



DESIGN ☀ BUILD  
GENERAL CONTRACTORS

SPECIALIZING IN THE  
CONSTRUCTION OF

- COLD STORAGE ●
- FOOD DISTRIBUTION CENTERS ●
- FOOD PROCESSING FACILITIES ●
- HIGH-TECH WAREHOUSING ●
- PHARMACEUTICAL ENCLOSURES ●

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**Introducing  
Controlled  
Environments  
Construction, Inc.**

Although Controlled Environments Construction, Inc. (C.E.C.) is not a giant company; there exists a special enthusiasm that has earned our clients' friendship and respect. We bring superior performance to every project because our "Team Effort" puts the customer in touch with people who have the expertise tailored to meet their needs and requirements.

Controlled Environments Construction, Inc. is distinguished by a standard of excellence for which we are indebted to Controlled Environments people because... they are Controlled Environments Construction, Inc.

By incorporating sound engineering practices and a high degree of imagination into each project, Controlled Environments Construction has attained an enviable position and reputation as a quality designer/contractor of food distribution centers, environmentally controlled enclosures and refrigerated warehouses.

**Controlled  
Environments  
Construction's Spirit  
in three words...**

**PRACTICAL...  
PROFESSIONAL...  
PROVEN...**

As a leader in general construction as well as environments construction's success is attributed to the C.E.C. spirit: the skills, the capabilities, the experience, the financial resources, the facilities, and the proven performance record... this is what you can expect from professionals.

**Consistent  
Performance**

Our consistent performance has continually depended on excellent relations with our clients, fostered by the C.E.C. way of doing business.

Our "Team Effort" means developing a working relationship with people, often on a person-to-person basis. Our concern means knowing and understanding desires. Our involvement means being completely aware of all aspects of the project, which enables us to be responsive to our client's needs and to provide the required services.

Our attitude is professional. Our thinking is practical.  
Our performance is proven.

From initial concept through final completion, C.E.C. delivers a team of experts totally dedicated to constructing a project efficiently, effectively, and economically.

Our performance is the test of our methods, the unique C.E.C. way of doing business. That performance has given us a list of completed projects and references that make us proud.

**Total Responsibility!**

From concept through completion, C.E.C. pledges total responsibility in completing a project efficiently, effectively and economically.

First, control of every phase in a project means continuous control of the entire project. Quality control means less probability of costly fluctuations for clients.

Second, total responsibility allows smooth transition from phase to phase, eliminating wasted time for changeover.

Third, total responsibility allows planning flexibility. For example, phases may be overlapped to optimize productivity and efficiency.

Fourth, total responsibility can substantially reduce the confusion (and result in errors) inherent in a complex project.

Fifth, total responsibility means, accountability and reliability for all phases of the project.

**What we do best....**

C.E.C.'s primary emphasis is in the food industry, distribution centers, biomedical, and environmental facilities. Whatever the job, we offer our clients the security and fiscal responsibility of one of the country's foremost engineering and construction organizations.

**How does one measure consistency?**

At C.E.C we want to retain the attitude that initially got your attention. We are determined to stick with the values that have brought us such success over the years.

So whether it's minute-to-minute, day-by-day, or year to year, be confident that the company you're dealing with represents the same standards we always have, and always will have.

The C.E.C. method depends on a well-coordinated interdisciplinary team that continually reorganizes itself to meet the changing tasks at hand. It doesn't mean talking to a different person every day. Senior management takes an active part in every phase of each project, and the entire team is structured to constantly respond to any requirements and suggestions.

**Dependable Schedules**

C.E.C.'s up-to-date knowledge of the environmental industry and scheduling techniques will result in the client's facilities being available to meet production commitments.

**Controlled Projects**

Project planning, implemented and monitored by C.E.C. provides practical project control.

**CAD Utilization**

C.E.C. takes full advantage of computers in design, engineering, and shop drawing preparation. Drawing production on CAD realizes 25% man-hour savings.

