Company Profile, Detail

Nolta Consulting provides services by its Principal L Fredrick (Fred) Nolta and associates regarding:

- **Property Development and Renovations** including Design Development, Budgeting, Scheduling, Permitting, Procurement and Construction. CM (Construction Management) assisting Developers, Property Owners, HOAs and Property Managers.
- **Construction Expertise** including all aspects of General and Sub Contracting covering Engineering, Building, Concrete and Steel Work. Assisting Contractors and Subcontractors.

**EXPERIENCE**

Fred has over 30 years of experience in the Construction Industry. A graduate Construction Engineer from Arizona State University who worked for general contractors progressing from Field Engineer to Project Engineer, Estimator, Superintendent, Project Manager, Senior Project Manager, Project Executive and Group Manager. Previously employed by Sundt Corporation, Pinner Construction, Nielsen Construction/Nielsen Dillingham Builders, and Roel Construction.

Experienced in public/private development, general & sub contracting, construction management (CM), self-performed concrete, multiple types of contract delivery methods, design build, OSHPD, prevailing wage, Owner Controlled Insurance Programs (OCIP), insurance claims, building defect investigation/repairs, claims analysts, and Native American sales tax mitigation processes.

Project type experience includes commercial, light industrial, parking structures, site development, mixed use, health care, multi-family residential, entertainment, education, gaming, military, waste water treatment, power generation, and others.

**CONSTRUCTION PROJECT EXPERIENCE**

**Mixed-Use (Hospitals, Medical Office Buildings, Retail, Theaters, Restaurants, Offices, Apartments, Condos, Parking Garages)**

- **Naval Training Center, Liberty Station**: Phase 1; 200k sf historic restoration and modifications to the vacated US Naval Training Base. Barracks, mess hall, and chapel converted to retail, office, and restaurant space. San Diego, CA. (Roel Construction)
- **The Village Hillcrest**: 305k sf four-level underground parking garage; 176k sf seven-story acute care hospital and medical office building; and 84k sf five buildings of apartments, movie theater, retail and office. 120k cuyd dirt export. OSHPD and City of San Diego permits. Self-performed structural concrete, San Diego, CA. (Nielsen Construction)
- **Uptown District**: 14-acre demo and site re-development; 262k sf pre-cast parking garage; 151k sf seven buildings, wood frame, retail; 42k sf Ralph’s Grocery Store; and 275 condo units. Self-performed concrete, San Diego, CA. (Nielsen Construction)
Entertainment, Hospitality, Gaming

- **Fantasy Springs Resort Casino**: 77k sf casino renovation, 8k sf restaurant TI, site signage. Indio, CA. (Roel Construction)
- **Agua Caliente Casino Hotel, Convention Center and Spa**: 445k sf, 17-story high rise hotel tower, 340 keys; spa building; convention center; casino renovation/expansion; and site work. Rancho Mirage, CA. (Roel Construction)
- **Agua Caliente Casino**: 125k sf steel frame structure with 2500 slots and gaming tables casino, 450 seat buffet dining, entertainment/performance room, two 150 seat restaurants, and interior water features. 720k sf 4-floor parking structure, 40 acres of site work, offsite work, and water feature. Total project completed in eight months. Rancho Mirage, CA. (Roel Construction)
- **San Diego Qualcomm Stadium (formerly Jack Murphy Stadium) Renovation & Expansion**: Competitive lump sum design build contract for City of San Diego. Demolish east end zone bleachers and build five-level concrete stadium structures, seating 17k people. Build two exit ramp structures, four 6k sf elevated club lounges, two escalator structures, four gate structures, and site work. Renovate existing press box, 110 suites, restrooms, seating and concessions. Substantially complete within a seven month period one month ahead of the accelerated schedule. Original bid schedule was 21 months. Self-performed concrete, San Diego, CA. (Nielsen Dillingham Builders)
- **Black Mountain Shooting Range**: 27k sf indoor target range. Poway, CA. (Nielsen Construction)

