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NWCB 2015

OUTSTANDING PROJECTS



NWCB HONORS OUTSTANDING CEILING AND WALL PROJECTS

The Northwest Wall and Ceiling Bureau handed out 19 awards for outstanding wall and ceiling projects at the association's annual convention and trade show on April 16 in Rancho Mirage, California.

Awards were given for commercial and residential projects, for both interior and exterior finishes. They also were given for light-gauge steel framing, acoustical suspended ceilings and renovations/restorations. Seven awards were given to projects in Washington, five in Oregon, five in British Columbia and two in Alaska.

Multiple award winners included Anning-Johnson, Performance Contracting and Bradshaw & Associates.

Projects were judged on design, jobsite innovation and/or conditions, quality of workmanship, use of materials and overall effect.

The judges were retired architects John Greiner and Ray Ernst, NWCB technical consultant Terry Kastner, former NWCB executive director and industry expert Bob Drury, NWCB executive director Mark Eisenmann, and John Killin, executive director of the Associated Wall and Ceiling Contractors of Oregon and Southwest Washington.

ON THE COVER

The Block 44 office building in Seattle's South Lake Union received an award for commercial exteriors from the Northwest Wall and Ceiling Bureau. The contractor was Anning-Johnson and the designer was ZGF Architects.

PHOTO BY BENJAMIN BENSCHNEIDER

DJC TEAM

Section editor:
Jon Silver

Section design:
Jeffrey Miller

Web design:
Lisa Lannigan

Advertising:
Matt Brown

2015 OUTSTANDING PROJECT OF THE YEAR AWARDS

WASHINGTON

Exterior commercial
Block 44
Anning-Johnson

Interior commercial
Pokéman tenant improvements
Firstline Systems

Renovation/restoration
The Container Store
Performance Contracting

Light-gauge steel framing
Microsoft buildings 16 and 17
Performance Contracting

Suspended ceiling
UW Sound Transit Link light rail station
Performance Contracting

Exterior residential
Magnolia residence
Joseph J. Jefferson & Son

Interior residential
Premiere on Pine
Anning-Johnson

OREGON

Exterior commercial
Public Utility Commission Building
Billings & Cronn Co.

Interior commercial
Collaborative Life Sciences Building
Performance Contracting

Renovation/restoration
PGE Rose City Printing building
The Harver Co.

Suspended ceiling
Madras Performing Arts Center
Performance Contracting

Exterior residential
The Andy student housing
Western Partitions

ALASKA

Commercial interior
The Glenn Massay Theater
Bradshaw & Associates

Renovation/restoration
Fort Wainwright buildings 3415 and 3417
Bradshaw & Associates

BRITISH COLUMBIA

Exterior commercial
Carleton Lodge
Mainland Exterior Stucco Restorations

Interior commercial
Songhees Wellness Centre
Gordon 'N' Gordon Interiors

Light-gauge steel framing
Vancouver airport A-B Connector
Gallagher Bros. Contractors

Suspended ceiling
BlueShore Financial
Benton & Overbury

Interior residential
The Remy
Showtime Contracting

EXTERIOR COMMERCIAL WASHINGTON

Block 44

Location: Seattle

Contractor: Anning-Johnson

Architect: ZGF Architects

Team: Award Metals, Building Specialties, Cemco, CertainTeed Gypsum, Fry Reglet, Georgia-Pacific, Grabber Construction Products, Hamilton Drywall Products, Hilti, Parex USA, USG Building Systems

Block 44 was a complete shell-and-core project, including tenant buildout of a five- and six-story office building covering a full city block for a large online distributor.

A majority of the exterior is constructed of metal-stud-framed spandrel panels, which were prefabricated on-site and flown into place with tower cranes. Sheathing and fluid-applied weather barrier were installed on the panels in the fab shop, virtually eliminating the need to access the exterior face of the wall for post-panel installation.

The building-information modeling team modeled the exterior and created full shop drawings for the exterior panel scope. These panel shop drawings were used exclusively to lay out, fabricate and construct exterior panels as well as for placing in-panel, heavy steel backing plates for future mounting of exterior decorative sunshade elements. The accuracy and effectiveness of the panel shop drawings were huge parts of the success of this project.



Panels for the exterior were prefabricated on-site and flown into place with tower cranes.

PHOTO BY BENJAMIN BENSCHNEIDER

The project also had complex lower-level exterior soffits circumnavigating each building, which created a hidden exterior air plenum around the building. Variable ground-floor elevations, building construction sequence and public

safety structures made physical access to these soffits extremely difficult and dangerous. The team was careful to use specialty safety equipment to access the work.

Judge's comment: "This office building is located in the middle

of many other downtown office buildings yet stands apart. The intricate exterior along with impeccable construction have created an outstanding building that will be enjoyed by the people of Seattle for a long time."

INTERIOR COMMERCIAL WASHINGTON

Pokémon

Pokémon tenant improvements

Location: Bellevue

Contractor: Firstline Systems

Architect: JPC Architects

Team: Cemco, CertainTeed Gypsum, Drywall Distributors, Kilroy Realty Corp., USG Building Systems

The Pokémon tenant improvement project is located on the 16th and 17th floors of the Key Center in Bellevue. This project consisted of a total buildout of each floor.

Many details of this project were unique. The ceiling on the 17th floor was referred to as the “poke-ball” because of the off-angled walls, soffits, ceilings and an unusual hard-lid ceiling. The framing, drywall and finishing of this ceiling was critical because of the special lighting. Both elevators had angled, hard-lid ceilings and soffits.

When peering from the outside in, all the offices look like floating pods. The new stairwell has precise, off-angled framework at the wing walls.

The biggest challenge was the radius hard-lid ceiling over the stairwell on the 17th floor. All the work had to be done on scaffolding, which was set up over the new staircase on the 16th floor.

The wing walls around the stairwell were challenging because each one was a different size and angle. With excellent coordination by all trades, the general contractor and the architect, all obstacles on this project were overcome for a beautiful result.

Judge’s comment: “The fascinating design along with outstanding craftsmanship have combined to create an environment that contributes to a stimulating place to work. This office space will be used as an example of how to construct an ideal place to work for many years.”

The Pokémon offices have unique details such as off-angled walls, soffits and ceilings.

