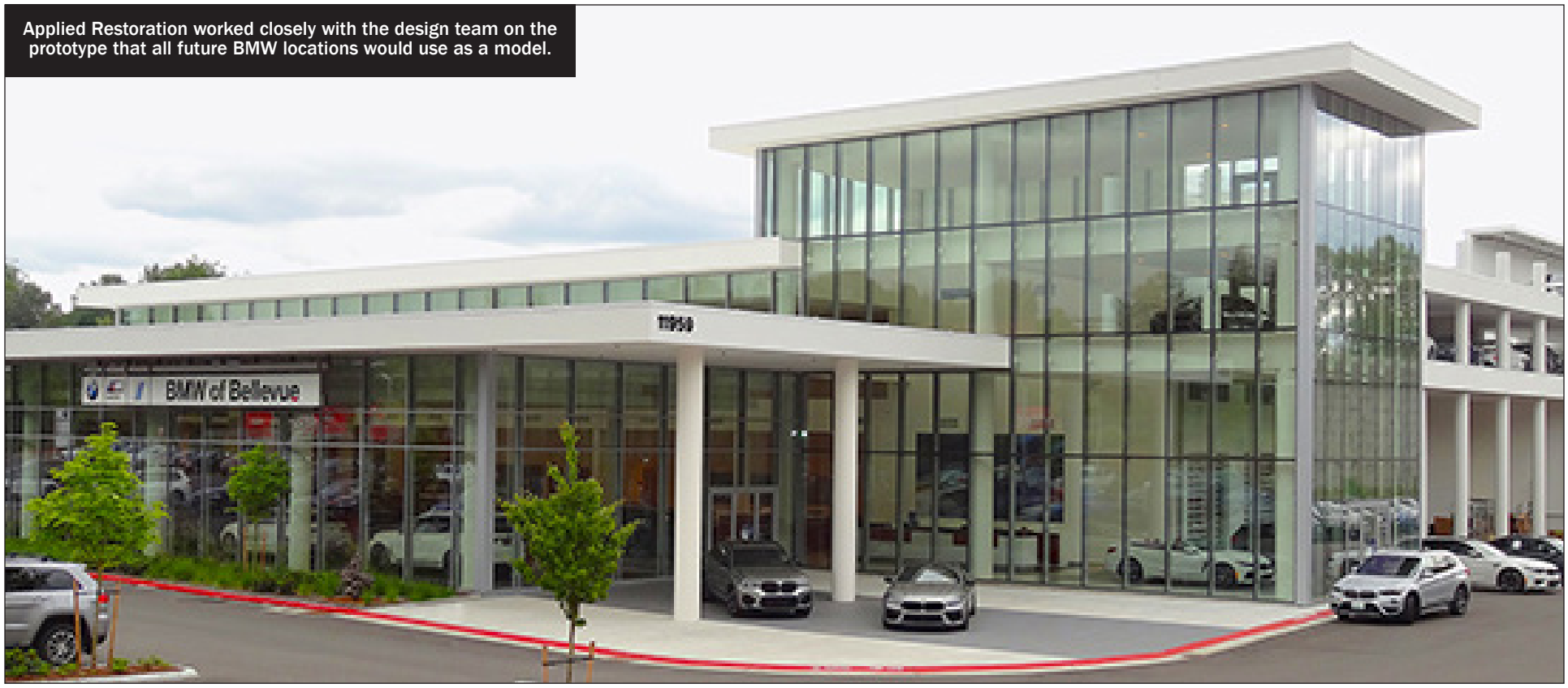
NWCB OUTSTANDING PROJECTS 2020



Applied Restoration worked closely with the design team on the prototype that all future BMW locations would use as a model.

PHOTO BY LARRY WHITE

COMMERCIAL/EXTERIOR WASHINGTON

BMW of Bellevue

Location: Bellevue
Contractor: Applied Restoration
Architect: Lance Mueller & Associates
Team: Cement Masons and Plasterers Local 528, Union of Bricklayers and Allied Craftworkers, Evergreen Building Products, Salmon Bay Sand and Gravel, Parex USA, Plastic Components

When you're world-renowned in the luxury car market, as BMW is, you need a structure that's equally impressive to showcase such a high-performance automobile. A few years ago, BMW was looking to meet new federal energy building codes while maintaining architecturally attractive features.

Applied Restoration worked closely with the design team on the prototype that all future BMW locations would use as a model. After testing multiple system samples, the team chose an EIFS system with these features: low-build, liquid-applied, vapor-permeable, air-and-weather barrier; 1.5-inch EPS foam; high- and standard-impact, fiberglass reinforcing mesh; cementitious polymer modified basecoat; sandable finish coat; and a high-performance, smog-eating, self-cleaning, colored coating. Plus zero-to-minimal architectural reveals and control joints.

The application process was extremely difficult because once the final two coating phases were started, there were no stopping points. In addition, with seamless walls, enormous soffits, and seemingly endless window walls, the scaffolding was extremely difficult and required multiple kinds of manlifts. The plasterers exhibited their skills, and the design team was satisfied with the "timeless white" cladding system that enhances every BMW parked in front of it.

Judges' comment: "The BMW of Bellevue project is an outstanding example of the use of a state-of-the-art exterior insulation and finish system."

NWCB HONORS OUTSTANDING PROJECTS

The Northwest Wall and Ceiling Bureau recently bestowed 19 awards for outstanding wall and ceiling projects.

In addition, one project, the Top Golf Lounge, rose to the top as the overall winner after a vote by the association members and received the People's Choice Award.

Awards were given for interior and exterior finishes on commercial and residential projects. They also were given for light-gauge steel framing, suspended ceilings and renovations/restorations.

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

The judges were NWCB Executive Director Terry Kastner; former NWCB Executive Director Bob Drury; Peter V. Burns, NWCB technical services director; Jim Dunham, former president, NWCB board of directors; John Killin, executive director, Associated Wall and Ceiling Contractors of Oregon and Southwest Washington (AWCC); Rick Miller, executive director, Northwest Wall and Ceiling Contractors Association (NWCCA); and Ed Charles, former executive director, AWCC and NWCCA.

ON THE COVER

Topgolf Lounge in Kirkland received the People's Choice Award by NWCB members for top overall project. The sports entertainment venue also won the commercial steel framing category for Washington.

PHOTO BY NICOLAS GERLACH

SPECIAL SECTION TEAM

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Matt Brown

2020 OUTSTANDING PROJECT OF THE YEAR AWARDS

Commercial/Remote Contractor
The Village at Mary's Woods

WASHINGTON

Commercial Exterior
BMW of Bellevue

Residential Exterior
Hampton Inn & Suites Seattle — Downtown

Commercial Interior
Seattle Children's Research Institute — Building Cure

Commercial Restoration
The Josephinum

People's Choice Award
Commercial Steel Framing
Topgolf Lounge

Commercial Suspended Ceiling
Central Kitsap Middle and High School

Residential Interior
McKenzie Tower

Residential Renovation
Sand Point Building 9

Commercial Renovation
Lincoln High School Modernization

Commercial Iconic Restoration
Century Project

OREGON

Commercial Exterior
May Street Elementary School

Commercial Interior
Perlo Construction Headquarters

Commercial Renovation
CommonGrounds Workplace

Commercial Renovation/Restoration
Grant High School Modernization

Commercial Light-Gauge Metal Framing
Gladys McCoy Health Department Headquarters

Residential Exterior
Hyatt Regency Portland Convention Center

Residential Interior
Aspire Student Housing — 959 Franklin Building

Commercial Suspended Ceiling
Oregon Convention Center Renovation

The Synergy Channeled Adhesive Design System was chosen for this project for the benefits of continuous insulation and self-cleaning finishes.

PHOTO BY TAIDE PHAM

RESIDENTIAL/EXTERIOR WASHINGTON

Hampton Inn & Suites Seattle — Downtown

Location: Seattle
Contractor: Phampena
Architect: Jensen Design Architects
Team: Cement Masons and Plasterers Local 528, Evergreen Building Products, BASF

The Hampton Inn & Suites is nestled in the heart of downtown Seattle within walking distance of the Space Needle, Seattle Center, waterfront and Pike Place Market.

Hotel developer Paul Pong selected Phampena to be the plastering contractor. Because the hotel was still open to guests, construction had to be done in phases.

Phampena streamlined the process by using the Senergy Channeled Adhesive Design System. An air-and-weather barrier product was applied to existing sheathing, followed by an application of EPS foam, Senergy reinforcing mesh and basecoat, and, finally, a self-cleaning acrylic finish. The final touch was Senergy sandable basecoat with primer and two coats of color for a smooth finish. The Synergy Channeled Adhesive Design System was chosen for this project for the benefits of continuous insulation and self-cleaning finishes.

Judges' comment: "The crisp lines and smooth surfaces created by the Phampena team on the Hampton Inn & Suites look perfect, and the continuous insulation exterior will deliver an energy-efficient, low-maintenance operation."

