

R.D. OLSON
CONSTRUCTION

**CELEBRATING
35 YEARS**



CEO BOB OLSON
& PRESIDENT BILL WILHELM

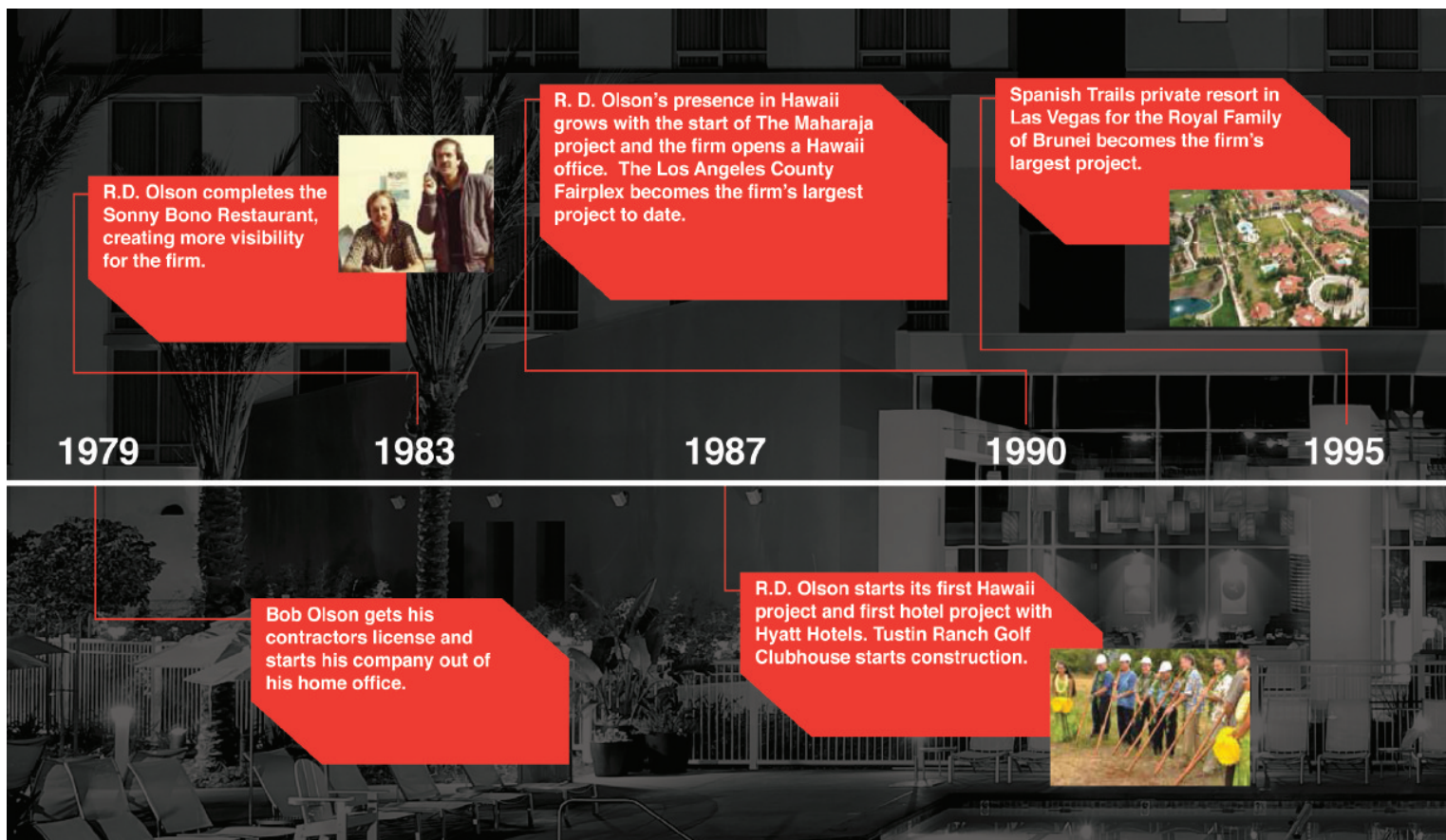
WHEN EVERY DETAIL COUNTS



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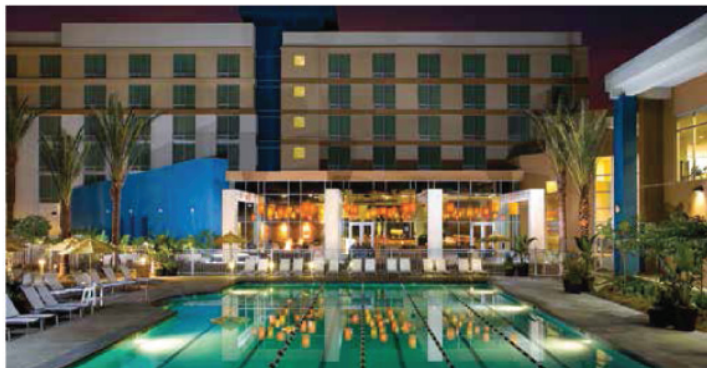
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LEGOLAND Hotel | Carlsbad, CA: The 250-room LEGOLAND® Hotel is the third of its kind to be built worldwide and the first in North America.

