

Oltmans Healthcare Portfolio  
**INSPIRING CHANGE**



# YOUR TRUSTED HEALTHCARE PARTNER

Welcome to Oltmans Construction Co.

## Inspiring change.

In an ongoing effort to provide unparalleled service to our clients, Oltmans Construction Co. launched the Strategic Markets Group (SMG) in August 2014. Strategic Markets is supported by a sophisticated in-house team of engineers and field professionals, the group provides the highest level of innovation, quality and value for our clients. With an emphasis on innovative building practices, SMG's diversified markets include healthcare, education, biomedical, institutional, public and private works.

## Strategic Markets Healthcare Team

*Your trusted healthcare partner.* The Healthcare Team is one of Strategic Markets' most specialized groups. As collaborative team members to the ever changing healthcare industry, the dedicated team is committed to being at the forefront of innovative healthcare construction. Our firm's strength lies in our ability to provide clients with accurate up-front estimating, a cost-effective product, and the resourcefulness to employ advanced construction technologies. Oltmans Construction and its healthcare team have built facilities ranging from complex, OSHPD regulated hospitals to ground-up medical office buildings.



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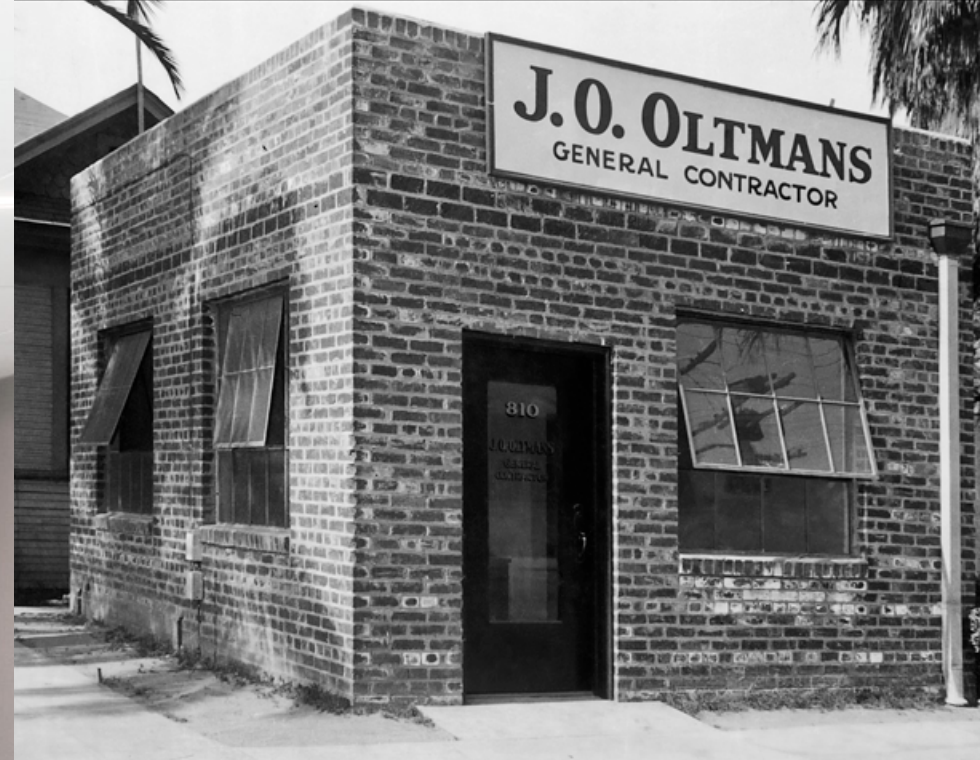


**Anjana Bhowmik**  
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The innovative therapy pool created design challenges, but the project team was able to overcome it. The project broke ground in January 2020 and encountered another trial; the city experienced a cyber-attack resulting in cancellations of all inspections, and deliverable of materials. The project and team were able to recover time loss, and every team member went beyond their contractual responsibilities to get the project back on track. This strong team effort allowed the project to open to the public on August 3.

