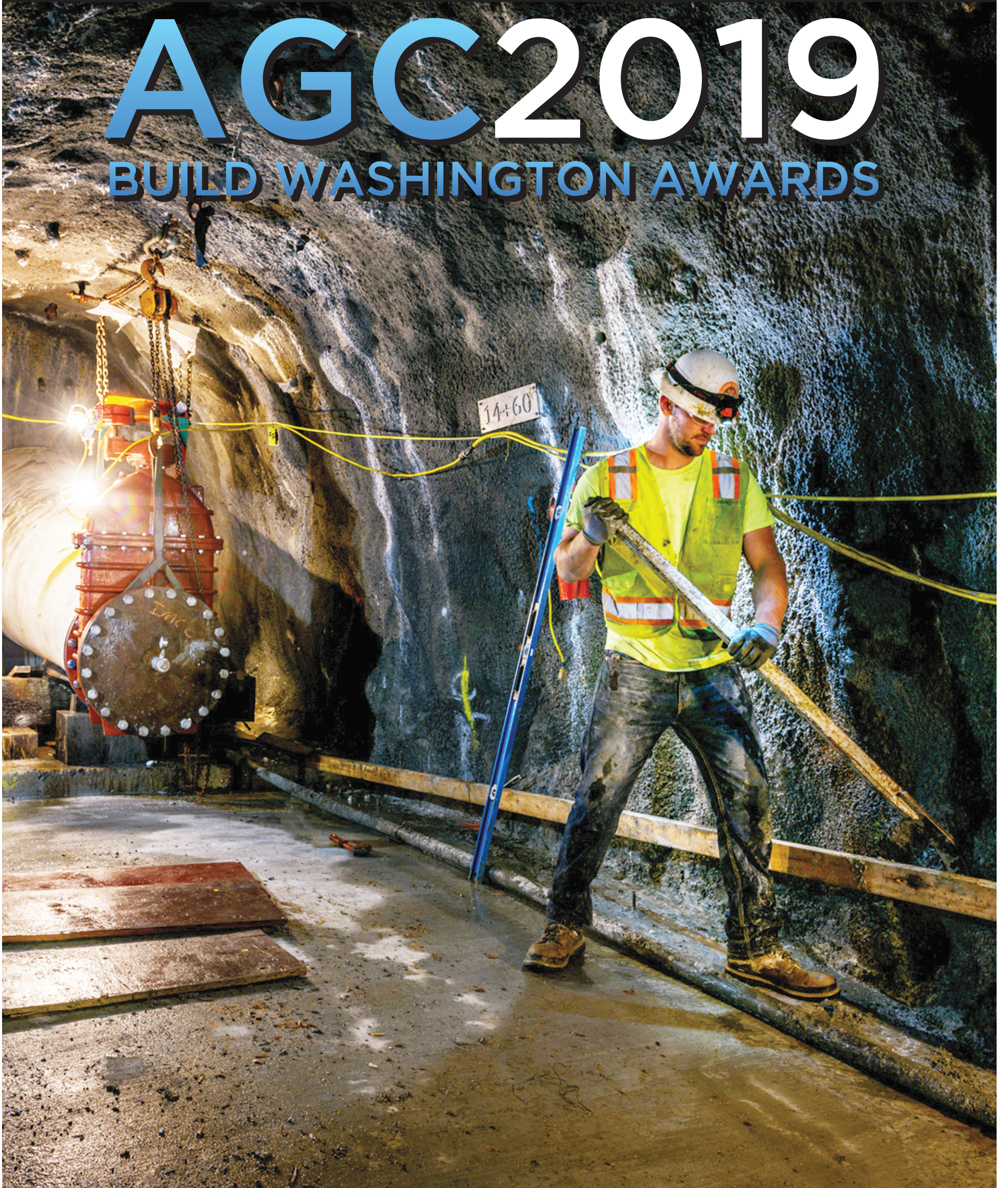


Seattle Daily Journal of Commerce · May 17, 2019

AGC 2019

BUILD WASHINGTON AWARDS



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AGC HONORS TOP FIRMS, PROJECTS

AGC of Washington's annual Build Washington Awards event recognized the chapter's top individual and company performances in construction and safety excellence, innovation, community service and diversity over the past year, with a gala awards event held May 16 at Seattle's Museum of Flight. The 2019 Build Washington Awards were sponsored by Moss Adams.

