



INDUSTRIAL DESIGN SERVICES

DISTRIBUTION CENTERS • LOGISTICS PARKS
CROSS DOCK • TRUCK TERMINALS
LIGHT INDUSTRIAL • MANUFACTURING
COLD AND FROZEN STORAGE
FOOD PROCESSING • BOTTLING



ORANGE COUNTY
714.338.1600

SAN FRANCISCO BAY
925.648.8800

SACRAMENTO
916.772.1800

INLAND EMPIRE
909.801.8160

www.atiae.com



Firm Profile

ATI Architects and Engineers is a full-service design firm founded in 1989. We are home to more than 100 employees and support a client base through- out the United States.

Working directly with our client's facilities managers and engineers or as part of a Design-Build team – we bring a history of success and a total project management/ complete quality control approach to our work.

We are licensed in over 40 states and are capable of building consulting teams to meet any industrial-related design project wherever it may exist.

Our expertise includes work on ground-up projects, urban infill projects, tenant improvements, and renovations.

Our Costa Mesa, CA office oversees the majority of our industrial design services. Rick Coleman AIA and Bruce Gillings AIA have combined over 60 years of experience designing industrial projects of virtually every type, and play an active role with each commission.

In addition, our Danville office provides a range of industrial design services. Phil Caires heads up project development and special projects for industrial design.



INDUSTRIAL DESIGN EXPERTISE



- Distribution Centers and Cross Docks
- Logistics Parks
- Truck Terminals
- Vehicle Maintenance Facilities
- Urban Infill and Brownfield
- Light Industrial / Multi-tenant Industrial
- Manufacturing
- Low Temperature / Cold and Frozen Storage
- Food Processing / Cooking
- Bottling



DESIGN SERVICES

- Programming
- Site Selection and Planning
- Building Design
- Process Engineering
- Engineering (Civil, Structural, Electrical, Mechanical, Refrigeration)
- Material Handling and Conveying Systems
- Thermal/Moisture Design
- Planning and Zoning Approvals
- Building Permits
- Bid Coordination
- Construction Administration





PARTIAL PROJECT LIST

Industrial Design
 Distribution Centers
 Cross Docks • Truck Terminals
 Logistics Parks
 Vehicle Maintenance
 Manufacturing

- AIRPORT BUSINESS PARK, Tucson, AZ – Multi-tenant Light Industrial Park
- ALAMAR DISTRIBUTION CENTER, Tijuana, Mexico – Spec Distribution Building
- BOEING AIRCRAFT, Long Beach, CA – Aircraft Manufacturing
- CARRARA MARBLE, Industry, CA – Stone Cutting Plant
- CALIFORNIA COMMERCE CENTER, Ontario, CA – Industrial Park
- FASHION ROW, Los Angeles, CA – 3 Garment Manufacturing Buildings
- INTEGRATED TURBOMACHINERY, Los Angeles, CA – Machine Remanufacturing
- IKEA, Tejon Ranch, Kern County, CA – Distribution Center
- J. E. PISTONS, Huntington Beach, CA – Distribution Center
- LAS VEGAS REVIEW JOURNAL, Las Vegas, NV – Newspaper Printing Plant
- LOS ANGELES TIMES, Costa Mesa, CA – Newspaper Printing Plant
- MAG INSTRUMENTS, Ontario, CA – Flashlight Manufacturing and Corporate Offices
- McCOY BUSINESS CENTER, Santa Maria, CA – Multi-tenant Light Industrial Park
- MISSION 71 BUSINESS PARK, Pomona, CA - Renovation of Decommissioned Bomb Factory into Distribution Center and Master Planning of New Industrial Sites on Excess Land
- ORANGE COUNTY TRANSPORTATION AUTHORITY, Irvine, CA – Vehicle Maintenance
- PALMETTO BUSINESS CENTER, Los Angeles, CA – Multi-tenant Light Industrial Building
- PERTRONIX, San Dimas, CA – Auto Parts Manufacturing and Distribution
- PORT OF SAN DIEGO, San Diego, CA – Vehicle Maintenance
- PUNCH PRESS PRODUCTS, Vernon, CA – Metal Parts Stamping
- RWK INTERNATIONAL, Los Angeles, CA – Steel Fabricating
- SLOVER EAST LOGISTICS CENTER, Colton, CA – Distribution Buildings and Railroad Intermodal Terminal
- SPEEDWAY INDUSTRIAL PARK, Irwindale, CA – Speculative Industrial Park
- TRAMMEL CROW SIERRA BUSINESS PARK, Ontario, CA – Industrial Park
- TRICO BUSINESS CENTER, Buena Park, CA – Multi-tenant Light Industrial Park
- UNITED STATES MARINE CORPS, Camp Pendleton, CA – Vehicle Maintenance
- WASHINGTON AND LONG BEACH CENTER, Los Angeles, CA – Speculative Industrial Park
- WILDROSE INDUSTRIAL PARK, Corona, CA – 4 Industrial Spec Buildings
- YELLOW TRUCK LINES, Barstow, CA – Cross Dock Truck Terminal and Maintenance
- YMI JEANS, Los Angeles, CA - Corporate Offices, Design, Showrooms and Distribution



