

SAN FRANCISCO

PORTLAND

LOS ANGELES

BOZEMAN

PROJECT PORTFOLIO

COMMERCIAL - OFFICE - RETAIL



NISHKIAN DEAN

CONSULTING AND STRUCTURAL ENGINEERS SINCE 1919



NISHKIAN DEAN

Structural Engineering with a Difference

EXPERTISE

- ▶ Project Management
- ▶ Structure Engineering
- ▶ Seismic Analysis/Retrofit
- ▶ Construction Engineering
- ▶ Structural Investigations
- ▶ Structural Rehabilitation
- ▶ Forensic Analysis
- ▶ Peer Review
- ▶ Parametric Modeling (BIM)

PRIMARY MARKETS

- ▶ Educational/Institutional
- ▶ Commercial/Retail/Office
- ▶ Multi-Family Housing
- ▶ Mixed-Use
- ▶ Hotels and Resorts
- ▶ Parking Structures
- ▶ Aerospace Ground Support Facilities

Big Firm Talent, Small Firm Attention

We bring over 75 people—including 60 engineers and technical experts—to your challenges. Our four offices—Portland, Bozeman, Los Angeles and San Francisco—bring outstanding technical capabilities, coupled with the personal touch and responsiveness that is usually typical of smaller firms. Your projects will always be the highest priority for our principals and project managers, who will draw upon an ample, talented staff to get them done on time and get them done right.

Local Understanding + National Reach

We understand the conditions, technical standards and requirements for structural design in the West. We also understand our culture, and how that affects both design and the process of designing. Yet, our adaptability to other regions and conditions is demonstrated by our award winning work nationally, as well as throughout the West.

Collaboration = Creativity

We relish the creativity that comes from a synergistic relationship with the whole project team. In all of our projects, we closely collaborate with the designers and users to develop the most cost-effective structural system that fully expresses the intent and design of their project while being easily constructible. Our designs are informed by experience with everything from one-story wood frame structures to complex retrofits for rocket launchers, and almost everything in between, but are always precisely tailored to the needs of each project and the people who are creating it.

The *RIGHT* Technology

We strive to use not just the best technology, but the right technology. Our engineers keep a close eye on evolving technology, which allows them to make informed decisions on how new design, communications and collaboration approaches can best serve each of their clients.

Most importantly, we always fit the technology to the project. We certainly use the latest software such as 3-dimensional solid modeling and finite element analysis since they allow our engineers to analyze, design and detail complex engineering challenges with enhanced efficiency; yet, we also use less advanced approaches when they are more appropriate for a particular project.





COMMERCIAL / OFFICE / RETAIL



Jacobs Crossing

Bozeman, MT

Architect

Prugh & Lenon

Contractor

Beartooth Builders

This downtown Bozeman mixed use building is a three-story, 41,000 square foot blend of retail, office and residential units. The building is steel frame construction with a combined braced and steel moment frame as the lateral force resisting system, and features all bolted steel braced frame connections.



NISHKIAN DEAN
CONSULTING AND STRUCTURAL ENGINEERS SINCE 1919



COMMERCIAL / OFFICE / RETAIL



Hollywood Station

Portland, OR

Owner

Dorn Platz and Company

Architect

LRS Architects

Contractor

Swinerton Builders



Located in Portland's Hollywood District, this project consists of a 3-story mixed-use building totaling 71,000 square feet and a 4-story, 229-space parking garage. A fast-track design phase was required to meet the developer's leasing commitments and necessitated real-time design decisions when meeting with the architect and owner. Project documents were delivered on time, contributing to the success of this project.

The 3-story mixed-use building is steel framed and includes office, retail, and health club occupancy. A complex vibration analysis was performed to ensure proper floor performance given health club conditions. The 4-story parking garage featured a sloping floor / ramp system and was constructed with pre-cast columns, double-tee's, and spandrels.