PHOTO BY WON MOC

COMMERCIAL/INTERIOR WASHINGTON

Seattle Children's Research Institute — Building Cure

Location: Seattle
Contractor: Western Partitions
Architects: Aedas, Flad Architects
Team: International Union of Painters and Allied Trades, Pacific Northwest Regional Council of Carpenters, Foundation Building Materials, GTS Interior Supply, Armstrong World Industries, CEMCO, CertainTeed Gypsum, Hamilton Drywall Products, HILTI, USG Building Systems

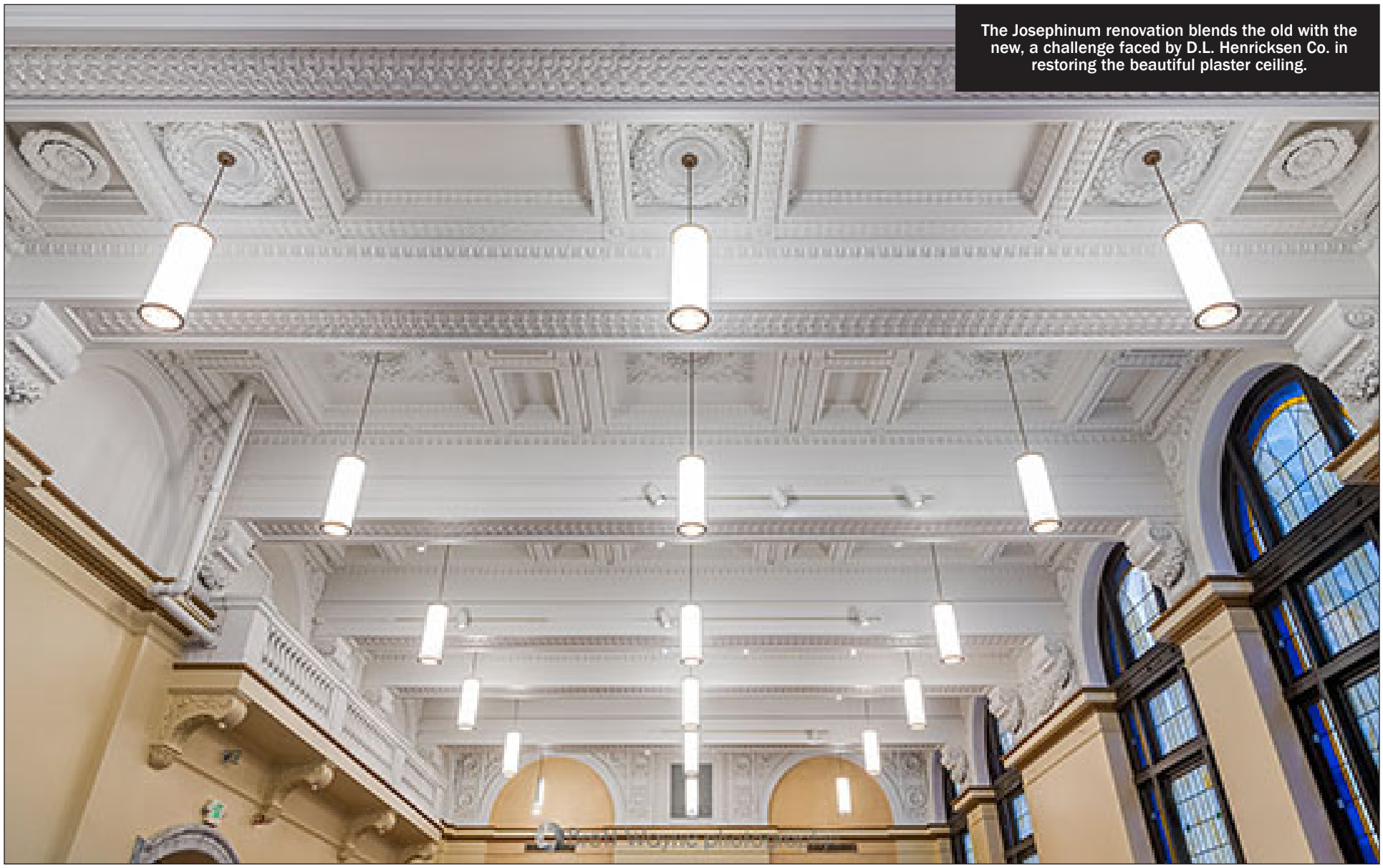
Building Cure is a 17-story, LEED Gold-certified research facility expansion campus for Children's Hospital and the Seattle Children's Research Institute. The building's main function will be to facilitate research for pediatric medicine.

The facility has many one-of-a-kind spaces such as multiple laboratories, an auditorium, meeting rooms, and office spaces for a workforce of about 1,900. One of the highlights is the Good Manufacturing Practice (GMP) space called the Cure Factory, which is designed to focus on transforming laboratory discoveries into viable treatments for childhood diseases. The Science Discovery Lab is a next-generation science classroom to encourage high school students to pursue STEM careers. An auditorium with tiered seating for up to 225 people hosts groups for education and scientific dialogue purposes.

An impressive amount of state-of-the-art MEP was installed in the access floors above the laboratory research areas, the therapeutic cell-production-core and clean-room facilities. To overcome these challenges, WPI combined comprehensive pre-planning, structural engineering, and in-house BIM services to assist with the construction.

With over 2,500 design clarifications and changes — as well as high-quality and intricate finish details — precise installation of wall and ceiling substrates was required. A collaborative design-review process resulted in an advanced medical facility that will play an active part in saving children's lives for years to come.

Judges' comment: "The team at Western Partitions used state-of-the-art building information modeling to coordinate construction of the infrastructure for a myriad of MEP systems for an extremely complex facility. The quality of the work is superb."



The Josephinum renovation blends the old with the new, a challenge faced by D.L. Henricksen Co. in restoring the beautiful plaster ceiling.

PHOTO BY BRETT WAYNE WIFALL

COMMERCIAL/RESTORATION WASHINGTON

The Josephinum

Location: Seattle
Contractor: D.L. Henricksen Co.
Team: Pacific Northwest Regional Council of Carpenters; District Council of Laborers; Cement Masons and Plasterers Local 528; Commencement Bay Construction Products; Evergreen Building Products; Salmon Bay Sand & Gravel; USG Building Systems

Built in 1908, the New Washington Hotel has gone through several transformations during its history in downtown Seattle as the premier hotel welcoming presidents, famous singers, and sports stars as guests.

The building is now called The Josephinum, and it is owned by Catholic Community Services. It contains studio and one-bedroom apartments for low-income residents and the homeless. The dining room has been transformed into a light-filled chapel for Christ Our Hope Catholic Church, welcoming people from all walks of life.

The renovation blends the old with the new, a challenge faced by D.L. Henricksen Co. in restoring the beautiful plaster ceiling. The team used both their technical skills and the artisan tradecraft of mold-making — working with historical materials and methods to restore the ceiling to what it once was.

Judges' comments: "The restoration of The Josephinum's historic plaster ceiling highlights the technical skills and craftmanship of the D.L. Henricksen team, which magnificently restored the ceiling in the chapel to its original glory."

COMMERCIAL/STEEL FRAMING WASHINGTON

Topgolf Lounge

Location: Kirkland
Contractor: Mehrer Drywall
Architect: The Beck Group
Team: Pacific Northwest Regional Council of Carpenters, CWallA, SCAFCO Steel Stud Co.

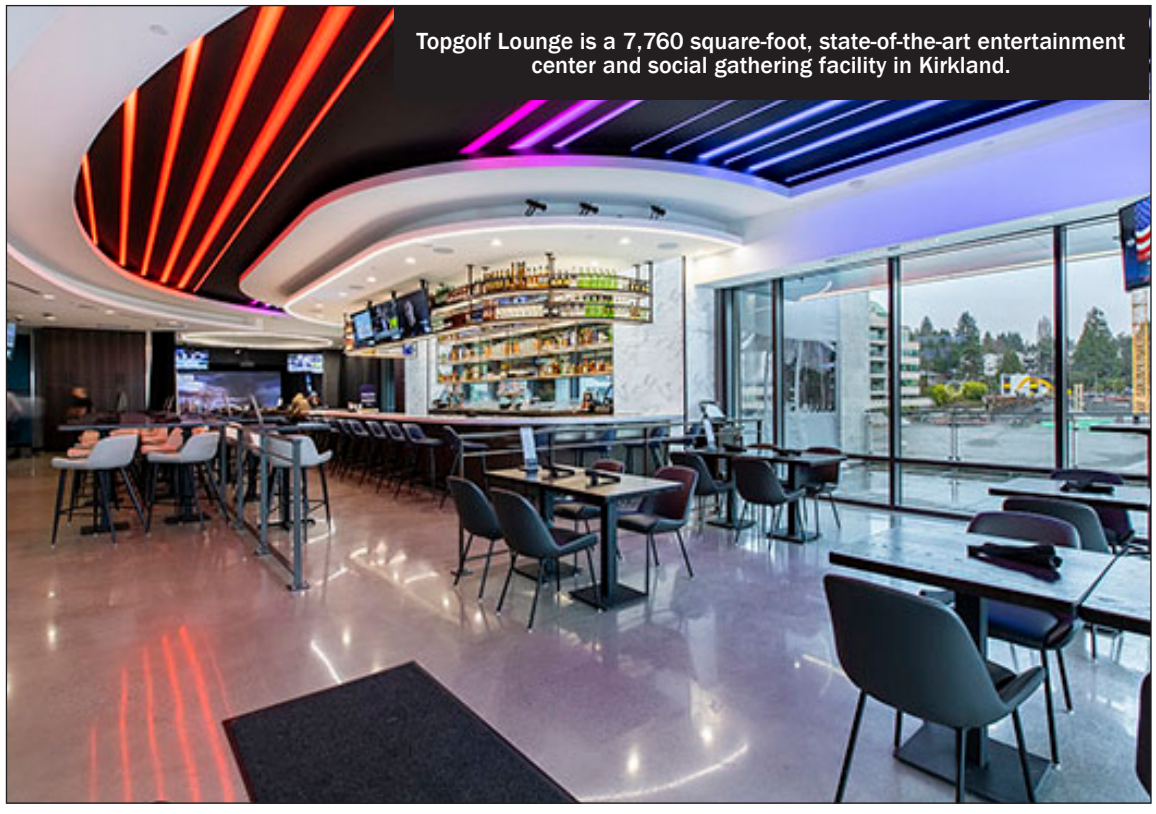
Topgolf Lounge is a 7,760-square-foot, state-of-the-art entertainment center and social gathering facility in Kirkland, similar to other Topgolf locations around the world — but with swing simulators that allow visitors to "tee-off" indoors on the greens of Pebble Beach and 83 other courses, or participate in other sports games. The facility has four bays, a private lounge, sports bar and restaurant.