- Juliana Yepes, Providence Health & Services  
Providence St. Joseph Health, Little Company of Mary, Breeze – Glass Building Addition  
& Coastal Orthopedics Tenant Improvement – Torrance, California





**88+**  
years in  
business.

**0.80**  
2019 EMR Rate

**190**  
construction  
projects on  
average a year.

**#170**  
ENR's Top 400  
Contractors' List

## Founded in 1932

Incorporated on February 21, 1946

## Bonding

\$125M single limit; \$350M Total

## Project Volume

\$575M (2019), \$734M (2018), \$438M (2017)  
(fiscal year April 1 - March 31)

## Contractor Licenses

California License #86393 AB  
Nevada License #0031630-B  
Nevada License #0086036-AB Unlimited  
Nevada License No. 0086357 C-5 Unlimited  
Arizona License #83137-B-01  
New Mexico License #358868  
Utah License #7768076-5501 B100

## Officers

J. O. Oltmans II, Chairman Emeritus  
John Gormly, Chairman of the Board/CEO  
Charles Roy, President  
Jason Kakimoto, V.P./CFO  
Tony Perez, V.P. Sales & Solar Energy Systems  
Gerald Singh, V.P. Business Development  
Chris Bell, V.P. Production & Field Operations  
Gregory Grupp, CPA, MBT, V.P. Real Estate Services  
James Bogle, V.P. Estimating and Preconstruction

**Be ethical.** We hold ourselves to very high standards, and we do our absolute best to live up to them. If we miss the mark, we are the first to notice and the first to resolve it. Clients and subcontractors alike return to work with us again and again because of our honesty and fairness.

**Deliver excellence.** The product we build is our legacy and we refuse to produce anything but the highest quality we can achieve. Everything we do adheres to this strict code from the job sites we run to the finished projects we deliver.

**Innovate.** Oltmans made its mark perfecting tilt-up construction. While many now imitate our success, we keep moving ahead—applying our expertise to new frontiers as we diversify our business and develop new skills. The logistics, accounting and management know-how we amassed refining concrete construction techniques is now driving down costs and raising quality in solar power, infrastructure, historic renovation and retrofits.

# FAST FACTS

Oltmans is a full  
service General  
Contractor,  
committed to  
our craft.



**FIVE  
OFFICES**

Whittier, Thousand  
Oaks, Modesto,  
Ontario &  
Las Vegas



**500+  
STRONG**



**75%  
REPEAT  
CLIENTELE**



**\$742M  
VOLUME IN  
2020**



# URBANCITY

Meets State-of-the-Art

Optum/HealthCare Partners/DaVita

Medical Office Building & Parking Structure



**2020 Best Medical Project Award**  
*Los Angeles Business Journal*  
*Commercial Real Estate Awards*



**Owner** Robhana Group

**Developer** Inception Property Group

**Architect** Ware Malcomb Architects

**Total Square Footage** 60,000 s.f. MOB & 9-Story Parking Structure

**Location** Los Angeles, CA

The project is a contemporary, four-story, 60,000-s.f. outpatient medical office building and nine-story, post-tension parking structure situated near the I-110/I-10 freeway intersection. The parking structure features custom cladding of perforated steel, including color-changing, integral lighting visible from the freeway. Lighting was completed by Standard Vision.







Components of the new and contemporary medical office building include:

- 24-hr Urgent Care with 14 exam rooms/beds and triage
- Radiology Department with CT Scanner, Dexa Scan, Ultra Sound, and Mammography
- Primary Care Department
- Cardiology Department
- Ophthalmology Department with optical shop dispensing
- Neurology Department
- Dermatology Department
- Rheumatology Department
- Podiatry
- Endocrinology
- Pediatrics
- Pulmonary
- Behavioral Health
- Women's Health
- Vascular/Wound Care
- Orthotics Department
- Hematology/Oncology Department and
- Laboratory services





# KAISER PERMANENTE

## Santa Monica Medical Office Building 2nd Floor TI/Renovation

**Owner** Kaiser Foundation Health Plan, Inc.  
**Architect** Cuningham Group Architecture, Inc.  
**Total Square Footage** 9,064 s.f.  
**Location** Santa Monica, CA

Construction of an 8-provider, plus required support services on the 2nd floor of a multi-story, multi-tenant, medical office building located in Santa Monica, CA (9,064 gross s.f.).

