

# NWCB OUTSTANDING PROJECTS 2023



# INTERIOR UNDER \$1 MILLION WASHINGTON

## Cantina Monarca

**Location:** Bellevue

**Contractor:** Western Partitions

**Architect:** Ferguson Architecture

**Team:** Operative Plasterers' and Cement Masons' International Association; Northwest Carpenters Union; GTS Interior Supply; Salmon Bay Sand & Gravel; Western Materials; Cemco; USG Building Systems

Cantina Monarca, a one-of-a-kind restaurant, is located in downtown Bellevue. It is a small, high-end Mexican-style cantina that transports you to the Riviera Maya. Ferguson Architecture, Bayley Construction and the team at Western Partitions contributed to the design and construction of this unique project. Western Partitions performed metal framing, drywall hanging and finishing plus interior plaster finishes.

Cantina Monarca is unique mainly due to the overall aesthetic of the use of wood sticks interfacing with plaster and other finishes, as well as the large feature soffit in the middle with upside down plants. The sticks were sourced from Mexico and installed by general contractor Bayley Construction. Western Partitions helped supplement labor to install the wood when other scopes were complete.

A special challenge faced on this project was figuring out how to install the Radius Track panels within the existing space. Each panel was prefabricated by Radius Track and delivered to site. There were roughly 100 panels, each with their own unique radiused shape, that had to be installed via hanger wires and clips per the map provided by the manufacturer. Only a handful of the panels had to be modified by hand in the field prior to installation. Not only were there curves within the prefabricated panels, but a majority of the stud-framed walls had some sort of curve along the ground or over an elevation. There were very few standard framed walls within this space.



Wood sticks interface with plaster and other finishes at Cantina Monarca.

PHOTO BY SETH KAJFASZ

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# NWCB HONORS OUTSTANDING PROJECTS

The Northwest Wall and Ceiling Bureau recently handed out 16 awards for outstanding wall and ceiling projects in Washington and Oregon. The program is part of the association's 2023 Wall and Ceiling Conference & Trade Show running through Saturday in Huntington Beach, California.

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

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

The judges were Peter V. Burns, director of technical services, NWCB; Ed Charles, former executive director, Association of Wall and Ceiling Contractors and Northwest Wall and Ceiling Contractors Association; Bob Drury, former executive director of NWCB; Jim Dunham, former president of the NWCB board of directors; Ray Ernst, architect; Terry Kastner, executive director of NWCB; John Killin, executive director of the Associated Wall & Ceiling Contractors of Oregon and Southwest Washington; Rick Miller, executive director of the Northwest Wall and Ceiling Contractors Association; and Gabriel Quintana, architectural consultant, NWCB.

NWCB is a nonprofit trade association for the wall and ceiling industry, serving a wide-ranging membership of contractors, manufacturers, dealers, labor organizations and other professionals in the industry.

# 2023 OUTSTANDING PROJECT OF THE YEAR AWARDS

## WASHINGTON

**Interior (under \$1 million)**  
Cantina Monarca

**Interior (over \$1 million)**  
Onni South Lake Union

**Exterior Residential**  
Waverly

**Exterior Commercial**  
Foster School of Business Founders Hall

**Suspended Ceiling**  
Seattle Convention Center Addition

**Light-Gauge Steel Framing (over \$1 million)**  
US Bank Center

**Renovation**  
Queen Anne Exchange

**Restoration**  
Mount Vernon High School

**Stucco/EIFS**  
Pasco

## OREGON

**Interior (under \$1 million)**  
True Terpenes

**Interior (over \$1 million)**  
Vancouver Innovation, Technology and Arts Elementary School

**Exterior Commercial**  
Technical Services Building

**Suspended Ceiling**  
PDX Concourse B

**Light-Gauge Steel Framing (under \$1 million)**  
YMCA – Salem

**Light-Gauge Steel Framing (over \$1 million)**  
Ilani Casino Resort Hotel

**Restoration**  
Oregon Supreme Court Building

## INTERIOR OVER \$1 MILLION WASHINGTON

### Onni South Lake Union

**Location:** Seattle  
**Contractor:** KHS&S Contractors  
**Architect:** Chris Dikeakos  
**Team:** Laborers International Union of North America; Northwest Carpenters Union; CWAllA; Foundation Building Materials; GTS Interior Supply; L&W Supply; Spears Construction Supply; Hilti; Plexxis Software; Steeler

Onni South Lake Union encompasses two 42-story residential towers and a 13-story midrise, making it the largest residential project in Seattle's history. As the Canadian Onni Group's first project in Washington, the developer turned to KHS&S for its expertise in interior metal framing, drywall and finishing.

The KHS&S team constantly analyzed building design, systems, equipment and materials to meet the required performance levels, quality and safety while remaining within budget. KHS&S tested and selected a more efficient ceiling system, moving away from the original spec drawings.

After reviewing multiple options, a short span ceiling system was chosen as the pre-engineered solution fell within the width of each unit and eliminated a support brace. This system was quicker to install, had fewer components and was much stronger.

With 632 miles of steel framing, the QML automated laser layout system was used. When framing CAD drawings are plugged into the software, two laser beams make a visible "X" at the correct point on the floor and ceiling, eliminating any miscalculations and increasing speed through automation.

Prefabrication and repetition efficiencies were achieved by the use of the PanelMax machine to prefabricate drywall assemblies off site, which greatly contribut-



Onni South Lake Union encompasses two 42-story residential towers and a 13-story midrise, making it the largest residential project in Seattle's history.

PHOTO BY MORIS MORENO

ed to project success by increasing productivity. The machine also cut more than 5 miles of plywood ribs and 15 miles of gypsum shapes. Each of the 1,179 residences required multiple three-dimensional corner pieces, which the machine could repeatedly produce. An on-site panel saw was continuously operated to cut plywood to the exact width of units. As efficiencies with the PanelMax machine and panel saw were perfected, a one- or two-second improvement saved substantial time over four years.

Precut studs to specified size were then ready to install, reducing the need to cut thousands of studs for each floor.

Connecting with the community, KHS&S engaged local talent for office and project personnel. While attending a career fair with the University of Washington, KHS&S met with students completing their construction management degree and seeking employment after college. Long-term relationships with trades in the Seattle market ensured an additional workforce was avail-

able from local labor.