Poor site soil conditions required the use of a deep foundation system. Our design team investigated costs associated with pre-cast auger piles, driven piles, mat foundations, and chose Geopier crushed gravel soil columns. associated with pre-cast auger piles, driven piles, mat foundations and chose crushed gravel soil columns by Geopier.





COMMERCIAL / OFFICE / RETAIL



Asian American Retail Center Portland, OR

Owner

Asian American Plaza

Architect

LRS Architects

Contractor

R&H Construction



Situated above a former landfill at the corner of NE 82nd Ave and Siskiyou St., the Asian American Retail Center is comprised of two 7,800 square foot retail buildings, featuring Asian inspired architecture.

The project site proved to be especially challenging with half of one building located on unstable soil directly above the former landfill; an economical system of concrete-filled steel pipe piles and a two-way structured slab was design to support the building above this landfill. Reinforced concrete masonry shearwalls at the perimeter and interior steel moment frames were utilized to resist gravity and lateral forces. Moment frames were chosen to meet the architect and owner's requirement for an open floor plan, free of diagonal bracing members. The frames were detailed with field bolted connections to avoid costly field welding.





COMMERCIAL / OFFICE / RETAIL



Bay Meadows Mixed-Use Center San Mateo, CA

Owner

Franklin Resources, Inc.

Architect

Gensler

Contractor

Devcon Construction Inc.

This 246,500 square foot project consists of the full development of the mixed-use complex at Bay Meadows. The seven-acre site contains five new buildings and a subterranean parking structure.

At least four of the five buildings rest on a podium with the parking below. The majority of the entire complex sits on a podium level slab, which supports the structures, the at-grade parking and the landscaping.



NISHKIAN DEAN
CONSULTING AND STRUCTURAL ENGINEERS SINCE 1919



COMMERCIAL / OFFICE / RETAIL



Barbur Shops

Portland, OR

Owner

Southeast Company

Architect

LRS Architects

Contractor

R&H Construction



Located at the corner of SW Barbur Blvd and Terwilliger Blvd, this high end, mixed-use project houses 20,000 square feet of national retail, restaurant, and office tenants in a two-story and single story structure. The upscale architectural design is accomplished with extensive use of brick veneer, roof features, and custom steel canopies.

Engineering challenges include the design of special seismic truss frames to resist lateral loading free of diagonal bracing, vibration analysis of second floor office space to accommodate dentist office's lease agreement, and field bolting of custom canopies which allowed the contractor to install canopies after the building shell had been completed.



NISHKIAN DEAN

CONSULTING AND STRUCTURAL ENGINEERS SINCE 1919



COMMERCIAL / OFFICE / RETAIL



Network Appliance Buildings 6, 7 and 8

Sunnyvale, CA

Owner

Network Appliance

Architect

Kenneth Rodrigues & Partners, Inc.

Contractor

Devcon Construction Inc.

All three of these buildings are three-story office buildings of 123,287 square feet. Building 6 is concrete fill over metal deck floors and roofs supported on wide flange beams and columns. The foundation is anticipated to be shallow spread footings. Buildings 7 and 8 will be essentially identical to Building 6, but are “cold shell,” with elements such as stairs, elevators, bathrooms and mechanical equipment and shafts to be added as part of tenant improvement.



NISHKIAN DEAN

CONSULTING AND STRUCTURAL ENGINEERS SINCE 1919



COMMERCIAL / OFFICE / RETAIL



Adobe Headquarters

San Jose, CA

Owner

Adobe Systems, Inc.

Architect

HOK Architects

Contractor

Devcon Construction Inc.

Phases I and II are eighteen- and sixteen story office buildings with two basement and three above-grade parking levels. The grade-level entry included fountain, entry area, landscaping and walkways. Total square footage of for Phases I and II is approximately 1,650,000 square feet.

Phase II, Building II will be a 17-story office building with parking totaling 484,317 square feet. There will also be an addition to the exterior area of Level 6 of Phase II, plus a bridge to Phase I at Level 13.