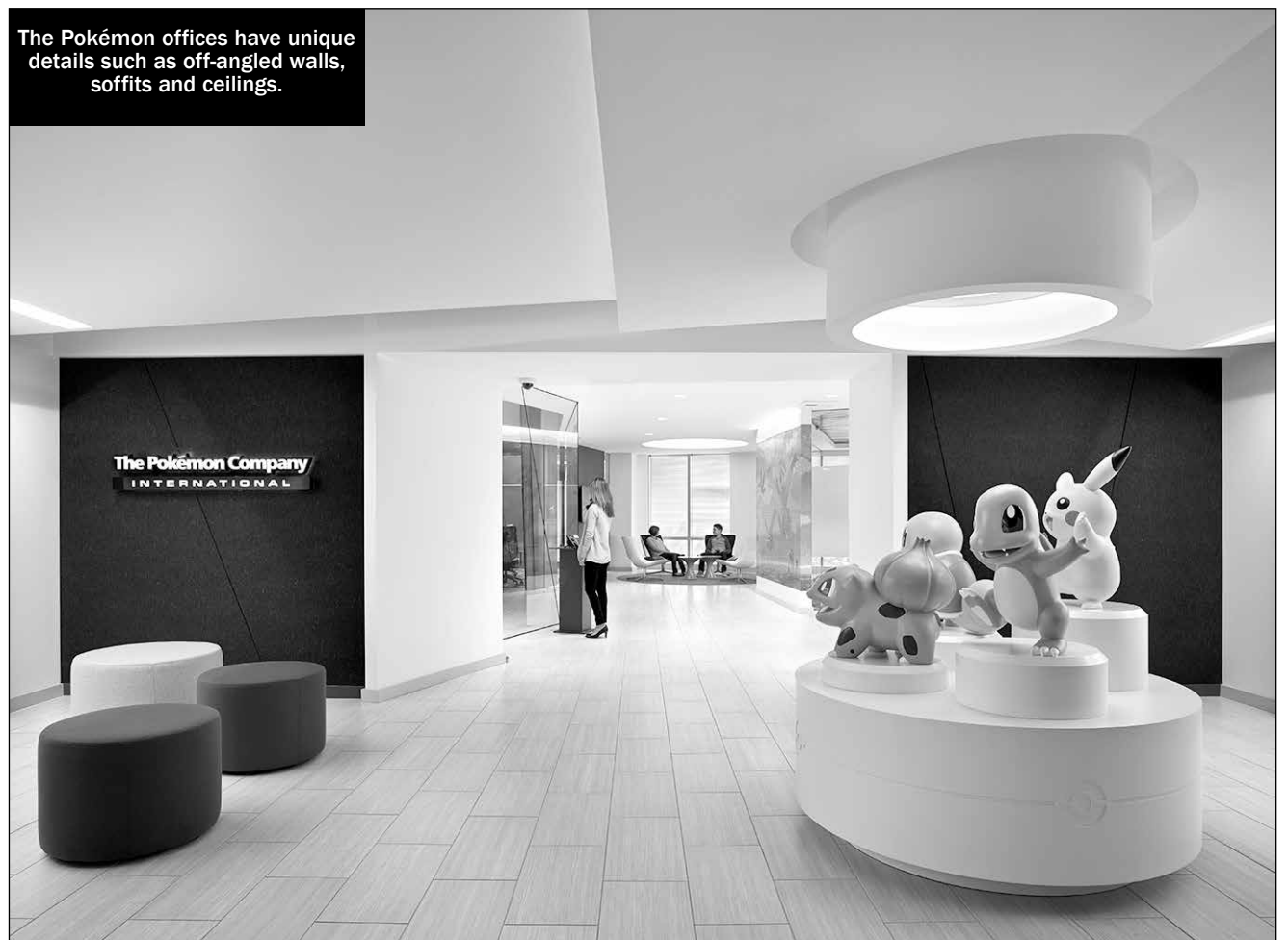


PHOTO COURTESY OF FIRSTLINE SYSTEMS

RENOVATION/RESTORATION WASHINGTON

The Container Store

Location: Tukwila

Contractor: Performance Contracting

Architect: Good Fulton & Farrell

Team: Armstrong World Industries, Award Metals, Cemco, CertainTeed Gypsum, GTS Interior Supply, Hamilton Drywall Products, Hilti

The Container Store recently opened in a newly renovated 22,000-square-foot space at the Westfield Southcenter Mall in Tukwila.

On the mall side, the perimeter has a continuous radius soffit drop with glazing beneath, allowing shoppers to view products as they pass along the mall corridor. When customers enter the store, they are greeted by a soft curved ceiling.

The project has 20,000 square feet of drywall hard lid with over 1,400 linear feet of recessed light troughs, 1,200 linear feet of Titus Flow tape-in diffusers, and over 850 control joints.

The greatest obstacles the team faced were the continuous curved-light troughs embedded in the curved ceilings, coupled with endless reveals. The quality-assurance process began with the framing to ensure the drywall finish was professionally consistent.

Through extensive pre-planning and the use of a Performance Contracting mobile fieldwork station, the foreman had real-time information to coordinate the design and schedule. The project team chose to use a product manufactured off-site, reducing project congestion and trade conflicts.

Glass-fiber-reinforced gypsum shapes were chosen based on strength, knowing that numerous openings would be cut for pendants, threaded rods and light fixtures. Custom finishing of the drywall curvatures eliminated mud buildup associated with traditional methods, creating a seamless finish. What started out as a challenge resulted in a high-quality outcome for The Container Store.

Judge’s comment: “The complete removal and installation of the interior systems on the project created an incredible space for shoppers to enjoy. Outstanding workmanship along with creative design came together to create both a functional and beautiful store.”

The Container Store in Tukwila has more than 1,400 linear feet of recessed light troughs.



PHOTO BY AARON HATCH



Crews installed more than 7,000 sheets of gypsum wallboard in just nine days.

PHOTO COURTESY OF GLY CONSTRUCTION

LIGHT-GAUGE STEEL FRAMING WASHINGTON

Microsoft buildings 16 & 17

Location: Redmond

Contractor: Performance Contracting

Architect: Gensler

Team: Armstrong World Industries, Award Metals, Cemco, Drywall Distributors, Georgia-Pacific, GTS Interior Supply, USG Building Systems

The newly renovated Microsoft buildings 16 and 17 are located on the company's campus in Redmond.

Originally built in 1986, the building interiors were becoming outdated and needed a refresh. The two buildings are connected by a central cafeteria so both buildings had to be renovated simultaneously.

The wings contain open office workspace, focus rooms and project team rooms. The central area consists of a kitchen, lounge and conference rooms in an open environment.

The design involved countless slopes, angles and canted features in the walls and ceilings. The buildings contain over 1,200 linear feet of light coves.

Both lobby entrances exhibit a fascinating "cube," a 26-foot enclosed metal-framed soffit containing a motion-sensing Microsoft Kinect to create an interactive environment between employees and content on a 34-foot-high video wall. The cubes are wrapped in Barrisol, a translucent stretched fabric that creates diffused lighting for a calming effect in the busy work environment.

The project presented numerous challenges. The schedule was highly demanding, but project teams went from demolition to owner occupancy in eight months.

To minimize scheduling conflicts, coordination with the general contractor, architects, and mechanical, electrical and plumbing trades was on an hourly basis. The close working relationship between Performance Contracting and the architecture firm proved to be an invaluable asset.

In one instance, the contractor was issued Building 17 construction documents Thursday night. On Friday, dimension drawings were created by the CAD team, and printed and delivered to the site. The crews worked over the weekend and had three floors laid out before Monday morning.

Over 7,000 sheets of gypsum wallboard were installed within nine days. A total of 17,000 sheets of gypsum board were installed.

Judge's comment: "The creative design introduced many challenges for the team that framed this project. Thinking outside the box along with a keen understanding of geometry was an absolute requirement in the construction of the installed systems. Superb craftsmanship made the designer's dreams a reality."



Performance Contracting encased the escalators at the UW light rail station in an aluminum shell.

PHOTO BY AARON HATCH

SUSPENDED CEILING WASHINGTON

UW Sound Transit Link light rail station

Location: Seattle

Contractor: Performance Contracting

Architect: LMN Architects

Team: Armstrong World Industries, Creative Design Concepts/Mork Associates, GTS Interior Supply, Hilti

The University of Washington Sound Transit Link light rail station is located southwest of Husky Stadium in Seattle. It will provide convenient access to the UW campus, UW Medical Center, Husky athletic events, downtown Seattle and Sea-Tac Airport.