A project of this scale, spanning more than four years, by its nature, is challenging. The KHS&S craft workers pushed the limits of innovation by managing multiple design challenges and changes. Despite the enormous difficulties of managing a project of this scale, amidst the pandemic's relentless obstacles, the quality of the finished product illustrates how KHS&S demonstrated excellence in all work scopes.

## ON THE COVER

Vancouver Innovation, Technology and Arts Elementary School won an award for interiors from the Northwest Wall and Ceiling Bureau. PHOTO BY GABE HURLEY

## SPECIAL SECTION TEAM

**Section editor:**  
Benjamin Minnick

**Section design:**  
Jeff Miller

**Web design:**  
Lisa Lannigan

**Advertising:**  
Matt Brown



# EXTERIOR RESIDENTIAL WASHINGTON

## Waverly

**Location:** Seattle

**Contractor:** Performance Contracting

**Architect:** Weber Thompson

**Team:** Northwest Carpenters Union; CWallA; Foundation Building Materials; GTS Interior Supply; Armstrong World Industries; Award Metals; CertainTeed Gypsum; Fry Reglet Corp.; Hamilton Drywall Products; Hilti; Scafco Steel Stud Co.; USG Building Systems

The Waverly project is an elegant and sophisticated addition to the South Lake Union/Denny Park neighborhood in Seattle. Located across the street from Denny Park, the Waverly offers beautiful views of the Space Needle, the city and the waterfront. The 29-story tower consists of 374 luxury units and four levels of below grade parking. There is conference space on level one, a gym with an outdoor sport court on level five, and amenity space on level 29. The exterior of metal panel and glass is a perfect addition to the Seattle skyline.

Performance Contracting Inc. (PCI) was thoroughly involved throughout this project assist-

ing in design elements and scheduling. PCI's scopes of work consisted of interior and exterior metal stud framing, gypsum board assemblies, fireproofing, acoustical ceiling assemblies, and isolated ceilings. The main challenge faced with this project was the start of the COVID-19 pandemic, which



PHOTO BY COREY WARREN

ing in design elements and scheduling. PCI's scopes of work consisted of interior and exterior metal stud framing, gypsum board assemblies, fireproofing, acoustical ceiling assemblies, and isolated ceilings. The main challenge faced with this project was the start of the COVID-19 pandemic, which

hit when the project was just getting started. In those uncertain times, all the trades on the project were able to pull together to overcome all obstacles. Once

the project was up and running 100%, all the trades on the project came together to get the project completed with very few delays and as safely as possible.

the project was up and running 100%, all the trades on the project came together to get the project completed with very few delays and as safely as possible.

# EXTERIOR COMMERCIAL WASHINGTON

## Foster School of Business Founders Hall

**Location:** Seattle

**Contractor:** Performance Contracting

**Architect:** LMN Architects

**Team:** Operative Plasterers' and Cement Masons' International Association; Northwest Carpenters Union; CWallA; Foundation Building Materials; GTS Interior Supply; L&W Supply; Salmon Bay Sand & Gravel; Service Partners; Armstrong World Industries; Cemco; Dryvit Systems; Fry Reglet Corp.; F-Sorb; Georgia-Pacific; Hamilton Drywall Products; Hilti; Scafco Steel Stud Co.; Simpson Strong-Tie; Trim-Tex; USG Building Systems

Founders Hall is a state-of-the-art, 85,000-square-foot building addition to the University of Washington campus to support the Foster School of Business, which serves over 2,500 undergraduate and graduate students. The five-story building was the first on the UW campus to incorporate a mass timber structure, inclusive of both cross-laminated timber decks and glulam wood beams and columns. The new Foster School of Business building includes additional classrooms, offices,

team rooms, meeting rooms and large common areas to expand the currently operating Paccar and Dempsey halls.

Performance Contracting was on the project for two years, starting with preconstruction review and collaboration with the design team, the general contractor and other primary subcontractors through coordination meetings. Building information models (BIM) were used to model the exterior metal stud-framed panels as well as coordinate the interior walls and associated MEP. The scopes of work included interior and exterior metal stud framing, gypsum board assemblies, exterior sheathing, air and water-resistive barrier, thermal and batt insulation, spray-applied fireproofing, intumescent fireproofing, access doors, direct-applied plaster, acoustical ceiling assemblies, stretch fabric panels and sound-absorbing wall panels.

Through the exterior preconstruction review and collaboration, PCI was able to prefabricate a majority of the exterior enclosure panels by modeling each prefabricated panel and creating a "panel ticket" that details the layout, location, stud spacing, stud size, etc., of each component in order for the panels to be fabricated at an off-site location in a controlled environment. The



Most of the 194 exterior enclosure panels were prefabricated off-site.

PHOTO BY TIM GRIFFITH

project included a total of 194 exterior panels, with a total of 27 unique panel types.

Through the early coordination process, PCI was able to incorporate the traditional components of a prefabricated exterior panel as well as the 3/16-inch steel support brackets intended to carry the entire load of the brick

facade. The benefit of incorporating the brick ledger into the panel was to remove the continuous weather- and air-barrier penetration caused by the brick ledger if it was required to attach to the structure. Once incorporated into the panel, no additional penetrations, except minor MEP penetrations, were

created through the exterior walls, thus maintaining the integrity of the building enclosure. The prefabricated panels and the pre-applied (WAB) sheathing, which denied further impacts to the interior build-out typically caused by inclement weather, was an enormous benefit to the project.



# SUSPENDED CEILING WASHINGTON

## Seattle Convention Center Addition

**Location:** Seattle

**Contractor:** Heartland Acoustics & Interiors

**Architect:** LMN Architects

**Team:** Northwest Carpenters Union; GTS Interior Supply; L&W Supply; Valhalla Construction Products; Armstrong World Industries; CertainTeed Gypsum; F-Sorb; Hilti; Plexxis Software; USG Building Systems

The Seattle Convention Center Addition, known as Summit, added over 500,000 square feet of usable space. Boasting 62 meeting rooms, a massive ballroom, and plenty of exhibition space with an excess of mixing areas, this building has a multitude of uniquely finished spaces to meet the needs of many different types of gatherings.

Full walls of windows from the ground floor to the top of the structure are used to project the high-end interior finishes to anyone viewing the building from outside. What one sees from the outside is what is found throughout the building — a perfect integration of functionality and aesthetic considerations. Summit is among the most extravagantly finished buildings in Seattle and will surely become an iconic

landmark for the city.

Heartland Acoustics & Interiors' scope consisted of 180,000 square feet of metal ceilings, wood grille ceilings and walls, and felt ceilings. The project was unique in both its customized materials and the sheer scope. Everything on this project was designed on a larger scale than typically seen.