NISHKIAN DEAN

CONSULTING AND STRUCTURAL ENGINEERS SINCE 1919



COMMERCIAL / OFFICE / RETAIL



Bernal Corporate Park Pleasanton, CA

Owner

Parkway Properties

Architect

Korth Sunseri Hagey Architects

Contractor

Devcon Construction Inc.

A six-building complex, Bernal Corporate Park combines to a 800,000 square feet of office space. The two two-story tilt-up concrete structures are 35,000 and 40,000 square feet, respectively. There are four office buildings: two at three stories in height, with a total square footage of 220,000 square feet, and two at five stories tall, with a total square footage of 250,000 square feet.





COMMERCIAL / OFFICE / RETAIL



Skyport Plaza, Phase I

San Jose, CA

Owner

Speiker Properties, Inc.

Architect

Kenneth Rodrigues & Partners, Inc.

Contractor

Devcon Construction Inc.



This new office and parking project consists of three eight-story office buildings, two four-level parking garages (1,300 parking stalls) and two retail buildings, one and two stories. The total square footage for this office and parking project is approximately 1,285,648 square feet.



NISHKIAN DEAN

CONSULTING AND STRUCTURAL ENGINEERS SINCE 1919



COMMERCIAL / OFFICE / RETAIL



Clubhouse and Gatehouse, Spanish Peaks Big Sky, MT

Architect

Hart Howerton, NY

The Spanish Peaks private golf course clubhouse , including guest units, spa, pro shop, dining and lounge facilities, features concrete post-tensioned main level decks, round log trusses and a geopier foundation system.

The Gatehouse centerpiece is a large stone chimney on steel framework, which required seismic support.