**A World of Experience**

Contractors sometimes fall short of describing the scope of their services. Whatever the budget, we can assist in many ways:

Scientific and Technical Sales – The C.E.C. team of experts has worldwide experience in environmentally controlled facilities.

Engineering – We can help with feasibility studies through detailed plans.

Procurement – Purchasing, expediting, inspection and traffic have become some of our strongest capabilities.

Construction – We carry through on project designs, domestically and internationally, so there is no interruption of process.

Project Management – Substantial experience integrating all disciplines, functions and systems of complex environmental projects.

**Who's Responsible?**

We are, from initial contact to concept, through manufacturing to completion; C.E.C. accepts total responsibility for completing its portion of a project efficiently, effectively and economically.

**A Practical Nature**

At C.E.C. we're not afraid to dream, but we pride ourselves on being flexible and adaptable. It means helping set criteria for an environmental project. It means fulfilling requirements and specifications, then turning the information into final engineering, manufacturing, and construction. Perhaps, most simply, practicality means listening. In our experience, there's no substitute for personal, individual consultation. No matter how complex the problems we handle, we'll never presume to know your business better than you do.

Practicality means working with our clients, not just for our clients. It means listening to what is said, and asking questions to make sure that we've got it right.

By integrating sound engineering practices with innovative construction techniques, C.E.C. has attained a unique reputation as a leading quality specialist in environmentally controlled enclosures and buildings.

Faced with sites that are themselves a challenge, the C.E.C. team members have had to come out from behind their desks and get their hands dirty without ever compromising standards that make each job unique.

**A Proven Record**

At C.E.C. our team effort provides the expertise and enthusiasm of seasoned professional who welcome the opportunity for innovative environmental solutions. Our satisfaction comes in response to your unique needs.

**Where Do We Go From Here?**

The future presents new challenges and opportunities for C.E.C. New markets are continually emerging in several essential industries that demand special requirements for controlled environment facilities and cold storage facilities.

Environmental facility use is an ever-changing marketplace. Our modular panel has found great acceptance in the frozen food industry for high volume freezing along with long and short-term storage.

The technology and requirements of our customers may be undergoing constant change, but C.E.C.'s basic philosophy will remain the same.

We strive to give customers the facility that's best suited for them, at a reasonable cost, in the simplest possible manner.

That's a future anyone would be proud to claim.

**The Friendliest Assets  
You'll Ever Meet.**

The greatest asset a company like C.E.C. has is the people who work for it... and we're rich in resources. The expertise we've gained has been put to profitable use for our clients. It can also be applied to your special requirements.

**The C.E.C. Pledge...**

Whatever the "degree" of complexity involved in the job, Controlled Environments Construction, Inc. claims...Whatever it is, Wherever it is... if we say we can do it, we **WILL** do it.

# CONTROLLED ENVIRONMENTS CONSTRUCTION, INC.

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## CORPORATE PROFILE

Company Name: Controlled Environments Construction, Inc.  
Company address: 1542 Edinger Ave., Suite E  
Tustin, CA 92780  
Telephone: (714) 566-9090  
Fax Number: (714) 566-9091

California Corporate  
Registration Number: 39157938, Incorporated July 1992

Contractor's License No: State of CA – General Contractors License #721848  
State of AZ – General Contractors License #ROC19633  
State of ND – General Contractors License #21686  
State of OR – General Contractors License #93472  
State of WA – General Contractors License #CONTRECO88RD  
State of UT – General Contractors License #98-360117-5501

Corporate Financial: **Wells Fargo Bank**  
Premier Banking Division  
5 Corporate Plaza  
Newport Beach, CA 92660  
Contact: Matt Regan (949) 721-8631

Corporate Auditor: **Jerry Caine, CPA**  
17492 Sherbrook Dr.  
Tustin, CA 92780 (714) 731-1161

Corporate Legal: **Millar, Hodges, and Bemis**  
1301 Dove St., Suite 900  
Newport Beach, CA 92660  
Contact: Dick Millar (714) 851-8070