PEOPLE'S CHOICE AWARD

Mehrer Drywall said the ceiling alone had 27 different radii, ellipses, and eyebrows, intersecting at several points, which required perfect framing to achieve a seamless look. Sequencing was tricky with a night crew finishing the concrete floor at night. This issue was resolved by marking the floor with white plastic hardboard, which was pulled up each night and reinstalled the next morning.

SCAFCO built radius box headers and the arched track with its Perfect Curve Products line, while Mehrer used their own hydraulic track-bending machine to create smaller curves. Mehrer said the crew was enthusiastic about taking on such a challenging and complex project and the results show it.

Judges' comment: "The Top Golf Lounge project challenged the Mehrer Drywall team with an incredibly complex design to be carried out despite sequencing issues. They succeeded brilliantly, resulting in a facility that is a feast for the eyes."



Topgolf Lounge is a 7,760 square-foot, state-of-the-art entertainment center and social gathering facility in Kirkland.

PHOTO BY NICOLAS GERLACH

COMMERCIAL/SUSPENDED CEILING WASHINGTON

Central Kitsap Middle and High School

Location: Silverdale
Contractor: Forrest Sound Products LLC
Architect: Integrus Architecture
Team: Pacific Northwest Regional Council of Carpenters, GTS Interior Supply, L&W Supply, Valhalla Construction Products, F-Sorb, HILTI, Rockfon, USG Building Systems

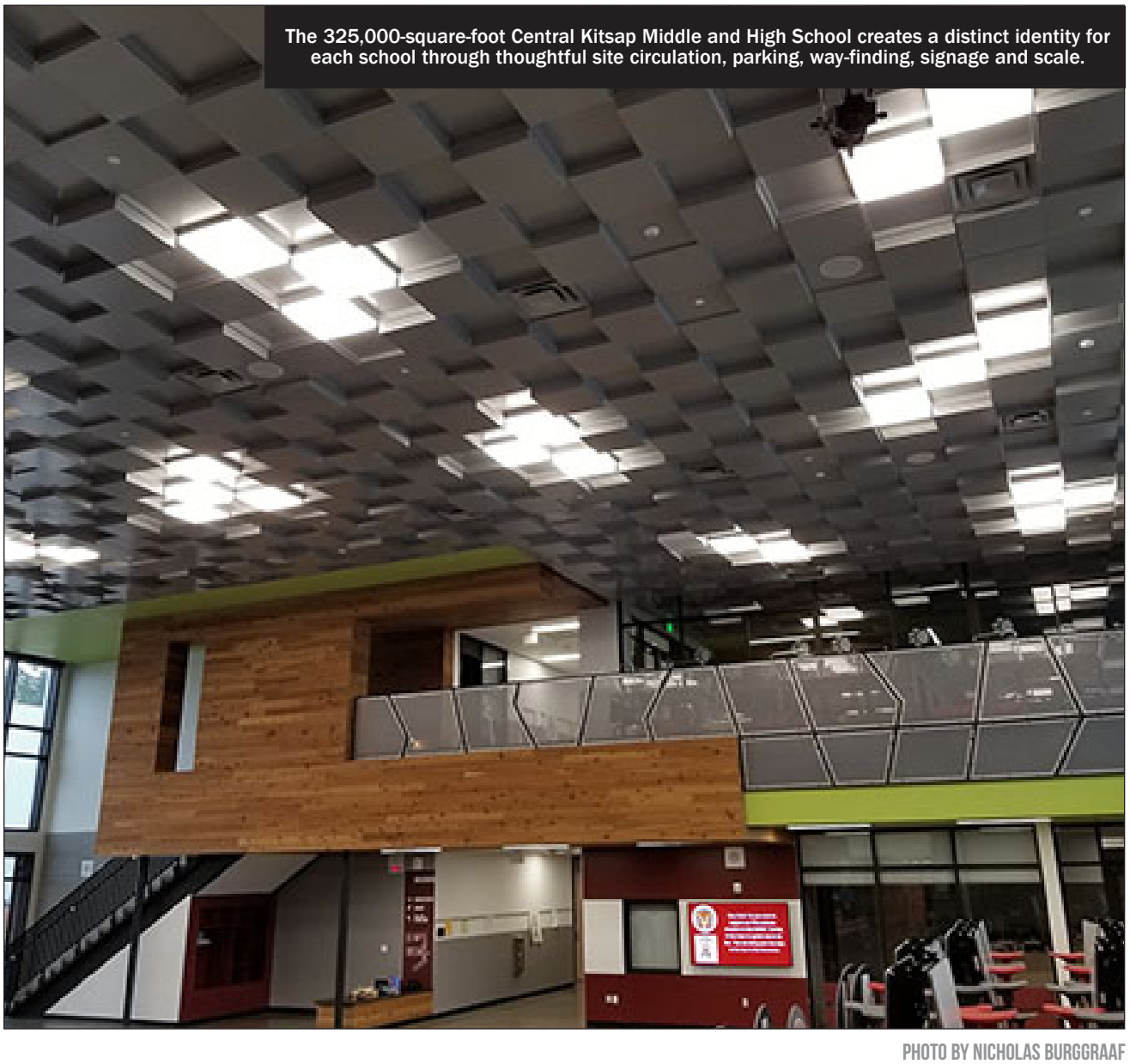
Bringing Central Kitsap High School and Middle School together with a common support infrastructure accomplished many school district's goals: increasing safety and security, eliminating the use of portable classrooms, providing for future flexibility, minimizing transitions, and achieving significant savings in project construction.

The buildings were sited to maximize views of the surrounding area from a steeply sloped site. The 325,000-square-foot facility creates a distinct identity for each school through thoughtful site circulation, parking, way-finding, signage, and scale.

In concert with the general contractor, Integrus Architecture and the project review committee, Forrest Sound Products navigated complex site issues for project storage areas, allowing for full access for about 1,500 high school and 700 middle students during all phases of construction. The schools share a kitchen and career and technical labs, but each has its own secure entryways and seismic upgrades.

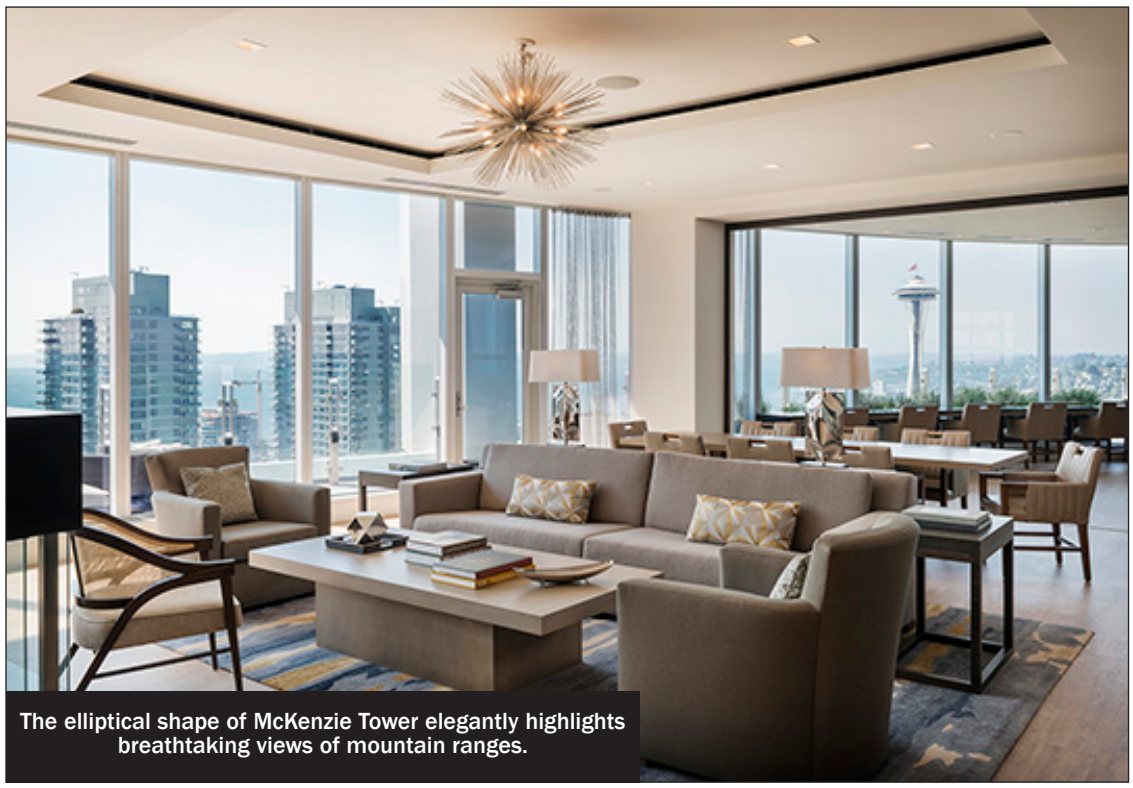
A major challenge was the wood ceilings and walls. The theater walls and ceilings required precise measurements for the panels to be ordered ahead of time. The 2-by-2-foot metal ceiling panels provide a textured ceiling for the common spaces. The acoustical wall panels required large-format, fabric-covered diffusers carefully crafted to fit the inside and outside corners of the music rooms. The schedule was demanding but the project was ready for the 2019 school year.

