



## Company Information

### SDI Mission

We are a team fully committed to always exceeding the expectations of our client as well as those of others affected by our work. We have chosen to establish and develop relationships upon a shared focus on safety, quality, and teamwork in an atmosphere of integrity and trust. This attitude shall also extend to our employees, suppliers, and subcontractors.

SDI continues to grow on the simple business philosophy that good relationships and a job well done perpetuates its own opportunities and reward. ***"Take care of the customer and the business will take care of itself. Tell them what you're going to do...then follow through...then repeat."***

Everybody on the SDI team needs to have a full and true commitment to understanding what pleases each and every customer and then delivering. This is not the least expensive way to run our business in the short run but it is the best way to enjoy a pleasant project atmosphere and be the contractor of choice in the future.

Registered trade name:	SDI
Corporate name:	Site Development Inc.
Address:	7517 Portland Ave E Tacoma, WA 98404
Phone #:	253-538-2981
Fax #:	253-538-0065
<b>Website</b>	<b><u><a href="http://www.sitedevelopmentinc.net">www.sitedevelopmentinc.net</a></u></b>

Expected annual gross receipts:        \$20,000,000

Established under current management approximately 12 years.

Primary business activity is residential development, commercial development, large site preparation, and municipal road construction including mass excavation, fine grading, trucking and underground utilities.

General contractor's license #: SDI\*\*\*\*030N7

Sales tax resale #: 601 802 468  
Tax payer ID#: 91-1809485

**Signatory Unions**

Power Equipment Operators Local 612  
Laborers Local 252  
Carpenters Local 470

**Industry Associations**

AGC member  
***AGC Safety Team member***  
BIAW Return on Industrial Insurance program participant

**Bonding/Insurance**

Hentschell & Associates

Contact: Tom Duren  
Phone: 253-272-1151  
Fax: 253-272-1225

Bonding: \$6,000,000 per project/ \$12,000,000 aggregate  
Provider: First National Insurance Co. (SAFECO)

Best surety rating: A

Insurance: \$1,000,000 occurrence/ \$2,000,000 aggregate  
Carrier: Continental Western Insurance Co.

**Banking Information**

Columbia Bank  
Contact: James Miller  
Phone: 253-305-1934  
Fax: 253-272-2854

**Corporate Officer(s)**

Bret Wagner -President

## ***SDI is 100% Drug Free!***

### **Mission**

Safety is an attitude; ***accidents and injuries are always preventable***. SDI combines well trained construction professionals with a no-tolerance drug free workplace to create the safest working environment this industry can offer. Our proactive approach continues to protect our people, as well as those around us, and has lead to the following accomplishments:

Proactive AGC Safety Team member  
Full time Safety Support Officer and dedicated Safety Support van  
Dynamic Safety Committee comprised of non-supervisory SDI employees  
100% comprehensive drug testing program  
Comprehensive site specific safety plan for each project  
Onsite safety meetings at least once a week  
**2007 AGC Safety Team Award for Top 25 Lowest EMR**  
**2007 L&I experience factor .6000**

## **Projects Record**

Zero construction defect claims in twelve year history of company  
Incentive based profit sharing for Superintendents means it's done right the first time; call backs aren't necessary  
***Never failed to complete a project on schedule***  
Never assessed liquidated damages  
***Never been in litigation or arbitration with a client or subcontractor***

## **Computer Software**

<b><i>HCSS Heavy Bid</i></b>	estimating, budgeting, preparing schedules of values, activity cost coding
<b><i>HCSS Heavy Job</i></b>	<b><i>electronic field reporting, detailed project records, resources used, activity cost tracking</i></b>
<b><i>HCSS Dispatcher</i></b>	equipment and tool tracking, resource scheduling, dispatching, maintenance
<b><i>HCSS VT for Pipe</i></b>	digitized trench and pipe takeoff system, trench fill/ export calculations
<b><i>Paydirt Site Work</i></b>	digitized earthwork takeoff system, cut/ fill reports, site balancing
<b><i>Timberline Accounting</i></b>	AP, AR, billings, payroll, budgets, job costing, work in progress schedules
<b><i>Timberline Management</i></b>	management of submittals, RFIs, issues, change orders,
	and project correspondence
<b><i>Microsoft Project</i></b>	CPM construction schedule, weekly schedule updates, two-week look

ahead schedules

## GPS Machine Controlled Grading System

Within the following equipment list, it is noted that several machines are equipped with a GPS system and onboard computer. This combination is used to control grading operations more precisely than a human operator has ever been able in the past. The GPS-equipped machines make one pass over an area when older means and methods required several. The system enables our crews to perform mass cuts and fills while simultaneously fine grading the same area. By combining these two functions, critical time is cut out of the construction schedule on every project.