This lease tenant improvement falls under the RAD (Re-Imagining Ambulatory Design) concept. The basic requirements call for (6) primary care providers with (2) specialty providers. These provider spaces will be supplemented with nursing modules and support spaces. The premise behind RAD is to integrate healthcare and existing lifestyles so the new medical office building was designed with multiple considerations in mind including location, a redesigned healthcare experience & innovative care.

Since this project was one of Kaiser's first clinics implemented under the RAD umbrella, Oltmans worked closely with the design and owner teams to manage changes throughout construction. Oltmans investigated existing conditions prior to start of work and managed to anticipate and mitigate many unforeseen conditions. To minimize construction delays, Oltmans and the subcontracting team was able to fast-track installation by providing input to the architect & owner's rep to help generate constructible details and ensure as-builts reflected installed products. Throughout this process, our project management team made sure to communicate with existing tenants of the construction progress & was able to minimize impacts to the existing building programs.

**2016 Silver Award - Best Medical Project**  
*Los Angeles Business Journal*  
**Commercial Real Estate Awards**





# PIH HEALTH

## Medical Office Building



**Owner** PIH Health, Inc.  
**Architect** Burghard Design Group (BDG)  
**Total Square Footage** 35,076 s.f.  
**Location** Santa Fe Springs, CA

The three-story, 35,076 s.f. facility provides the local community with access to high-quality medical services close to their homes and places of work. This is its first completed ground-up construction project for PIH Health, Inc. in the Santa Fe Springs/ Norwalk area. Centrally located between Whittier and Downey, the new Santa Fe Springs medical office building brings multi-disciplinary care to the neighborhood coupled with the latest in medical technology and facility design. The Bloomfield Medical Office Building offers the following services:

- Eye care center.
- Family medicine office where primary care is offered for the entire family.
- Orthopedics & sports medicine office where patients can be seen for a wide range of services related to diagnosing and treating bone and joint conditions.
- Radiology department providing X-rays when necessary.
- Urgent Care Center that is open daily, including holidays.
- Community pharmacy where prescriptions can be sent by your physician electronically after an appointment, filled by a pharmacist, and conveniently purchased on the way out.
- One centralized lobby and check-in area welcomes visitors to expedite patient registration. There is open space on the building's third floor for added services that will reflect the evolving needs of the community.





# PROVIDENCE BREEZE 2A Rehabilitation Clinic

**Owner** Providence St. Joseph Health  
**Architect** Cuningham Group Architects  
**Total Square Footage** 13,840 s.f.  
**Location** Torrance, CA

The project is part of Providence St. Joseph Health, Little Company of Mary, Douglas & J. Glass Family Center, located on the former site of the Daily Breeze newspaper facility in Torrance, California. The scope of work involved a 13,840 s.f. orthopedic rehabilitation facility with an innovative therapy pool and MRI.

The support spaces included locker rooms, lobby, exam rooms, and a MRI procedure room, as well as all necessary site work.

## Hydroworx Pool:

- Size: 11 ft x 27 ft.
- Surface Area: 297 s.f.
- Depth: 3.5 ft. – 4.3 ft.
- Volume: 8,804 gal
- Hot water therapy





# PROVIDENCE HEALTH & SERVICES

## PMI Wateridge Clinic & Imaging Center



**Owner** Providence Health System, So. Cal.  
**Architect** Boulder Associates  
**Total Square Footage** 25,977 s.f.  
**Location** Los Angeles, CA

25,977 s.f., Build out of suite 200 within an existing building into a clinical space and imaging center. The renovation was done in two phases with the first involving partial relocation of first floor tenants, working around their preferred work hours to complete structural retrofits to the facility in preparation for the installation of heavy imaging equipment on the second floor. The second phase included the demolition of the second floor space, and plumbing and electrical tie-in to the facilities system.