Liability Insurance: **ISU Insurance Services**  
1200 W. Hillcrest Dr., Suite 202  
Newbury Park, CA 91320  
Contact: Ken Pacheco (805) 498-8989

Professional References: **Inland Cold Storage**  
2324 Fleetwood Drive  
Riverside, CA 92509  
Contact: Bill Hendricksen (951) 369-0230

**Delphy Gerdes Engineering**

3655 S. Soto St.  
Vernon, CA 90058

Contact: Reid Delphy (323) 581-2625

**Baker Commodities, Inc.**

4020 Bandini Blvd.  
Los Angeles, CA 90023

Contact: Mitch Ebright (323) 268-2801

**Randall Foods**

2905 E. 50<sup>th</sup> St.  
Vernon, CA 90058

Contact: Diane Olmedo (323) 587-2383

**CKE**

1200 N. Harbor Blvd.  
Anaheim, CA 92803

Contact: Bob Sigh (714) 490-3603

Trade References:

**Morrison Concrete**

14114 Rosecrans  
Santa Fe Springs, CA 90670

Contact: Brad Morrison (562) 802-1450

**Mechanic Refrigeration Company, Inc.**

14770 Firestone Blvd., Suite 214  
La Mirada, CA 90638

Contact: Roy Ganzer (714) 522-7986

**American Steel, Inc.**

4100 Neibauer Rd.  
Billings, MT 59106

Contact: Paul Neutgens (406) 655-0858

# Engineering Performance Guidelines

## Resources ☀ Capabilities ☀ Services

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### **Introduction**

These criteria are established for the purpose of defining the nature and extent of the services provided by Controlled Environments Construction, Inc. (C.E.C.). They indicate the basic project requirements and are provided to assist Controlled Environments Construction, Inc. in producing the required product and the customer in evaluating the final product.

The criterion is furnished as a guide and, as such, is subject to change as may be agreed upon mutually.

### **Engineering**

All engineering will be provided by qualified professional architects and engineers from the various disciplines required. All facets and materials of construction of the project will be researched, investigated, and analyzed during the Pre-Design Program phase of the project. The data and planning established during this phase will be utilized as criteria during the actual design and engineering.

Drawings and calculations will be signed and stamped by an architect or structural engineer and licensed in the state where the project is located.

### **Drawing Requirements**

Controlled Environments Construction, Inc. takes full advantage of computers in design and drafting. Over 70% of the drawing production is on CAD, with 25% man-hour savings. CAD systems may be used to study equipment arrangement, provide piping isometrics, and develop bills of materials, as well as shop drawings and other functions. This is a new tool being developed to save clients money and time. Total project design begins with the plant layout and proceeds through each engineering discipline using same base layout. In addition, creating cells, which are usable between projects, can develop certain repetitive, non-dimensional drawings.

Drawings shall be made on standard vellum to be furnished by C.E.C. or on customer vellum, if requested.

Drawings shall be made to scale. Dimensions not to scale shall be so noted. All items shall be properly identified, sized and dimensioned on the drawings.

Whenever, feasible, the work required by each trade category shall be shown on separate drawings, details included.

Separate schematics containing a description of operating sequences shall be provided.

The working drawings shall show clear and permanent identification of all devices, especially where essential for safety and helpful for proper operation or use of the equipment.

### **Design Reviews**

The customer will review and monitor design progress throughout all stages of the project, augmented with specific reviews. C.E.C. will furnish the required copies of the following drawings, etc., for review and comments:

- A Preliminary conceptual design drawings.
- B Interim drawings (50% completion)
- C Final design drawings (100% completion)

Once reviewed and marked, the copies of the above mentioned drawings will be returned to C.E.C. Upon receiving these marked copies, C.E.C. will incorporate the necessary changes and proceed with the working drawings and specifications.

### **Engineering Scope of Work**

C.E.C. will provide personnel, material, equipment, facilities, travel and all other services required to accomplish the design and preparation of drawings for the cold storage complex.

Where these criteria do not specifically identify those items required for operation of the facility. C.E.C. will make recommendations for inclusion.