Judges' comment: "The complex installation of a variety of materials and surfaces, including wood ceilings and walls by the Forrest Sound Products team, produced a beautiful and functional environment."



The 325,000-square-foot Central Kitsap Middle and High School creates a distinct identity for each school through thoughtful site circulation, parking, way-finding, signage and scale.

PHOTO BY NICHOLAS BURGGRAAF



The elliptical shape of McKenzie Tower elegantly highlights breathtaking views of mountain ranges.

PHOTO BY AARON LEITZ

RESIDENTIAL/INTERIOR WASHINGTON

McKenzie Tower

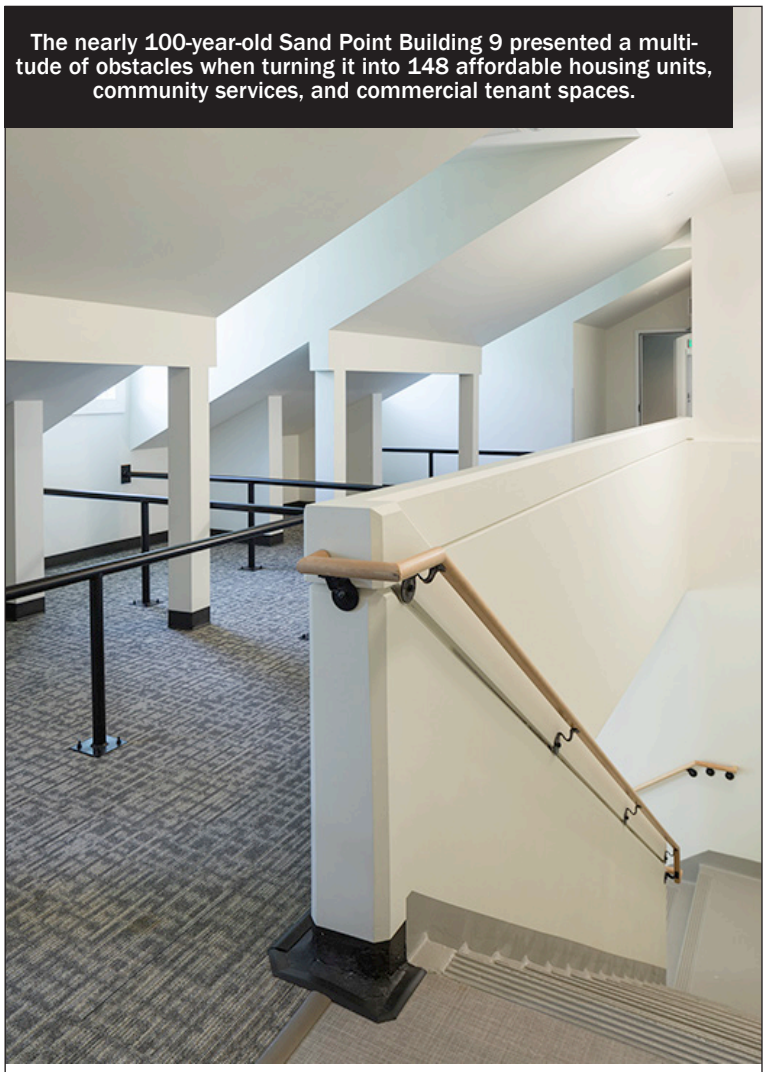
Location: Seattle
Contractor: Performance Contracting Inc.
Architect: Graphite Design Group
Team: Pacific Northwest Regional Council of Carpenters, International Union of Painters and Allied Trades, Drywall Distributors, CWallA, SCAFCO Steel Stud Co.

McKenzie Tower is among downtown Seattle's premier residential buildings on the corner of Eighth Avenue and Blanchard Street. The 41-story building is in the heart of the Denny Triangle and South Lake Union neighborhoods, across the street from Amazon's world headquarters.

The elliptical shape elegantly highlights breathtaking views of mountain ranges, Elliott Bay and Lake Union from each of the 450 homes. A large steel spire extends from the top of the building, creating a landmark in the area.

High-end residential features include a roof deck, yoga room, outdoor spa sanctuary and pet run. The popular Wild Ginger Restaurant is in the grand lobby at the base of the seven-story podium. Over 20 miles of interior framing and 1.7 million square feet of drywall was installed by Performance Contracting.

Judges' comment: "The 41-story McKenzie Tower required incredible planning and precise execution. The stunning spaces place it among premier residential towers, offering unparalleled views of the mountains and Elliott Bay."



The nearly 100-year-old Sand Point Building 9 presented a multitude of obstacles when turning it into 148 affordable housing units, community services, and commercial tenant spaces.

PHOTO BY WILLIAM WRIGHT PHOTOGRAPHY

RESIDENTIAL/RENOVATION WASHINGTON

Sand Point Building 9

Location: Seattle
Contractor: Enderis Co.
Architect: Tonkin Architecture
Team: International Union of Painters and Allied Trades, Pacific Northwest Regional Council of Carpenters, CWallA, Foundation Building Materials, Spears Construction Supply, CertainTeed Gypsum, ClarkDietrich/Vinyl Corp., HILTI; SCAFCO Steel Stud Co.

Renovated. Remodeled. Refreshed. These are words that would describe a typical project at an existing building. At Sand Point Building 9, another word could be used: Risen, like a phoenix from the ashes.

The dilapidated old Naval Station had been taken over by mold, rats, vagrants and drug paraphernalia. The nearly 100-year-old building presented a multitude of obstacles when turning it into 148 affordable housing units, community services and commercial tenant spaces. Building 9 is also on the National Register of Historic Places.

The ceiling needed double-layer drywall accessible to MEP for a long time, which meant wall framing had to begin before closing up the attic space. The method chosen was painstakingly laborious with 6- to 24-inch rips of drywall in an 800-foot-long building.

The design team chose to keep the 80-year-old truss-and-dormer layout, creating unimaginable angles that required unique finishes to come together. The 11 staircases were in serious disrepair, which required marrying historic and modern construction techniques and raising low walls to meet code.

Once finished, the historic stairwells became a signature feature of the project. Finally, the building had limited access points, and being organized was critical. Every stakeholder had to be creative in bringing this landmark back to its original glory.

Judges' comment: "The Sandpoint Building #9 resuscitation is a shining example of what can be done by a team with a plan and the skills and determination to get the job done. The Enderis team met every challenge on this amazing renovation of a forgotten landmark."

NWCCA Congratulates the winners of Northwest Wall and Ceiling Bureau's Outstanding Project of the Year Awards

Exterior - Commercial

Applied Restoration, Inc.

Project: Bellevue BMW

Larry White, president (left) and Zhanna Marchuk, project manager (right) Not shown: Dave Huntsman, superintendent, and and Craig Maggard, foreman

Exterior - Residential

Phampena Inc.

Project: Hampton Inn & Suites

Taide Pham, project manager

Interior - Commercial

Western Partitions, Inc.

Project: Seattle Children's Research Institute - Building Cure

Megan Boatman, project manager

Restoration - Commercial

D.L. Henricksen Company, Inc.

Project: The Josephinum

Left to right, Greg Harrington, field superintendent, and Don Henricksen, president

MEMBERS

Ahora Construction, LLC
Alliance Partition Systems
Anning-Johnson Company
Applied Restoration, Inc.
D. L. Henricksen Co., Inc.
Enderis Company, Inc.
Expert Drywall, Inc.
Firstline Systems, Inc.
Forrest Sound Products LLC
GK Knutson, Inc.
Gordon Brown Associates, Inc.
Level 5 Washington
Joseph J. Jefferson & Son Inc.
KHS&S Contractors
Mehrer Drywall, Inc.
Miller & Sons Inc.
Nelson Construction Co.
Norkote, Inc.
Northwest Partitions, Inc.
Olympic Interiors, Inc.
Performance Contracting, Inc.
Phampena Inc.
PSA, LLC
Sessler, Inc
Superior Stucco Services
Vanderlip & Company, Inc.
Washington Best Finishes, LLC
Western Partitions Inc.