"Congratulations to our award recipients and thank you to our members who participated in our 2019 Build Washington Awards competition," said AGC 2019 president Paul Mayo of Flatiron West. "It is satisfying to celebrate so many member teams for their concrete achievements in safety, quality, innovation and delivery excellence. Our industry accomplishments are truly inspiring."

Construction Excellence-category judges included Anne Timmermans, Paramatrix; John Schaufelberger, UW College of Built Environments; Marco Foster, WSDOT; Joseph Gildner, Sound Transit; J. Mark D'Amato, DCI Engineers; Ben Minnick, Seattle Daily Journal of Commerce; Warren Plugge, Central Washington University, and Dave Kearby, AGC of Washington.

Safety Excellence-category judges included Sathy Rajendran, Central Washington University; Anne Foote-Soiza, Department of Labor and Industries; Dennis Barlow, AGC of Oregon and Carl Heinlein, American Contractors Insurance Group.

ON THE COVER

Imco General Construction won a construction award in the Heavy/Industrial category for its work on the Culmbach Dam water tunnel in Sultan.

PHOTO COURTESY OF IMCO

DJC TEAM

SECTION EDITOR: SAM BENNETT
SECTION DESIGN: JEFFREY MILLER
WEB DESIGN: LISA LANNIGAN
ADVERTISING: MATT BROWN

AGC 2019 BUILD WASHINGTON AWARDS

2019 CONSTRUCTION EXCELLENCE AWARDS

AWARD CATEGORY

Heavy Industrial, \$5M-\$20M
Highway/Transportation Under \$5M
Highway/Transportation, \$5M-\$15M
Tenant Improvement Under \$5M
Tenant Improvement Over \$5M
Public Building, \$2M-\$5M
Public Building, \$20M-\$50M
Public Building, \$50M-\$100M
Public Building Over \$100M
Private Building, \$2M-\$5M
Private Building, \$5-\$20M
Private Building, \$20-\$50M
Private Building, \$50M-\$100M
Private Building Over \$100M
Excellence in Innovation
AGC/Moss Adams Community Service
Champion of Diversity
Diverse Business of the Year
Project Manager of the Year
Grand Award for Construction Excellence

HONOREE

IMCO General Construction
Graham Contracting
IMCO General Construction
Korsmo Construction
Lease Crutcher Lewis
Centennial Contractors Enterprises
The Walsh Group
Abbott Construction
W. G. Clark Construction
Schuchart
Abbott Construction
Lease Crutcher Lewis
Fisher Construction Group
Turner Construction
Fisher Construction Group
Korsmo Construction
Hensel Phelps
Tunista
Danielle Finseth - W. G. Clark
Fisher Construction Group

PROJECT

Culmbach Dam Water Tunnel, Ph. 2
US 12, Wildcat Creek Bridge
Maple Road & Ash Way Intersection
Pantages Theater Historic Restoration
Columbia Center Podium Remodel
ARTS at King Street Station
Concourse D Annex
FAA NW Mountain Regional Office
UW North Campus Housing
Dick's Drive-In
Hopelink Redmond Integrated Service Center
Seattle Opera at the Center
NewCold Advanced Logistics
Ascent Apartments
NewCold Advanced Logistics
Eastside Community Center
NewCold Advanced Logistics Center

2019 SAFETY EXCELLENCE AWARDS

AWARD CATEGORY

Construction Manager Under 100K Wrkr Hrs.
Highway/Civil Over 1M Worker Hrs.
Specialty Contractor, 250K-500K Worker Hrs.
Specialty Contractor, 500K-750K Worker Hrs.
Specialty Contractor Over 1M Worker Hrs.
General Contractor Under 200K Worker Hrs.
General Contractor, 200K-350K Worker Hrs.
General Contractor, 350K-500K Worker Hrs.
General Contractor Over 500K Worker Hrs.
Superintendent of the Year
Safety Professional of the Year
Grand Award for Safety Excellence