C.E.C.'s services shall consist of the following:

- A The performance of the studies and investigations necessary to design the facility presented in these criteria.
- B The performance of all necessary operations to accomplish final design as follows:
  - 1. Preparation of design calculations.
  - 2. Preparation of detailed construction drawings.
  - 3. Preparation of the construction schedule.
  - 4. Incorporation of all changes/modifications as required by Plan Check have jurisdiction.
  - 5. All structural and architectural engineering will be signed by an architect or engineer licensed in the state of the project location.

## **Submittals**

Submit shop drawings in accordance with the General Provisions.

Shop drawings shall include:

- A All purchased components.
- B Manufactures drawings.
- C Installation drawings, including sequence.
- D Fabrication details of utility and sprinkler drops or penetrations.
- E Location and size of all doors, windows and openings.
- F Construction of doors, and other special details.

C.E.C. will be responsible for the completeness, dimensional accuracy and correctness of the drawings. All finished drawings submitted for acceptance will be properly checked by C.E.C.

## **Design Calculations**

C.E.C. will guarantee the following items, and will show supporting evidence such as test data, engineering calculations and catalog performance data:

- A Structural integrity of the modular panel system for the location and seismic zone of the project.
- B Insulating value of the modular panel enclosure including heat gain and/or loss.
- C Capacities of air-moving and circulation equipment under “As-Built” conditions including the air resistances imposed by the various elements in the air circuit.
- D Capacity of the refrigeration equipment including remote condensers to meet heat loads specified (and actually existing) in the installation and in obtaining and maintaining the design temperature an humidity levels under the imposed operations conditions.
- E Capacity of the cooling and heating “coils”, humidifiers, return, and supply registers, and air filters to perform as described and/or required.
- F Adequacy of the control system and electrical components to achieve the degree of control and reliability of operation specified.
- G Adequacy of the lighting system to provide illumination intensities stipulated.
- H Certification that all equipment, accessories, devices, and materials are in strict compliance with the specification requirements.
- I Tight seal of all connections and joints in the refrigeration and chilled water circuits.
- J Tight seal of all air duct joints, filter cell seals, and air duct entries and exits from the enclosure.

### **Engineering Field Support**

The performance of the following specific functions in support of the construction operations:

- A Shop drawings  
Check all subcontractor shop drawings with regard to conformance to design and performance requirements of the items and/or equipment specified; forward for approval. Shop drawings will be stamped “Approved for Construction”
  
- B Record As-Built Drawings:  
C.E.C. will keep record of all modifications, changes, substitutions and additions, as well as the detail of the final size, position and arrangement of all elements of the installation at the conclusion of the construction phase and after all testing, balancing, and setting is complete.
  
- C Operating and Maintenance Instructions  
C.E.C. will provide three (3) complete set of operating and maintenance instructions with diagrams, schedules, and means for identifying the various key items in the project.
  
- D Training of Customer Personnel – Operation:  
C.E.C. will furnish the services of an engineer familiar with the project, for a reasonable period of time to instruct customer personnel on the proper operation of the environmental enclosure and accessories, work guidelines discipline and the importance of maintaining these procedures.
  
- E Technical Support:  
C.E.C. will maintain a qualified technical staff for detail interface and design of all environmental systems and shop drawings production.

### **Utility and Obstruction Notations**

Location of existing utilities and other items that are concealed or otherwise unavailable for location will be based upon the information of existing buildings submitted with the Request of Quotation by the owner.

Should concealed or hidden items (e.g. underground gas lines, contaminated soils, etc.) become a cost consideration during the duration of this contract, the Owner and C.E.C. will negotiate the method and cost of action to be taken.