The Sound Transit station design offers six sets of escalators to transport pedestrians 65 feet down to the underground train platform. Since the escalators play a major part in the transportation process, it was crucial for the design team to balance functionality with beauty.

Performance Contracting encased the escalators in an aluminum shell, with Ceilings Plus Illusion aluminum ceiling panels at the bottoms. The ceiling panels are held in place with a torsion-spring suspension system, allowing for easy access for maintenance.

The center of the station is called the "chamber," where local artist and UW graduate Leo Saul Berk designed hatch-like patterns simulating geological layers onto custom metal panels surrounding the chamber walls and aligning with the escalator siding.

About 30 feet below grade, a pedestrian bridge spans across the chamber where perforated metal panels enclose the bottom and sides of the bridge into the chamber walls. At the entrance and on the mezzanine floor, the crews applied custom powder-coated, metal-mesh panels with steel-wrapped edging. Enough open panel was left in the ceiling grid for sprinklers to be installed.

The primary challenge on this project was accessing the work area. Escalators stretching above and below the worksite and encasing bridges throughout the station felt like chutes and ladders to the project team. This was overcome by safely securing rolling aluminum scaffolds and cantilevered scaffolding for use by all trades.

Judge's comment: "The project team's pre-construction work, along with coordination with all the contractors and interacting with the complex products installed on this project, went a long way in helping to construct an incredible acoustical system."

EXTERIOR RESIDENTIAL WASHINGTON

Magnolia residence

Location: Seattle

Contractor: Joseph J. Jefferson & Son

Architect: Mucci/Trucksess Architecture

Team: BASF Wall Systems, Salmon Bay Sand & Gravel Co.

This newly built single-family residence in Magnolia was originally designed for stucco, but the owners' desire for continuous insulation required switching to an exterior insulation and finishing system (EIFS) system.

Without detailed drawings, J.J. Jefferson's project team worked with the homeowner and general contractor to incorporate all the necessary manufacturer's details for a complete water-drainage EIFS system. Senergy's channeled adhesive system with a fluid-applied weather barrier was chosen.

Senershield weather barrier was applied to the home's entire plywood substrate to ensure the siding transitions had a continuous barrier. Using notched trowels, an expanded polystyrene adhesive was applied to form the drainage plane and coordinated with proper sheet-metal flashings and a drainage track to direct moisture out of the building. Specialty expanded polystyrene shapes at the cornice, siding transitions and windowsills were designed and mocked up on the job for design approval.

Due to window delays, the summer construction schedule slid into fall, which brought the Seattle rain. Additional scaffolding and covering was needed to protect the installation during inclement weather.

Judge's comment: "The owners of this home will benefit from the many features EIFS brings to a project. The classic appearance, outstanding insulating value, superb air and weather barrier along with flawless installation make this a crown jewel residence in the Magnolia neighborhood of Seattle."

Joseph J. Jefferson & Son installed an EIFS system on this Seattle house.



PHOTO COURTESY OF JOSEPH J. JEFFERSON & SON

INTERIOR RESIDENTIAL WASHINGTON

Premiere on Pine

Location: Seattle

Contractor: Anning-Johnson

Architect: Weber Thompson

Team: Ames Taping Tools, Award Metals, BASF Wall Systems, Cemco, Drywall Distributors, Georgia-Pacific, Hamilton Drywall Products, Hilti, R-Factor/Service Partners, USG Building Systems

Premiere on Pine is a 40-story apartment tower soaring 420 feet above Seattle's theater district and the Washington State Convention Center, making it one of Seattle's tallest residential towers.

It is marked by a bold design with a playful curtain wall facade in rich rust, gray and bronze tones. Two massive LED backlit glass walls light up at night.

The building contains 386 one-to three-bedroom apartments, including 42 spacious penthouse units. There are five levels of below-grade parking, with an additional five levels of parking above the first-level amenities.

Anning-Johnson joined with the Holland Partner Group team unusually early in the design development phase to help control the budget, provide value-added constructability review, and ensure the scope received the resources needed for bringing this unique building to market.

Anning-Johnson's scope included interior and exterior metal-



The 40-story Premiere on Pine apartment tower required 493,000 pounds of light-gauge metal framing and nearly 2 million square feet of drywall.

PHOTO COURTESY OF ANNING-JOHNSON

stud framing; drywall; finishes; spray-applied, fire-resistive materials and intumescent fire-resistive materials; liquid-applied air barrier; sound and fire sealants; slab-edge fire containment; and thermal and sound insulation. It also included various types of hardware, including door frames, access

panels, fire extinguisher cabinets, as well as some all-thread and unistrut support systems. The project required 493,000 pounds of light-gauge metal framing and nearly 2 million square feet of drywall.

The project's location and aggressive schedule were challenging aspects of the project.

Due to the small footprint and vertical nature of the tower, there was minimal laydown area. As a result, material was bundled into five-day custom packages and delivery times had to be coordinated with the Paramount Theatre across the street. Just-in-time deliveries were critical to the success of this project.

Judge's comment: "The clean lines of the Premiere on Pine project give it a beautiful contemporary appearance. Combined with the wonderful amenities, urban location and striking views, this residence is bound to become one of the premier locations to live in downtown Seattle."

EXTERIOR COMMERCIAL OREGON

Public Utility Commission Building

Location: Salem

Contractor: Billings & Cronn Co.

Architect: Studio 3 Architecture

Team: BMI Products, Fortifiber, Fry Reglet, Georgia-Pacific, Knez Building Material Co., R-Factor/Service Partners, Steeler Construction Supply, Structa Wire Corp.

Renovation of the Public Utility Commission Building in Salem included a new exterior envelope, full roof replacement, improved roof insulation, energy-efficient windows, and flashing replacement. The exterior envelope was designed to resemble the current finish but incorporated a full rain screen and improved exterior insulation under a stucco finish.

One half of the existing 31,000-square-foot structure consisted of concrete walls of stucco and an exterior insulation and finishing system (EIFS). The other half had existing stud framing with gypsum sheathing, EIFS and stucco.

The entire facade was removed down to the concrete and stud framing. The existing concrete walls were crooked with variances of almost 5 inches.

The structural engineer designed a special "Z-furring" system with adjustable clips to gain flat and plumb walls. All faces of the structural Zs and studs were covered with DensGlass Gold, and a weather barrier was applied before the final level of Z furring.

Stucco was applied over Mega Lath with two layers of 60-minute Fortifiber over PermaBase cement board. Radius walls presented a special challenge, solved with curved horizontal Fry Reglet Channel Screed moldings. The finished stucco system was covered with an elastomeric coating.

The end result has a similar appearance to the former facade and is designed to keep water out of the building.

Judge's comment: "Imagine a 100-year-old Sears with multiple uneven additions on sloping elevations and a 25-year-old unmaintained EIFS exterior being updated and used as a state agency. With dogged determination, Billings & Cronn produced a pristine project beyond the state's expectations."



Salem's Public Utility Commission Building received a new exterior envelope with a full rain screen and insulation.

PHOTO COURTESY OF BILLINGS & CRONN CO.