The rover pack gives our grade engineer immediate cut/ fill information at every spot on the project. For this reason, SDI operations require far less surveying, a cost savings we pass on to each client. Having immediate access to cut/ fill information at every spot on the project means that all slopes from toe to top are built correctly the first time. It also means that storm detention ponds and other dramatic site contours are built 100% per design the first time.

## Equipment List

### Specialty Equipment

Topcon 3DMC #1	<i>GPS rover pack and machine controlled grading system</i>
Topcon 3DMC #2	<i>GPS rover pack and machine controlled grading system</i>
Topcon Sonic Tracker	<i>Laser based machine controlled grading system</i>

### Excavators

Hitachi EX50U	11,000#	reduced tail swing	3 buckets
Deere 50D	11,000#	reduced tail swing	2 buckets
Cat 305CR	11,000#	reduced tail swing	2 buckets
Deere 120C	26,000#		2 buckets/compactor
Deere 135CLC	30,000#	reduced tail swing	2 buckets
Deere 200LC	44,000#		3 buckets/compactor
Komatsu PC228USLC	52,000#	reduced tail swing	3 buckets
Hitachi ZX330LC	75,000#	with bedding conveyor	3 buckets
Komatsu PC400	96,000#		2 buckets
Hitachi ZX450X	99,000#	with bedding conveyor	2 buckets

### Dozers

Deere 650G brush rake  
Deere 650H LGP low ground pressure; **with GPS machine controlled grading system**  
Deere 750C rippers; **with GPS machine controlled grading system**  
Deere 850C rippers; **with GPS machine controlled grading system**  
Caterpillar D8K rippers  
Caterpillar D9H ripper

### Motor Graders

Deere 670A scarifiers  
Deere 770BH rippers  
Caterpillar 140H rippers; **with GPS machine controlled grading system**

### Backhoes

Caterpillar 416C 4x4 #1 bucket/compactor/forks  
Caterpillar 416C 4x4 #2 bucket/compactor/forks  
Deere 310SG 4x4 #1 bucket/compactor/forks  
Deere 310SG 4x4 #2 bucket/compactor/forks

### Loaders

Deere 210LE  
Deere 544H 3.25 cy bucket/forks  
Deere 544J 3.25 cy bucket/forks  
Deere 644J 4.25 cy bucket/forks  
Deere 744H 5.25 cy bucket/forks

### Scrapers

**Caterpillar 623B self loading scraper**  
**Caterpillar 621B #1 push scraper**  
**Caterpillar 621B #2 push scraper**  
**Caterpillar 621B #3 push scraper**  
**Caterpillar 621B #4 push scraper**  
**Caterpillar 631D #1 push scraper**  
**Caterpillar 631D #2 push scraper**  
**Caterpillar 631D #3 push scraper**  
**Caterpillar 631D #4 push scraper**  
**Caterpillar 631D #5 push scraper**  
**Caterpillar 631D #6 push scraper**

### Compactors

BTI TC91S #1 backhoe compactor  
BTI TC91S #2 backhoe compactor  
BTI TC91S #3 backhoe compactor  
BTI TC91S #4 backhoe compactor

BTI TC151S	excavator compactor for 120
BTI TC301S	excavator compactor for 200
Wacker RD880	36" roller
Dynapac CA262 #1	84" roller
Dynapac CA262 #2	84" roller
Bomag 213D	84" roller
Bros SPV735	84" roller

### **Large Trucks and Trailers**

Kenworth #1	4 axle dump truck with 4 axle dump trailer
Kenworth #2	4 axle dump truck with 4 axle dump trailer and 25 ton tilt deck equipment trailer
International	4 axle loby tractor with 4 axle side dump trailer and 40 cy trash trailer and 50 ton loby equipment trailer
GMC Topkick	4000 gallon water truck
Mack	2000 gallon water truck
Ford L7000	2000 gallon water truck
Ford L9000	lube/service truck with welder
Ford F550	mechanic truck with welder & overhead crane
International	mechanic truck with welder & overhead crane

### **Small Trucks**

Chevrolet S-10	4x2 pickup
Ford F150 #01	4x4 pickup
Ford F150 #02	4x4 pickup
Ford F150 #03	4x4 pickup
Ford F150 #04	4x4 pickup
Ford F150 #05	4x4 pickup
Ford F150 #06	4x4 pickup
Ford F150 #07	4x2 pickup
Ford F150 #08	4x2 pickup
Ford F150 #09	4x4 pickup
Ford F150 #10	4x4 pickup
Ford E250	Safety Support van
Ford F350	one ton flatbed