The flex halls on the first floor used custom silver satin Ceilings Plus metal panels that match the exterior panels found all around the building to produce continuity between outside and inside. More Ceilings Plus metal panels were used around the ballroom on the 10th floor, though these have a shiny black finish and a wavy texture. One can see the reflection of the floor on the ceiling as if it were a reflection on a lake at nighttime.

Adjacent to the black metal panels are a custom wood ceiling and an Arktura SoftGrid ceiling that is found throughout the eighth, ninth and 10th floors. This baffle ceiling is modular by design with 30 different custom modular types that were created to fit the specific sizes of the spaces. Modules are hung on custom USG 360 white grid that has had all unnecessary slot punches and convenience holes eliminated to give it a clean



Many of the convention center's spaces have modular baffle ceilings.

PHOTO BY STEVE TOLLIVER

look. There is 100,000 square feet of this ceiling, which is awe-inspiring both in scope and at the intricacies of the design.

As the Arktura ceiling wel-

comes visitors to the floor, the Norton wood-grille ceilings and walls greet visitors to the meeting rooms on levels eight and nine. Here the wood-grille ceil-

ings turn and extend upward on the wall just outside the entryway. Rockfon cinema black was used behind the wood for concealed sound absorption.

# LIGHT-GAUGE STEEL FRAMING OVER \$1 MILLION WASHINGTON

## US Bank Center

**Location:** Seattle

**Contractor:** KHS&S Contractors

**Architect:** SKB Architects

**Team:** Laborers International Union of North America; Northwest Carpenters Union; Armstrong World Industries; DeWalt; Hilti; Scafc Co.; Steeler

This project was a renovation of the interior and exterior of the US Bank Center tower podium in downtown Seattle.

A hallmark of the project is Cedar Hall — an urban, communal meeting place for art, culture and retail — featuring a 120-foot-long, 55-foot-high sloped interior wall spanning three floors, covered with penny tiles. The wall is broken up with metal-framed curving portals offset from the slope, which are clad with custom tiles, seamlessly transitioning into a curved ceiling.

KHS&S Contractors was brought in on this renovation due to its experience with high-profile projects involving complex details and specialty finishes. Because this was a renovation, the team had to deal with as-built structural locations and conditions that were often slightly different from what was anticipated from the plans. Although the team used Stud-io Computational Construction and internal modeling to get close to the design intent, adjustments had to be made prior to prefabricating the many complex bulkhead profiles.

High-end custom stone, tile and wood finishes were applied to an array of sloped, curved and otherwise complex metal stud framing elements. Two twisting and turning feature stairs were clad with gypsum veneer plaster on metal stud framing.

The work was completed with the building open for business.



Cedar Hall inside US Bank Center is a meeting place for art, culture and retail. It has a 120-foot-long sloped interior wall spanning three floors, covered with penny tiles.

PHOTO BY ALLAN JENKINS





**MADISON**  
DOUBLE R

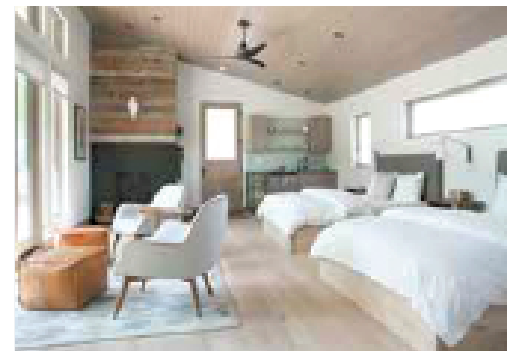
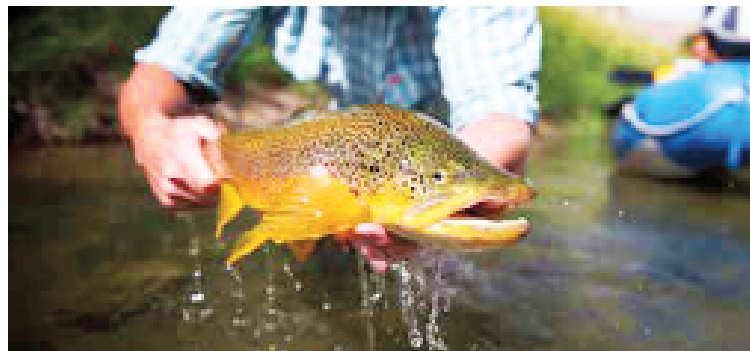
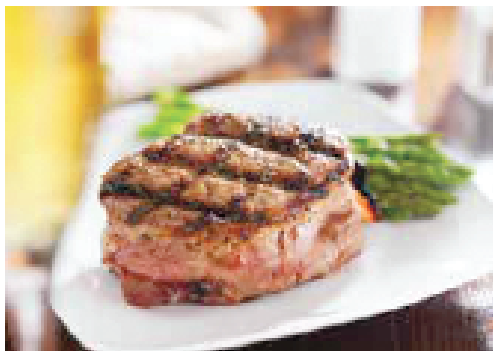
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Queen Anne Exchange now has 25 luxury residential units

PHOTO BY CHRIS FAUL

## RENOVATION WASHINGTON

### Queen Anne Exchange

**Location:** Seattle  
**Contractor:** GK Knutson  
**Architect:** BuildingWork  
**Team:** Northwest Carpenters Union; CWallA; Foundation Building Materials; GTS Interior Supply; Cemco; CertainTeed Gypsum; Hilti; Scafco Steel Stud Co.; USG Building Systems

Queen Anne Exchange is the renovation and adaptive reuse of a former telephone and telegraph exchange that now includes 25 luxury one- and two-bedroom residential units featuring soaring 15-foot ceilings, 9-foot-tall double-hung operable windows, modern interiors and vintage charm expressed throughout. A penthouse level was added and offers spacious, light-filled residences with private terraces and a community rooftop terrace overlooking the Seattle skyline and Mount Rainier.

The GK Knutson team's experience and commitment to providing the highest quality interior finishes show in every unit. The design and engineering of nine flights of cold-formed steel stairs and landings were also completed by the team.

This renovation gives new life to a historic building, combining old-world charm with modern elegance and amenities, and will inspire residents for another century.



The Mount Vernon High School Old Main Building was originally constructed in 1921.