INTERIOR COMMERCIAL OREGON

Collaborative Life Sciences Building

Location: Portland

Contractor: Performance Contracting

Architect: Sera Architects

Team: Armstrong World Industries, BlazeFrame Industries, CertainTeed Gypsum, Georgia-Pacific, GTS Interior Supply, Hamilton Drywall Products, Hilti, Scafo Steel Stud Co., Spears Construction Supply

The Collaborative Life Sciences Building is a 653,000-square-foot building located in Portland's South Waterfront area.

The CLSB brings together the best in science research and education from Oregon Health & Science University, Oregon State University and Portland State University so that students from various medical fields can work and train alongside each other.

Sustainable features of the building include stormwater collection, green roofs, climate control and energy-efficient lighting, which contributed to its LEED platinum certification.

The building has a five-story general education area with

three large lecture halls, multiple research labs and treatment areas that simulate a hospital environment.

The scope of work by Performance Contracting on this project included insulation, interior metal-stud framing, gypsum wall-board, taping, specialty acoustical ceilings, raised-access flooring, fireproofing, all door and hardware installation, and soffit details on catwalks and bridges connecting the two towers.

The unique design was not only aesthetically pleasing but a functional necessity. In lab spaces, sloped ceilings were cut to specific widths to fit the venting hood systems. The contractor achieved this by using prefabricated drywall shapes that were manufactured, pre-cut and painted off-site.

The open atrium ceiling required specialty axiom openings for structural steel penetrations set 80 feet above the finished floor, requiring crews to use boom lifts to maneuver around catwalks and bridges. The auditoriums required custom dimension sloped axiom clouds with Optima tegular tile cut around the lighting.

Because the schedule was extremely demanding, pre-plan-

Crews had to use boom lifts to maneuver around the catwalks and bridges in the atrium.

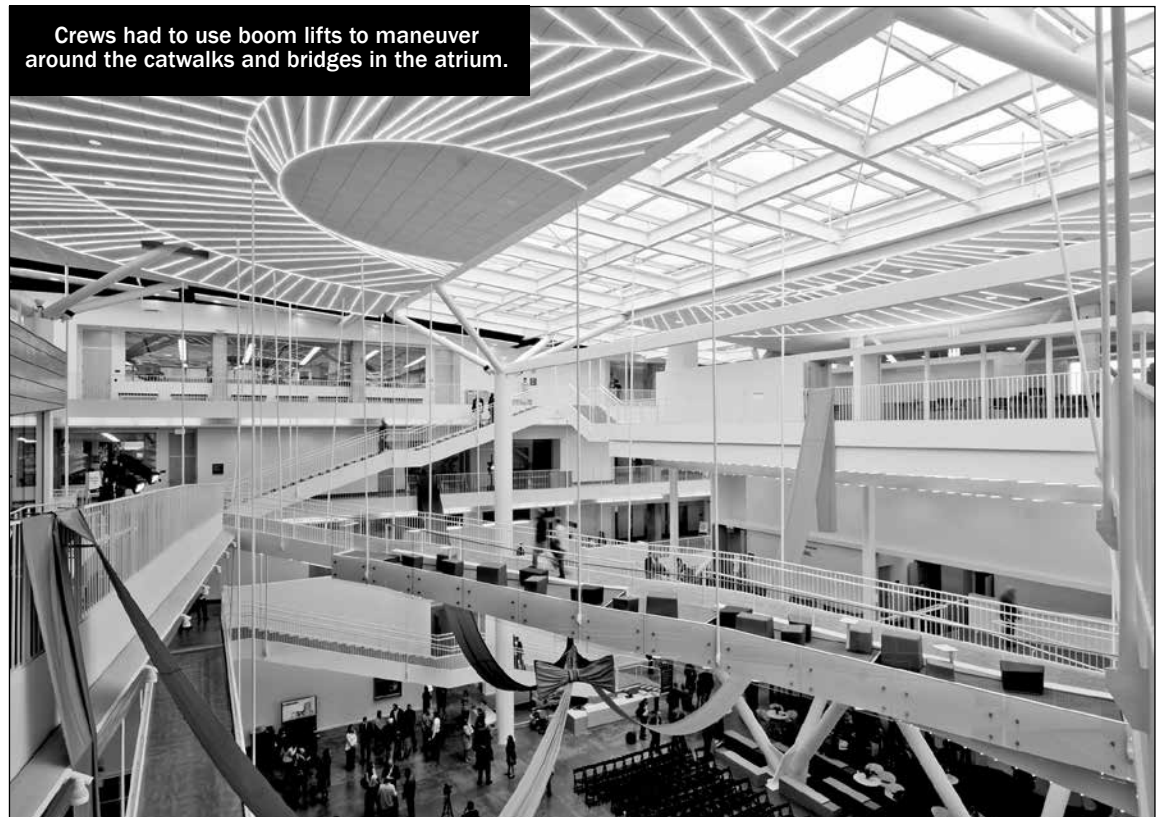


PHOTO COURTESY OF PERFORMANCE CONTRACTING

ning was imperative, especially for the detailed craftsmanship on the ceilings.

Judge's comment: "An award-

winning project in a vast number of categories from design to sustainability, the still brand-new CLSB is already an icon of Port-

land architecture. The contractor had to capture a myriad of different products, assemblies and design personalities."

RENOVATION/RESTORATION OREGON

PGE Rose City Printing building

Location: Portland

Contractor: The Harver Co.

Architect: VLMK Engineering + Design

Team: Ames Taping Tools, Armstrong World Industries, Georgia-Pacific, GTS Interior Supply, Scafco Steel Stud Co., USG Building Systems

This project took a formerly uninspiring and dilapidated structure and transformed it into a modern state-of-the-art office space complete with an employee lounge, fitness center and spacious shower and locker rooms.

Built in the 1950s, this single-story building was originally built and occupied by General Motors. It also housed a handful of other tenants such as a mattress company, Rose City Printing & Packaging, and most recently, a studio for the television series "Grimm."

Portland General Electric decided to salvage the building for new office space, and it was an obvious challenge from the outset.

A large amount of engineering was required for the metal-stud framing alone. The brittle state of the roof decking meant the abundant curtain walls and soffits needed to be supported from existing trusses. This meant heavy-gauge, steel-stud framing was to be added between parallel and perpendicular trusses for support while still looking aesthetically pleasing in the open structure.

Because of extreme settling of the entire foundation, the interior perimeter walls were engineered and framed not only as a seismic upgrade to the insubstantial CMU-and-brick exterior but also to cosmetically level all the uneven interior windows. The entire interior slab-on-grade had to be replaced as well as the underground electrical and plumbing.

Finally, as the interior walls were being erected, it was discovered that the roof decking was corroded to the point that it had to be replaced. The fully erected walls terminated into thin air and had to be supported and braced to nearby trusses. Replacing the decking added five weeks to the schedule, which logistically was resolved through extraordinary levels of cooperation from all trades.

Judge's comment: "The Portland General Electric Rose City project is a dramatic renovation from a dilapidated 1950s structure used as a set for "Grimm" into a state-of-the-art office, fitness center and lounge. Mid-project the roof had to be replaced resulting in erected walls being braced to nearby trusses and terminating into thin air. Eventually, The Harver Co. installed 'free-floating' acoustical clouds mimicking the serpentine floor for a remarkable contemporary ambiance."



A dilapidated 1950s building was renovated into sleek offices for PGE.