Renovations in suite 200 included upgrades to the existing mechanical, electrical, and plumbing systems to accommodate the clinical facility and imaging center equipment. The rooms containing the MRI, CT scan, and X-ray were all lead and copper shielded. Installation of specialty equipment also required close coordination with Providence Health & Services' equipment vendors to ensure that the appropriate bolt templates were sized to properly anchor the machines during rigging and installation of equipment.

To accommodate Providence Health & Services' opening date, temporary walls were built while construction continued in subsequent phases. To work around the existing tenants and to meet phased turnover, Oltmans construction's team implemented night work and double shifts at various stages to complete all noisy construction and demolition work. **The project was under OSHPD-3 jurisdiction.**







# PROVIDENCE

## Holy Cross - Administration Building Addition

**Owner** Providence Health System, So. Cal.

**Architect** Sautter Architects

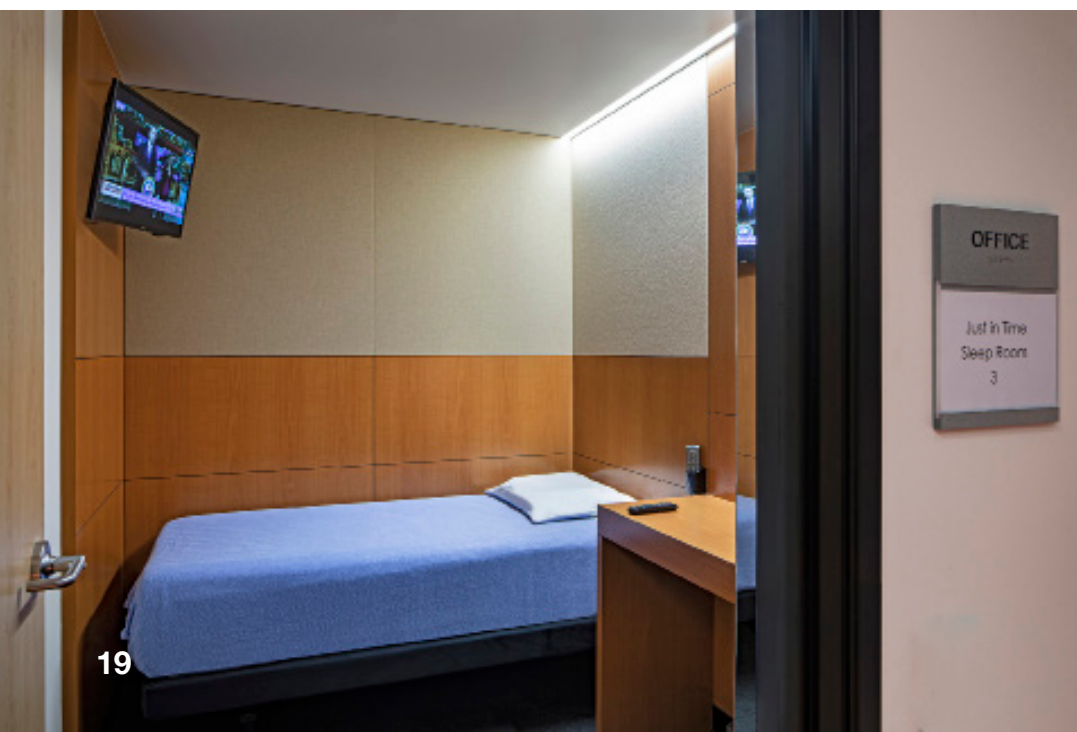
**Total Square Footage** 5,933 s.f.