HONOREE

Centennial Contractors Enterprises
Granite
Andgar Corporation
University Mechanical Contractors
MacDonald Miller
Foushee & Associates
Swinerton
PCL
Exxel Pacific
Jeff Christianson - Exxel Pacific
Greg Boyd - Absher
University Mechanical Contractors

PRIVATE BUILDING \$50 MILLION TO \$100 MILLION

NEWCOLD ADVANCED LOGISTICS CENTER

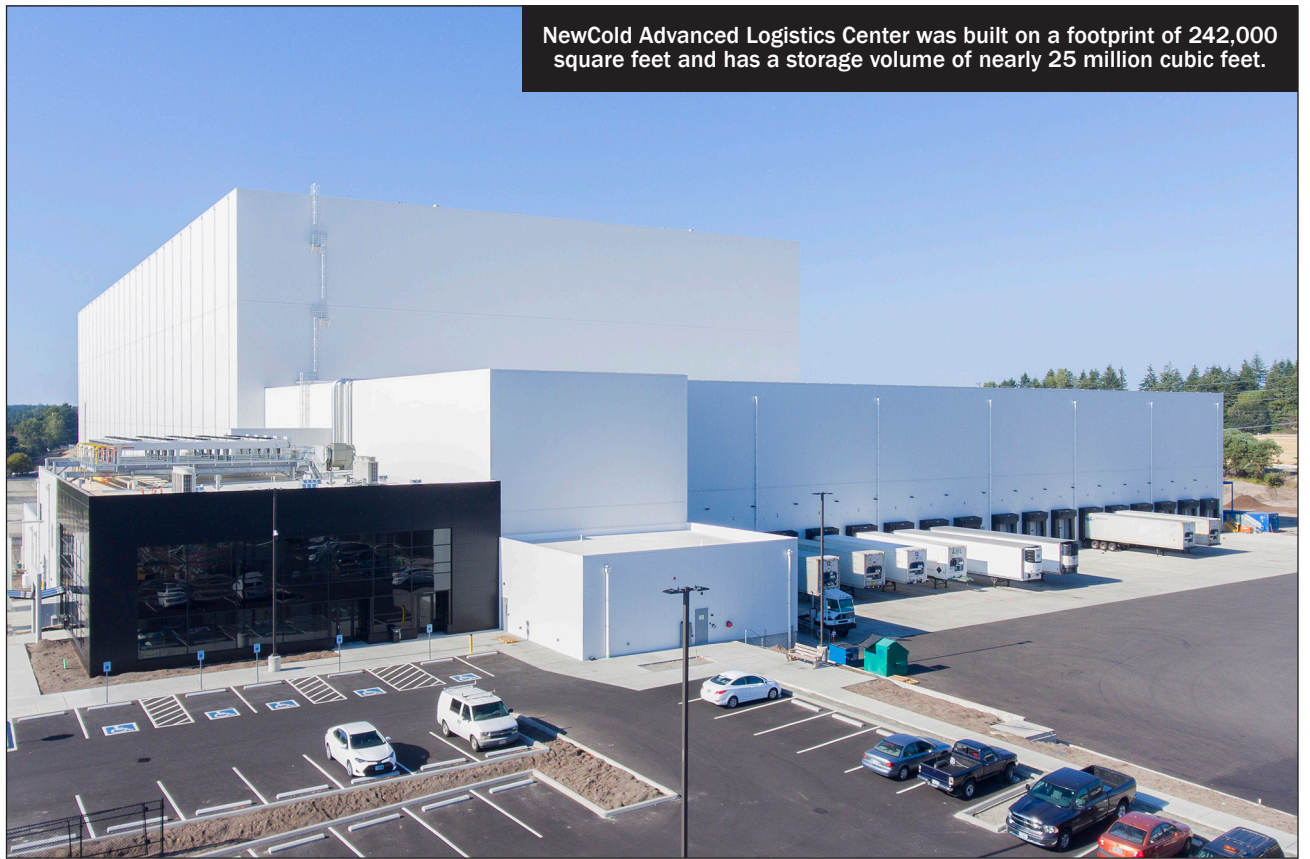
Location: Tacoma

General contractor: Fisher Construction Group

Fisher Construction Group earned the Grand Award for Construction Excellence for their work on the NewCold Advanced Logistics Center project in Tacoma. Only the second facility of its type in the country, the freezer and office were designed in tandem with NewCold. On a footprint of 242,000 square feet, the nearly 12-story freezer