12437 NE 173rd PL, Suite 200
Woodinville, WA 98072
Phone: (206) 524-4779
www.nwcca.com

Steel Framing - Commercial

Mehrer Drywall, Inc

Project: Top Golf Lounge

Brian Peterson, chief estimator

Rich Thorp, drywall superintendent

Tim Koskovich, taping superintendent

Kraig Tolbert, lead foreman

Suspended Ceiling - Commercial

Forrest Sound Products LLC

Project: Central Kitsap Middle and High School

From Left to Right: Nick Burggraaf, project manager; Vinnie Rivera, education/training manager; Beth Olsen, project engineer; Doug Bixel, president; Stephanie Buchheit, , project manager assistant; Brandon Hansen, superintendent; Daniel Magallon, warehouse supervisor; and Tyler Tuengel, lead estimator

Interior - Residential

Performance Contracting Inc.

McKenzie Tower

Dalton Thomas, project manager, and Kevin Larson, foreman

Renovation - Residential

Enderis Company, Inc.

Project: Sandpoint Building #9

Ben Martinka, project manager/ estimator

Renovation - Commercial

Vanderlip & Company

Lincoln High School Modernization

From left to right, Saul Jiminez, foreman; David Proper, finishing foreman; Nino Guevara, superintendent; Mark Davis, project manager; and Todd Jensen, senior project manager

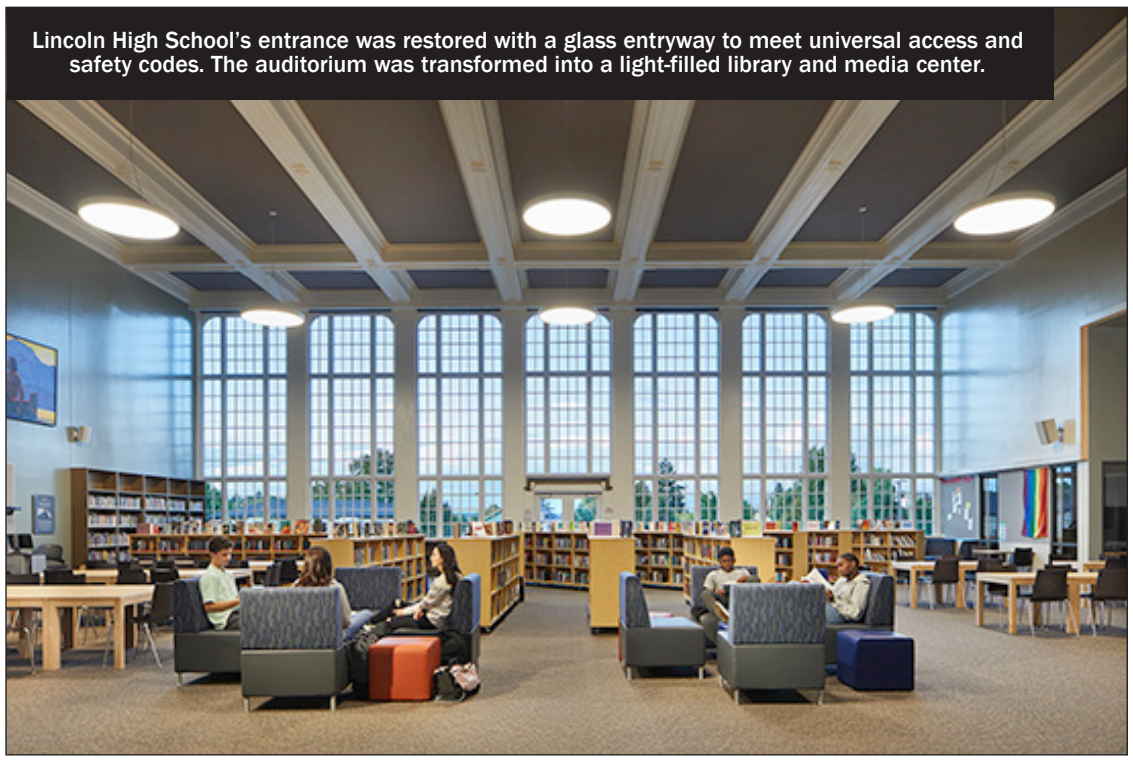
Iconic Restoration - Commercial

Performance Contracting Inc.

Century Project

J. D. Whiteside, project manager, and Matt Bruley, foreman

Metal Framing • Drywall • Lath and Plaster • EIFS • Fireproofing • Acoustical Ceilings and Panels • Decorative Suspended Ceilings



Lincoln High School's entrance was restored with a glass entryway to meet universal access and safety codes. The auditorium was transformed into a light-filled library and media center.

PHOTO BY BENJAMIN BENSCHNEIDER

COMMERCIAL/RENOVATION WASHINGTON

Lincoln High School Modernization

Location: Seattle
Contractor: Vanderlip & Co.
Architect: Bassetti Architects
Team: International Union of Painters and Allied Trades, Pacific Northwest Regional Council of Carpenters, Cement Masons and Plasterers Local 528, CWallA, Drywall Distributors, SCAFCO Steel Stud Co., HILTI, USG Building Systems

Lincoln High School is a historical campus in Seattle's Wallingford neighborhood that remained unoccupied for 16 years. With the need to accommodate population growth, the school district decided to restore it to a 21st-century learning facility while celebrating its 20th-century roots.

The school's entrance was restored with a glass entryway to meet universal access and safety codes. The auditorium was transformed into a light-filled library and media center.

The suspended, acoustical ceiling, hiding ornamental plaster beams and original coffers, was removed, to expose and restore the historical building features. Learning spaces were organized into neighborhoods with classrooms, breakout spaces, labs, and teacher planning rooms. The new heart of the campus is a protected courtyard for socializing and learning.

Vanderlip & Co. integrated metal framing and modern drywall finishes into almost every wall and ceiling throughout the project. Extensive structural framing reinforced the 110-year-old brick structure. Spray foam provided additional thermal insulation, and newly applied fireproofing enhanced the life safety for the students and staff.

Extensive and detailed work was required to repair the long, veneer-plaster corridors, ornamental plaster stairwells, the majestic second floor, the multipurpose room, and the grand North Library with original ornamental plaster beams.

Judges' comment: "A spectacular renovation of a landmark building. The merger of original artistry with modern design completed by a skilled team will shine for another century."

A main challenge of the Century Project was that the jobsite was only accessible by elevators, one of which was designated for the public.

PHOTO BY MEGAN BRAEMORE

COMMERCIAL/ICONIC RESTORATION WASHINGTON

Century Project

Location: Seattle
Contractor: Performance Contracting Inc.
Architect: Olson Kundig
Team: International Union of Painters and Allied Trades, Cement Masons and Plasterers Local 528, Pacific Northwest Regional Council of Carpenters, CWallA, Drywall Distributors, GTS Interior Supply, Salmon Bay Sand & Gravel, Armstrong World Industries, GC Products, SCAFCO Steel Stud Co.

The Space Needle is Seattle's most iconic and distinguished landmark. It was originally built for the 1962 World's Fair as a Space Age example. It stands 605 feet tall and can withstand 200-mph winds. It's best known for its 360-degree panoramic views of the Cascade and Olympic Mountains, Mount Rainier, and downtown Seattle.

A main challenge was that the jobsite was only accessible by elevators, one of which was designated for the public. PCI Seattle Interior managed a plethora of scopes, including fireproofing, drywall, light-gauge steel-framing assemblies; Fellert acoustical plaster; custom-manufactured GFRG wave panels; exterior air- and moisture-barrier; and a unique, radial wood wall surrounding the stairway.

Each phase of work was carried out in extremely tight spaces, requiring creative problem-solving by all trades. Since the Space Needle was still open to the public, construction areas were divided into pie-shaped sections with temporary wall barriers to separate work from the public eye.

A panelized soffit around the entire exterior had to come together perfectly as did the wood wall surrounding the inside stairway. On the Observation Level, new floor-to-ceiling glass walls, glass barriers, and floating glass benches allow visitors to "lean into" the city below. At the 500-foot level, The Loupe is now the world's only rotating glass floor. The Oculus Stair connects the top three levels with a glass-floored round oculus at its base.

Judges' comment: "The restoration of this iconic Seattle landmark required tremendous planning and exacting skills. The amazing work completed in the interior space fully captures the Space Age spirit."

COMMERCIAL/EXTERIOR OREGON

May Street Elementary School

Location: Hood River
Contractor: MCG Commercial
Architect: Opsis Architecture
Team: International Union of Painters and Allied Trades; Laborers International Union of North America Local 737; Pacific Northwest Regional Council of Carpenters; GTS Interior Supply; Knez Building Supplies Co.; Spears Construction Supply; Armstrong World Industries; CertainTeed Gypsum; Georgia-Pacific

The big story with this project is the comeback of MCG Commercial after the passing of its founder, Douglas McClain.