**Location** Mission Hills, CA

A 5,933 s.f. addition to an existing building at the Providence Holy Cross Hospital in Mission Hills. Anything associated with the structure including construction of the addition foundation over one underground utility chaise required OSHPD-1 oversight. The existing building is steel framed with wood joist supporting a lightweight concrete deck. The new addition is wood-framed, slab on grade, plaster with architectural features on the exterior facades.

### Project Logistics

Oltmans worked within the oncology wing of the hospital so noise and construction access were details that required tight coordination with the hospital to minimize disruption to existing patient and doctor programs.





# MEMORIALCARE

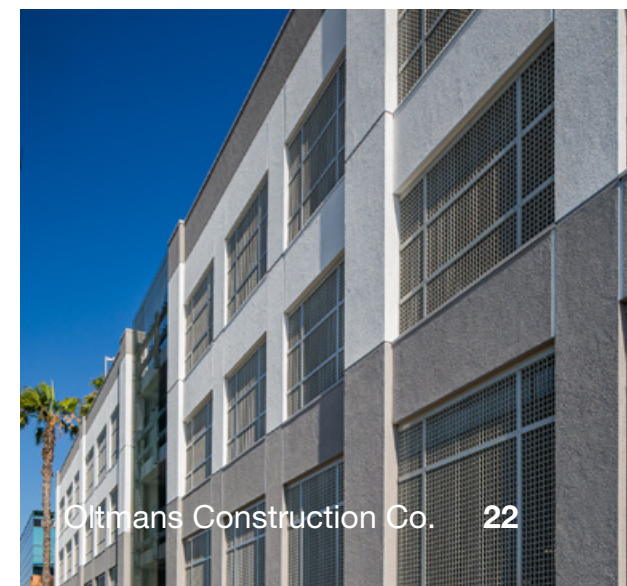
## Beach Boulevard Medical Office Building & Parking Structure



**Owner** Blue Sky HB, LLC a Nevada LLC  
**Architect** Ware Malcomb Architects  
**Office Shell Square Footage** 44,500 s.f.  
**Location** Huntington Beach, CA

Construction of a new, two-story, 44,500-s.f., Class-A medical office building, and retrofit of an existing parking structure. Oltmans' scope included core and shell construction, complete site work and landscaping improvements. The renovation of the parking structure required close collaboration between Ware Malcomb, Oltmans, and our subcontractors to provide an innovative solution for this aging structure.

Project highlights include white oak stairs, European wall tiling in the lobby, and an iconic surfboard sculpture symbolizing the Huntington Beach lifestyle. Coordination between building tenants (MemorialCare and Fresenius Medical) and their contractors allowed this facility to be operational shortly after Oltmans' scope was complete.





# RIVERSIDE UNIVERSITY HEALTH SERVICES

## Moreno Valley Community Health Center / Cactus Health Clinic



**Owner** Riverside University Health Services / Economic Development Agency  
**Architect** Westgroup Designs  
**Total Square Footage** 26,029 s.f.  
**Location** Moreno Valley, CA

The Moreno Valley Community Health Center or Cactus Health Clinic was a conversion of an existing bank owned by Altura Credit Union into a two (2)-story tenant improvement project for the Riverside University Health Services (RUHS). The project underwent a design/build MEP-FS process as well as required significant structural retrofits in order to achieve the Architect's open design intent. Architectural features in the final space included Herman Miller Healthcare System casework and furniture, axiom ceiling clouds located above each of the three (3) residency group spaces as well as specialty finishes such as oversized Spectrum architectural lights in all the main areas, 3form privacy screens in the check-in counters, custom linear wood ceilings and graphic wall coverings.