GRAND AWARD CONSTRUCTION

boasts an amazing volume of nearly 25 million cubic feet of storage. The rack-supported structure represents a game-changing solution to cold storage with its low-oxygen high-bay freezer and automated storage and retrieval system (ASRS). Product is stored in NewCold's tightly controlled freezer, where oxygen is reduced to 16.5 percent saturation, eliminating the possibility of fire and allowing higher product storage. Robotic cranes and conveyors are deployed throughout the facility's intricate racking system to deliver products to the loading dock, where they are loaded on to trucks, all without breaking the thermal cold chain. The building operates on half the energy consumed by conventional cold storage. The challenges of designing and building a project for a first-time customer can be challenging. Designing and building a project for a foreign customer's first entrance into the U.S. market with partners from seven different countries and speaking six different languages compounds the challenge many times over. The success of this project depended on a high degree of organization, cooperation, and communication.



NewCold Advanced Logistics Center was built on a footprint of 242,000 square feet and has a storage volume of nearly 25 million cubic feet.

PHOTO PROVIDED BY FISHER CONSTRUCTION GROUP



University of Washington
North Campus Housing Phase IV-A

2019 AGC Build Washington Award
Public building over \$100 million

W.G. CLARK
CONSTRUCTION CO.

KIERANTIMBERLAKE

SPECIALTY CONTRACTOR 500,000 TO 750,000 WORKER HOURS UNIVERSITY MECHANICAL CONTRACTORS

University Mechanical Contractors earned the Grand Award for Safety Excellence. Safety is the top priority on UMC jobsites, where safety training begins immediately and continues throughout a worker's tenure at UMC. With UMC anticipating a doubling of its field staff in 2018, the company decided that all new hires in the field would report to UMC headquarters for safety orientation on their very first day. UMC's safety department trained over 200 newly hired employees in 2018 (approximately

25 percent from out of state). The company's safety orientation covers all

**GRAND AWARD
SAFETY**

UMC safety requirements, expectations, best practices and safety challenges specific to each site. Whether one-on-one, or in a group of twenty, UMC taps into the pride of the new hires. Each employee introduces themselves and is asked that they end with what their passion is outside of work. The employees' passions are reintroduced throughout the orientation, bringing the "why we do what we do" concept full circle. The company emphasizes its pride-based safety culture throughout the orientation: 1. Lead by example, 2. Own your zone, 3. 5 for 5 (continuous visual risk assessments), 4. Know when to stop, ask questions, report an unsafe condition, or get more information. Employees at all levels of UMC understand from day one that absolutely no task, crane pick, delivery, budget, deadline or client is more important than theirs or others' safety.

University Mechanical Contractors' safety department trained over 200 newly hired employees in 2018.

