

Associated Builders and Contractors Award Record Number of Construction Awards

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SEATTLE —Associated Builders and Contractors of Western Washington (ABC) honored 15 outstanding projects with its 2009 Excellence in Construction Awards.

“We received a record 38 entries for this year’s judging, reflecting commercial to residential construction, sustainable certified construction and specialty community service projects,” says Grant Larsen, 2008-2009 ABC chair and president of Express Construction Co., Inc. The awards credit all members of the teams responsible for winning projects, from contractors, subcontractors and suppliers, to owners, architects and engineers.

Eagle of Excellence

Kirtley-Cole Associates LLC earns both the Eagle of Excellence and Specialty Construction Awards for Bethany Community Church –



Bethany Community Church

Owner – Bethany Community Church
Architect – Miller|Hull Partnership
Engineer – Magnusson Klemencic Associates (structural), SVR Design Company (civil), Merit Mechanical (mechanical), Rogers Electric Company (electrical)

Bethany Community Church is a non-denominational church anchored in Seattle’s Green Lake neighborhood. Kirtley-Cole Associates LLC built a new 15,000-sq ft sanctuary with facilities such

as nursery rooms, a choir room, a welcome lobby and flexible educational space.

The \$4.9 million project came in under budget with no injuries during the 22,248 hours worked.

Commercial Construction

Kirtley-Cole Associates LLC for TOC Management Services Regional Office –

Owner – TOC Management Services
Architect – Sclater Partners Architects
Engineers – BTL Engineering (structural), W&H Pacific (civil), MacDonald Miller (mechanical), and Seahurst Electric (electrical)

TOC Management Services, formerly known as the Timber Operations Council, selected Kirtley-Cole Associates LLC to build its new office at the Seaway Center in Everett. In the 11,200-project-hours worked, there were only three minor medical-only injuries.

Electrical Construction

S.M.E., Inc. of Seattle for ADVANTA Office Commons –

Owner – Schnitzer West
General Contractor – Skanska Building USA
Architect – Collins Woerman (Shell & Core), JPC Architects (T/I)
Engineers – Gerber Engineering, Inc.



ADVANTA Office Commons

The \$22 million ADVANTA Office Commons for Microsoft stands as the largest project in S.M.E., Inc. of Seattle’s history. The complex included three 182,000-sq ft, seven-story, Class A office buildings, each with one-story of underground parking and an additional 120,000-sq ft, eight-story parking garage.

Staffing the project proved to be complex. Ultimately, S.M.E. paired an existing project manager with a junior project manager to create a team that would provide on-site support and higher-level oversight. Initial analysis revealed that to meet the schedule, between 150 and 200 electricians would be required. With only 30 S.M.E. electricians available to begin work, the team brainstormed ways to maintain the quality and speed of the project, while lowering the field requirements.

Historical Restoration

Rafn Company for Colman School

Owner – Urban League of Metropolitan Seattle
Architect – DKA
Engineers – Coughlin Porter Lundeen
Rafn Company joined an enthusiastic project team in rehabilitating the Central Area’s Colman School into affordable housing and community space—a centerpiece for the community.

The building’s designation as a Seattle City Landmark created several challenges, including bringing the building up to code while balancing preservation issues and managing the building’s physical constraints.

Historical Restoration, Merit Award

Marpac Construction, LLC for

Wing Luke Asian Museum

Owner – Wing Luke Asian Museum
Architect – Olsen Sundberg
Kundig Allen Architects
Engineers – Coughlin Porter Lundeen
Marpac Construction, LLC completed nearly \$12 million in seismic upgrades to the building and, in order to preserve the historic shell, built a new structure inside the four existing exterior masonry walls, transforming hotel rooms into a collection of two- and three-story spaces. peeling lead paint, the team decided to abate the paint and the degraded plaster walls were replaced with new textured sheetrock – indistinguishable from the original.

Industrial Construction

Donovan Brothers, Inc. for Woodtone

Owner – Daniel Mills,
Woodtone Industries, USA, Inc.
Architect – Bob Fadden, Lance
Mueller & Associates
Engineers – Daniel Balmelli,
Barghausen Consulting Engineers

For this full-service, design-build project, Donovan Brothers, Inc. paved the 6.86-acre site, installed all site utilities, installed a 39,375-square-foot, pre-engineered metal building, completed the build out of a 6,900-sq ft tenant improvement and installed a state-of-the-art 2,500-square-foot dryer room for processing, curing, storing, and packaging both standard and custom pre-finished wood product.

Interior Improvement/Restoration

Rafn Company for Northwest African American Museum

Owner – Urban League of Metropolitan Seattle
Architect – DKA
Engineers – Coughlin Porter Lundeen
As part of the historic restoration of the Colman School in the Central Area, Rafn Company completed all of the interior renovation for the 18,000-square-foot Northwest African American Museum.



One Mile Bridge Replacement

Mixed-use Construction

S.D. Deacon Corp. of Washington for The Landing

Owner – Harvest Partners
Architect – Callison Architecture
Engineers – MLK
Built on 56 acres at the south end of Lake Washington in Renton, The Landing is a modern urban village including retail, entertainment, multi-family living, and public spaces, as well as new roads and utility infrastructure.