PHOTO BY TANNER PHAM

## RESTORATION WASHINGTON

### Mount Vernon High School

**Location:** Mount Vernon  
**Contractor:** Phampena  
**Architect:** TCF Architecture  
**Team:** Operative Plasterers' and Cement Masons' International Association; Evergreen Building Products; USG Building Systems

The Mount Vernon High School Old Main Building was originally constructed in 1921, and the modernization and restoration began early 2021.

This 100-year-old building is the perfect example of early 20th century masonry-and-plaster school construction. The objective was to restore the historic character and legacy of the building that has been serving thousands of students each year.

The highlight of the building is the auditorium, but, over the last century, the impressive, coffered ceilings, crown molding, capitals, and medallions had severely deteriorated. The stairways and hallways also were in dire need of restoration.

Phampena took on the challenge of the extensive restoration of the school — including the repair of the original plaster walls, ceilings and ornamental plaster — on a tight schedule in order to be finished before its planned reopening. An important challenge was to retain the historical ornamental plaster features such as the unique Native American medallion without making it obvious to the observer that it had been repaired. The Phampena team worked diligently and innovatively to renew the historically rich pieces while retaining their legacy.

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

Interior - Over \$1 Million  
**KHS&S Contractors**  
 Onni South Lake Union

Interior - Over \$1 Million  
**Western Partitions, Inc.**  
 Cantina Monarca

Exterior - Residential  
**Performance Contracting Inc.**  
 Waverly

Exterior - Commercial  
**Performance Contracting Inc.**  
 Foster School of Business - Founders Hall

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|                                | Western Partitions Inc.       |

Suspended Ceiling  
**Heartland Acoustics & Interiors**  
 Seattle Convention Center Addition

Light-Gauge Steel Framing - Over \$1 Million  
**KHS&S Contractors**  
 US Bank Center

Renovation  
**GK Knutson, Inc.**  
 Queen Anne Exchange

Restoration  
**Phampena Inc.**  
 Mt. Vernon High School

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The Pasco project includes a round three-story turret with domed ceiling at the entrance stairway.

PHOTO BY ANDREW GIAMMARCO



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## STUCCO/EIFS WASHINGTON

### Pasco

**Location:** Seattle

**Contractor:** Superior Stucco Services

**Architect:** Board and Vellum

**Team:** Operative Plasterers' and Cement Masons' International Association; Northwest Carpenters Union; GTS Interior Supply; Salmon Bay Sand & Gravel; ClarkDietrich/Vinyl Corp.; DeWalt; Dryvit Systems; Georgia-Pacific; Grabber Construction Products; Keene Building Products; Stuc-O-Flex International; USG Building Systems

Pasco is a Tudor style, high-end single-family residence in the Laurelhurst neighborhood of Seattle with a stucco exterior and colored Venetian plaster interior. Superior Stucco Services accepted the challenge of completing the renovation of the exterior stucco and the colored Venetian plaster on the interior.

The team installed three-coat stucco with Europlast integral-color Venetian finish on the exterior walls and landscape walls. The project was unique because of its extensive design details. Every outside corner at the interior and exterior had a hand-formed plaster bullnose shape. The arches at the thresholds of the rooms that didn't have doors also needed hand-formed plaster.

The project included a round three-story turret with domed ceiling at the entrance stairway. For the young at heart, there was even a Hobbit's cave.

The skilled lathers and plasterers of Superior Stucco Services displayed the mastery of their crafts and made this project a success.

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# INTERIOR UNDER \$1 MILLION OREGON

## True Terpenes

**Location:** Hillsboro

**Contractor:** Fred Shearer & Sons

**Architect:** Livermore Architecture & Engineering

**Team:** Northwest Carpenters Union; International Union of Painters and Allied Trades; CWAllA; GTS Interior Supply; L&W Supply; Spears Construction Supply; Armstrong World Industries; CertainTeed Gypsum; Hamilton Drywall Products; Hilti; Scafco Steel Stud Co.

True Terpenes is a manufacturer of flavorings used in food and lifestyle products that decided to consolidate its manufacturing and administrative functions into one facility in Hillsboro. The newly combined facility is intended to showcase its sophisticated manufacturing process and allows the company to give tours to customers and visitors in an exciting and vibrant environment.

The 20,000-square-foot facility has 4,400 square feet devoted to office areas and the remainder for product development, production, warehouse, and staff support spaces. The office space was opened up at the mezzanine level to bring natural daylight into the large central arena area.

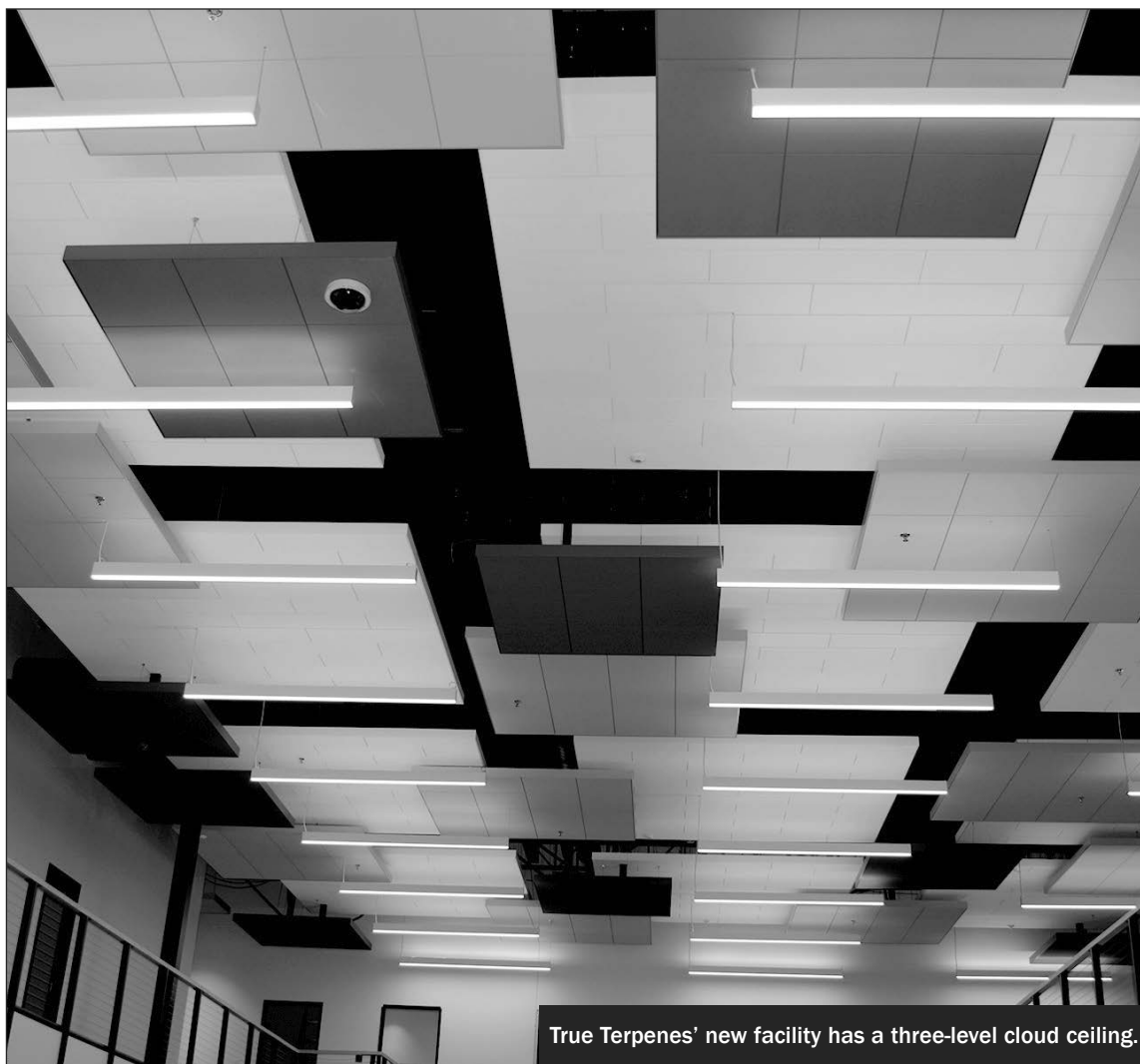
The signature design element of the central open mezzanine is the layered multi-colored suspended ceiling cloud system that is 30 feet in the air. The random patterns, heights and colors create a unique and interesting feel and look upon entry into the building.

