emeryville, CA adjacent as part of the expansion of the Bay Street urban village. The site is underlain by undocumented fill and stiff clays requiring ground improvement to increase the bearing capacity of the soil matrix. CJA completed the design build of Vibro Replacement Stone Columns to reinforce the soil underlying the spread footings. The stone columns are intended to mitigate settlement



under static conditions and provide bearing capacity improvement for static and seismic conditions.

A total of 319 Vibro Stone Columns were installed to a depth of approximately 23' below existing grade. This ground improvement technique utilizes specialty purpose built vibrators lowered to the calculated depth to densify and reinforce the soils while constructing a stone column to the desired diameter. The installation process consists of pre-drilling the column location with a continuous flight auger drill to process and break the stiff clays prior to the insertion of the dry bottom feed vibratory probe. Vibratory probe was mounted to a large excavator capable of lowering the probe and material tube to the desired depth. Upon reaching the desired depth, the vibrator is retracted in stages as the crushed rock expels at the tip of the vibrator. The probe is then lowered back into the previously released gravel batch, compacting the gravel both vertically and horizontally into the in-situ material.

Key Personnel: Mike Almeida (Project Manager), Mark Nissen (Superintendent), Brian Kenny (Project Engineer)

SEATTLE OFFICE

Cowlitz Falls Dam

Randle, WA

Condon-Johnson is performing as a subcontractor on a new fish collector structure at the Cowlitz Falls Dam in Randle, WA for the City of Tacoma. The structure will improve upon the existing system to better capture downstream migrating steelhead and salmon. After collection, the fish are transported by truck around impassable dams and lakes to rivers eventually flowing to the Pacific Ocean. Project scope includes 30" and 48" diameter drilled shafts socketed into bedrock. 48" shafts were drilled adjacent to the existing dam forebay with a Bauer BG-40 just feet above the reservoir. Approximately half of the 30" shafts will be drilled under the existing dam structure with restricted headroom. A permanent shoring wall is being built with 37 soldier piles and 103 tiebacks to allow for the new fish collector structure to be built. The structure will be anchored by 73 tiebacks drilled into the rock hillside.

Key Personnel: Brendan Harkins (Project Manager), Mark Gundlach (Superintendent), Guy Donaldson (Superintendent), Griffin Lowe (Project Engineer)





University Village Bldg. C Seattle, WA

The University Village was originally constructed in the 1950's and is underlain by a peat layer above a silty/sand layer with a water table 1-ft below existing grade. As part of a seismic upgrade for the village, micropiles were selected to support the reaction frame to the limited access.

Due to the complexity of the project, Condon-Johnson was contracted to install 96 ea. limited access micropiles inside the shopping village. The micropiles were located inside four separate stores at the shopping village and had a very limited staging room consisting of 7 parking spots. Additionally, the entire shopping center had to remain open to the public for the full duration of the project, Condon-Johnson was to not interfere with any of the stores schedules, and all of the work had to be performed between the hours of 10pm to 10am.

Key Personnel: Ty Jahn (Project Manager), Guy Donaldson (Superintendent), Ken Lynch (Superintendent)

Animal Research and Care Facility (ARCF) Seattle, WA

The Animal Research and Care Facility (ARCF) is a challenging project located on the University of Washington campus. The site is bounded by an arterial street to the North, an existing subsurface loading dock on the South, Foege Engineering building on the West side of the property, and Hitchcock Hall on the East wall. Prior to construction, the site was an undeveloped landscape area between the two buildings. Upon completion, the proposed building will remain entirely underground.

CJA is contracted with Skanska to perform the support of excavation and dewatering. The conventionally shored area is approximately 25,000 SF. Three of the four walls consist of underpinning piles. Adding to the complexity of the project is a multitude of dewatering

techniques consisting of deep wells, well-points, and sumps. Construction started in the middle of April and is slated for completion towards the end of September.

Key Personnel: Leo Stapleton (Project Manager), Colby Henke (Superintendent), Andy Erickson (Project Engineer)



SAN DIEGO OFFICE

Telegraph Canyon Road Secant Pile Wall Project San Diego, CA

Condon-Johnson & West Coast General joint ventured on this design-build public works project. The city of Chula Vista was in need of a secant pile wall for the purpose of protecting Telegraph Canyon road from the erosion that has been occurring in a nearby creek. The secant pile wall consisted of 30" diameter piles that spanned a length of 770'. Soils had potential for caving and water was present. CJA utilized a dual-head secant pile drilling technique where both the casing and hollow stem auger are simultaneously drilled into the ground and concrete is pumped through auger during tooling withdrawal.

Key Personnel: Dave Giwosky (Project Manager), Jim Vildibill (Superintendent), Jerry Shuster (Superintendent)



LOS ANGELES OFFICE

Playa Vista Parcel 1 & 2 Los Angeles, CA



CJA was contracted by Hathaway Dinwiddie Construction Co. to install auger cast displacement piles (ACDP) for a 5-story new commercial building in the Playa Vista Development. The project consisted of 2 buildings in 2 parcels across the street from each other connected via a bridge. The contract was in two parts, a test program and a production program.

CJA installed a test program and conducted load test. The load test results achieved were higher than anticipated. The owner was able to reduce the quantity of piles.

The final design consisted of 1,408 ACDP's with an average design depth of 50 feet below grade. This project was slightly different regarding depth. Typically, depths are known prior to drilling piles. On this project each pile was drilled until a minimum torque of 180,000 foot-lbs was sustained for 4 feet vertical feet into a dense sand layer at depth. The center bar had to be specialty cut to depth for each pile based on when the minimum torque was sustained for 4 feet vertical feet per pile. The final average depth was 45 feet below grade.

CJA utilized our SR-95 and SR-75 drill rigs with Schwing WP1000X Concrete Pumps to drill and install the ACDP's. All the piles were set below grade. Drill pad grade was provided at El. +14.75 and El. +15.90 at methane barrier locations. The insitu water table was at approx. El. +3. Soil consisted of low plasticity clay in the upper approx. 20 feet, followed by silt zones and a dense poorly graded sand zone at depth.

Key Personnel: Gabriel Carvajal (Project Manager), Jerry Shuster (Superintendent), Chris Blanco (Superintendent), Cole Coates (Superintendent), Mariano Bautista (Project Engineer)

Aliso Canyon Turbine Replacement North Ridge, CA



CJA as a subcontractor to Kiewit Power has constructed two permanent soil nail walls and has installed the foundation piling for the construction of the Southern California Gas Company's state-of-the-art facility at its Aliso Canyon site. The new technology will help meet the region's demand for natural gas and will result in a significant reduction of air pollutants and greenhouse gases.

As part of our current 2.5 million dollar contract, CJA conducted an instrumented CFA pile load test program to assist Worley Parsons and AMEC in their design of the foundation piling for the new facility. Subsequently, CJA installed 10,000 square feet of two independent permanent soil nail walls to create a flat pad on a hillside to facilitate the construction of the plant. CJA managed the entire scope for the permanent walls including permanent reinforcing, final facing, top of wall swales, permanent post railing and metal beam guardrail along the roadway. In addition, CJA used the SR-95 to construct 7,436 feet of CFA foundation piling for the support of the new facility.

Key Personnel: Hugo Guerrero (Project Manager), Jose Tovar (Superintendent), Ken Lyman (Superintendent), Guillermo Ruiz (Superintendent), Mariano Bautista (Field Engineer)



SAFETY CREW OF THE MONTH - JUNE 2011