PHOTO BY GABE HURLEY

SUSPENDED CEILING OREGON

Madras Performing Arts Center

Location: Madras

Contractor: Performance Contracting

Architect: BBT Architects

Team: Armstrong World Industries, Georgia-Pacific, GTS Interior supply, Hamilton Drywall Products, Knez Building Materials Co., USG Building Systems

The Jefferson County School District's newly constructed Madras Performing Arts Center opens many educational and performance opportunities for students, faculties and community members in the small Central Oregon city of Madras.

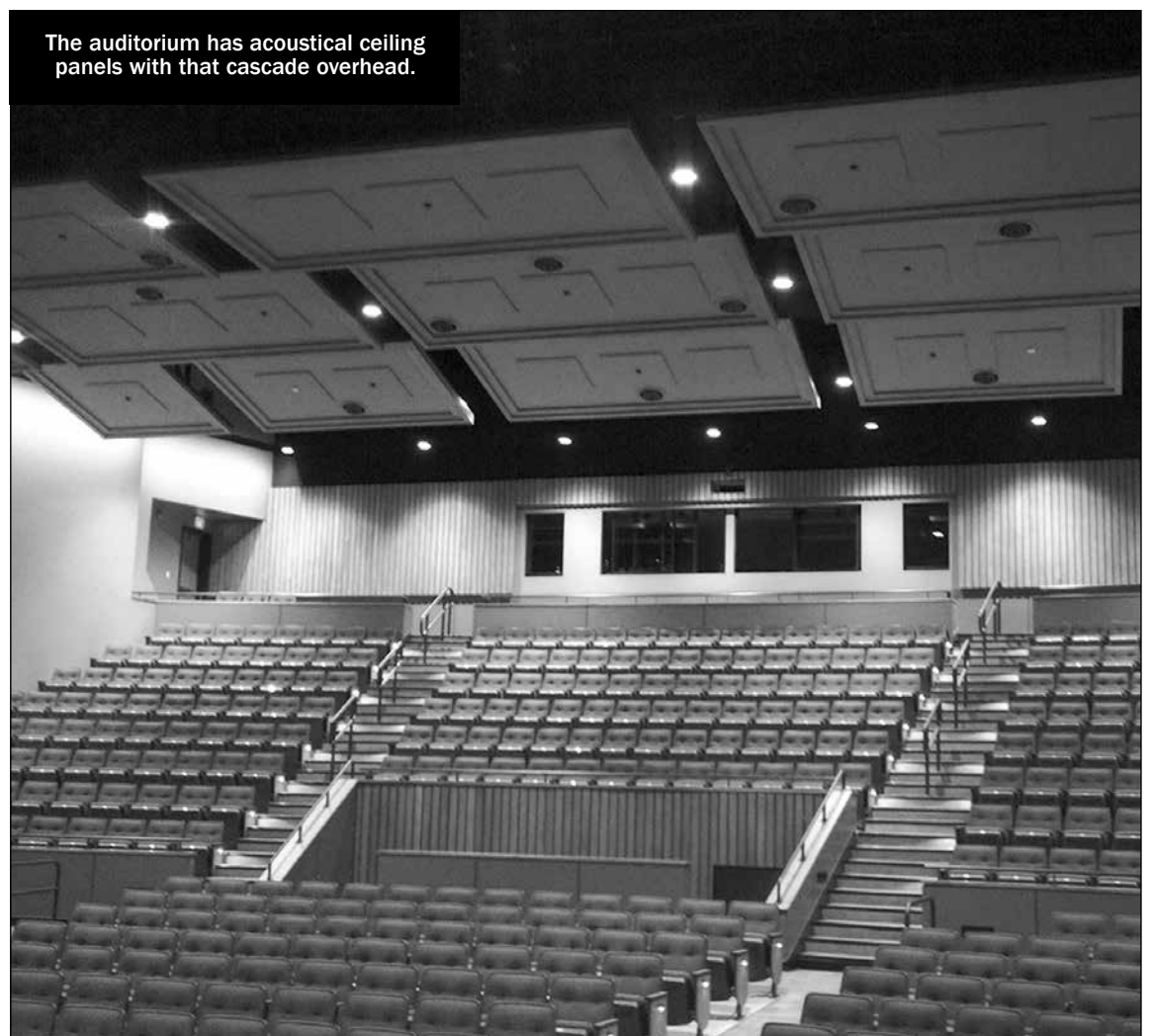
This \$11.3 million, 34,000-square-foot facility uses a combination of energy-efficient lighting, heating and cooling to reduce its energy footprint. The 600-seat auditorium will be used by local theater groups, the school district and the high school.

The most unique aspect of the center is an interior acoustical and drywall ceiling system. Armstrong acoustical ceilings and axiom trims were installed in a cloud-like fashion over the main atrium. The design cascades overhead in multiple ceiling panels made from metal-stud framing, drywall and finished wood trim to complement the wood acoustical wall panels.

Diligent coordination between multiple trades including carpenters, drywall finishers, sprinkler fitters, electricians and painters was required to achieve the results. The finished ceiling product gives the space added acoustical performance and a timeless design.

The most challenging obstacle the project team faced was the auditorium. With cramped workspace overhead, coordination between the trades for installation of lighting, sprinklers and ceiling panels was crucial. New locker rooms, athletic fields, training rooms, trophy cases and multi-use spaces are amenities the school district and entire community are excited to use.

Judge's comment: "Any modern high school has to carry a wide array of sound-controlling ceilings. Madras High School is a central hub for the entire community housing the Madras Performing Arts Center. This required not just acoustical functionality but also a unique beauty reflecting Central Oregon. Various other sections of the school required completely different styles, and Performance Contracting met the challenge."



The auditorium has acoustical ceiling panels with that cascade overhead.

PHOTO COURTESY OF PERFORMANCE CONTRACTING

Congratulations to the winners of Northwest Wall & Ceiling Bureau's Outstanding Project of the Year Awards!



INTERIOR – COMMERCIAL Firstline Systems, Inc.

Project: Pokémon Tenant Improvements

Architect: JPC Architects, PLLC



INTERIOR – RESIDENTIAL Anning-Johnson Company

Project: Premiere on Pine

Architect: Weber Thompson



EXTERIOR – COMMERCIAL Anning-Johnson Company

Project: Block 44

Architect: Zimmer Gunsul Frasca Architects LLP

Photographer: Benjamin Benschneider



2825 Eastlake Avenue East
Suite 350
Seattle, WA 98102

(206) 524-4779
info@nwcca.com
www.nwcca.com

NWCCA has been an integral part of the wall and ceiling industry in western Washington since 1984. Our members provide high-quality installation of products such as light gauge and structural metal framing, drywall, lath and plaster, exterior insulation and finish systems, fireproofing, acoustical ceilings, and access floors.



EXTERIOR – RESIDENTIAL
Joseph J. Jefferson & Son, Inc.

Project: Magnolia Residence
 Architect: Mucci/Truckess Architecture



LIGHT-GAUGE STEEL FRAMING
Performance Contracting, Inc.

Project: Microsoft Buildings 16 & 17
 Architect: Gensler
 Photographer: GLY Construction



SUSPENDED CEILING
Performance Contracting, Inc.

Project: UW Sound Transit Link Light Rail
 Architect: LMN Architects
 Photographer: Aaron Hatch



RENOVATION/RESTORATION
Performance Contracting, Inc.