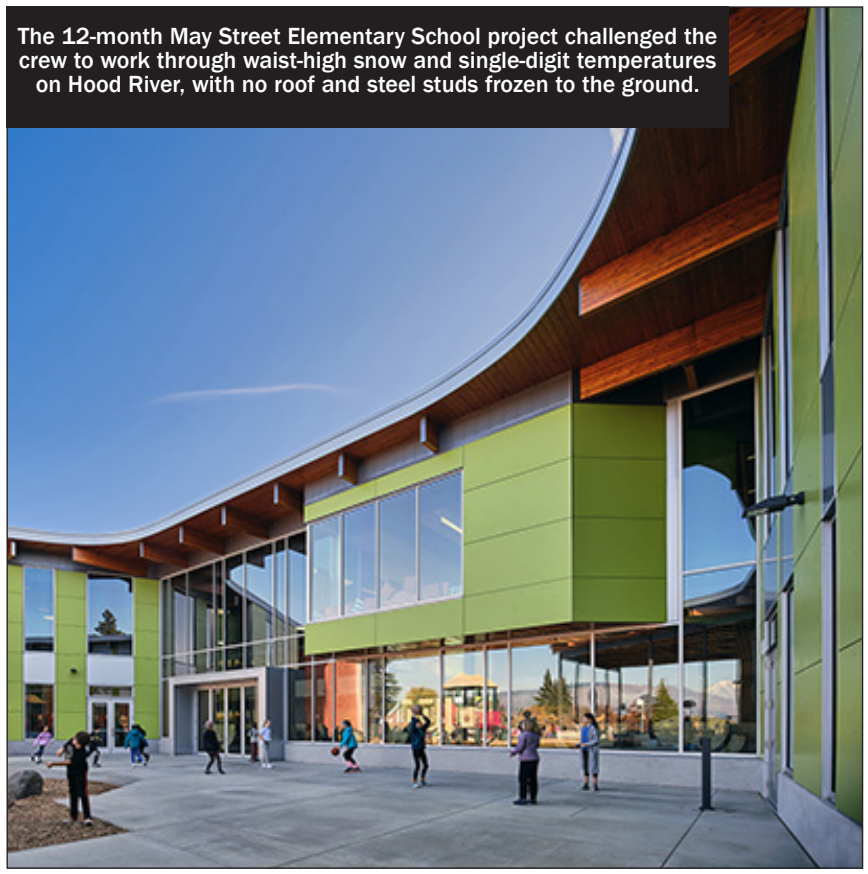
Deciding to rebuild the company, his wife, Debbi McClain, took a risk and relocated the warehouse to another location in Clackamas and kept the 20- (now 50)-plus crew and staff on board. When the May Street Elementary School project emerged as a possibility, the company stepped up and bid with Kirby Nagelhout as general contractor and won.

The 12-month project challenged the crew to work through waist-high snow and single-digit temperatures on Hood River, with no roof and steel studs frozen to the ground. Warm coats and hot coffee kept crews going through a tight schedule.

May Street Elementary is a mixture of brick, metal and cement panels, glass walls and beautiful wood overhangs. A metal/brick panel transition required a free-floating soffit and attaching a 25-foot wall beneath. Framing had to be done before the roof was installed.

All of this took planning and precision on the part of the crew. As Debbi McClain said, "The May Street project brought MCG Commercial alive. It changed our lives and moved us into a lasting relationship with this industry so that we can continue providing excellent work like May Street."

Judges' comment: "The construction team endured 3- to 4-feet of snow, ice, and complex seismic framing requirements to complete this wonderful exterior — a mixture of metal and cement panels, glass, and brick walls with beautiful wood overhangs. Students in Hood River are going to enjoy their stunning new school for many years."



The 12-month May Street Elementary School project challenged the crew to work through waist-high snow and single-digit temperatures on Hood River, with no roof and steel studs frozen to the ground.

PHOTO BY CHRISTIAN COLUMBRES

COMMERCIAL/INTERIOR OREGON

Perlo Construction Headquarters

Location: Tualatin
Contractor: The Harver Co.
Architect: Mackenzie
Team: International Union of Painters and Allied Trades, Pacific Northwest Regional Council of Carpenters, CWallA, L&W Supply, Spears Construction Supply, Valhalla Construction Products, CertainTeed Gypsum, Clinch-On Cornerbead Co., Hamilton Drywall Products, HILTI, SCAFCO Steel Stud Co., USG Building Systems

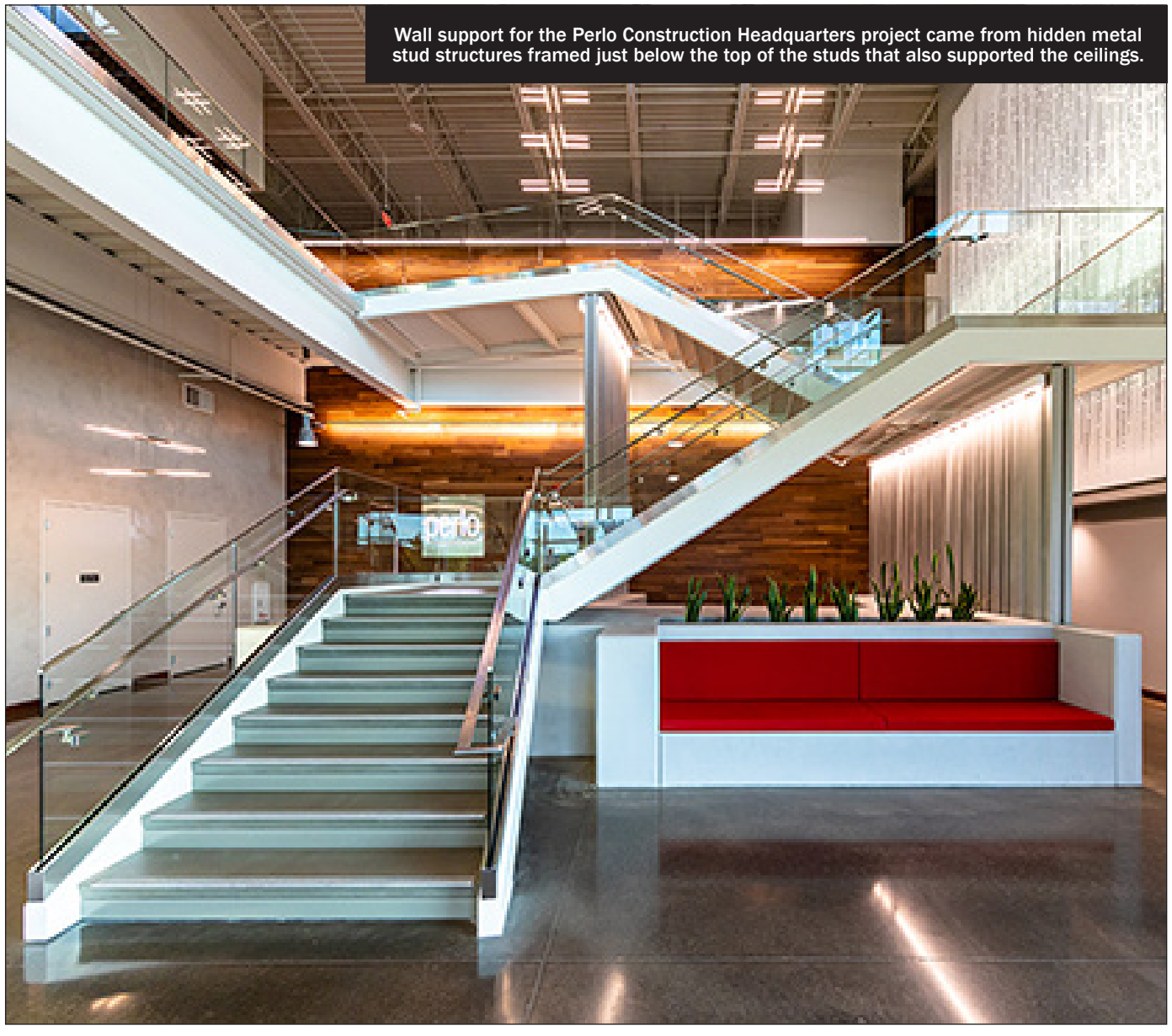
After being awarded the contract to build the new headquarters for Perlo Construction in Tualatin, The Harver Co. started with boots on the ground in August 2018 to meet a hard deadline in December 2018.

Most of the work was located on the second floor, with some waiting on other MEP subcontractors to get started first. The unusual office design consists of freestanding pods with nothing attached to the structure above. Each office had different doors, relites and clerestory windows.

Wall support came from hidden metal stud structures framed just below the top of the studs that also supported the ceilings. Each opening had to be exact to fit premade storefront systems. The final, flawless openings represent the craftsmanship of the finishing team.

The executive's office sits under a wood-wrapped, steel-frame trellis surrounding a 3Form Baffle ceiling, another exacting process. Other spaces included Madrid wood ceilings, CertainTeed acoustical clouds, and MDC Zintra clouds. Multiple delays on concrete pours challenged the tight deadline, but thanks to countless long days by the trades, the finished project was completed with a couple of days to spare.

Judges' comment: "The fantastic design, combined with outstanding craftsmanship, has created an interior environment that makes a strong statement about the commitment to excellence that clients can expect."



Wall support for the Perlo Construction Headquarters project came from hidden metal stud structures framed just below the top of the studs that also supported the ceilings.