Fred Shearer & Sons' team of skilled local tradespeople were brought in to bring the design to life.

The multiple layers of the clouds presented a challenging seismic design, field layout and installation. The free-floating, colored clouds have three separate cloud layers based on the color.

One of the biggest challenges was that the seismic bracing for each cloud, regardless of the layer, needed to have two seismic struts that were 12 feet long in addition to the standard grid wires. That meant the team had to penetrate the upper clouds to get to the lower ones and keep the struts and wires hidden as much as possible. The struts were prefabricated and painted black before installation. Each cloud had to be square along with installing the tiles around the struts and wires, and to accomplish that the team prefabricated each cloud grid on the ground and then installed them in one piece.

The Fred Shearer & Sons team took the challenging design and created a unique and visually stunning look for staff and visitors to enjoy.



True Terpenes' new facility has a three-level cloud ceiling.

PHOTO BY BROOKS BURDICK

# INTERIOR OVER \$1 MILLION OREGON

## Vancouver Innovation, Technology and Arts Elementary School

**Location:** Vancouver

**Contractor:** The Harver Co.

**Architect:** LSW Architects

**Team:** Northwest Carpenters Union; International Union of Painters and Allied Trades; CWAllA; L&W Supply; Valhalla Construction Products; Armstrong World Industries; Grabber Construction Products; Hilti; Rulon International; Scafco Steel Stud Co.; Trim-Tex; USG Building Systems

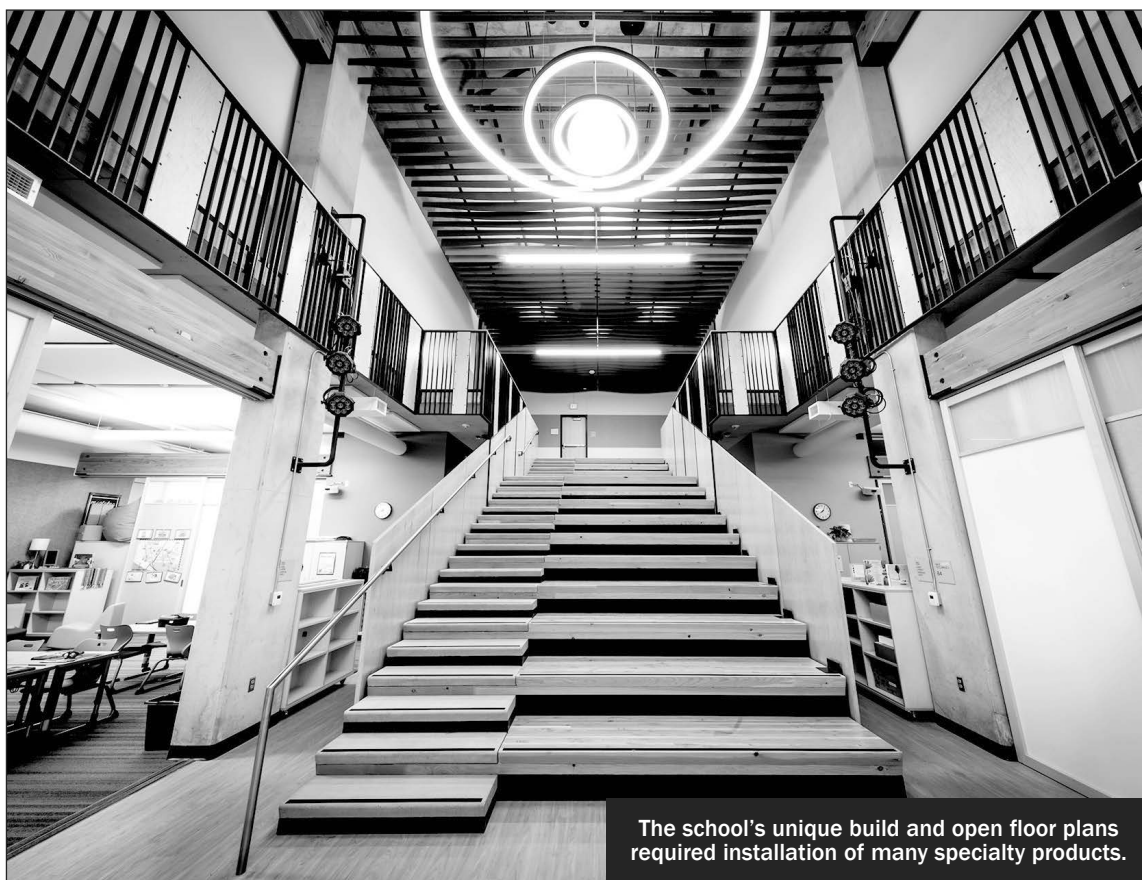
The Vancouver Innovation, Technology and Arts Elementary School is a new design concept by LSW Architects, imagined to be "open, bright, and flexible in countless ways." The concept is based on the idea that learning happens everywhere.