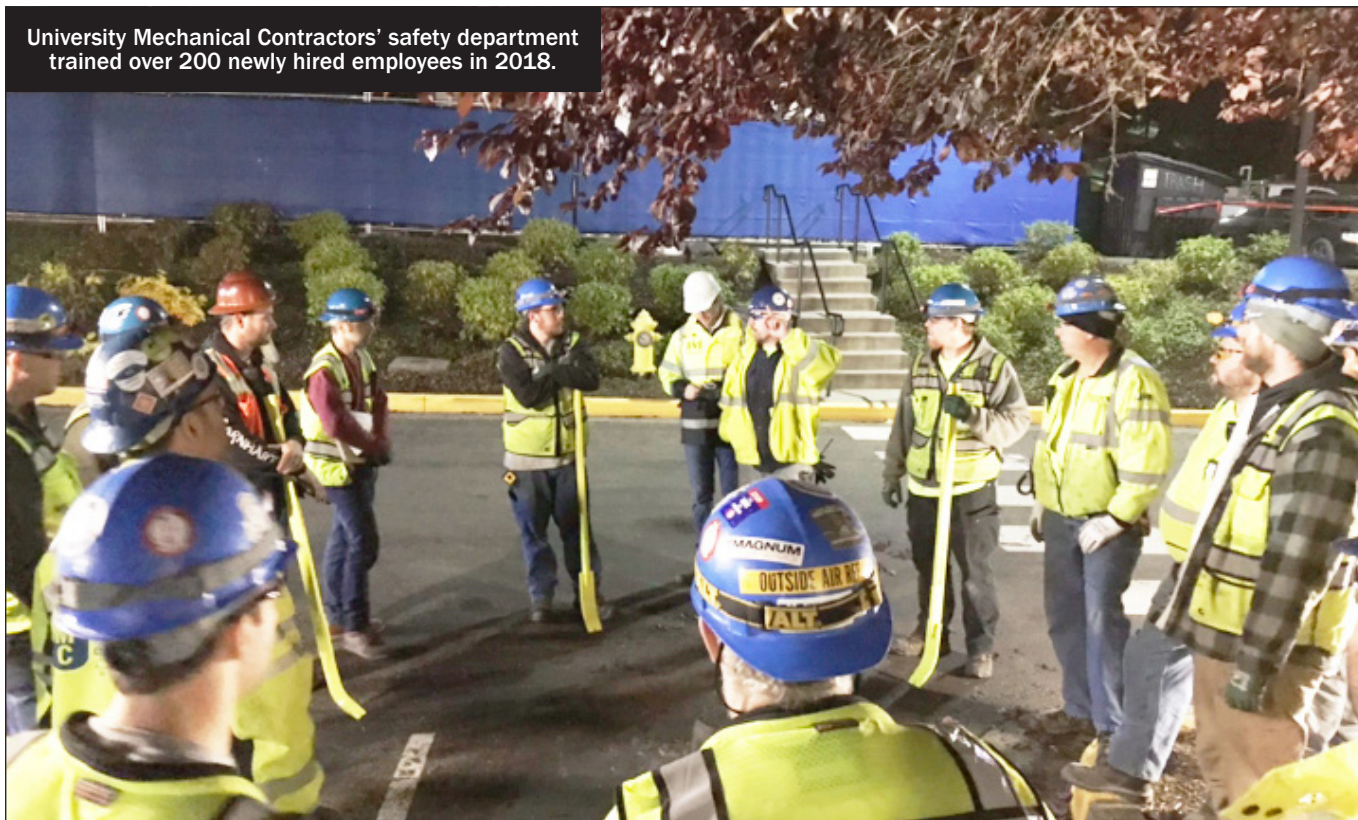


PHOTO PROVIDED BY UMC



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AGC/MOSS ADAMS SERVICE TO THE COMMUNITY KORSMO CONSTRUCTION

Korsmo Construction of Tacoma won the 2019 AGC/Moss Adams Service to the Community award for its Eastside Community Center project. The project has become a shining example of how Korsmo goes above and beyond to support communities in need. Tacoma's historically underserved Eastside neighborhood desperately needed a community center. The 55,400-square-foot facility includes a natatorium with party rooms, locker rooms, a gymnasium with an indoor track, exercise rooms. Korsmo incorporated in-kind donations and labor to save costs and our team organized a charity golf tournament to benefit the project. "Their belief and commitment to this vital community project went beyond our expectations," said Bryan Flint, executive director of Metro Parks Foundation. "Their project manager, John Cross, organized a charity golf tournament to support the project and the Billy Ray Shirley Foundation. Korsmo was a lead sponsor for several of our annual fundraisers. It is clear in working with Korsmo that the commitment to the community and quality work starts at the top." Korsmo reached out to



Korsmo's Eastside Community Center includes a natatorium with party rooms, locker rooms, a gymnasium with an indoor track and exercise rooms.

