



SilMan Industries provided civil construction services to Torani Inc. as part of tenant improvements undertaken by the flavored-syrup maker at their new headquarters in San Leandro, California.

([Follow this link to view a video of this project.](#))

The Situation

Torani is a classic Bay Area, family-owned company. Established in 1925, the founders introduced Italian flavored syrups to San Francisco. Today, their products can be found in coffee and cocktails around the world.

When the firm relocated its headquarters from South San Francisco to San Leandro, less than a mile from SilMan's headquarters, we were pleased to get involved with our new neighbors.

Haskell Construction was selected as the General Contractor by Torani, and SilMan Industries was awarded the opportunity for our civil team to provide the concrete portion of the tenant improvement project.

SilMan was contracted for two additional projects at the facility: the installation of a 4500sf equipment platform for the conveyance and de-palletizing system, and to provide truss modifications throughout the facility to support the additional elevated elements of Torani's operation.

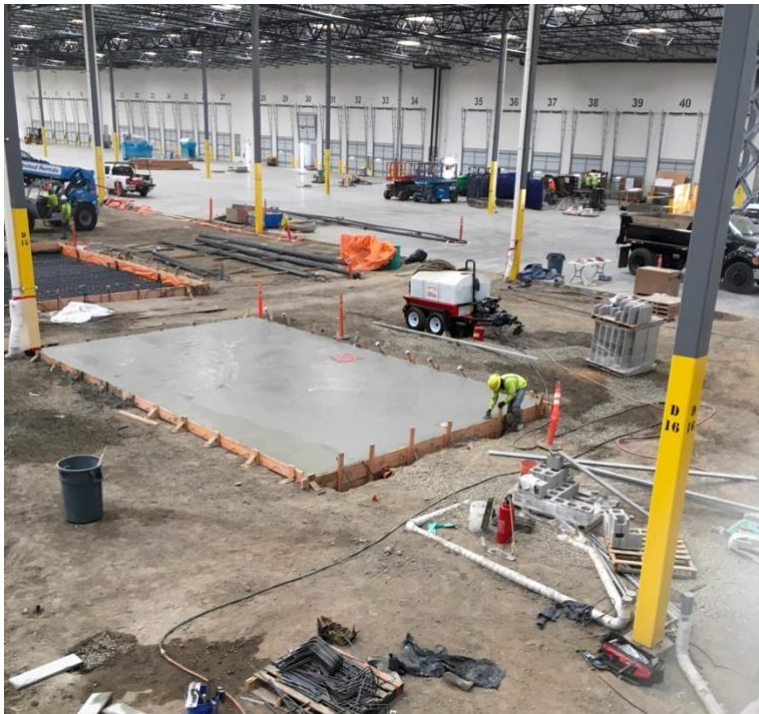
Concrete Infrastructure at Torani

Scope & Description of Work

Torani's 327,000 square-foot facility was an incredibly busy construction site, with many active trades onsite when the SilMan civil crew arrived. 90% of the concrete was inside the building, therefore pouring concrete was undertaken at night in order to avoid disruption of the other trade activity.

Working closely with Haskell leadership, SilMan provided all elements of management, supervision, safety, labor, material, equipment, and consumables to execute the placement of concrete:

- Field Mobilization & Dedicated Project Management
- All layout(s) for excavation and pours
- Excavation & Backfill as needed
- All rough grading
- All fine grading
- Soils/materials haul-off
- Concrete placement & finishing per project drawings
- Cleanup & Demobilization
- SafeMatters Certification



The scope and schedule for the project required a nearly 24-hour a day work cycle: excavation, grading and re-bar by day, and pouring by night.

- Daily work: 6 am to 6 pm
- Concrete pour: 8 pm and 5 am

While the monolithic pours of the primary interior floor covered 327,000 square feet, it was the complexity, not the scale of the project that made this project unique. The terrain was carefully tapered throughout the production area to account for the drainage required by Torani's operations. The depth and thickness of the concrete – ranging from 7" to 24" – was required to compensate for the weight of their processing equipment. These

requirements touched every step of SilMan's scope, including preparation of the substrate and contouring of reinforcement-bar, in order to maintain the design criteria.

Nearly 2,000 yards of concrete were utilized to complete this project.

Meet Haskell Construction

We were pleased to once again work with the exemplary team at Haskell Construction, based in the company's Livermore, California office.

Headquartered in Jacksonville, Florida, Haskell has an international footprint, with over 20 locations in North American and Asia.

The company is made up of a family of brands, which include architecture, engineering, healthcare, and “clean-in-place/steam-in-place” design and automation for food/beverage and pharma industries.

Our previous work with Haskell includes facility improvements for beverage producers Tropicana, Constellation Brands, and Woodbridge Wines by Robert Mondavi.

SilMan at Torani

The success of the Torani concrete project is the result of a massive team effort, both in the field and in the office.

Day-to-day leadership was ably handled by the combined efforts of Tom Mangin and Chris Fredrickson.

Other key performances by team members are:

Rafael Cornejo: Concrete planning & execution

Angel Huerta: Concrete planning & execution



About SilMan

SilMan Industries (previously SilMan Construction) is based in San Leandro, Calif. Founded in 2008, the firm operates nationwide in three divisions – Construction, Material Handling and Site Services – and partners with “best in class” companies nationwide providing integrated solutions in the Industrial, Manufacturing, Distribution, and Public Works sectors. For more information, please visit www.silmanindustries.com/about.