Through its unique open layout, traditional barriers, such as fixed walls between classrooms, "become a metaphor and an invitation for students to draw from their own varying interests and to develop new solutions to common problems through collaboration." The school is comprised of vast open space learning centers and does not include classrooms in a classical sense. This design is meant to inspire peer-to-peer learning without feeling boxed in.

This unique build and the open space floor plans required many specialty products. The Harver Co. installed over 19 different types of sound-absorbing systems.

Harver, together with general contractor Robertson Olsen, faced a challenging schedule and material shortages throughout the project. Organization and adaptability played an integral part in completing this on time. The Harver team rose to the occasion and made it happen.

Harver says its team is proud knowing that the Vancouver community will enjoy this premium product for years to come and that it contributed to building a school that "future astronauts will attend."



The school's unique build and open floor plans required installation of many specialty products.

PHOTO BY GABE HURLEY



# SEATTLE DAILY JOURNAL OF COMMERCE

by Marriott, at 19608 International Blvd. in SeaTac, sold for a bit over \$51.1 million, according to King County records.

The seller was RI SeaTac Property LP, associated with Texas Western Hospitality of Dallas, which acquired the land in 2016 for about \$4.2 million, then developed it. Jensen Fey was the architect. The buyer was M2 SeaTac LLC, associated with MCR

The new development might start this fall, but owner Retail Opportun hasn't yet announced a groundbreaking.

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# EXTERIOR COMMERCIAL OREGON

## Technical Services Building

**Location:** Vancouver  
**Contractor:** Western Partitions  
**Architect:** Opsis Architecture, Interiors & Planning  
**Team:** Northwest Carpenters Union; Laborers International Union of North America; International Union of Painters and Allied Trades; Operative Plasterers' and Cement Masons' International Association; CWAlla; GTS Interior Supply; L&W Supply; Service Partners; Spears Construction Supply; Georgia-Pacific; Grabber Construction Products; Hilti; Scafco Steel Stud Co.; Simpson Strong-Tie

The Technical Services Building was built for a Pacific Northwest utility provider. The building will house laboratories, office space and workstation modules. Western Partitions took on the challenge of installing the exterior facade. The building is three stories high with 31,800 square feet of exterior facade.

Western Partitions utilized an engineered prefabricated and pre-clad rainscreen system for the exterior of the building. The panelized exterior wall assembly included all framing, sheathing, weather barrier, thermal insula-

tion, and cladding. The 123 prefabricated panels ranged from 15 to 41 feet in height. This was the first panelized building Western Partitions has completed that has both Swisspearl fiber-cement panels and metal panels on a prefabricated panel.

The metal panel installation required a precise installation due to the angled and directional cladding sections that give further dimension and depth to the cladding's appearance. To ensure success in the build and installation phases, the pre-construction phase and coordination between the Western Partitions team and general contractor Mortenson and architect Opsis were critical for this building's success.

By utilizing an off-site prefabrication facility, Western Partitions was able to install the cladding system in a controlled environment. This allowed the crew to install effectively, efficiently and accurately with a thorough quality-control process before panels were transported to the jobsite.

The delivery of the panels from the prefabrication facility to the worksite presented an additional challenge due to the angled/directional metal panels. Typically, panels are loaded and



Western Partitions installed 123 prefabricated panels ranging from 15 to 41 feet in height

PHOTO BY COOPER HOWARD

stacked on top of each other for transit. But, due to the angles on each panel, the team realized it was very difficult to get enough support to stack and ship without any worry of potential damage to the cladding. To avoid possible damage, the team shipped one panel at a time to the jobsite. This required a

full-time driver for the month of install. But, by doing this, they needed less material to support the panels and ensured nothing could damage the cladding in transit.

The panels were flown in by crane and set in place with zero injuries or damage.

This building is the first pre-

fabricated panel building on the customer's campus. Overall, this project was a great success for Western Partitions as it was able to complete the enclosure of the building in 30 days, delivering a precision built and robust, thermally efficient out-sulation system and weather-tight enclosure for the project.