Renaissance ClubSport | Aliso Viejo, CA: R.D. Olson introduces an innovative concept with this 174-room boutique hotel by combining four-star luxury with a world-class fitness center.



R.D. Olson Construction: Building “Places Where People Stay and Live”

R.D. Olson Construction is an experienced general contractor with a keen eye for detail and a long history of successful construction projects. The Irvine-based company is setting new milestones for construction activity, and is this year celebrating its 35th year in business.

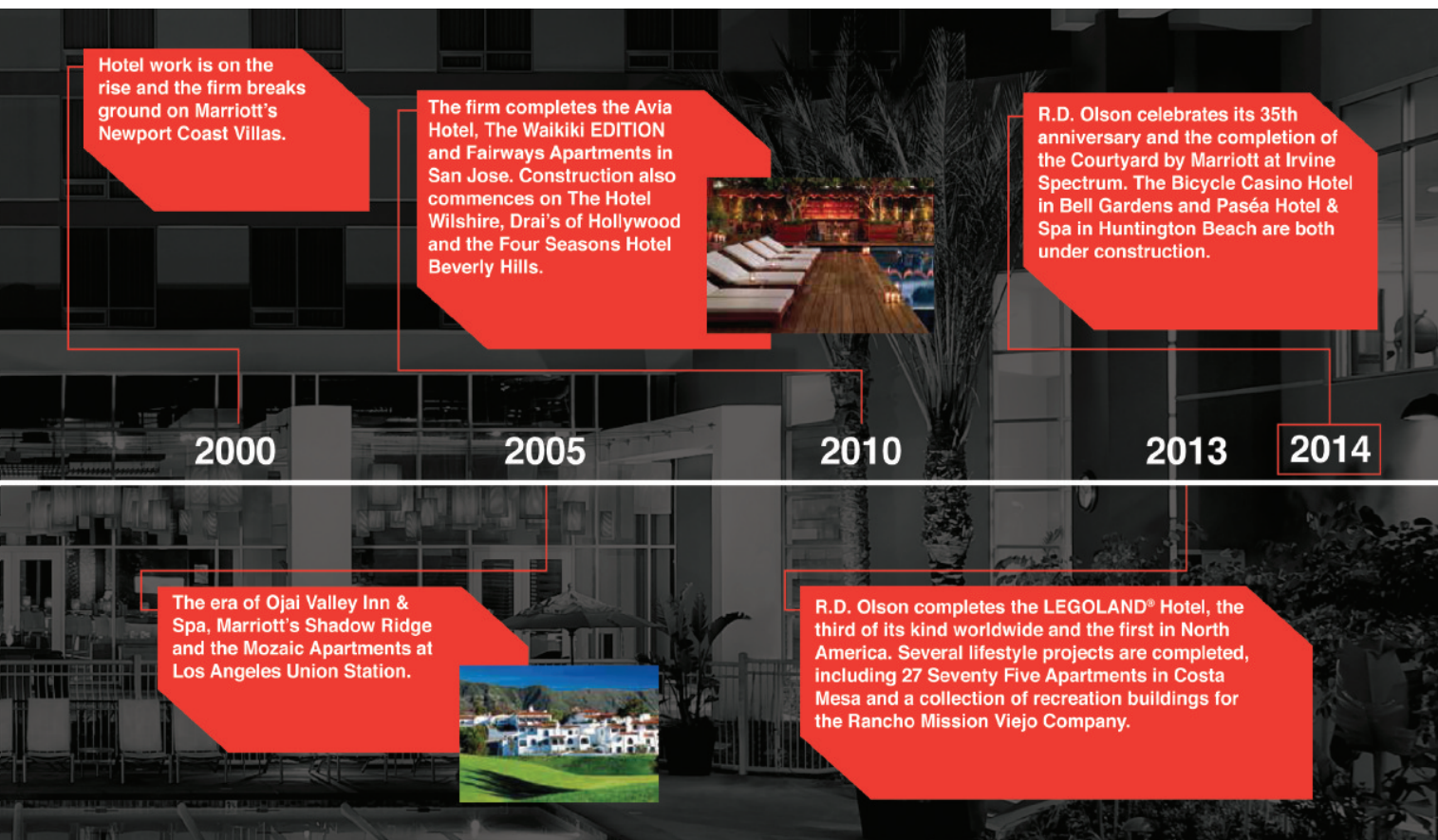
Constructing hospitality projects has been a core expertise for the company, balanced by the firm's increasing activity in multi-unit and healthcare projects. We caught up with R.D. Olson Construction President Bill Wilhelm and CEO Bob Olson, who shared their thoughts on the company's story, the expertise they have gained and their plans for the future.