PARTIAL PROJECT LIST
Industrial Design
Low Temperature
Cold and Frozen Storage
Food Processing/Cooking
Bottling

- ALBERT'S ORGANICS, Vernon, CA - Cold Storage
- AMERICAN PRODUCE CHIQUITA BRANDS, Los Angeles, CA - Banana Storage And Ripening
- AMGEN PHARMACUETICALS, Thousand Oaks, CA - Temperature Controlled Storage
- APFFELS GOURMET COFFEE, Santa Fe Springs, CA - Coffee Blending and Roasting
- CATHAY DISTRIBUTION, Los Angeles, CA - Tofu Processing
- DEL MAR FOODS, Watsonville, CA - Wastewater Treatment Systems
- DEL MONTE FOODS, Four Locations in CA - Cold and Dry Storage
- DREYERS ICE CREAM, Phoenix, AZ - Frozen Storage
- FLAVOR INFUSIONS, San Clemente, CA - Flavor Blending
- FRENCH'S MUSTARD, Springfield, MO - Food Processing, Cold Storage and Corporate Offices
- GREAT WEST PRODUCE, Commerce, CA - Cold Storage
- H & N FOODS, Vernon, CA - Seafood Processing and Frozen Storage
- INLAND COLD STORAGE, Rialto, CA - Frozen and Cold Storage
- INTERFRESH PRODUCE DISTRIBUTION, Vernon, CA - Cold Storage
- KNOTT'S BERRY FARM, Buena Park, CA - Food Processing and Cold Storage
- L. A. SPECIALTY PRODUCE, City of Industry, CA - Cold Storage
- MISSION PRODUCE, Oxnard, CA - Avocado Processing, Ripening and Cold Storage
- MUTUAL FLAVORS, Los Angeles, CA - Flavoring Dry and Cold Storage
- NATIONAL COOLER, San Dimas, CA - Cold Storage
- ORANGE BAKERY, Irvine, CA - Cold Storage
- PACIFIC AMERICAN FISH CO, Vernon, CA - Seafood Processing and Frozen Storage
- PACIFIC PRIDE SEAFOOD, Los Angeles, CA - Seafood Processing and Frozen Storage
- PARAMOUNT EXPORT, Los Angeles, CA - Cold Storage
- PEPSI BOTTLING GROUP, Riverside, CA - Upgrades To Bottling Plant
- PILOT TRADING AND BROADLEAF, Vernon, CA - Frozen And Cold Storage
- PLAZA MARKET, Vernon, CA - Cold And Dry Storage
- PREFERRED FREEZER SERVICES, Ten Locations in CA, IL and FL - Cold and Frozen Storage
- PROFESSIONAL PRODUCE, Vernon, CA - Cold Storage
- SANTEE DAIRIES, City of Industry, CA - Dairy Cold Storage
- SPARKLETTS WATER, Eagle Rock, Anaheim & Santa Ana, CA - Upgrades to Water Bottling Plants
- STATE FISH COMPANY, Wilmington, CA - Programming for Seafood Processing and Frozen Storage
- SUNNY DELIGHT (Procter & Gamble), Anaheim, CA - Juice Mixing and Bottling Plant
- 2 SISTERS FOOD GROUP, Riverside, CA - Meat and Poultry Processing
- STATEWIDE SALES, Los Angeles, CA - Cold Storage
- SUN VALLEY FOOD COMPANY, Sun Valley, CA - Meat and Poultry Cold and Frozen Storage
- TAWA FOODS/WALONG SUPERMARKETS, Buena Park & Union City, CA - Cold and Frozen Storage
- UNION ICE COMPANY, Wilmington, CA - Cold Storage and Seafood Processing
- UNIVERSAL STUDIOS FOODS, North Hollywood, CA - Cold Storage
- WESTERN STAR TRANSPORTATION, City of Industry, CA - Cold Storage

PROJECT HIGHLIGHT

MAG INSTRUMENTS

Manufacturing • Distribution
Corporate Offices



The MAG-LITE headquarters consists of a 30 acre, 750,000 sf. facility employing 1,200 people and housing the administrative offices, machining, fabrication, finishing, assembly, warehousing, shipping and receiving functions for the flashlight manufacturer.