Health Center programming include:

- X-Ray room
- 27 exam rooms
- Two (2) procedure rooms
- Three (3) soiled utility rooms
- Three (3) clean utility rooms
- Three (3) medical equipment rooms
- Conference rooms
- Three (3) residency group spaces
- Two (2) staff break rooms/lounge areas
- Staff patio addition
- Two (2) patient waiting areas
- Blood draw/specimen collection room







# PMB MEDICAL OFFICE BUILDING

**Owner** Pacific Medical Buildings  
**Architect** Ware Malcomb Architects  
**Total Square Footage** 25,218 s.f.  
**Location** Riverside, CA

Design / Build project of a two (2)-story core and shell medical office building for Pacific Medical Buildings. Oltmans' scope included a 25,218 s.f. facility (68,535 s.f. site) with painted concrete tilt-up panels, storefront, and curtain wall glazing, as well as all associated on and off-site work.







# CEDARS-SINAI MEDICAL CENTER RAD REPLACEMENT

**Owner** Cedars-Sinai Medical Center  
**Architect** API Consultants  
**Total Square Footage** 565 s.f.  
**Location** Los Angeles, CA

The project scope consists of the replacement of existing imaging equipment and computers with state of the art low dose 3D imaging equipment manufactured by EOS Imaging. Construction took place at night on the 8th floor of Cedars-Sinai Medical Center's Mark Goodson building (an 11-story building). Additionally, it includes the enlargement of a sub-waiting room; modifications to a control room to create an accessible patient dressing room; as well as all required electrical, HVAC, plumbing, fire protection, and fire alarm upgrades.