PHOTO BY GABE HURLEY

COMMERCIAL/RENOVATION OREGON

CommonGrounds Workplace

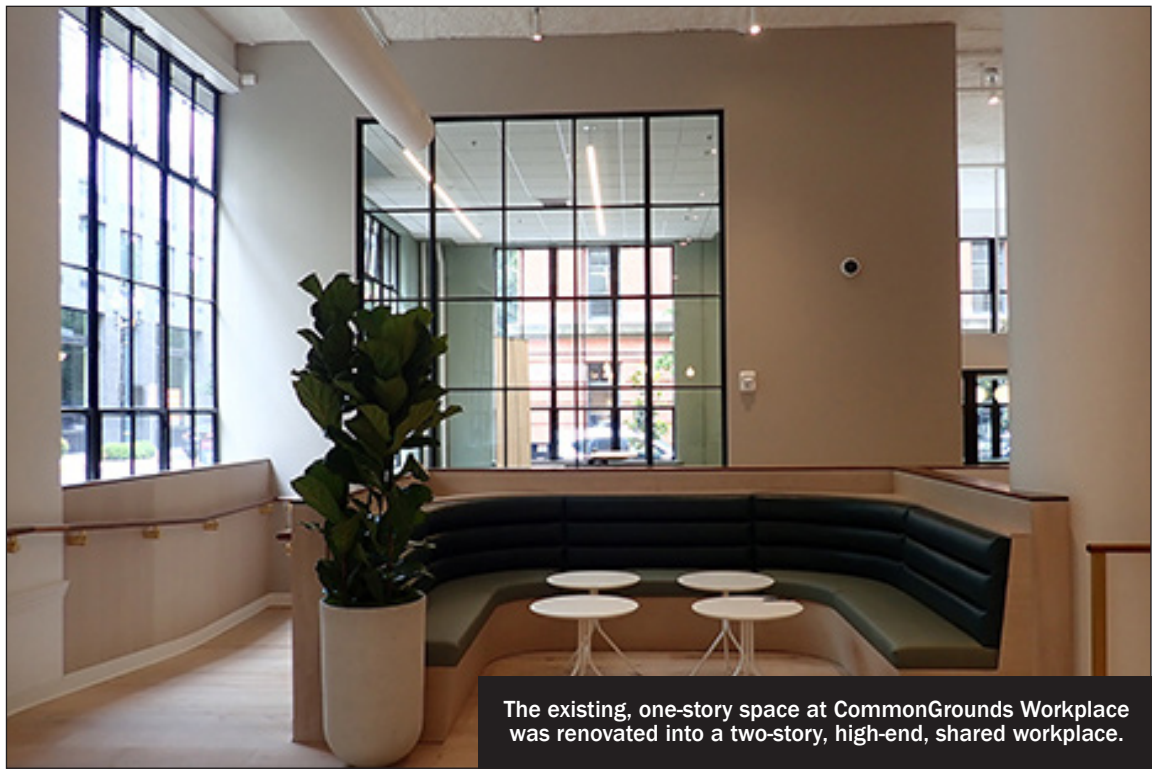
Location: Portland
Contractor: Anning-Johnson Co.
Architect: Myhre Group Architects
Team: International Union of Painters and Allied Trades, Plasterers Local 82, Pacific Northwest Regional Council of Carpenters, CWallA; Knez Building Materials Co., GTS Interior Supply, Spears Construction Supply, Armstrong World Industries, Grabber, Hamilton Drywall Products, SCAFCO Steel Stud Co., Trim-Tex, USG Building Systems

The scope of this project by Anning-Johnson was the first-floor renovation of the CommonGrounds Workplace, located in an eight-story, 86-unit condominium building in the Pearl District of Portland. It was originally built as a warehouse and converted in the late 1980s and early 1990s.

The existing, one-story space was renovated into a two-story, high-end, shared workplace as a service space for local businesses. The original size of 11,800 square feet was expanded to 14,500 square feet.

Anning-Johnson installed the K13 ceiling spray, fireproofing, structural and interior framing, GWB finishes, acoustic ceilings, doors and miscellaneous finish accessories.

Judges' comment: "The work done preserving and finishing the original 1925 exposed concrete columns into the new design merges the historic construction into a modern space. Beautiful work."



The existing, one-story space at CommonGrounds Workplace was renovated into a two-story, high-end, shared workplace.

PHOTO BY SARAH LONGMIRE

COMMERCIAL/RENOVATION/RESTORATION OREGON

Grant High School Modernization

Location: Portland
Contractor: Western Partitions Inc.
Architect: Mahlum
Team: International Union of Painters and Allied Trades, Plasterers Local 82, Pacific Northwest Regional Council of Carpenters, CWallA, GTS Interior Supply, Knez Building Materials Co., L&W Supply, Nathan Kimmel Co. LLC, Spears Construction Supply, Steeler, Valhalla Construction Products, Western Materials, Armstrong World Industries, CertainTeed Gypsum, ClarkDietrich/Vinyl Corp., Clinch-On Cornerbead, Fry Reglet, F-Sorb, Hamilton Drywall Products, HILTI, Rockfon, SCAFCO Steel Stud Co., Simpson Strong-Tie, Steeler, Trim-Tex, USG Building Systems

Originally built in 1923, with three major additions later, Grant High School in Portland is about 284,000 square feet of both renovated and new construction.

Western Partitions joint-ventured with Andersen Construction and Colas Construction on the renovation and additions. The design team wanted to preserve as much of the existing plaster architectural features as possible for historical value. As with any remodel, many unforeseen conditions emerged, including additions not lining up correctly.

WPI crews installed almost 8,000 square feet of perforated gypsum ceilings in common areas. In the auditorium, the historic, barrel-vaulted ceiling was redone with BASWA Phon Acoustical Sound Plaster, becoming the architectural highlight of the project. A Panel Max drywall milling system was used onsite to create custom gypsum break-shape pieces, limiting the need for corner bead and trim for different locations. WPI also applied a variety of paint and coating finishes.

Challenges to the job included: aligning multiple buildings; meeting current ADA requirements; and protecting original murals, ornamental plaster cornices, ceilings, and columns. Since the school is located in a residential area, parking was a challenge with as many as 350 workers onsite. But the completion date was met, getting students back in the building for the 2019-2020 school year.

Judges' comment: "The restoration and preservation of Grant High School took meticulous planning and skilled execution. The work done to restore the barrel ceiling in the auditorium is a remarkable achievement."

The design team wanted to preserve as much of the existing plaster architectural features as possible for historical value.

PHOTO BY BENJAMIN BENSCHNEIDER

COMMERCIAL/LIGHT-GAUGE METAL FRAMING OREGON

Gladys McCoy Health Department Headquarters

Location: Portland
Contractor: Western Partitions Inc.
Architect: ZGF Architects
Team: International Union of Painters and Allied Trades, Laborers International Union of North America Local 737, Pacific Northwest Regional Council of Carpenters, CWallA, Western Materials, Dryvit Systems, SCAFCO Steel Stud Co., USG Building Systems

The Gladys McCoy Health Department Headquarters is a nine-story building in Portland's Old Town neighborhood, housing over 500 employees and designed to service the most vulnerable community members for the next 80 years.

The unique exterior framing has a 12-guage, oversized nested top track with an additional top track at the jamb locations. WPI found this required extra coordination and complex sub-framing to support the undulating shapes. Shop drawings and prefabricating the shapes offsite was the only viable option to save onsite labor and time accessing the lifts.

"Learning how to install the shapes one by one into the exact locations was a bit of a curveball for our crew, but they took it in stride and did an incredible job," said foreman Kris Blanchard. Another unique feature was the rooftop penthouse, where trades were scheduled to be working next to each other in tight quarters. WPI designed and manufactured 48 prefabricated exterior wall panels — complete with framing, sheathing, and pre-sprayed weather barrier — to be flown in and installed on the rooftop. This drastically reduced time on FRACO lifts and allowed finishing two to three months ahead of schedule.

Other challenges included sharing the block with the Bud Clark Commons, a mere 11 feet from the west elevation of the health building, and the MAX Light Rail running along the east elevation.

Judges' comment: "The exterior design of the McCoy project presented unique challenges to the WPI team, who were overcome with the planning and precision required. Offsite prefabrication of asymmetrical break-shapes of the exterior surface was a brilliant solution to meet the design goals and keep the project on track."

WPI designed and manufactured 48 prefabricated exterior wall panels to be flown in and installed on the rooftop.

PHOTO BY JOSH PARTEE

RESIDENTIAL/EXTERIOR OREGON

Hyatt Regency Portland Convention Center

Location: Portland
Contractor: Performance Contracting Inc.
Architect: ESG Architecture & Design
Team: International Union of Painters and Allied Trades, Pacific Northwest Regional Council of Carpenters, CWallA, GTS Interior Supply, Spears Construction Supply, Armstrong World Industries, CertainTeed Gypsum, Hamilton Drywall Products, HILTI, SCAFCO Steel Stud Co.

The Hyatt Regency Portland Convention Center is a 600-room hotel, north of the Oregon Convention Center, with 32,000 square feet of rooms, meeting venues, bar, restaurant and fitness center.

Performance Contracting's scope included framing, exterior sheathing, weather barrier, drywall, finishing, expansion joints and window installation. Two types of panels were installed: 230-tall bypass panels on the podium level and 700 slab-to-slab panels on the tower.

The site was surrounded by several potential hazards and limitations: heavy traffic, a MAX Light Rail stop, adjacent power lines and lack of storage space. The first challenge was limited crane time because of prescheduled concrete pouring. Another challenge was unpredictable weather and wind gusts affecting the flying of panels. The solution was to use the shape of the building for wind protection for crew members walking panels to taglines up to 90-feet long.