PHOTO PROVIDED BY KORSMO CONSTRUCTION

The Boys and Girls Club and First Creek Elementary School, offering tours during construction to build excitement for the project and provide a learning experience. Teens were exposed to trades such as electrical, plumbing and carpentry to show them career opportunities within construction. "Metro Parks Tacoma needed a contractor that

could not only deliver an excellent facility, but genuinely connect with the community. Korsmo went the extra mile on many occasions to ensure the facility was constructed and operates as intended and, for that, the community will be forever grateful," said Dave Lewis, ECC project manager and Metro Parks deputy director.

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INNOVATION FISHER CONSTRUCTION GROUP

Fisher Construction Group of Burlington also earned the 2019 Excellence in Innovation award for its NewCold Advanced Logistics project in Tacoma. Fisher designed and built NewCold Cold Storage in a way that offers the greatest possible storage density. The freezer portion of the warehouse is nearly 12 stories high. The height and storage density make it possible to store the same volume of products on one third the footprint, using half the energy. The environment of the freezer is controlled by a system which reduces the oxygen to 16.5 percent saturation by a nitrogen exchange process. Sealed off from humans, the strictly controlled system eliminates the possibility of fire. No longer limited by the high cost of in-rack fire protection systems, product can be stored substantially higher and saved from accidental sprinkler trips. While not a new construction technique, the rack supported structure as a high-bay cold storage is highly innovative. Throughout the project, the integrity of the freezer and pick areas thermal envelope was of highest importance, with the greatest emphasis on the low oxygen high-bay freezer. The team conducted design review meetings, thermal pre-construction meetings, construction detail verification reports and final testing to ensure that the building shell was a zero energy-loss envelope. Supporting the thermal-envelope integrity, the facility is built with extensive vapor/thermal barriers, specialty movement details to address the thermal contraction of the structure, and airlocks for all pass-through openings, including double interlock fast-acting airlock doors for all conveyor pass-throughs. The product's thermal chain is maintained with the freezer to frozen pick floor and then automated truck-loading transfer.

AND FOR PLANS...

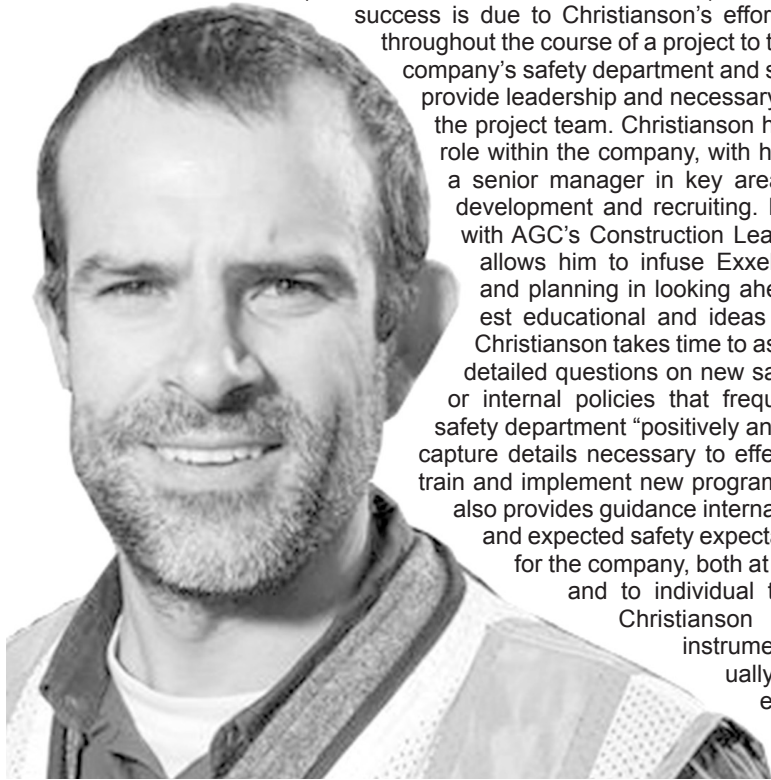
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SUPERINTENDENT OF THE YEAR JEFF CHRISTIANSON EXXEL PACIFIC