# SUSPENDED CEILING OREGON

## PDX Concourse B

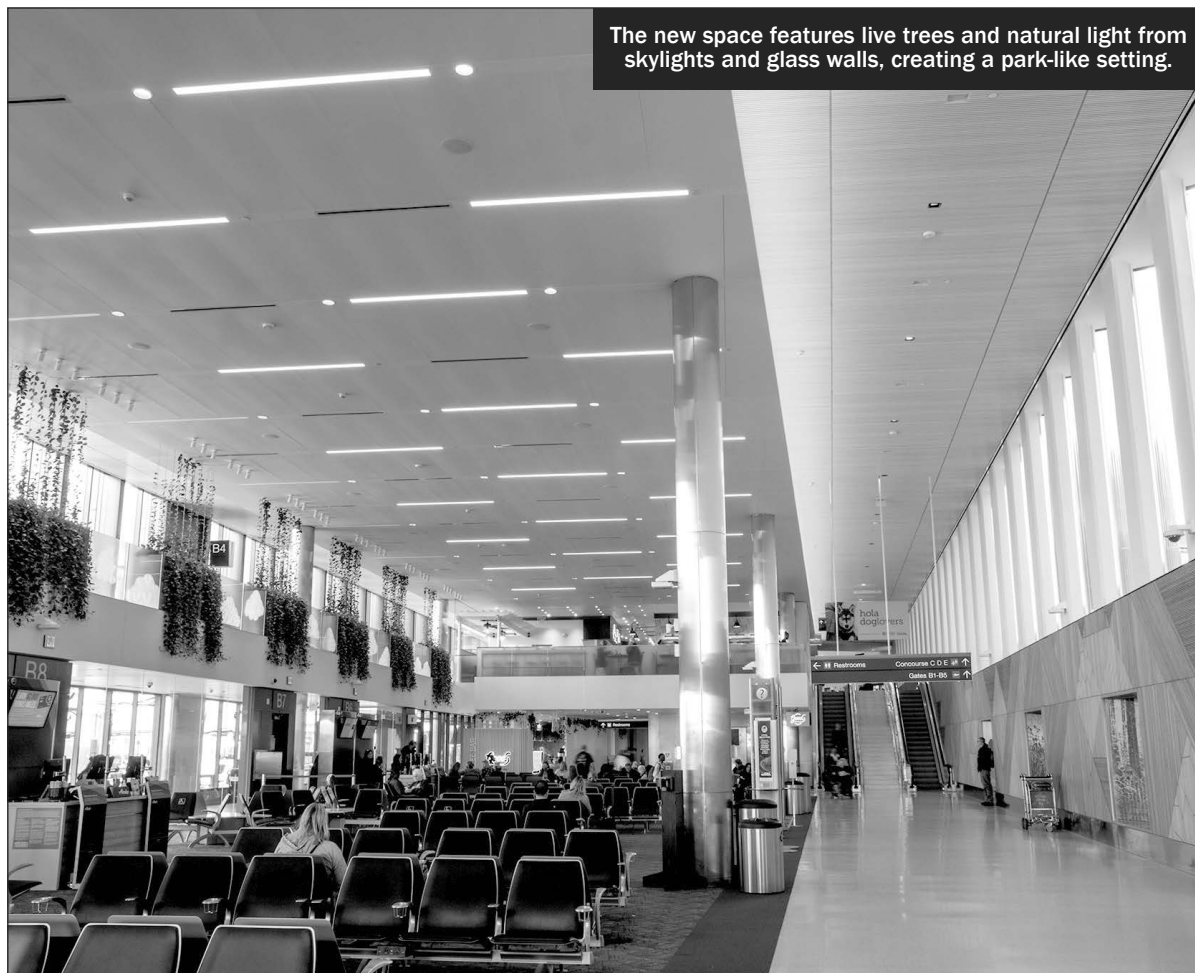
**Location:** Portland  
**Contractor:** Western Partitions  
**Architect:** ZGF Architects  
**Team:** Northwest Carpenters Union; L&W Supply; GTS Interior Supply; Rulon International; USG Building Systems

The work by Western Partitions on the Portland International Airport (PDX) Concourse B expansion greets travelers with an open, airy space with high ceilings and panoramic views. The new space features live trees and natural light from overhead skylights and glass walls, creating a park-like setting and a feel that is meant to capture Portland's character and the natural beauty of the Pacific Northwest. The expansion resulted in six additional gates for Alaska and Horizon airlines.

Western Partitions' work scopes included framing, fireproofing, insulation, drywall hanging and finishing, plaster and suspended acoustical ceilings. The project challenged the team in many aspects, including wood ceilings, all at a 5-degree angle, which presented complex layout and design challenges. The suspended Rulon linear wood ceiling complements plants, nature graphics, and wood art walls to create the feel of a Pacific Northwest forest in the concourse. The angles from grid, adjacent walls and overlapping ceilings required precise grid installation and panel cutting to realize the designer's vision for Concourse B.

The concourse also features custom micro-perforated, aluminum ceiling panels and custom Rulon wood linear grille. The metal ceilings fit in perfectly with the Rulon grille running along the length of the concourse. Western Partitions, along with Skyline Construction, worked hard and long hours to precisely install the wood and metal ceilings on a tight schedule.

The project was under construction during the height of COVID-19, which played a significant role in the availability of labor. Regardless of these challenges the team managed to push through and finish the project on time. This expansion created a space that pushes PDX into the modern era.



The new space features live trees and natural light from skylights and glass walls, creating a park-like setting.

PHOTO BY COOPER HOWARD

# LIGHT-GAUGE STEEL FRAMING UNDER \$1M OREGON

## YMCA Salem

**Location:** Salem

**Contractor:** Mid-Valley Construction

**Architect:** CBTwo Architects

**Team:** International Union of Painters and Allied Trades; Northwest Carpenters Union; CWAlla; GTS Interior Supply; L&W Supply; Spears Construction Supply; Armstrong World Industries; CertainTeed Gypsum; ClarkDietrich/Vinyl Corp.; Clinch-On Cornerbead Co.; DeWalt; Fry Reglet Corp.; Georgia-Pacific; Hamilton Drywall Products; Hilti; Safti-Seal; Scafco Steel Stud Co.; Simpson Strong-Tie; STI Firestop; Trim-Tex; USG Building Systems

The new YMCA Salem is a three-story, 54,000-square-foot multi-purpose building located in the center of historic downtown Salem, continuing its legacy of youth development and community involvement in Salem since 1892.

The Mid-Valley Construction team was tasked with replacing the original YMCA built in 1926, one of the oldest standing YMCA buildings on the West Coast. The new building was constructed in the same location as the original and continues the YMCA's mission to build a healthy spirit, mind and body around a tight-knit circle of support.

The building features a community meeting room, which is named the Capitol Room in honor of Sen. Peter Courtney who helped secure funding from the Oregon Legislature, a rooftop terrace and a running track with a lighted canopy. The track is a throwback to a treasured asset in the old building, with 10 laps around the new rooftop track adding up to a mile.

There were significant challenges on this project, including material, logistic and labor issues brought upon by COVID-19. The project was designed to have the natatorium painted with a high-performance coating made for pools. These coatings are specifically formulated to provide superior protection in areas that come into contact with pool water and elevated humidity. The team underwent rigorous training, and purchased specialized equipment to apply the coatings properly and safely, to ensure the highest quality finished product.

Despite the challenges, building such a high-profile building for one of the world's largest nonprofits came with the obligation to complete the project on time and within budget, a challenge met by the team at Mid-Valley Construction.



The new YMCA replaced a nearly century-old building in downtown Salem.