Health Care

- **Salinas Valley Memorial Hospital Central Plant**: 25k sf two-story central plant structure producing 4,100 tons cooling, 58k mbh heating, five megawatt emergency power generation, and 16k lb/hr steam generation. 600 ft utility tunnel, 60k gal underground fuel tanks, 21k gal underground brine/water tanks, and 6k gal liquid oxygen storage system. AECOM (Client) is the design build general contractor. Salinas, California. (Nolta Consulting)
- **Veterinary Medical Center at San Diego Wild Animal Park**: Competitive lump sum bid, acute care hospital with nursing facilities for wild animals ranging from 25 gram birds to 2,500 lb large hoof stock. 65k sf, 1-story block structure with 15 acres site work. San Diego, CA. (Nielsen Dillingham Builders)
- **Lake Mead Medical Arts Bldg, MOB**: Three-story, Type 1, 60k sf medical office bldg. shell and IT with MIR unit. Las Vegas, NV. (Nielsen Dillingham Builders)
- **San Ramon Regional Medical Center, MOB**: Three-story, Type 1, 80k sf medical office bldg. shell and IT with outpatient surgery unit. San Ramon, CA. (Nielsen Dillingham Builders)
- **Continental Rehabilitation Hospital & MOB**: 176k sf seven-story acute care hospital and medical office building. Part of Village Hillcrest mixed-use. San Diego, CA. (Nielsen Construction)
- **Palomar Hospital**: Remodel and new construction of co-generation plant, open heart surgery, intensive care, patient rooms, etc. Escondido, CA. (Pinner Construction)
- **Lincoln Samaritan Hospital**: 400k sf, four-story ground up new hospital. Glendale, AZ (Sundt Corporation)

Residential

- **Brockman Lofts**: 80 loft apartment units, underground garage and public spaces renovation. 12 story 122K sf 100 year old historic building. Downtown Los Angles. CA. (Nolta Consulting)
- **Park Laurel Condos (Phases I and 2)**: Twin tower 14-story post tension deck high rise structure with two floors underground parking at 120k sf, a city block. 96 high-end condo units totaling 300k sf plus 10,000 sf retail space. 45k cuyd dirt export. Self-performed structural concrete, San Diego, CA. (Roel Construction)
- **Hadley Villas Apartments**: 150 apartments with club house for seniors. La Quinta, CA. (Roel Construction)
- **Laurel Bay Apartments**: 151 apartments 160k sf, 20k sf retail and clubhouse, five floors above grade wood frame, three floors underground parking 156k sf, 58k cuyd dirt export, self-performed concrete encompassing entire city block. San Diego, CA. (Roel Construction)
- **Uptown District**: 275 condominiums and townhouses, 14-acre site re-development, 262k sf parking garage. San Diego, CA. (Nielsen Construction)
- **Regency Villas**: 122 condominiums, wood frame with underground parking. Completed in 10 months. San Diego, CA. (Sundt Corporation)
- **Brookside Terrace**: 187 townhouses. San Pablo, CA. (Sundt Corporation)
Office and Administration

- **Morongo Mission Indians Administrative Complex**: 67k sf administration bldg, 8k sf council bldg, central plant, and site work. Cabazon, CA. (Roel Construction)
- **Uniden R&D Complex**: Design build 10-story 250k sf office tower and 10k sf tilt-up physical plant/cafeteria building with tenant improvement and 20 acres site development. San Diego, CA. (Shimizu/Nielsen Dillingham Builders)
- **Perris Administrative and Operations Center**: Eastern Municipal Water District: 99k sf five buildings, offices and maintenance shops, design build tilt-up lump sum competitive bid. Construction management 30 acre site development concurrent with buildings. Perris, CA. (Nielsen Dillingham Builders)
- **The Village Hillcrest**: 76k sf medical office building, 84k sf five buildings of apartments, movie theater, retail and office. San Diego, CA. (Nielsen Construction)
- **Tustin Office Complex**: 45k sf shell and T.I. three-story steel frame. Tustin, CA. (Nielsen Construction)
- **Trans America Data Center**: 35k sf computer complex. San Diego, CA. (Sundt Corporation)