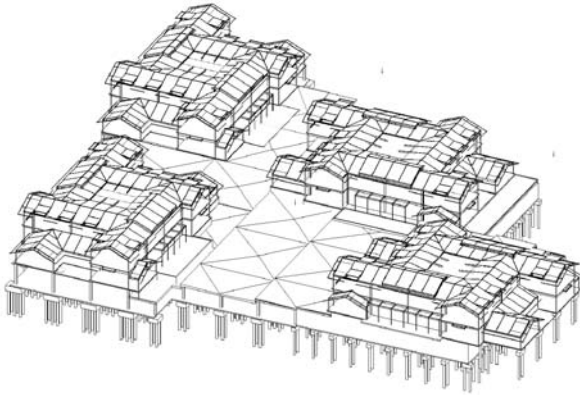


NISHKIAN DEAN

CONSULTING AND STRUCTURAL ENGINEERS SINCE 1919



COMMERCIAL / OFFICE / RETAIL



Rosewood at Sand Hill Office Building Menlo Park, CA

Owner

Stanford University

Architect

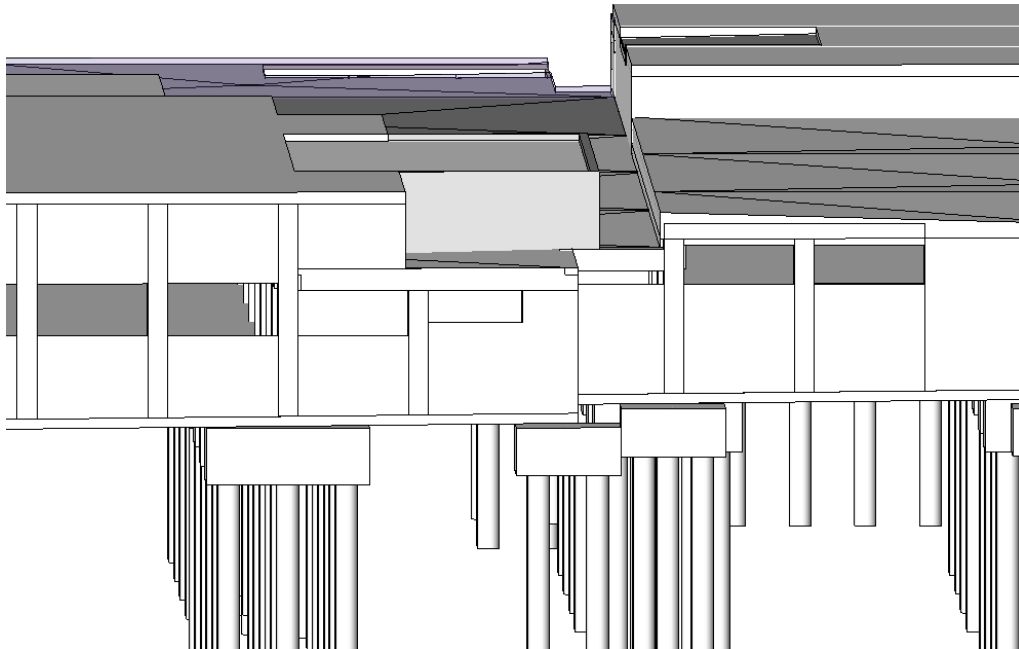
Hoover Associates

Contractor

Vance Brown Builders

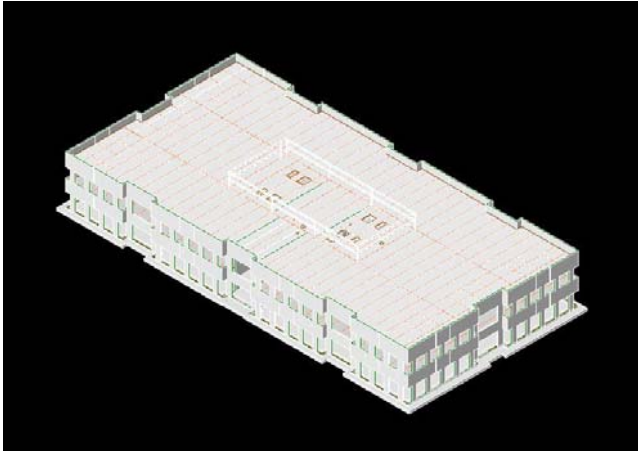
Construction is completed for a large office development consisting of four, two-story, 25,000-sf office buildings situated on a structured podium concrete slab over a 230 car basement garage. The garage is cut into the hillside and the podium structure incorporates an articulate landscape plan creating a campus park setting for the office buildings.

The entire design was completed using Revit Structure on a hyper-fast-track schedule.