### **Light Duty Equipment**

John Deere Gator #1	off road utility vehicle, <b><i>with GPS rover survey system</i></b>
John Deere Gator #2	off road utility vehicle, <b><i>with GPS rover survey system</i></b>
John Deere Gator #3	off road utility vehicle
John Deere Gator #4	off road utility vehicle
Laymor 6-HB/8-B	street sweeper

Superior DT80J	street sweeper
Caterpillar V60D	5 ton fork lift
Hyster H280XL	12 ton fork lift

## Trade References

### **Gravel Suppliers**

Holroyd Co.	253-474-0725
Miles Sand & Gravel	253-833-3705
Randles Sand & Gravel	253-536-6800
Glacier Northwest	206-764-3024

### **Pipe Suppliers**

HD Supply Waterworks	253-840-8558
HD Fowler	800-487-6533

### **Concrete Structures**

Hanson Pipe and Products	253-475-8888
Shope Concrete Products	253-848-1551
Utility Vault Company	253-839-3500

### **Equipment Sales/ Rentals**

PAPE Machinery	253-922-8718
NC Machinery	800-562-4735
United Rentals	253-845-9441

### **Subcontractors**

Amaya Electric	253-582-8566
Apply-A-Line	253-735-3232
Betschart Electric	360-943-4545
Buckley Nursery	253-863-9563
Caliber Concrete Construction Inc.	253-927-0707
FenceCo	253-752-5544
Gilliardi Clearing and Construction	253-319-3300
Harlow Construction Co.	360-255-1252
Lakeridge Paving Co.	253-535-6305
Lakeside Industries	360-491-5460
Looker & Associates	253-535-1772
Olympic Fence Company	253-833-9367
Stripe-Rite	253-863-2987
Terra Dynamics	253-880-3100
Totem Electric	253-383-5022
Woodworth & Co.	253-383-3585
Wilson Concrete Construction, Inc.	253-863-8888

## Completed Projects

### SITE PREPARATION

**Project Name** Tacoma Landfill White Goods Facility  
**Contract Amount** \$1,970,000  
**Scope** Removal of preload, structural excavation, water system, sanitary sewer, storm drainage, methane gas system modifications and relocate, landfill cap repairs, grading, and crushed gravel base  
**Start/ Finish** July 2006/ December 2006  
**General Contractor** Merit Construction

**Project Name** Puyallup Junior High School #7  
**Contract Amount** \$1,360,000  
**Scope** Clear, grub, topsoil strip, cut/fill 60,000 cubic yards, structural excavation, water system, fire line, sanitary sewer, grease interceptor, storm drainage, grading, and crushed gravel base  
**Start/ Finish** December 2006/ September 2007 (estimated)  
**General Contractor** Commercial Structures Inc.

**Project Name** Old Cannery Site Improvements  
**Contract Amount** \$1,040,000  
**Scope** Rehabilitation of existing parking and driving areas including demolition, excavation, grading, water system, sanitary sewer, storm drainage, retaining walls, curbs, signage, and paving  
**Start/ Finish** August 2005/ January 2006  
**Project Owner** SKG LLC

**Project Name** Puyallup Elementary School #23  
**Contract Amount** \$800,000  
**Scope** Clear, grub, topsoil strip, cut/fill 40,000 cubic yards, structural excavation, water system, fire line, sanitary sewer, grease interceptor, storm drainage, grading, and crushed gravel base  
**Start/ Finish** April 2006/ September 2006  
**General Contractor** Commercial Structures Inc.



**Project Name** Summit Corporate Park  
**Contract Amount** \$840,000  
**Scope** Clear, grub, topsoil strip, cut/fill 50,000 cubic yards, structural excavation, water system, fire line, sanitary sewer, grease interceptor, storm drainage, grading, and crushed gravel base  
**Start/ Finish** September 2006/ March 2007 (estimated)  
**General Contractor** Pannatoni Construction

**Project Name** Tacoma Landfill White Goods Facility Preload  
**Contract Amount** \$450,000  
**Scope** Construct building pad preload, TESC, relocate 60,000 cubic yards onsite fill, road and pad grading, storm drainage, and crushed gravel surfacing  
**Start/ Finish** August 2005/ December 2005  
**Project Owner** City of Tacoma

### **PUBLIC ROAD CONSTRUCTION**

**Project Name** 2004 Safety Area Improvements at Olympia Airport  
**Contract Amount** \$2,200,000  
**Scope** New construction of two roads and runway safety area Including TESC, clearing, excavation, grading, storm drainage, curbs, sidewalks, signage, and paving  
**Start/ Finish** April 2004/ September 2004  
**Project Owner** Port of Olympia