PHOTO BY MADISON BISCHOFF

# LIGHT-GAUGE STEEL FRAMING OVER \$1 MILLION OREGON

## Ilani Casino Resort Hotel

**Location:** Ridgefield

**Contractor:** Performance Contracting

**Architect:** Friedmutter Group

**Team:** Northwest Carpenters Union

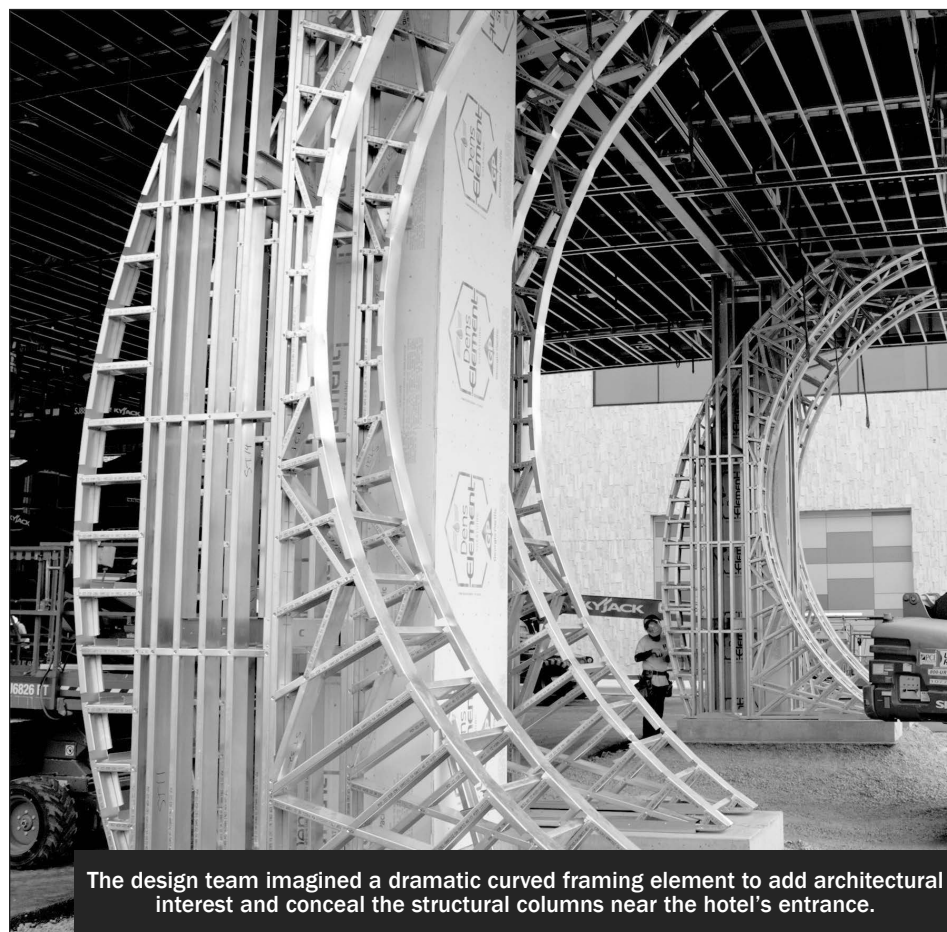
The design team for the 15-story Ilani Casino Resort Hotel envisioned a project that would reflect the culture of the Northwest with unique aesthetic cues that pay tribute to the heritage of the local Cowlitz Indian Tribe. Those elements have been brought to life by the team of the Cowlitz Tribe, the Friedmutter Group, Howard S. Wright and Performance Contracting Inc. (PCI).

The project design presented "repeatable footprints" for rooms, corridors and common spaces, and PCI, having recently invested in three Framacad stud rolling formers, began designing interior wall panels and kits that would allow it to prefabricate the framing off-site. As part of the Framacad process, PCI created a building information modeling (BIM) image of each stud in a panel or kit, creating an exact "print list" of what would be installed and exactly where it would be installed. The team collaborated with the mechanical, electrical and plumbing trades in this process by including their BIM models and creating access holes and paths for their materials, eliminating questions and conflicts that could have occurred in the field.

One special challenge of the project was the design and construction of a porte cochere over the main entrance of the hotel. The design team imagined a dramatic curved framing element to add architectural interest and conceal the structural columns. A PCI senior project manager used SketchUp software to create a model of the panel assemblies. The next step was to have the PCI BIM team create a model that could be engineered and sent to the Framacad stud roll former for production.

The PCI BIM specialist built a CAD drawing with radius, stud-size and gauge specifications required by engineering to create shop drawings for approval and production. The shop drawings detail exactly what parts will be formed by the Framacad machine and then built into the final framed panel. The team assembling the panels built the eight curved panels in four days, with each one matching the other exactly. Panels built using conventional methods on site would have taken two to three days per panel, and the tolerances required would have been extremely difficult, if not impossible, to maintain. A total of eight curved panels were prefabricated, creating an accurate product that was correct the first time, saving time, labor, and impressing the project team.

The PCI team combined multiple cutting-edge technologies and processes to create a unique experience for all involved.



The design team imagined a dramatic curved framing element to add architectural interest and conceal the structural columns near the hotel's entrance.

PHOTO BY PAUL ADELMAN





PHOTO BY GABE HURLEY

# RESTORATION OREGON

## Oregon Supreme Court Building

**Location:** Salem

**Contractor:** The Harver Co.

**Architect:** Hennebery Eddy Architects

**Team:** International Union of Painters and Allied Trades; Northwest Carpenters Union; Operative Plasterers' and Cement Masons' International Association; CWalla; GTS Interior Supply; Salmon Bay Sand & Gravel; Western Materials; Dryvit Systems; Hilti; Scafco Steel Stud Co.; Trim-Tex; USG Building Systems

The Oregon Supreme Court stands as the oldest building in the Capitol Mall and houses, along with Oregon's highest court, the Oregon Court of Appeals, the State of Oregon Law Library, and a repository of historical documents dating back to the 15th century. Originally built between 1911 and 1914, the three-story building showcases ornate cornices and rosettes, Ionic columns, majestic capitals, massive corbels, plaster coving in the Beaux-Arts style, egg and dart molds, grape friezes, Greek keys, a gorgeous spiral staircase, and plenty of curved walls and other architectural features that created challenges for workers plastering high and low.

The Harver Co. was awarded this project in March 2021, and it required constant adapting to the ever-changing COVID-19 safety protocols and managing supply chain shortages. The Harver team recreated plaster shapes made over 100 years ago over the course of eight months, pouring plaster and running molds on tables and sleds custom-built for the project.

The team ran molds on curved walls and maneuvered around staircases and columns, installed over 10,000 square feet of lath, bent over 500 pieces of cold roll and used over 44,000 pounds of plaster.

From extensive lath work, careful material handling, pouring urethane molds and running molds to installing each ornate piece, Harver brought quality and efficiency to the project.

The Oregon Supreme Court project represents the way in which the talent and skills of historic restoration can leave a lasting impact for generations to come, while bringing trades together to model leadership, communication and artistry. The project was also an opportunity for older plasterers to pass on the craft to younger plasterers. The entire project was an example of Harver's triad of safety, quality and service.

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Photo by Benjamin Benschneider



Photo by Whitney Lewis

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