Multi-family Construction

Marpac Construction, LLC for Saint Martin’s University Parsons Hall

Owner – Saint Martin’s University
Architect – Mithun Architects
Engineers – Perbix Bykonen (structural)
Parsons Hall, Saint Martin’s University’s newest residence hall, provides 262 beds for freshman and sophomore students. Marpac Construction, LLC built the 67,000-square-foot building and an adjacent 159 stall surface parking lot.

Public Construction

Pivetta Brothers Construction, Inc. for The One Mile Bridge Replacement

Owner – City of Tacoma
Engineers – MUTH Engineers
When the 246-foot-long, 106-year-old One Mile Bridge in the Tacoma watershed needed replacing, Pivetta Brothers Construction, Inc. took on the complex task of removing the existing bridge and building a new bridge foundation and structure within a tight six-week schedule.

Residential Construction

Dykstra Construction Services LLC for Lookout Mountain

Owner – Private Residence
Architect – Chesmore Buck Architects
Engineers – Charles Voelker
A new three-story private residence near the top of Lookout Mountain is 1,200 vertical feet above the town of Cle Elum, Wash. Dykstra Construction Services LLC overcame many challenges during construction on this remote building site that could only be accessed by a three-mile winding dirt road with an average five percent grade. >>

Awards



Summit III

Specialty Construction: Demolition

Nuprecon, LP for Summit III

Owner – Bentall
General Contractor –
Sellen Construction

For the Summit III project, Nuprecon, LP demolished a six-story, 45,000-square-foot concrete building in the heart of downtown Bellevue. An attached, single-story, 7,000-square-foot concrete structure was demolished as well. The team first stripped out all soft debris from the interior of the buildings. By craning bobcats to each floor, workers were able to plow the debris into an area where sections of each floor had been broken out, creating an interior chute that allowed for total control of all debris, as well as containing dust within the envelope of the building.

Sustainable Certified Construction

Rafn Company for The Terry Thomas Building

Owner – First Western
Development Services
Architect – Weber Thompson
Engineers – DCI Engineers

The Terry Thomas Building in the Seattle's South Lake Union neighborhood is a highly sustainable commercial building. Built on the site of a former 1920's industrial warehouse, notably used as a practice space for Pearl Jam, Terry Thomas is located near transit and a future pedestrian corridor.

Sustainable Certified Construction, Merit Award

Synergy Construction, Inc. for Kateri Court

Owner – Catholic Community Services of Western Washington
Architect – Environmental Works
Engineers – Geiger Engineers

With four stories of affordable housing built above one story of commercial storefront and parking, Kateri Court in downtown Bellingham is one of the nation's first multi-unit affordable housing projects to achieve LEED Gold Certification.

Award judges for this year included:

Jay Jannette, Mithun
Pat Logan, CollinsWoerman
Max Steele, CollinsWoerman
David Glassman, MulvannyG2
John Schaufelberger, UW School of Construction Management
Ben Minnick, Daily Journal of Commerce
Carl Molesworth, Pacific Builder & Engineer

Other entrants included:

CHG Building Systems, Inc. for Eastside Catholic High School
CHG Building Systems, Inc. for Kilo 6
CHG Building Systems, Inc. for Pierce County Central Maintenance Facility
Donovan Brothers, Inc. for Fremont Studios
Donovan Brothers, Inc. for Latitude Center
Donovan Brothers, Inc. for Muckleshoot Pentecostal Church
J. Harper Contractors, Inc. for Sabey Rainier Stock House Demolition
KHS&S Contractors for Snoqualmie Casino
Kirtley-Cole Associates LLC for Integrus Architecture TI
Marpac Construction, LLC for Hiawatha Artist Lofts
Rafn Company for Weber Thompson Office
Rushforth Construction Co., Inc. for FedEx Freight
Rushforth Construction Co., Inc. for Rainier Connect
Rushforth Construction Co., Inc. for Sunrise Medical Campus, Phase II



Kateri Court

S.D. Deacon Corp. of Washington for Advent Lutheran Church

S.D. Deacon Corp. of Washington for Big-Foot Java Office Building

S.D. Deacon Corp. of Washington for Iman Center

S.D. Deacon Corp. of Washington for Lifestyle Addition to the Tacoma Mall

Summit Central Construction, Inc. for Messiah Lutheran Church Renovation

Synergy Construction, Inc. for Lauren Heights

Synergy Construction, Inc. for Nia Apartments

Synergy Construction, Inc. for Radcliffe Place Apartments

Washington Commercial Painters for The Lodge at Suncadia

About ABC of Western Washington

ABC of Western Washington represents more than 500 companies and their 25,000 employees from both open shop and union contractors, professional service firms and suppliers. Its membership includes general and subcontractors as well as associated firms that are dedicated to promoting the free enterprise system through improved business conditions, increased training and safety and promoting positive employee/employer relations. <<