COMMERCIAL / OFFICE / RETAIL



Green Valley Office Building Fairfield, CA

Owner

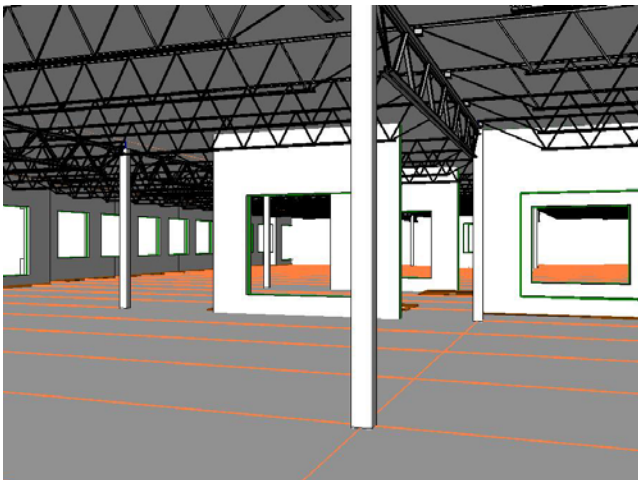
H.J. Shein, Inc

Architect

LPA

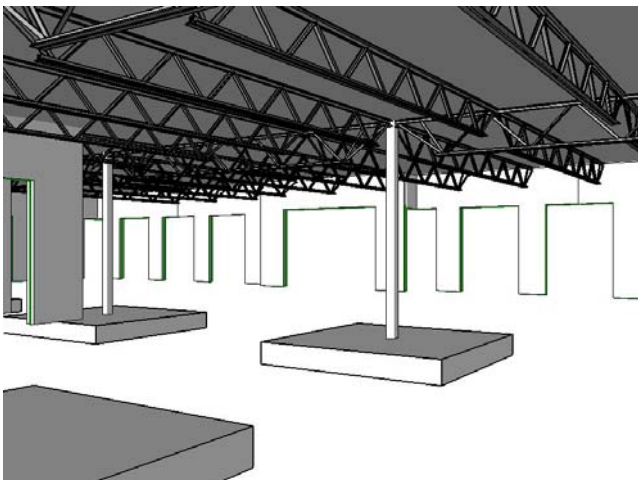
Contractor

Devcon Construction



Design is complete for two, two-story, 30,000-sf office buildings. The buildings are constructed with tilt-up concrete walls with steel bar-joist floor and roof framing.

The entire design was completed using Revit Structure on a fast-track schedule.





COMMERCIAL / OFFICE / RETAIL



Sherwood Field House

Sherwood, OR

Owner

City of Sherwood

Architect

DECA Architects

Contractor

O'Brien Constructors



This major renovation project consisted of converting a circa 1974, 30,000-sf warehouse space used by the City of Sherwood Public Works into an Indoor Soccer Field facility. The warehouse is a typical metal building constructed with steel frames supported by interior steel columns. The removal of two rows of interior steel columns was necessary to create a 75'x200' open space for the new indoor soccer field. Due to vertical clearance requirements for the soccer field area, two heavy wide flange steel beams were added above the roof structure on the building exterior. The beams are supported by steel columns and concrete footings. The project also consisted of adding a tall Masonry separation wall inside the building and a Seismic renovation that consists of steel rod X-bracing in the plane of the roof structure and exterior wall lines.



NISHKIAN DEAN

CONSULTING AND STRUCTURAL ENGINEERS SINCE 1919



PROJECT LIST

COMMERCIAL / OFFICE / RETAIL

Jacob's Crossing - Bozeman, MT
Hollywood Station - Portland, OR - *Dorn Platz and Company*
Asian American Retail Center - Portland, OR - *Asian American Plaza*
Bay Meadows Mixed-Use Center - San Mateo, CA - *Franklin Resources Center, Inc.*
Barbur Shops - Portland, OR - *Southeast Company*
Network Appliance Buildings 6, 7, and 8 - Sunnyvale, CA - *Network Appliance*
Adobe Headquarters - San Jose, CA - *Adobe Systems, Inc.*
Bernal Corporate Park - Pleasanton, CA - *Parkway Properties*
Skyport Plaza, Phase I - San Jose, CA - *Spieker Properties, Inc.*
Clubhouse and Gatehouse, Spanish Peaks - Big Sky, MT - *Privately Owned*
Rosewood at Sand Hill Office Building - Menlo Park, CA - *Stanford University*
Green Valley Office Building - Fairfield, CA - *H.J.Shein*

MULTI-UNIT HOUSING

Cannery Loft Condominiums - Astoria, OR - *Urban Pacific Builders*
Riverhouse Condominiums - Tualatin, OR - *Regency South Incorporated*
Blazer Condominiums - Lake Oswego, OR - *Blazer Development*
Bridgeview Towers, 400 Beale Street - San Francisco, CA - *The Emerald Fund*
Mission Bay, Block N2, Parcel 3 - San Francisco, CA - *Avalon Bay Communities*
Brannan Square - San Francisco, CA - *Reliance Development Group*
Orchards Village - Vancouver, WA - *Farmington Centers*
Uptown Village - Vancouver, WA - *Vernon L. Rifer Development*
Avalon Walnut Creek - Walnut Creek, CA - *Avalon Bay Communities*
The Prescott - Portland, OR

SINGLE FAMILY HOUSING

Ward Residence - Jackson Hole, WY - *Privately Owned*
Lundgren Residence - Bozeman, MT - *Privately Owned*
Olivo Residence - Bozeman, MT - *Privately Owned*
Discovery Cabin and Pioneer Cabin at Spanish Peaks - Big Sky, MT - *Hart Howerton*
Jones Homestead - Big Sky, MT - *Privately Owned*