ATI provided architectural and engineering design services, permitting services and construction administration services for all sitework, shell construction, complete tenant improvement construction, equipment installation and owner occupancy. The project was completed under a multi-phase schedule as the facility was occupied in stages according to the timetable controlling the installation of the various manufacturing systems



PROJECT HIGHLIGHT

2 SISTERS FOOD GROUP

Food Processing Corporate Offices



2 Sisters Food Group provides meat and poultry to a variety of food chains, including Fresh & Easy Markets. In 2007 we provided design and engineering services on 2SFG's new facility in Riverside, CA. The project includes shipping, receiving, cold and frozen storage, cooking, breading, processing, packaging, and US corporate offices. Overall project size is 111,000 s.f.

2SFG, headquartered in the United Kingdom, was searching for a functionally efficient building with a signature design to herald their entry into the United States market. We created a bold statement for the offices and entry that was within their budget requirements for the exterior design.



PROJECT HIGHLIGHT

PREFERRED FREEZER SERVICES

Cold and Frozen Storage Food Distribution Ten Facilities



Preferred Freezer Services is one of the world's largest public refrigerated warehouse companies, with facilities throughout the United States and Asia. They are known for state-of-the-art refrigeration systems, material handling systems, and MIS systems.

Since 1999 we have provided programming, design and engineering services for Preferred at a variety of locations. Facilities feature wide truck aprons with loading door spacing exceeding industry standards, ample trailer storage, large loading docks (up to 90' deep), and high-speed cranes and lift equipment. Clear heights in facilities range from 40' to as high as 56'.



Washington Blvd, Los Angeles CA	(LA No. 1)	4.5 mil. cu. ft.
55th Street, Vernon, CA	(LA No. 2)	4.1 mil. cu. ft.
UltraFreeze, Vernon, CA	(LA No. 3)	2.9 mil. cu. ft.
Wilmington, CA	(LA No. 4)	4.8 mil. cu. ft.
Long Beach Fwy, Vernon, CA	(LA No. 5)	10 mil. cu. ft.
Washington Blvd, Los Angeles, CA	(LA No. 6)	7.4 mil. cu. ft.
Washington Blvd, Los Angeles, CA	(LA No. 7)	3.4 mil. cu. ft.
San Leandro, CA (Oakland)		12 mil. cu. ft.
Chicago, IL		6.6 mil. cu. ft.
Medley, FL	(Miami No. 2)	8.9 mil. cu. ft.



PROJECT HIGHLIGHT

BOEING AIRCRAFT

Renovation

Manufacturing • Hangar Building



This project was for the Air Force's C-17 Avionics Integration Support Facility in Long Beach, CA. The project consists of the development of 84,000 sf of office and engineering laboratory space on the first and second floors, and the second floor mezzanine of an existing two-story production/assembly building.

The project included 78,900 sf of new offices, a presentation room, and 5,100 sf of raised-floor computer room and laboratory space. Also included was the renovation and upgrade of the existing office building, a new elevator, and ADA upgrades.

The exterior building façade was remodeled and a new entry was created to enhance the building image and provide a more contemporary feel.

PROJECT HIGHLIGHT

LAS VEGAS REVIEW JOURNAL

Manufacturing

Printing Plant • Distribution



This is one of two newspaper printing plants designed by Rick Coleman AIA. The 140,000 sf facility houses the first shaftless presses in the United States. Full printing support was integral to the design, including ink tanks, platemaking, dust collectors, reverse osmosis water treatment, electrical control rooms, and quiet rooms.



Site design included parking, truck areas, print roll storage, rail car storage, and distribution points for various printed documents.

The master plan included future phases for expanded presses, expanded offices, and a parking structure.



PROJECT HIGHLIGHT

IKEA

Western Regional Distribution Center



IKEA is the world's leading provider of furniture. For its distribution center to serve the Western United States, a location in southern Kern County, south of Bakersfield, CA, was selected, on the Tejon Ranch. The proximity to the Los Angeles Basin and the San Francisco Bay Area made the location ideal.

The facility boasts over 1.7 million s.f. under one roof, including 30,000 s.f. of offices, and is over ½ mile in length with in excess of 270 truck dock positions. The site includes a nearly 1.5:1 ratio of trailer storage stalls to dock doors. Multiple ramps allow for flatbed trailer loading throughout. At the time of construction, the project was the largest single concrete tilt-up distribution building in the world. In addition, tilt-up panels at the high-bay areas extended 75' from top of footings to top of parapet, making them some of the tallest concrete panels in the world without intermediate floors. Crawler cranes were necessary to pick the panels.