OCBJ: Congratulations on your 35th anniversary. What are your observations about

how the company has grown over the years?

Wilhelm: The growth and success of the company is due to experienced and dedicated associates who really care about their work. We have invested in core teams that continue to grow alongside our company and our customers. That said, the size of the company is the byproduct of repeatedly delivering successful projects. It is our commitment to the projects we construct that drives our growth.

Olson: We have grown our company the old fashioned way, by boot strapping our experience from our early projects starting with restaurants, then into country clubs and hotel renovations, and now to new-build hotels, time share, multi-family,



assisted living, healthcare and retail.

OCBJ: How has the company positioned itself to stand out from other general contractors?

Olson: Our construction company is unique in many ways, particularly in our ability to identify and prioritize our customers' needs and values. For example, speed of delivery to market has increased over the years, and this is a key area of focus for our customers. In today's market, the ability to deliver a hotel or an apartment building to the market 10 to 15 percent faster provides a meaningful competitive advantage to our customers. We've responded to that need while still providing a high-quality, affordable product.

Wilhelm: We consider our customers as partners in the projects we build. Over the years, this approach has given us valuable insights to the economics and drivers that define our customers' needs. Understanding their operational functions lets us perform an

advisory role that shapes key economic decisions as they move forward.

OCBJ: What are a few of the company's core values?

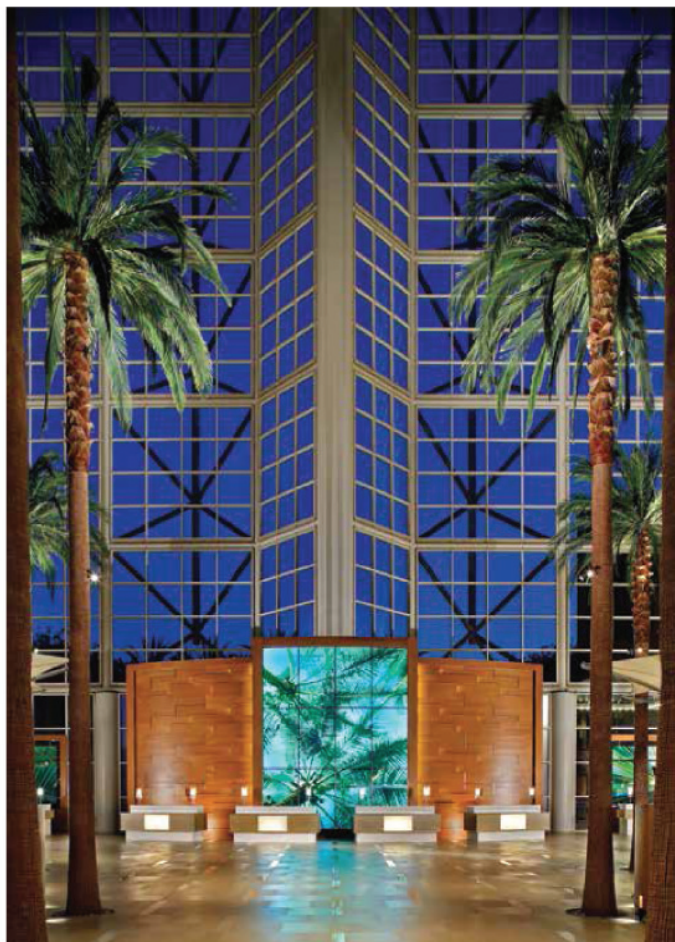
Wilhelm: I have been immersed in our company culture for over 20 years, and everything that we do today is based on Bob's initial philosophy of adding value at each stage of the construction process, providing value-added service and delivering more than the customer expects.

Olson: We're proud of our team's consistent commitment to excellence. Our associates take personal ownership and pride in their work, and our customers recognize this.

OCBJ: The past several years have been very active for R.D. Olson Construction. Where are you seeing most of your growth?