PROJECT LIST

INVESTIGATIONS & REHABILITATIONS

Pearl Loft Residence - Portland, OR - *Privately Owned*

Smith's Block - Portland, OR - *RV Kuhns*

140 NW 14th Redevelopment - Portland, OR - *Harsh Investments*

SCHOOLS AND INSTITUTIONS

University of Oregon Lighting Towers - Eugene, OR - *University of Oregon*

Oregon State University - Corvallis, OR - *Oregon State University*

Scouter's Mountain Elementary School - Happy Valley, OR - *North Clackamas School District*

Canby High School Renovation - Canby, OR - *Canby School District*

Sunrise Junior High School - Clackamas, OR - *North Clackamas School District*

Joan Austin Elementary School - Newberg, OR - *Newberg School District*

Baker Prairie Middle School - Canby, OR - *Canby School District*

The Dalles Middle School - The Dalles, OR - *The Dalles School District*

Metzger Elementary School - Tigard, OR - *Tigard-Tualatin School District*

C.F. Tigard Elementary School - Tigard, OR - *Tigard-Tualatin School District*

Clackamas River Elementary - Estacada, OR - *Estacada School District*

Estacada Junior High - Estacada, OR - *Estacada School District*

HOTELS AND RESORTS

Hyatt Grand Champions Resort - Indian Wells, CA - *Hyatt Hotels*

Fairmont Hotel Expansion - San Jose, CA - *Wolff-DiNapoli, LLC*

Summit Hotel - Big Sky, MT - *Boyne, USA*

Amangani Hotel - Jackson Hole, WY - *Jackson Hole Holdings, Ltd. / Silverlink Holdings, Ltd.*

Mountain Inn at Big Sky - Big Sky, MT - *Stewart, Eddington & Coyle*

Four Seasons Resort - Jackson Hole, WY - *LDW Resort and Hotel Development*

Deer Park Chalet - Bozeman, MT - *Bridger Bowl Ski Area*

AEROSPACE

SLC-3E Atlas V Launch Facility Rebuild - Vandenberg AFB, CA - *Lockheed Martin*

LC-41 VIF Door Emergency Replacement - Cape Canaveral AFB, FL - *Lockheed Martin*

SLC-3E Atlas V Exhaust Duct Exit ASWS - Vandenberg AFB, CA - *Lockheed Martin*

LC-39B Lightning Tower Installation - Kennedy Space Center, FL - *NASA*

Mobile Launch Tower Construction - Kennedy Space Center, FL - *NASA*

LC-37 and SLC-6 Delta IV, ECS GN2 Regulator System - Cape Canaveral, FL / Vandenberg, CA - *United Launch Alliance*





PROJECT LIST

CONSTRUCTION ENGINEERING

St. Vincent Hospital Tower Crane Expansion - Portland, OR - *St. Vincent Hospital*

Oregon State University Systems - Corvallis, OR - *Oregon State University*

Calbag Metals Truss Upgrade - Portland, OR - *Calbag Metals*

Smith's Block Renovation URM Wall Shoring - Portland, OR - *RV Kuhns*

SLC-3E Atlas V Launch Facility Rebuild - Vandenberg, CA - *Lockheed Martin*

LC-39B Lightning Tower Installation - Kennedy Space Center, FL - *NASA*

Mobile Launch Tower Construction - Kennedy Space Center, FL - *NASA*

PARAMETRIC MODELING

Avalon Walnut Creek - Walnut Creek, CA - *Avalon Bay Communities, Inc.*

Station Landing Office - Walnut Creek, CA - *Equity Office Properties / Harvest Properties*