Parking Structures and Underground Garages (Self-Performed Concrete)

- **Park Laurel Condos (Phases I and 2)**: Twin 14-story towers with two floors 120k sf underground parking. 45k cuyd dirt export, 22 ft shored excavation. Self-performed structural concrete, San Diego, CA. (Roel Construction)
- **Laurel Bay Apartments**: Three floors underground parking 156k sf, self-performed concrete encompassing entire city block. 58k cuyd dirt export, 36 ft max vertical shored excavation. San Diego, CA. (Roel Construction)
- **Agua Caliente Casino Parking Structure**: 720k sf four-floor parking structure. Rancho Mirage, CA. (Roel Construction)
- **The Village Hillcrest**: 305k sf four-level underground parking garage. OSHPD and City of San Diego permits. 120k cuyd dirt export, 51 ft max vertical shored excavation. Self-performed structural concrete, San Diego, CA. (Roel Construction)
- **Uptown District**: 262k sf pre-cast parking garage, self-performed concrete, San Diego, CA. (Nielsen Construction)
- **Olen Parking Structure**: 80k sf two-story design build parking structure. Self-performed concrete, Irvine, CA. (Pinner Construction)

Site Development

- **Agua Caliente Casino**: 40 acres of onsite mass grading, water feature and other site development. Off-site road, utilities and traffic signalization work. Rancho Mirage, CA. (Roel Construction)
- **Veterinary Medical Center at San Diego Wild Animal Park**: 15 acres mass grading with 60k cuyd dirt export and site development. San Diego, CA. (Nielsen Dillingham Builders)
- **Uniden R&D Complex**: 20 acres mass grading and site development. San Diego, CA. (Shimizu/Nielsen Dillingham J.V.)
- **Citrus Hills Intermediate School, Corona Norco Unified School District**: 17 acres mass grading and site development. Corona, CA. (Nielsen Dillingham Builders)
- **Perris Administrative and Operations Center, Eastern Municipal Water District**: Construction management 30 acre site development concurrent with buildings. Perris, CA. (Nielsen Dillingham Builders)
- **Uptown District**: 14-acre demo and site re-development, signalization of two street intersections, half mile of 10” off-site sewer main. San Diego, CA. (Nielsen Construction)
- **Pacific Corporate Center**: Adding streets, utilities and traffic signal improvements for commercial subdivision. San Diego, CA. (Nielsen Construction)
- **Baca Geothermal Power Generation**: Roads and building pads built between 7K to 9K ft elevation on the side of a heavily wooded extinct volcano. Retaining walls to 22ft. On site rock crushing. Baca, NM. (Sundt Corporation)

Schools (New & Remodel)

- **Citrus Hills Intermediate School, Corona Norco Unified School District**: 119k sf six building school campus on 17 acres. Corona, CA. (Nielsen Dillingham Builders)
- **Heat Reduction, Los Angeles Unified School District**: Remodel and air conditioning at 13 school campuses. Los Angeles, CA. (Pinner Construction)
- **Daharan School**: 40k sf remodel and new construction for ARAMCO, Daharan, Saudi Arabia. (Arabian Sundt Construction LTD)
Military, Water Treatment & Power Generation