**Project Name** Valley Avenue East & West Valley Highway East Improvements Project  
**Contract Amount** \$1,800,000  
**Scope** Rehabilitation of existing roadway including demolition, excavation, grading, water system, sanitary sewer, storm drainage, traffic signals, curbs, sidewalks, signage, and paving  
**Start/ Finish** May 2005/ January 2006  
**Project Owner** City of Sumner represented by Parametrix Engineering

**Project Name** Tacoma Various Street Improvements LID Project  
**Contract Amount** \$900,000  
**Scope** Rehabilitation of existing roadway including clearing, demolition, excavation, grading, storm drainage, sanitary sewer, water system improvements, curbs, sidewalks, signage, and paving  
**Start/ Finish** May 2006/ July 2006  
**Project Owner** City of Tacoma

**Project Name** Pioneer Way Arterial Improvement Project  
**Contract Amount** \$550,000  
**Scope** Rehabilitation of existing roadway including clearing, demolition, excavation, grading, storm drainage, retaining wall, traffic signal, curbs, sidewalks, guardrail, signage, and paving  
**Start/ Finish** May 2004/ September 2004  
**Project Owner** City of Tacoma

#### **UNDERGROUND UTILITIES**

**Project Name** Firgrove Regional Pond  
**Contract Amount** \$3,000,000  
**Scope** Construction of 22 acre-foot detention pond, excavation and removal of 140,000 cubic yards, 7,000 feet 24"-42" storm drain, traffic control, road restoration and improvements  
**Start/ Finish** September 2006/ January 2007  
**Project Owner** Pierce County Department of Public Works

**Project Name** Water Main Replacement Project 2003-4  
**Contract Amount** \$1,500,000  
**Scope** Approximately 12,000 LF water main replacement including demolition, traffic control, temporary and permanent asphalt patching  
**Start/ Finish** September 2005/ January 2006  
**Project Owner** Tacoma Water

**Project Name** Alaska Street Arterial Improvement Project  
**Contract Amount** \$750,000  
**Scope** Approximately 9,000 LF water main replacement including demolition, traffic control, temporary and permanent asphalt patching  
**Start/ Finish** July 2003/ May 2004  
**General Contractor** Tucci & Sons

**Project Name** Leschi Rd SW/Weller Rd SW Storm Drain  
**Contract Amount** \$280,000  
**Scope** Storm system removal and replacement including demolition, bypass pumping, traffic control, temporary and permanent asphalt patching  
**Start/ Finish** December 2004/ February 2005  
**Project Owner** City of Lakewood

**Project Name** San Francisco Avenue Street Improvements  
**Contract Amount** \$240,000  
**Scope** Storm system removal and replacement including conveyance and infiltration systems, curbs, sidewalks, and permanent asphalt paving  
**Start/ Finish** October 2003/ February 2004  
**Project Owner** City of Lakewood

### **SPECIAL PROJECTS**

**Project Name** Foothill Trails –McMillin to Meeker  
**Contract Amount** \$2,030,000  
**Scope** Over five miles of pedestrian trail construction including clearing, excavation, grading, artificial wetland construction, box culverts, storm drainage, restroom building, and paving  
**Start/ Finish** June 2004/ December 2005  
**Project Owner** Pierce County Department of Public Works

**Project Name** Tacoma Landfill Access Improvement Project  
**Contract Amount** \$2,000,000  
**Scope** Excavation, water system, sanitary sewer, storm drainage, methane gas system modifications and relocate, landfill cap repairs, installation of truck scale, crushed gravel base, asphalt paving  
**Start/ Finish** October 2006/ March 2007 (estimated)  
**Project Owner** City of Tacoma

**Project Name** Lakota Creek Restoration Project  
**Contract Amount** \$800,000  
**Scope** Streambed rehabilitation including clearing, temporary stream bypass, excavation, stream bank fill, streambed amendments, plantings, curbs, fencing, and paving  
**Start/ Finish** May 2004/ October 2004  
**Project Owner** City of Federal Way

**Project Name** Tacoma Landfill Employee Pervious Parking Lot Expansion  
**Contract Amount** \$675,000  
**Scope** Construction of parking lot including TESC, excavation, grading, storm drainage, subsurface drainage collectors, monitoring wells, curbs, and paving  
**Start/ Finish** November 2005/ March 2006  
**Project Owner** City of Tacoma

**Project Name** Gravelly Lake Stormfilter Project  
**Contract Amount** \$240,000  
**Scope** Installation of storm conveyance system and precast storm filter requiring sheet pile system, road and landscape restoration including curb, sidewalks, and asphalt paving  
**Start/ Finish** April 2004/ June 2004  
**Project Owner** City of Lakewood

**Project Name** Camp Murray Box Culvert  
**Contract Amount** \$100,000  
**Scope** Construct new box culvert including removal of existing culvert, clearing, excavation, construction of artificial streambed, fencing, and crushed gravel roadway  
**Start/ Finish** September 2001/ November 2001  
**General Contractor** Wagner Development Inc.