Riverhouse Condominiums - Tualatin, OR - *Regency South, Inc.*

Rosewood at Sand Hill Office Building - Menlo Park, CA - *Stanford University*

Green Valley Office Building - Fairfield, CA - *H.J.Shein*

Oregon State University Systems - Corvallis, OR - *Oregon State University*

Calbag Metals Truss Upgrade - Portland, OR - *Calbag Metals*

Gladstone Center for Children and Families - Gladstone, OR - *Gladstone School District*

LC-39B Lightning Tower Installation - Kennedy Space Center, FL - *NASA*

SLC-3E Atlas V Exhaust Duct Exit ASWS - Vandenberg AFB, CA - *Lockheed Martin*

Mobile Launch Tower Construction - Kennedy Space Center, FL - *NASA*





KEY PERSONNEL



Edwin T. Dean, P.E., S.E.
Principal

EDUCATION

Bachelor of Science, Civil Engineering
University of Washington, 1985

PROFESSIONAL REGISTRATION

California • Florida • Montana • Oregon •
Washington

Professional Appointments

- Structural Engineers Association of Oregon,
Board of Directors
- ACE / Portland, *Board of Directors*
- Building Seismic Safety Council, *Board of
Directors*
- Applied Technology Council, *Board of
Directors, President*
- Oregon Seismic Safety Policy Advisory
Commission, *Vice Chair*



Gerald L. Gotchall, P.E., S.E.
Principal

EDUCATION

Bachelor of Science, Civil Engineering
Oregon State University, 1967

PROFESSIONAL REGISTRATION

Oregon • Washington

Professional Affiliations

- *American Concrete Institute, Oregon*
- *American Institute of Timber Construction*
- *American Plywood Association*
- *Consulting Engineers Council of Oregon*
- *Light Gauge Steel Engineers Association*
- *Structural Engineers Association of Oregon*



Robert A. Aman, P.E., S.E.
LEED® Accredited Professional
Associate

EDUCATION

Bachelor of Science, Civil Engineering
Portland State University, 1995

PROFESSIONAL REGISTRATION

California • Oregon

Professional Affiliations

- *American Institute of Steel Construction*
- *Structural Engineers Association of Oregon*





OFFICE LOCATIONS, AWARDS, AND REGISTRATIONS

OFFICE LOCATIONS

Nishkian Dean
425 SW Stark Street
Second Floor
Portland, OR 97205
p 503/ 274-1843
f 503/ 273-5696

Nishkian Monks
7 East Beall, Suite C
Bozeman, MT 59715
p 406/ 582-9901
f 406/ 582-9992

Nishkian Menninger
1200 Folsom Street
San Francisco, CA 94103
p 415/ 541-9477
f 415/ 543-5071

Nishkian Chamberlain
5120 W. Goldleaf Circle, Suite 190
Los Angeles, CA 90056
p 323/ 596-2300
f 323/ 596-2304
<http://www.nishkian.com/>

CURRENT REGISTRATIONS

Alaska	Louisiana
Arizona	Montana
California	New Mexico
Colorado	New York
Florida	Nevada
Hawaii	Oregon
Idaho	Washington
Illinois	Wyoming
Indiana	

AWARDS



Ken Oliphant, Nathan Hoesly and Ed Dean of **Nishkian Dean** pose with project display panel and **2006 ACEC Oregon Excellence in Engineering Grand Award** for the Cape Canaveral AFS LC-41 VIF Emergency Door Replacement project.



Ed Dean, rt., **Nishkian Dean**, accepts the Design Build Institute of America (DBIA) **2005 Design-Build Excellence Award**, at the *Minds and Master Works Awards Program* for engineering the Atlas V Launch Facility Rebuild, alongside Len Phillips, It., Lockheed Martin Space Systems and John Saul, ct., Hensel Phelps Construction.



AGC of America
Building Your Quality of Life

The 2006 Associated General Contractors of America Design-Build **Renovation Award** for the Atlas V Space Launch Complex-3 East Activation, Vandenberg Air Force Base, California was won by Hensel Phelps Construction Company and **Nishkian Dean** in partnership with Simon Wong Engineers and architect Reynolds Smith & Hills.