Wilhelm: We have built significant momentum in the hospitality sector, including the completion of nine ground-up hotels with more than 1,450 guest rooms since 2011.

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Hyatt Orange County | Garden Grove, CA: Just one mile from Disneyland Resort, this luxury hotel features a reinvented atrium lobby with a dramatic backdrop of glass windows that tower 17-stories above the registration area.



Paséa Hotel & Spa | Huntington Beach, CA: Modern in design, this eight-story, 250-room luxury hotel and spa sits across from the famous Huntington Beach Pier, a mainstay in the iconic Southern California surf culture. Construction is slated for completion in the first quarter of 2016.



Courtyard Irvine Spectrum | Irvine, CA: Located in the heart of the Irvine Spectrum, the 210-room, eight-story hotel represents the Southern California debut of Marriott's latest Gen Next design and features an interior theme that celebrates the rich history of the Irvine Ranch.

Our pipeline of multi-unit and lifestyle projects is also growing, including a 468-unit apartment community that we renovated in Costa Mesa. 2014 has been a positive year for us, and it is especially rewarding to be celebrating our 35th anniversary amid all of this activity.

OCBJ: Why do you think the hospitality sector has been such a stronghold for your firm?

Wilhelm: Our company's roots are in hospitality, and interestingly the first project we did in 1979 was a restaurant for Sonny Bono. It was a natural progression to construct places where people stay and live, such as hotels, timeshares and student housing. The hospitality mindset is second nature for us.

Experience has taught us to

always ask the question: "How will your customer's customer use this space?" The different ways in which hotel guests use the built space varies a good deal. By really paying attention to the details of how the space will be used, we can advise our customers on the right decisions that will make the biggest difference to their customers. This is what really helps us to stand out and produce successful projects.

OCBJ: What Orange County hotel projects are in your pipeline right now?

Wilhelm: There is quite a lot of excitement around Paséa Hotel & Spa, a soon-to-be Four Diamond lifestyle hotel with an outstanding coastal location in Huntington Beach and adjacent to the Pacific City retail project.

Our team is managing and solving many complex issues during construction, and we know that the end product will be a great lifestyle environment. This will be unlike any hotel in Orange County.

We're working on several other local projects, including a Courtyard by Marriott in Anaheim. We also recently completed the Courtyard by Marriott in Irvine Spectrum, an eight-story hotel that serves a vibrant area and pays homage to the history of the Irvine Ranch.

OCBJ: Tell us about the company's commitment to the local community.

Wilhelm: We are committed to participating in the community, both at the corporate level and as individuals. Whether we

are individually engaged in an initiative or event with the Boy Scouts or Augie's Quest, hosting a PCRF Golf Tournament or running a Chapman University 5K as a team, our culture approaches community involvement with great energy.

OCBJ: Do you have plans to diversify into more sectors as you continue to grow?

Wilhelm: We continue to broaden our construction activity, which allows us to adapt to market and economic cycles. Most of our work is within the hospitality, multi-unit and lifestyle segments, which covers various projects, and we continue to partner with customers in the retail, entertainment and healthcare industries.

R.D. Olson Surf Camp | San Onofre, CA: For 16 years, R.D. Olson has sponsored this networking event and beach party! It is truly a "board meeting" bringing together industry insiders and providing the opportunity to learn to surf the famous waves of San Onofre.



OCBJ: Where do you see the company going in the coming years?

Olson: I am excited about the firm's next generation of great leadership. It is wonderful to see the strong, young talent that we have coming aboard as Bill takes the company forward.

Wilhelm: We will continue to expand in order to meet our customers' needs, and that growth relies upon finding and keeping great talent. We focus on creating growth opportunities for our associates. Creating an environment where the best people in this business can thrive is a huge priority for us.

RMV Core & Shared Recreation | Rancho Mission Viejo, CA: *This six-acre collection of four recreation buildings for the Rancho Mission Viejo Company provides resort-caliber amenities and is located at the core of the residential communities of Sendero and Gavilán.*



27 Seventy Five Apartments | Costa Mesa, CA: *R.D. Olson repositioned this 468-unit lifestyle project with contemporary upgrades and features to meet the needs of today's apartment residents.*



Bicycle Casino Hotel | Bell Gardens, CA: *This eight-story, 100-room luxury casino hotel will create 300 construction related jobs in a community experiencing high unemployment. Construction is slated for completion in the first quarter of 2015.*

The Hotel Wilshire | Los Angeles, CA: *Kimpton's eco-chic, LEED Silver hotel is in the heart of LA's Miracle Mile district. This ultra-modern 74-room boutique hotel is housed in a former 1950s medical office building.*



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