Project: The Container Store
 Architect: Good Fulton & Farrell, Inc.
 Photographer: Aaron Hatch

MEMBERS:

Anning-Johnson Company
 Brent Smith Drywall, Inc.
 D. L. Henricksen, Co. Inc.
 Enderis Company, Inc.
 Expert Drywall, Inc.

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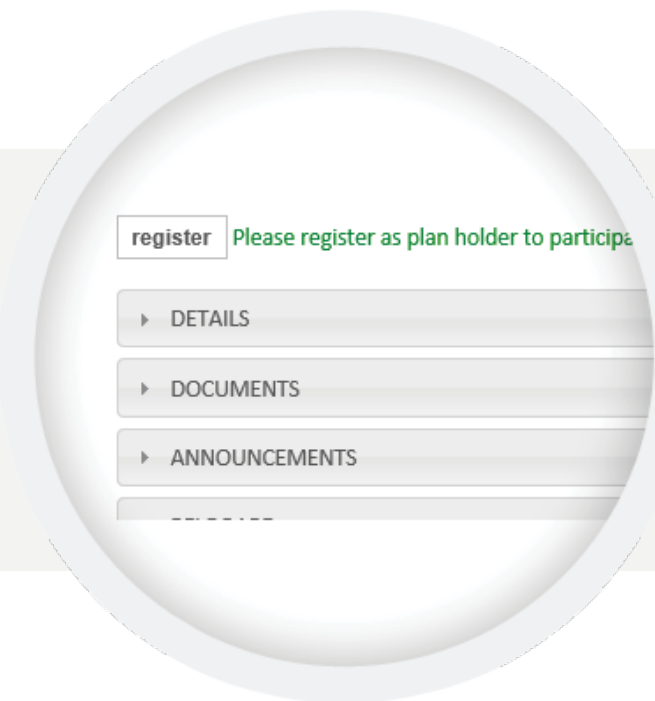
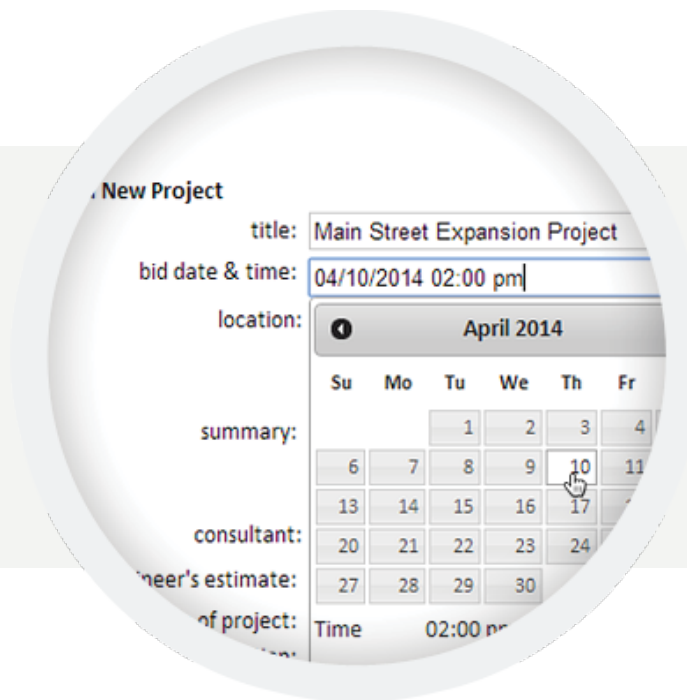
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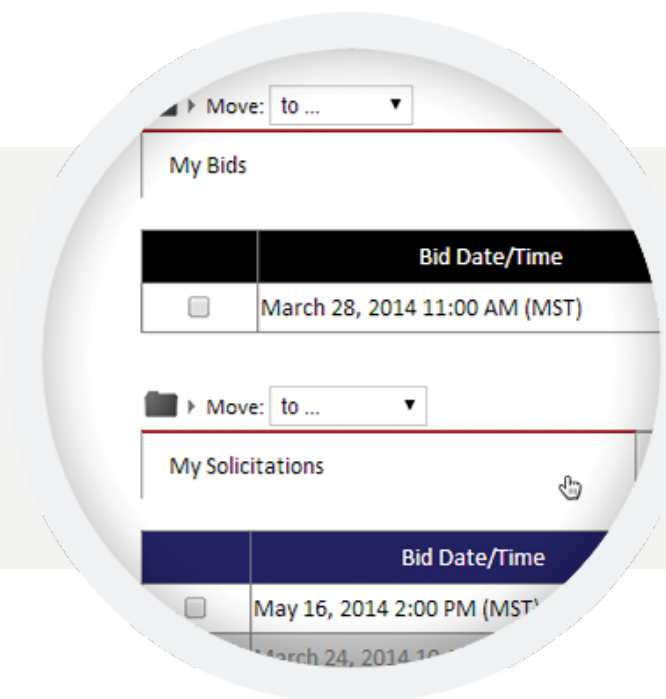


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EXTERIOR RESIDENTIAL OREGON

The Andy student housing

Location: Eugene

Contractor: Western Partitions

Architect: 2form Architecture

Team: BMI Products, R-Factor/Service Partners, Sto Corp., Structa Wire Corp., Western Materials

The Andy student housing is a high-end student apartment building located near the University of Oregon campus in Eugene. This multifamily residence stands out without overshadowing the surrounding buildings.

The Andy is a five-story, U-shaped complex covering 43,000 square feet, constructed of wood-stick framing and Dens-Glass sheathing. The building was finished with exterior plaster, textured Hardie board siding and metal panel accents.

Western Partitions faced many difficulties on this project, including the unevenness and inconsistencies of the framing and sheathing. This required substantial lathing depth corrections to create a suitable level surface before installing stucco.

Several areas could not be sheathed while waiting on detail

clarification, and these areas had to be worked around without leaving gaps in the finish system. In cooperation with the general contractor and the architect, a new control-joint system was created, which allowed the contractor to complete these areas with no visible evidence.

Western Partitions applied a complete DuPont Tyvek commercial wrap system over sheathing while rough openings were wrapped with DuPont self-adhesive membrane. Installation of the stucco system included metal lath, casings, corners, and control joints followed by BMI 690 premixed plaster applied at 7/8-inch and Sto acrylic finish.

Since the university was operating on an expedited schedule, the contractor had to meet extreme deadlines to allow for occupancy before the new school year began. The crews not only worked extended hours but multiple crews were coordinated within an intricate project flow to "chase" around the building starting with weather barrier, followed by lathing and stucco, and finally Hardie board siding.

This project is an example of how the right system and installer can create superior exterior plaster applications for the enjoy-



The Andy apartment complex was finished with exterior plaster, textured Hardie board siding and metal panel accents.

PHOTO COURTESY OF WESTERN PARTITIONS

ment of the community.

Judge's comment: "A sharp eye shows the elegant control joints, the tight installation and the consistency of a quality cladding on

a five-story building with 43,000 square feet of space. Textured siding and metal-accent panels were integrated into the cladding as well creating further chal-

lenges over the already uneven wood framing, but Western Partitions created a new control-joint system to make it all come together."