HEALTHCARE & MEDICAL EXPERIENCE

<b>BRENTWOOD-SAN VINCENTE MEDICAL LOS ANGELES, CA</b> 3-story construction cast-in-place structure	<b>HAMLIN MEDICAL COURT VAN NUYS, CA</b> Exterior facade improvements	<b>MEMORIALCARE / BEACH BLVD. MEDICAL HUNTINGTON BEACH, CA</b> 2-story, Class-A medical office building	<b>ROSS LOOS MEDICAL PICO RIVERA, CA</b> Demolition and construction of parking area
<b>BROOKSHIRE MEDICAL BUILDING DOWNEY, CA</b> Medical building and tenant improvements	<b>HANSEN MEDICAL BUILDING ARCADIA, CA</b> New frame medical building	<b>PIH BLOOMFIELD MEDICAL OFFICE BUILDING SANTA FE SPRINGS, CA</b> 3-story MOB with interior tenant improvements	<b>SANTA CLARITA MEDICAL GROUP VALENCIA, CA</b> Single story medical and office laboratory building
<b>CALIFORNIA LUTHERAN HOSPITAL LOS ANGELES, CA</b> Miscellaneous concrete work for new hospital	<b>HEALTHCARE PARTNERS - DOWNTOWN WEST MEDICAL OFFICE BUILDING LOS ANGELES, CA</b> New 4-story building shell and 9-story parking structure	<b>PROVIDENCE BREEZE 2A, TORRANCE, CA</b> Rehabilitation services for cardio, pulmonary and ortho departments	<b>SIERRA MEDICAL GROUP PALMDALE, CA</b> Medical office tenant improvement
<b>CEDARS-SINAI EXPANSION PHASE II LOS ANGELES, CA</b> 2nd Floor remodel and tenant improvements	<b>HIGHLAND MEDICAL SAN BERNARDINO, CA</b> Medical office tenant improvements	<b>PROVIDENCE HOLY CROSS - NORTH ADDITION MISSION HILLS, CA</b> Single-story north admin building addition with site improvements (OSHDP-1 Site Work)	<b>ST. JUDE MEDICAL OFFICE BUILDING FULLERTON, CA</b> 3-story medical office building
<b>CEDARS-SINAI CEDARS-190TH STREET BLDG TORRANCE, CA</b> Miscellaneous tenant improvement work	<b>HOLY CROSS MEDICAL PLAZA DOWNEY, CA</b> 3-story tilt-up medical office building, shell only	<b>PROVIDENCE MEDICAL INSTITUTE WATERIDGE AREA B IMAGING LOS ANGELES, CA</b> Phase 1, first floor structural steel (OSHDP-3)	<b>UNITED HEALTH GROUP CYPRESS, CA</b> Medical office tenant improvement
<b>CEDARS-SINAI DELIVERY FACILITY TORRANCE, CA</b> Remove and replace flooring and drywall work	<b>HOLY CROSS MEDICAL MISSION HILLS, CA</b> 3-story tilt-up medical office building	<b>QUEEN OF THE VALLEY MEDICAL OFFICE WEST COVINA, CA</b> 4-story, medical office building and site work	<b>UNITED HEALTH GROUP RIVERSIDE, CA</b> Tenant improvement in existing 2-story office building
<b>CEDARS-SINAI MGB 800 2M RAD REPLACEMENT LOS ANGELES, CA</b> Radiology room renovation and equipment replacement	<b>KAISER RECORD STORAGE FACILITY ONTARIO, CA</b> Concrete tilt-up building with offices and racks	<b>PMB MEDICAL OFFICE BUILDING RIVERSIDE, CA</b> Design-Build of new 2-story MOB	<b>USC HOFFMAN MEDICAL RESEARCH LOS ANGELES, CA</b> Demolition, epoxy injection, painting, column bolting
<b>CHILDREN’S HOSPITAL LOS ANGELES, CA</b> Renovations and additions to convalescent home, and nurses headquarters	<b>KAISER HARBOR MEDICAL CENTER HARBOR CITY, CA</b> Site improvements/screen wall landscape	<b>RANCHO SPECIALTY HOSPITAL RANCHO CUCAMONGA, CA</b> 49 bed, full medical/surgical hospital (OSHDP)	<b>VAN NUYS MEDICAL CENTER VAN NUYS, CA</b> New 2-story medical center
<b>COUNTY OF LOS ANGELES HOSPITAL LOS ANGELES, CA</b> Miscellaneous repair work	<b>KAISER LABORATORY BUILDING SAN BERNARDINO, CA</b> Laboratory building tenant improvements	<b>RIVERSIDE UNIVERSITY HEALTH SYSTEM CACTUS HEALTH CLINIC MORENO VALLEY, CA</b> 2-story conversion of office space into a medical clinic	<b>VILLAGE OF HOPE TUSTIN, CA</b> Medical clinics and counseling rooms
<b>CAWREY COMMUNITY MEDICAL LONG BEACH, CA</b> 2-story wood frame medical building	<b>KAISER SANTA MONICA MEDICAL OFFICE BUILDING RENOVATIONS SANTA MONICA, CA</b> Medical office build-out	<b>RIVERSIDE UNIVERSITY HEALTH SYSTEM PERRIS COMMUNITY HEALTH CENTER PERRIS, CA</b> 1-story, design-build, concrete tilt-up outpatient medical office.	
<b>CAWREY MEDICAL BUILDING DOWNEY, CA</b> Interior office improvements	<b>KAISER TRM INNOVATION CENTER, TUSTIN, CA</b> Interior office improvements in existing MOB	<b>ROCKEFELLER LOMITA TORRANCE, CA</b> Import and rough grade site	
<b>DR. NEWMAN NEWPORT BEACH, CA</b> Interior office improvements for orthopedic surgeon	<b>KAISER WEST LA MEDICAL CENTER LOS ANGELES, CA</b> Foundation for MRI pad and M&E hook-ups		
	<b>LA PAMELO PARTNERSHIP LA MIRADA, CA</b> Rough grading and compaction for 2-story medical building		





# SELF-PERFORMED WORK

Our distinguishing characteristic is our ability to self-perform critical path trades on projects. Our large field force ranges between 350-400 highly trained individuals. This allows us to control our manpower, schedule and quality of work very effectively. Our experience in self-performing concrete and drywall as well as several other trades will allow us to easily and rapidly recommend various finishes on the project as well as provide additional cost controls on the job.



*Concrete*



*Rough  
Carpentry*



*Millwork*



*Drywall*



*Doors/  
Frames/  
Hardware*



*SWPPP*



*Solar /  
Renewable  
Energy*



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**Oltmans**  
CONSTRUCTION CO.

# Thank You.