The facility interior clearances range from 35' in loading dock areas, 40' in the main warehouse, up to 60' in selected high-bay portions. Lift equipment includes conventional loading dock pallet jacks and fork-lifts, extended-mast turret trucks, and in high-bay areas high-speed stacker cranes on roof- and floor-mounted guide rails. All racks are single-deep for fast picking in a very high turn-over operation.

PROJECT HIGHLIGHT

YELLOW FREIGHT

Cross Dock Truck Terminal Maintenance Facility



Rick Coleman AIA has designed 2 truck terminals for Yellow Freight, one in Orange, CA and one in Barstow, CA. These photos are of the Barstow facility. Included are full dispatching offices, cross dock terminal operations, trailer staging, scales, maintenance and repair, and fueling operations.

Site design includes allowances for expansion and variations in truck weights and lengths.



PROJECT HIGHLIGHT

MISSION 71 BUSINESS PARK

Renovation of Former Military Plant and Master Planning of Remaining Land



The General Dynamics plant in Pomona, CA, was originally a manufacturing facility of defense munitions and missiles for the military, built in the 1950s. With the cutbacks in such facilities in the 1980s this property had outlived its usefulness.

Alliance Commercial Partners of Denver, CO bought the property in 2005 and we began the process with them of repositioning it. Included were demolition of some smaller peripheral buildings; renovation of the largest building, including the addition of loading docks, multiple entrances, and cosmetic work; and master planning of the remaining land for sale for new development.

The overall project included 842,000 sf of existing buildings that remained and planning for 340,000 sf of new buildings. The overall site was approximately 57 acres. Our services included the preparation of a Specific Plan for the site.



PROJECT HIGHLIGHT

ALAMAR DISTRIBUTION CENTER

Industrial Spec Development, Tijuana, BC, MX



ATI provided site planning and master building design for this 233,166 s.f. distribution building in an industrial area south of the Otay Mesa Border Crossing of eastern Tijuana. The facility meets growing demand in Mexico for state-of-the-art buildings that serve both the growing population in Mexico and the Southwestern United States. Construction is concrete tilt-up exterior walls with a pre-engineered steel roof system.



The project was developed and currently managed by Sares Regis Group Commercial of Irvine, CA. Construction and final engineering and construction documents were provided by Hermosillo y Asociados, a Mexican design-build general contractor.

The building features 28' clear heights, large bay spacing, and multiple office pods for flexibility in leasing. Exterior design elements follow a handsome pattern consistent with Sares Regis' high standards across the border. The project was completed in 2009.



PROJECT HIGHLIGHT

SPEEDWAY INDUSTRIAL PARK

4-Building Industrial Spec Development



In addition to our portfolio of large distribution centers and manufacturing, ATI has been a leader in providing design services for smaller industrial projects targeting small start-up or expanding businesses. The Speedway Industrial Park in Irwindale, CA is representative of such projects.

The site features the repositioning of a parcel that was part of the major gravel pit mining operations in Irwindale that served the construction industry throughout Southern California. It is similar to many of the properties currently being developed in the area, and is an odd-shaped site. Our solution was to design four small concrete tilt-up/hybrid panelized roof structures in the 17,000 sf to 28,000 sf range.

Buildings feature 28' clear heights, large bay spacing, and secure, interior truck loading wells. Exterior design elements are a Mission style per the City's design guidelines. Buildings are set up for Warehousing and Manufacturing uses. The project was completed in 2006.

Seventh Street Development of Long Beach, CA was the Developer. Millie and Severson of Los Alamitos, CA was the General Contractor.





INDUSTRIAL DESIGN SERVICES DIVISION

ORANGE COUNTY

3050 Pullman Street, Suite D
Costa Mesa, CA 92626
Tel: 714.338.1600
Fax: 714.549.5978
Rick Coleman AIA Ext 3310
Bruce Gillings AIA Ext 3330

OTHER OFFICES

INLAND EMPIRE

1901 Orange Tree Lane, Suite 240
Redlands, CA 92374
Tel: 909.801.8160
Fax: 909.801.8161

SACRAMENTO

2510 Douglas Boulevard, Suite 400
Roseville, CA 95661
Tel: 916.772.1800
Fax: 916.772.1820

SAN FRANCISCO BAY AREA

3860 Blackhawk Road
Danville, CA 94506
Tel: 925.648.8800
Fax: 925.648.8811
Phil Caires Ext 1115

www.atiae.com