- **Mark V. Maintenance Facility for U.S. Navy:** Competitive lump sum bid, high bay steel structure for servicing/garaging the Mark V jet boats. San Diego, CA. (Nielsen Dillingham Builders)
- **Camp Pendleton Fitness Center:** 20k sf gym & fitness center at Camp Pendleton Marine Base. Camp Pendleton, CA. (Nielsen Dillingham Builders)
- **Sycamore & San Marcos Land Fills:** Methane gas recovery/co-generation plants. (Nielsen Construction)
- **Chino Waste Water Treatment:** 6mgd plant expansion. Self-performed concrete, Chino, CA. (Sundt Corporation)
- **Yuma Waste Water Treatment:** 3mgd plant expansion. Self-performed concrete, Yuma, AZ. (Sundt Corporation)
- **Baca Geothermal Power Generation:** 50k megawatt new plant. Baca, NM. (Sundt Corporation)
- **Navajo Power Generation:** Shutdown and rehab. Page, AZ. (Sundt Corporation)

Tilt-Up Concrete Buildings (Self-Performed Concrete)

- **Faraday Owners Association:** Foundation settlement remediation of a two-story tilt-up building. Foundation underpinning, slab replacement, and building repairs. Carlsbad, CA. (Nolta Consulting)
- **Perris Administrative and Operations Center:** Eastern Municipal Water District: 99k sf five buildings, design build tilt-up lump sum competitive bid. Construction management 30 acre site development concurrent with buildings. Perris, CA. (Nielsen Dillingham Builders)
- **Black Mountain Shooting Range:** 27k sf indoor target range. Poway, CA. (Nielsen Construction)
- **HRE:** 35k sf manufacturing and office building. Carlsbad, CA. (Nielsen Construction)

Pre-Cast, Pre-Stressed and Post-Tension Concrete

- **Salinas Valley Memorial Hospital Utility Tunnel:** 600 ft long x 20 ft wide pre-cast concrete underground utility tunnel. Salinas, California. (Nolta Consulting)
- **Park Laurel Condos (Phases I and 2):** Twin tower 14-story post tension deck high rise structure. Pre-cast architectural grade exposed aggregate concrete skin. San Diego, CA. (Roel Construction)
- **Agua Caliente Casino:** Pre-cast panels part of 720k sf four-floor parking structure. Rancho Mirage, CA. (Roel Construction)
- **San Diego Qualcomm Stadium Renovation & Expansion:** Pre-cast raker beams, beams, columns, seat bents, and railings. Pre-stressed double Ts and hollow core planks. San Diego, CA. (Nielsen Dillingham Builders)
- **Uptown District:** 262k sf Pre-stressed double Ts and pre-cast beams. San Diego, CA. (Nielsen Construction)
- **Olen Parking Structure:** Pre-stressed double Ts and pre-cast beams, planters and railings. Irvine, CA. (Pinner Construction)
- **Chino Waste Water Treatment:** Pre-stressed bridge beam girders. Chino, CA. (Sundt Corporation)

Slip & Jump Form Concrete High-Rise Building Cores (Self Performed Concrete)

- **Park Laurel Condos:** Twin towers, 14-story jump-form core with post tension decks. San Diego, CA. (Roel Construction)
- **Uniden R&D:** Four 164ft 10-story jump formed concrete building core towers completing one floor on a four-day cycle. San Diego, CA. (Nielsen Dillingham Builders)
- **AT&T Tower:** 583ft 51-story building core completing one floor per day. Kansas City, MO (Sundt Corporation)
- **Williams Square:** Twin towers, 410ft 30-story building core completing two floors per day. Dallas, TX (Sundt Corporation)
- **Olympia & York Office Building:** 490ft, 40-story building core, completing one floor per day. Dallas, TX (Sundt Corporation)

LICENSING and INSURANCE

- California State Contractors License, “A” Engineering, “B” General Building and “C-8” Concrete classifications, number 931021.
- Certified Construction Quality Management for Contractors (CQM) by US Army Corps of Engineers (USACE) and Naval Facilities Command (NAVFAC).
- City of San Diego Business License number B2008018649.
- Professional Liability (Errors and Omissions) insurance $1 mm, $2 mm aggregate coverage.
- General Liability insurance $2 mm, $4 mm aggregate coverage. Commercial Auto insurance $1 mm coverage.

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