### **Codes and Standards**

The work specified herein shall be in accordance with the following codes and standards:

- A Uniform building, Mechanical, Plumbing, Fire Codes (ICBO)

B National Fire Codes (NFPA)  
C National Plumbing Codes, ANSI A 40.8  
D Safety Code for Building Construction, ANSI A 10.2  
E California Administrative Code, Title 8, General Industrial Safety Orders  
F Federal, California and local air and water pollution control standards.  
G ACMA Fan test Code.  
H Code for safety to Life from Fire in Buildings and Structures NFPA 101-1976.  
I Factory Mutual Approved equipment Listing.  
J Underwriters Laboratories, Lists of Inspected Appliances, Equipment and Materials.  
K State Fire Marshall.  
L Occupational safety and Health Administration (O.S.H.A.)  
M State Safety Orders  
N State Administrative Codes  
O American Society for Testing Materials (A.S.T.M.)  
P United States Department of health, Education, Welfare-Public Health Services (H.E.W.P.H.S)  
Q American Society of Mechanical Engineers (A.S.M.E.)  
R American Society of Heating and Air Conditioning Engineers (A.S.H.R.A.E.)  
S Food and Drug Administration (F.D.A.)  
T United States Department of Agriculture (U.S.D.A.)  
U National Sanitation Foundation (N.S.F.)

# On-Site Installation and Construction Work Guidelines Resources ☀ Capabilities ☀ Services

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## **Introduction**

To guarantee that the controlled environment system by Controlled Environments Construction, Inc. (C.E.C.) is installed properly and put into operation in exact accordance with the project requirements, a field force of the highest quality is provided.

## **Project Management Experience**

Controlled Environments Construction, Inc. (C.E.C.) has years of major project execution and management experience. We will not attempt to “cut corners” or underestimate the importance of our field organization on our proposal. All project management personnel are C.E.C employees, well trained and oriented to our management and computer-controlled administrative and project systems. Additionally, our depth of advanced technology construction supervision is extensive.

## **Project Organization**

A full time Project Organization having adequate coverage for all project elements is also critical to the success of the project. Key elements in C.E.C. organizational structures are:

1. Project Management
2. Safety
3. Quality Assurance
4. Engineering and Technical Support
5. Administration
6. Material Coordination and Expediting
7. Production Supervision
8. Qualified General Foreman
9. Qualified Crew Leaders

## **Installation Supervision**

A senior manager and specialists in various phases will supervise the complete project required to put the project into operation in exact accordance with the specifications.

## **Work Force**

The minimum or maximum work force will depend on the schedule submitted for approval.

## **Supervision**

C.E.C. will supervise the work of its subcontractors and/or trades so that the work as a whole will be completed efficiently and expeditiously. This coordination includes, but is not limited to items such as:

- A Supervise the installation and/or erection of each trade and craft involved in the work in a way that avoids delays due to overlapping the time of starting the work of the various trades or to lack of erection or installation of continuous work on which any other trade is dependent.
- B Supervise the taking of all measurements in the field necessary to ensure timely fabrication, delivery and proper fitting of the entire work.

## **Workmanship**

Where not more specifically described, workmanship will conform to all the methods and operations of best standards accepted practices of fabrication and construction regularly furnished or required for completion.

Mechanics skilled in their lines will execute all work; no apprentices will be permitted to do the work of journeyman or master mechanics. When completed, all parts will have been durable and substantially built and will present neat workmanlike appearance.

## **Site Visit**

C.E.C. will fully acquaint itself with all conditions, nature, and location of the work, and examine the general and local conditions of the site work that can affect the work or cost thereof.

## **Site Maintenance and Clean-up**

During the construction period, the various materials, parts and tools used in the construction will be kept in an orderly manner, neatly stacked and/or piled. Periodically, at least daily, the site and building will be cleaned of all scrap, surplus materials, rubbish, and debris resulting from the construction.

Upon completion of the work of any trade, all surplus materials and scrap resulting from it will be removed from the jobsite.

## **Quality Assurance**

Our Quality Assurance Program ensures contractor compliance with the client's specifications, federal standards, local codes, regulations, and ordinances pertaining to such facility. We also maintain close communications with you and your designated specialists to make sure that each step, from initial design through final certification, is completed to your satisfaction. All phases are covered by a Quality Assurance Program to

assure and verify quality of all construction performed by C.E.C. This program is applicable to all work performed by C.E.C. personnel and all subcontractors involved in the construction process.