The windows were a prominent design feature and had to be installed on 15 floors with a perfect sight line. Every window was measured and adjusted during the manufacturing process. With a limited installation schedule, PCI hung 300 panels in nine working days. This created a dry environment for the interior phase of the project, and ultimately almost five weeks were saved in the final schedule.

Judges' comment: "The Hyatt project is an outstanding example of the benefits of panelization. The speed and precision of the PCI team on the installation of the exterior were remarkable."

At the Hyatt Regency Portland Convention Center, Performance Contracting faced unpredictable weather and wind gusts.

PHOTO BY PAUL ADELMAN

RESIDENTIAL/INTERIOR OREGON

Aspire Student Housing — 959 Franklin Building

Location: Eugene
Contractor: Western Partitions Inc.
Architect: Hartshorne Plunkard Architecture
Team: International Union of Painters and Allied Trades, Pacific Northwest Regional Council of Carpenters, CWallA, L&W Supply, Hamilton Drywall Products, HILTI, SCAFCO Steel Stud Co., USG Building Systems

The Aspire Student Housing project, now known as the 959 Franklin Building, is a 12-story, 230-unit student housing building across from the University of Oregon campus.

Able to house 443 students, the building includes many amenities such as common areas, modern apartments, penthouse fitness center and yoga studio, rooftop swimming pool, hot tub, green space and parking garage. One of the tallest buildings in Eugene, the apartments offer views of the Willamette River, Willamette Valley and Autzen Stadium, home of the Ducks.

What makes the building unique is that the parking levels are above ground on the first four floors, or 75% of the floor plan, while 25% are apartment units. A particular challenge was that only floors six to 11 were repeated floor plans, while floors one to five and 12 were unique designs, requiring more attention to detail on the drywall and framing. In addition, the site is surrounded by bodies of water on three sides, while the fourth is a high-traffic street, limiting space on the jobsite and requiring just-in-time deliveries.

WPI predicts the 959 Franklin Building will be among the best living accommodations for UO students for decades.

Judges' comment: "Wonderful design and execution with fun details. The students are going to love it."

Parking levels are above ground on the first four floors, or 75% of the floor plan. Apartment units take the remaining space.

PHOTO BY TERESA BURCHER

COMMERCIAL/SUSPENDED CEILING OREGON

Oregon Convention Center Renovation

Location: Portland
Contractor: Western Partitions Inc.
Architect: LMN Architects
Team: Pacific Northwest Regional Council of Carpenters, GTS Interior Supply, Armstrong World Industries

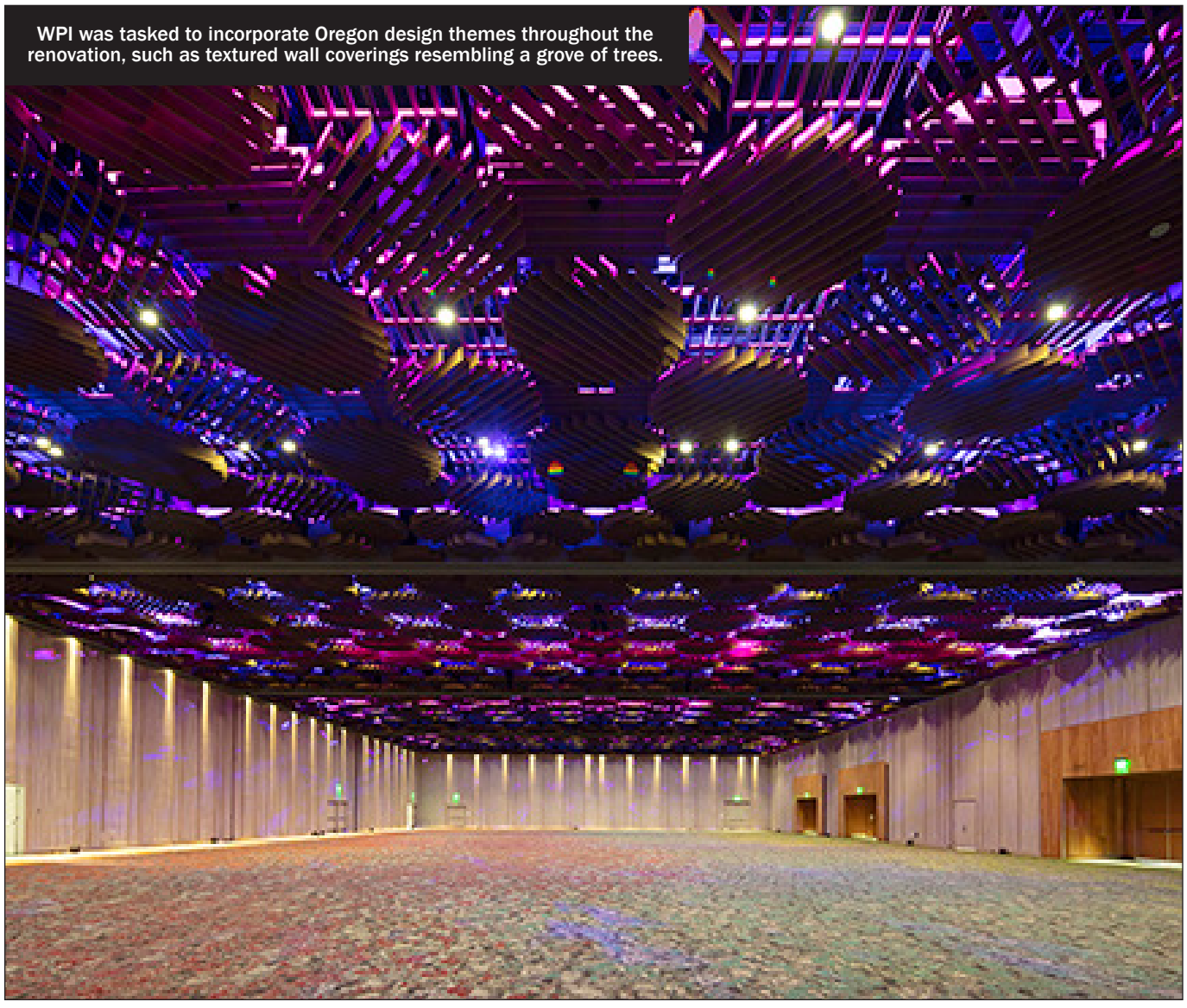
The Oregon Convention Center on the Willamette River in Portland is the largest in the Pacific Northwest and one of only two LEED Platinum convention centers in the United States.

WPI was tasked to incorporate Oregon design themes throughout the building such as textured wall coverings resembling a grove of trees. However, the ultimate design is the 30,000-square-foot ballroom with over 1,000 Arktura SoftGrid ceiling clouds echoing a tree canopy. In the foyer to the ballroom, 8,000 square feet of Arktura Atmosphera ceilings create a 3D replica of the Cascade Mountains and Willamette Valley.

The challenge was the installation of two different specialty ceiling systems. In the ballroom, over 1,034 separate cloud panels were hung at different heights, requiring six to eight suspension cables for each cloud — or over 7,000 total cables and mounting systems — before the ceilings were hung. All were covered in plastic before K-13 Acoustic Installation was over-sprayed.

Another challenge was that the convention center was open during the project, constantly changing the work schedule. The deadline was met through detailed pre-planning and organization. The resulting custom-designed ceilings are more a work of art than a commercially constructed ceiling.

Judges' comment: "The planning, attention to detail, and craftsmanship on the Oregon Convention Center ceilings by Western Partitions are just phenomenal. The vision, ambition, and sheer scale of the project are as magnificent as the skills needed to achieve the goals."



WPI was tasked to incorporate Oregon design themes throughout the renovation, such as textured wall coverings resembling a grove of trees.

PHOTO BY ADAM HUNTER/LMN ARCHITECTS

COMMERCIAL/REMOTE CONTRACTOR

The Village at Mary's Woods

Location: Portland
Contractor: Desert Sage Wall Systems LLC
Architect: Ankrom Moisan
Team: Evergreen Building Products, Clark Dietrich/Vinyl Corp., HILTI, Sto Corp.

The Mary's Woods Village project is part of a retirement community in Portland. When finished, the job included a two-story community center; four three-story residential buildings; two two-story retail building shells; and a one-story retail building — plus improved monument signs at the main entrance.

The total coverage was about 200,000 square feet of Portland cement plaster over a fluid-applied membrane and drainage mat, plus 60,000 square feet of fluid-applied membrane under other claddings. Roxul insulation and furring was installed in the community center. Quikrete Scratch and Brown Coat was used for the stucco base coats, and Sto BTS Plus and mesh was installed at the floor line and around all windows and doors. The plaster was completed with Powerflex Finish by Sto Corp.

When working on a project over 400 miles from the home office, the contractor had to carefully plan and coordinate the material orders and deliveries, especially as the site expanded and laydown storage area dwindled. During the rainy season, it was a challenge to install fluid-applied membrane and stucco. However, the commitment and coordination of the team — the ownership group, the architect, general contractor, and the subcontractors — prevented many problems.

Judges' comment: "The Village at Mary's Woods is a tremendous example of the timeless beauty of Portland cement plaster on a massive scale."

The total coverage was about 200,000 square feet of Portland cement plaster.

PHOTO BY BRIAN WING

Photo by Benjamin Benschneider

Photo by Whitney Lewis

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