INTERIOR COMMERCIAL ALASKA

The Glenn Massay Theater

Location: Palmer

Contractor: Bradshaw & Associates

Architect: Kumin Associates

Team: Alaska Industrial Hardware, Alaska Traffic, Safway Services, Salmon Bay Sand & Gravel Co., Vero-Rialto

The Glenn Massay Theater is nestled on a hill overlooking the Matanuska River with a breathtaking view of the Chugach Mountains. It is located on the Matanuska-Susitna College campus of the University of Alaska, about 50 miles north of Anchorage. From the 20-foot-high windows mirroring the countryside to state-of-the-art acoustics, orchestra pit and stage, the Glenn Massay Theater is a work of art.

Bradshaw & Associates applied Venetian plaster to the 20-foot-tall walls according to architect's specifications. Color changes posed special challenges, considering the costly pigments flown in from Italy and other parts of the world. Scheduling the shipping to accommodate cold weather was of utmost importance.

Some training was required to ensure proper application of the Venetian plaster. Lisa Milligan of Vero flew to Alaska to train local plasterers, using local samples on specific techniques including modeling, depth of color and movement. Consistency of color and texture were crucial in achieving the desired effect with the stormy blue pigment applied to walls. Variations in texture and color play off the theater lighting, and the result resembles brushed suede or lush velvet.

Judge's comment: "The craftsmanship demonstrated in the installation of the Venetian plaster have made for a spectacular project. Along with the design features, the team has created a theater that is both functional and beautiful. Students at the University of Alaska will reap the benefits from this outstanding project for many years."



Bradshaw & Associates applied Venetian plaster to the walls to achieve a look resembling brushed suede.

PHOTO COURTESY OF BRADSHAW & ASSOCIATES

The contractor had to find housing and transportation for 16 workers, and faced the wettest summer on record.



PHOTO COURTESY OF BRADSHAW & ASSOCIATES

RENOVATION/RESTORATION ALASKA

Fort Wainwright buildings 3415 and 3417

Location: Fairbanks

Contractor: Bradshaw & Associates

Architect: CCI Solutions

Team: Alaska Industrial Hardware, Alaska Traffic, Insulfoam, Parex USA, Safway Services, Salmon Bay Sand & Gravel Co.

The plastering division of Bradshaw & Associates took on a demanding project in

2014: two World War II-era concrete and CMU buildings located in Fairbanks, 350 miles north of Anchorage.

With an already busy summer scheduled, this project proved to be a logistical challenge. Notification of project, walk-through, bid and start of project all occurred within two weeks, with a finish deadline of 90 days.

At 35,000 square feet, this was a sizable job consisting of two layers of foam: a layer of 2-inch mechanical and a layer of 3-inch adhered. Self-performed work included

flashings, extended plumbing, blocking for ladders and signage, and below-grade excavation and insulation.

Working in Alaska posed some unique hurdles. Close management of shipping schedules was critical to ensure on-time delivery of materials from the Lower 48. An existing small labor pool required additional manpower from all over the United States. Housing and transportation were provided for all 16 workers. Another obstacle was Alaska's wettest summer on record.

Management's precise planning and the

hard work of a professional crew paid off. The project was completed on time, within budget. The result was a satisfied client and a sustainable, energy-efficient building fit for the 21st century.

Judge's comment: "Along with the goal of improving the energy efficiency of the building, a beautiful exterior was created. The attention to detail in the workmanship along with an enhanced design resulted in a project that all involved can be proud of. This project is an excellent example of what can be achieved with EIFS."

EXTERIOR COMMERCIAL BRITISH COLUMBIA

Carleton Lodge

Location: Whistler

Contractor: Mainland Exterior Stucco Restorations

Architect: Rositch Hemphill Architects

Team: Dryvit Systems, Winroc

Carleton Lodge is one the oldest and most iconic structures in Whistler Village, and the project team was tasked with giving the structure a complete face-lift.

Some unique features about this project were:

- All of the original exterior walls had to be replaced.
- Most exterior studs were only 25-gauge material and badly eroded.
- The hotel was kept open during this complete renovation, which had its challenges.
- Scaffolding and temporary fencing (hoarding) had to accommodate customer access.
- The lodge renovation started in May and had to be completed in time for the start of ski season in fall 2014.

Fortunately, working with the team of Rositch Hemphill Architects, Dryvit Systems and Winroc, all work was completed on time and on schedule.

Judge's comment: "Outstanding rework of the existing exterior yielded excellent results to one of the oldest and most iconic structures in Whistler Village. Make sure to stop by when in Whistler to see this fantastic restoration."

All the original exterior walls at Whistler's Carleton Lodge were replaced last year in time for ski season.

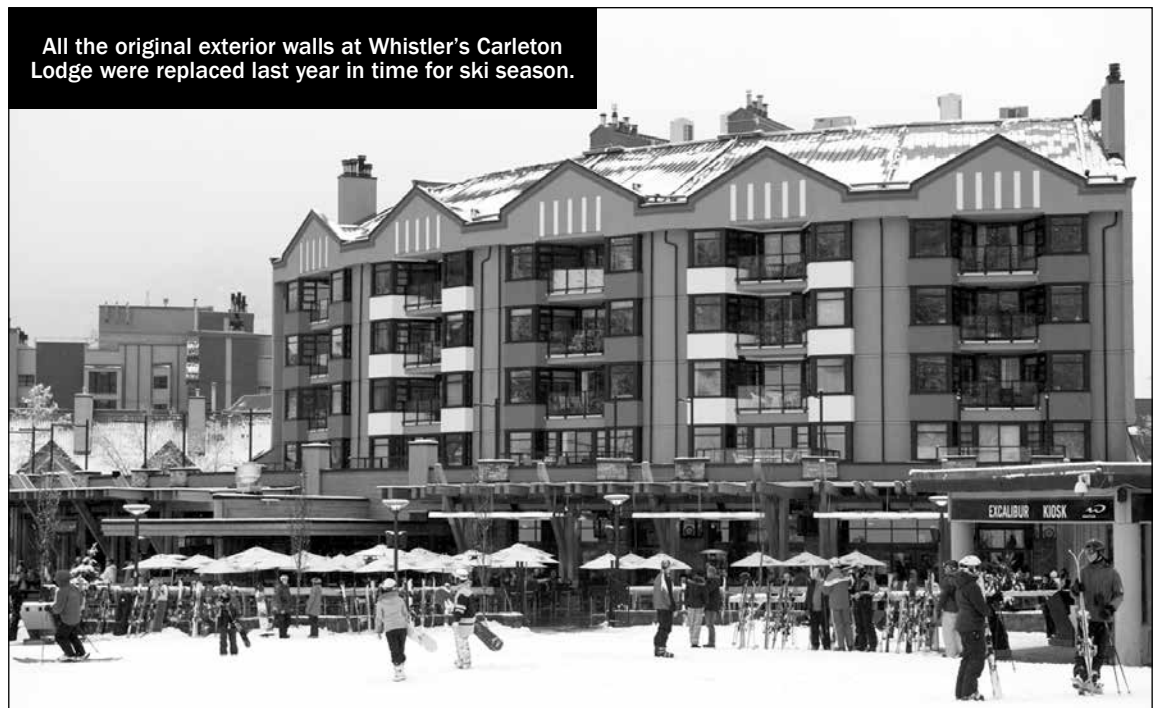


PHOTO COURTESY OF MAINLAND EXTERIOR STUCCO RESTORATIONS

INTERIOR COMMERCIAL BRITISH COLUMBIA

Songhees Wellness Centre

Location: Victoria

Contractor: Gordon 'N' Gordon Interiors

Architect: Chang Holovsky Architects

Team: Bailey Metal Products, CertainTeed Gypsum, Georgia-Pacific, Hilti, Slegg Lumber, Steeler Construction Supply, Winroc

The Songhees Wellness Centre in Victoria serves as a mixed-use facility for the Songhees First Nation. The three-story, concrete-and-steel building has been designated LEED silver and includes a 300-person gymnasium, industrial kitchen, administrative offices, boardrooms, and a health center focusing on physical, mental, emotional and spiritual health. It also serves as a post-disaster gathering place for the band.