## **RESIDENTIAL SUBDIVISION**

<b>Project Name</b>	<b>Madison Heights</b>
<b>Contract Amount</b>	<b>\$520,000</b>
<b>Scope</b>	Topsoil strip, excavation, storm pond construction, retaining walls, water system, sanitary sewer, storm drainage, infiltration galleries, joint utility trench, curbs, sidewalks, asphalt paving
<b>Start/ Finish</b>	November 2005/ September 2006
<b>Project Owner</b>	Northwest Family Homes
<b>Project Name</b>	<b>Sunset Gardens</b>
<b>Contract Amount</b>	<b>\$460,000</b>
<b>Scope</b>	Clear, grub, topsoil strip, excavation, storm pond construction, retaining walls, water system, sanitary sewer, storm drainage, joint utility trench, fencing, curbs, sidewalks, asphalt paving
<b>Start/ Finish</b>	December 2005/ December 2006
<b>Project Owner</b>	Jawir Kaur Deol

## **Client List**

City of Sumner <b>*repeat client</b>	<b>Valley Avenue East &amp; West Valley Highway East Improvements Project</b> <b>CIP 05-15 Old Cannery Pump Station</b>
City of Tacoma <b>*repeat client</b>	<b>Tacoma Landfill Employee Pervious Parking Expansion</b> <b>Tacoma Landfill Access Improvement Project</b> <b>Tacoma Landfill White Goods Facility Preload</b> <b>Pioneer Way Arterial Improvement Project</b> <b>Proctor Street Drainage and Road Improvements</b> <b>Tacoma Various Street Improvements LID Project</b>
Tacoma Water <b>*repeat client</b>	<b>Water Main 2003-4 Replacement at University Place</b> <b>16" Water Main Extension at 176<sup>th</sup> Street E. &amp; 38<sup>th</sup> Avenue E.</b> <b>Water Main 2001-35 Extension at 69<sup>th</sup> Avenue E.</b>
City of Lakewood <b>*repeat client</b>	<b>Leschi Rd SW/Weller Rd SW Storm Drain</b> <b>Gravelly Lake Drive Stormfilter</b> <b>San Francisco Avenue Street Improvements</b>
Wagner Development Inc. <b>*repeat client</b>	<b>Camp Murray Box Culvert</b> <b>McNeil Island Phase IA Sewer and Water Improvements</b> <b>Pierce County Sheriff's Detachment -Purdy</b> <b>FY05 Sanitary Sewer System (over 25' deep)</b>
John Korsmo Construction	<b>Intertribal Professional Center</b>

**\*repeat client**

**Clover Park Child Care Facility  
Tacoma Fire Station #8**

Commercial Structures Inc.  
**\*repeat client**

**Sector 3 Tacoma Police Substation  
Puyallup Elementary School #23  
Puyallup Junior High School #7**

Rushforth Construction  
**\*repeat client**

**University of Puget Sound Fitness Center  
Tacoma Hilltop Family Housing  
WA Association of Police Chiefs Professional Building  
Bridgeport Assisted Living Facility**

Pierce County Public Works  
**\*repeat client**

**Foothill Trails –Meeker to McMillin  
112<sup>th</sup> Street Improvements  
Firgrove Regional Pond**

Pannatoni Construction  
**\*repeat client**

**Summit Corporate Park  
Industrial Place at Dupont  
Sumner North Industrial Park**

Merit Construction  
Pease & Sons  
Northwest Family Homes  
Jawir Kaur Deol  
Port of Olympia  
SKG LLC  
City of Federal Way  
Tucci & Sons  
King County Housing Authority  
Bailey Berg Construction  
Kassel Construction  
Babbit Neuman

**Tacoma Landfill White Goods Facility  
Tacoma Landfill Truck Wash Facility  
Madison Heights Residential Sub development  
Sunset Gardens Residential Sub development  
2004 Safety Area Improvements at Olympia Airport  
Old Cannery Site Improvements  
Lakota Creek Restoration Project  
Alaska Street Arterial Improvement Project  
Valli-Kee Homes Storm and Water Renovation  
McNiel Island Secure Transitional Facility  
Rhodes Lake Road Shop  
Reeves Middle School Renovation**