### **Protocols**

C.E.C. installation and erection crews are trained to comply with the protocols of controlled environments projects.

### **Safety Program**

C.E.C. has set up a complete Safety Program and is totally committed to providing a safe workplace.

# Controlled Environments Construction Partial Project List

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<u>Client</u>	<u>Project Value</u>
<p><b>1. Food Services of America</b> Omaha, Nebraska <u>Project:</u> Complete design and build 130,000 square foot of offices, dry storage, cold storage, distribution, vehicle maintenance building, and landscaping.</p>	\$6,250,000.00
<p><b>2. Pacific Fruit, Inc.</b> Port of Los Angeles, California <u>Project:</u> Build 45,000 square foot banana holding Rooms, including refrigeration systems, humidity control, ethylene gas removal, and remote computer access control and monitoring system.</p>	\$2,000,000.00
<p><b>3. Coastal Pacific Food Distribution</b> Ontario, California <u>Project:</u> Design and build 65,000 square foot cold storage distribution warehouse, including 0° F freezer, -20° F freezer, +50° F cooler, +32°F cooler and +45° F cooler and +45° F loading dock.</p>	\$2,000,000.00
<p><b>4. Menlo Logistics</b> Ontario, California <u>Project:</u> Design and build 12,000 square foot cold storage rooms for medical imaging chemicals and products. One room was designed for 70°F and another room was designed for 45°F storage. Because these products are extremely temperature sensitive, each room was equipped with a temperature alarm system capable of sending audio, visual, and remote alarm signals.</p>	\$355,000.00
<p><b>5. Union Ice Company</b> Carson, California <u>Project:</u> 40,000 square foot cold storage addition. (20,000 square foot freezer and 20,000 square foot cooler).</p>	\$5,500,000.00
<p><b>6. Union Ice Company</b> City of Commerce, California <u>Project:</u> Build 72,000 square foot freezer distribution center.</p>	\$5,500,000.00

	<b><u>Project Value</u></b>
<p><b>7. Union Ice Company</b>  Wilmington, California  <u>Project:</u> Design and build 130,000 square foot cold storage distribution center.</p>	\$12,000,000.00
<p><b>8. Pacific Sun Industries, Inc.</b>  Hayward, California  <u>Project:</u> Build addition for three thaw rooms and remodel receiving area.</p>	\$320,000.00
<p><b>9. Pacific Sun Industries, Inc.</b>  Hayward, California  <u>Project:</u> Complete remodel of existing facility while production remained in operation, including new floors, new office mezzanine coolers, and production area.</p>	\$1,226,000.00
<p><b>10. Baker Commodities</b>  Vernon, California  <u>Project:</u> Design and build 120,000 square foot cold storage distribution facility.</p>	\$11,000,000.00
<p><b>11. Baker Commodities/Inland Cold Storage</b>  Vernon, California  <u>Project:</u> Design and build 165,000 ft.<sup>2</sup> cold storage distribution center.</p>	\$18,500,000.00
<p><b>12. Golden State Foods</b>  Industry, California  <u>Project:</u> Complete remodel of existing U.S.D.A. process area to accommodate new spiral freezing operation.</p>	\$2,500,000.00
<p><b>13. Amgen, Inc.</b>  Opus, Puerto Rico  <u>Project:</u> Design and build cold rooms for the Opus project. Includes laboratory cold rooms, cold clean room, and warehouse distribution cold rooms and freezer rooms.</p>	\$8,200,000.00
<p><b>14. Randall Foods</b>  Vernon, California  <u>Project:</u> Design and build cold storage distribution center. Square footage; 40,000.</p>	\$4,500,000.00
<p><b>15. CKE</b>  Manteca, California  <u>Project:</u> Design and build addition to cold storage facility. Square footage; 11,000.</p>	\$1,400,000.00
<p><b>16. Youngs Market</b>  Orange, California  <u>Project:</u> Design and build 5,065 square foot of 72° wine storage room.</p>	\$196,000.00

