



### Letter from the Partners

Many companies talk about teamwork, but at XL Construction we do a lot more than just talk.

For us, teamwork is both a core value and a natural way of working. In every project, we maintain tight integration and close communication from pre-construction through final testing, and with all the subcontractors we work with. As a result, clients experience a seamless transition from the pre-construction phase through construction.

Internally, we hold regular education and project status meetings, to ensure that all the members of our team - whether they work on the job site or in the office - remain up-to-date on what needs to be done and how best to accomplish their individual responsibilities.

Our effective teamwork also helps keep our work sites safe. We were proud to finish 2005 with our second consecutive year of zero OSHA recordable injuries, an almost impossible feat.

Teamwork is important in all our projects, but it's especially crucial for highly complex projects, such as the BSL (Biological Safety Level) laboratories profiled and discussed in this issue. Working together and communicating well play a vital role in our success in these highly technical projects, where stringent regulations and creative problem-solving come with the territory.

Finally, we appreciate any opportunity to thank our clients, who we view as integral members of our team. If you have any feedback on XL Construction's teamwork or want to talk about future projects, please feel free to contact us.

Sincerely,

**Eric Raff, Dave Beck, and Mario Wijtman**

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To make sure there were no surprises, XL conducted extensive investigative work in its pre-construction phase to determine the capacity and location of existing utilities. As a result of its planning, XL was able to stick to the schedule and keep costs down.

Throughout the work, XL made sure not only that the complex construction went smoothly, but also that its actions reflected well on BCP's reputation in its neighborhood. BCP was so pleased with the results that it continues to rely on XL Construction to do additional complicated, technical renovations in occupied spaces.

And XL became so impressed with BCP's work that now, twice a year, the blood bank visits XL Construction's headquarters in San Jose, where many XL employees donate blood. It's a true partnership that represents XL's commitment to excellence both within and beyond the bounds of its construction projects.

project photography  
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### Featured Project

Blood Centers of the Pacific (BCP) provides a crucial link between Bay Area blood donors and local patients who require the lifesaving blood. XL Construction worked to expand one of BCP's San Francisco facilities without interrupting the center's operations - and while maintaining good relationships with the center's neighbors.

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# XL Experience

XL Construction is gaining an excellent reputation for its ability to construct laboratories that are specifically designed to work with potentially hazardous biological agents. Organizations engaged in both clinical and research activities rely on XL to construct laboratories and other facilities that comply with stringent safety and building code regulations, notably the Biological Safety Levels (BSLs) outlined by the Centers for Disease Control and Prevention.

All laboratories that handle biological agents must adhere to these BSL regulations, which have four levels, reflecting increasing potential hazards:

**BSL-1:** Applies to agents that do not ordinarily cause human disease.

**BSL-2:** Appropriate for agents that can cause human disease, but whose potential for transmission is

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limited. Examples: bacteria, influenza viruses, HIV  
**BSL-3:** Applies to indigenous or exotic agents able to cause serious or potentially lethal disease as a result of being inhaled. Examples: anthrax, tuberculosis, West Nile virus

**BSL-4:** Used for exotic agents that pose a high risk of life-threatening disease, that can be transmitted by the aerosol route (inhaled) and for which no vaccine or therapy exists. Example: Ebola virus

Recently, XL Construction has renovated spaces for a number of leading biotech companies and clinical labs in the Bay Area to create BSL-1, BSL-2, and BSL-3 spaces for developing, testing, and manufacturing pharmaceutical products as well as for processing donated blood.

To ensure a well coordinated project, there are many specific requirements for BSL-3 spaces that need to be considered, including:

- Preconstruction planning with the lab's users and with Environmental Health and Safety (EH&S) representatives
- Sealing everything so it's air and water tight, even during the rough-in phase of construction
- Proper choice of materials for the surfaces of walls,

floors and ceilings, and bench tops (impervious to water, resistant to acids, alkalis, organic solvents, and moderate heat)

- Installation of HVAC systems with dedicated, high-efficiency particulate air (HEPA)-filtered exhaust and the ability to maintain negative air pressure at all times
- Plumbing systems (including hand and emergency eye wash areas) that are separated from the rest of the facility
- Controlled access through security systems such as interlocking doors, card or biometric sensors, and cameras

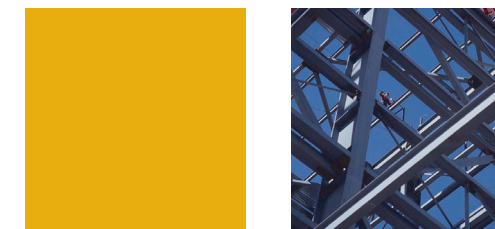
XL Construction's clients depend on XL to bring the knowledge, experience and problem-solving skills required to create customized BSL-3 spaces that not



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only meet regulations, but that also enable them to perform their complex, often highly competitive operations in an environment of safety and optimal efficiency. XL Construction is surpassing expectations: Many of the firm's recent BSL-3 projects represent repeat business from satisfied clients.

For more details on XL Construction's most recent BSL-3 project, please see the Featured Project in this issue on the Blood Centers of the Pacific.



inside a San Francisco landmark, the Irwin Memorial Blood Bank.

When XL Construction was done with the project, second-floor space previously an auditorium was transformed into a large laboratory with BSL-2 and BSL-3 isolation areas, as well as new offices, restrooms, an autoclave glass washing room, and associated mechanical/electrical rooms.

To avoid disrupting work in the first-floor blood testing laboratories, XL Construction completed all the work at night and on weekends - opening the first-floor ceiling to run new utilities, then closing it up before the next day's business began. At the same time, the XL team, including all its subs, carefully avoided making too much noise at times when nearby neighbors were trying to sleep.

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### Featured Project

The Blood Centers of the Pacific (BCP) needed to expand one of its facilities in the heart of San Francisco, but they couldn't afford to let the construction interfere with the flow of precious blood to patients in need of transfusions. XL Construction completed the renovations without disrupting the center's blood donation and processing activities - and while making sure neighboring residents and a school were not inconvenienced, either.

The non-profit, community-based BCP provides blood and blood components to hospitals, physicians and patients throughout Northern California and conducts medical research to improve blood safety and patient care. BCP planned to add 8600 square feet of lab and office space to its Irwin Center, located

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### Recently Awarded Projects

**Genentech.** A design-build project in an operating data center.

**Hitachi.** Expansion of an existing Wafer Fab for a new product line.

**Guidant.** A 60,000 s.f. office remodel.