This project was unique in that the Songhees First Nation was involved in every aspect of the project, including the design and construction. Local band society members were hired and trained in skilled trades.

Among the project's challenges was the 65-foot height of the upper exterior bulkhead at the front of the building over uneven ground. To overcome the challenges of framing and applying exterior gypsum, Gordon 'N' Gordon Interiors used a combination of 85-foot boom lifts and brave tradesmen.

Also, the drywall was constantly blending into different-shaped surfaces. For example, many of the drywall ceilings finished into concrete block with a rounded edge. Overcoming such obstacles took ingenious solutions such as heating tear-away bead with a heat gun and molding it to the desired finished shape.

Finally, the West Coast winter weather was a major factor in this project. Torrential downpours flooded the site for weeks, making it impossible to lay out exterior or interior walls. This created some logistical chaos, and the workforce would often have to be increased to meet deadlines.

This project also received the 2014 Judges' Choice Award for Overall Excellence at the 23rd Annual Commercial Building Awards.

Judge's comment: "Heavily influenced in every aspect of the project by the Songhees First Nation, this designated LEED silver, mixed-use facility is a tremendous asset to the Songhees band. Bold designs and outstanding installation make this an exciting gathering space for everyone in the community."



Heavy rain flooded the Songhees Wellness Centre site for weeks, delaying work on the interior and exterior walls.

PHOTO BY BOB MATHESON

LIGHT-GAUGE STEEL FRAMING BRITISH COLUMBIA

Vancouver International Airport A-B Connector

Location: Vancouver

Contractor: Gallagher Bros. Contractors

Architect: Stantec

Team: Bailey West, Brock White, Cascadia Design Products, CGC, Decoustics Saint-Gobain, Kenroc, Plasterform, Winroc

Built at a cost of \$213 million (Canadian), Vancouver International Airport's new A-B Connector upgrades and expands the 1968 terminal with 10 new shops, restaurants and services. The design features British Columbia's Interior region: the Fraser River Canyon, orchards, and a First Nations art piece titled "The Rivers Monument." The new section will be used by Air North, Air Transat, Central Mountain Air, Hawkair, Sunwing, and WestJet.

The A-B Connector includes seismic upgrades and an expanded gate capacity to accommodate Boeing 787 Dreamliners. An expedited baggage system to move luggage between international and domestic flights will be operational by spring 2016.

The scope of work for this \$9 million contract by Gallagher Bros. Contractors included interior and exterior steel-stud framing and drywall, acoustic-tile ceilings, metal-panel exterior soffit assembly, thematic features, acoustic fabric-panel ceilings, specialty insulation, expansion joints, GRO columns, light-gauge steel formatting and suspended ceilings.

Judge's comments: "(Vancouver International Airport) is rated as the number one airport in North America and for good reason. The A-B Connector highlights an open design and premier installation, creating a spectacular addition to this world-class structure. Congratulations to the design and build teams for creating a vibrant new space for domestic travelers."



Vancouver International Airport's new A-B Connector upgrades and expands its 1968 terminal.

PHOTO COURTESY OF GALLAGHER BROS. CONTRACTORS



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SUSPENDED CEILING BRITISH COLUMBIA

BlueShore Financial

Location: Vancouver

Contractor: Benton & Overbury

Architect: Atelier Pacific Architecture

Team: BC Ceiling Systems, CGC

The BlueShore Financial project was taken over as an empty shell ready for tenant improvements. The challenges to this project were a raised floor section on the main floor due to the property's drastic elevation change and a three-floor atrium, which needed a Level-5 finish to the ceiling.

All corridor ceilings were exposed to the atrium and consisted of curved drywall bulkheads and drywall ceilings framed with a CGC Drywall Grid System and capped with Compasso trim to hide LED lighting.

Coordination of the bulkheads and Compasso trims was a challenge because shop drawings had to match the unique curves in the building.

The main-floor feature ceilings had CGC grid with wood panels by Beckville Woodcraft. Unique modularArts panels were used behind the teller line and in the boardroom. Tectum sound-absorption panels were applied to the underside of slab in the open areas on levels two and three by Benton & Overbury.

Framing for the Discovery Room and the waiting area in the main floor lobby was also challenging because steel-stud, heavy-gauge framing was needed to support multilevel ceilings. This was built after scaffolding for the atrium's high ceiling was completed.

In the end, the project came together well for the new corporate headquarters.

Judge's comment: "This showpiece for Blueshore Financial's corporate office features multilevel, curved ceilings in an expansive, open atrium. The build team did an exceptional job working with unique products and challenging circumstances and should be proud of their accomplishment."



BlueShore Financial's new headquarters was created inside an empty shell with unique curves.

PHOTO BY BOB MATHESON

INTERIOR RESIDENTIAL BRITISH COLUMBIA

The Remy

Location: Richmond

Contractor: Showtime Contracting

Architect: Cotter Architects

Team: Bailey Metal Products, CertainTeed Gypsum, CGC, Dryco Building Supplies, Hilti

The Remy is a master-planned urban village and the first six-story, wood-framed residential development permitted in British Columbia. It was developed, built and designed by Oris Consulting, Penta Builders Group, Cotter Architects and Jane McCutcheon Designs.

The Remy consists of three buildings with 81 affordable and 178 market-rate apartments for low-income seniors, singles, and families. Amenities include day care, a modern gym, private movie theater, professionally landscaped garden, guest parking and bicycle storage.

The Built Green design focuses on making life more comfortable, conserving water and energy, and protecting the environment. It features energy-efficient geothermal heating and cooling, co-op cars, green roofing and maximum sound-proofing.

The project was challenged by a massive fire destroying two



A massive fire during construction destroyed two of the buildings in the The Remy apartment complex.

PHOTO COURTESY OF SHOWTIME CONTRACTING

entire buildings. One building was not yet framed and the day care building was severely damaged. Fire separation walls between the two buildings were nearly completed but did not withstand the severity of the heat. The gypsum firewall system was designed to allow for collapse

of the wood frame on one side during a fire without causing collapse of the firewall.

The firewalls now consist of two layers of 1-inch Densglass Gold Shaftliner board assembled with 2-inch track and H-stud, and fastened with custom-made aluminum burn clips slotted for deflection purposes. The day

care center, located away from the residential building, was framed with high-strength steel and sheathed with 5/8-inch Densglass Gold.

After much remedial work to the concrete, rebuilding The Remy was completed a year and a half later.

Judge's comment: "B.C.'s first

six-story, wood-framed residential development features an eco-friendly design and modern living environments. The build team faced many challenges when a massive fire destroyed much of the project but did an excellent job of bringing the job to full completion despite the setback."



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