At Exxel Pacific, Superintendent of the Year Jeff Christianson's projects consistently finish on time, under budget and with excellent safety records, with no lost-time incidents (with more than 500,000 hours worked) in 2018. Much of this success is due to Christianson's efforts early on and throughout the course of a project to team-up with the company's safety department and safety director to provide leadership and necessary mentoring with the project team. Christianson has an important role within the company, with his leadership as a senior manager in key areas of employee development and recruiting. His involvement with AGC's Construction Leadership Council allows him to infuse Exxel's development and planning in looking ahead with the latest educational and ideas in the industry. Christianson takes time to ask important and detailed questions on new safety regulations or internal policies that frequently push the safety department "positively and proactively" to capture details necessary to effectively develop, train and implement new programs. Christianson also provides guidance internally on attainable and expected safety expectations and goals for the company, both at the project level and to individual team members. Christianson has also been instrumental with continually improving Exxel Pacific's pre-construction processes.



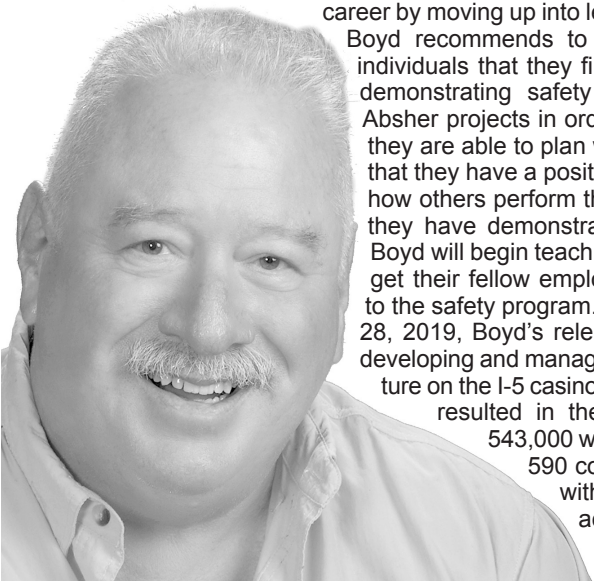
PROJECT MANAGER OF THE YEAR DANIELLE FINSETH W. G. CLARK CONSTRUCTION

Danielle Finseth, of W. G. Clark Construction, has devoted herself to the construction industry, the Seattle-area community and to W. G. Clark for over two decades. In her time with the company, Finseth easily rose from project engineer to senior project manager, and she is one of the company's strongest assets. Finseth empowers her team and provides support and mentorship, fostering the development and success of each individual and the team as a whole. She is firm, but fair, and beloved by coworkers, clients, design teams and sub-contractors. She is not afraid to take on the tough challenges, nor is she afraid to get into the trenches of a project. Most recently, Finseth served as the senior project manager for the 31-month UW North Campus Housing Phase IV(a) project that completed in 2018. This is the third consecutive UW student housing project that Finseth has led, and she has built a strong relationship with the UW team through her efforts on each project. Finseth is a vital contributor to W. G. Clark's success in the industry due to her collaborative approach, innovation and strong leadership skills. Her constant commitment to her team and the built environment make her a vital contributor to our community. She is truly a gem in the construction industry.



SAFETY PROFESSIONAL OF THE YEAR GREG BOYD ABSHER CONSTRUCTION CO.

Greg Boyd, of Absher Construction Co., was the company's senior safety manager at their Interstate 5 casino project. Boyd was responsible to lead all project team members in the creation of an injury- and accident-free project. Boyd takes his role seriously, personally providing the on-site safety orientation to all personnel, and providing hazard-recognition and mitigation to the project by requiring the entire project team -- including superintendents, assistant superintendents, project engineers and foremen -- to perform a team safety walk twice each month, going beyond Absher's written policies for inspections. As a safety manager, Boyd actively mentors foremen, journeymen workers and subcontractors who desire to advance their construction career by moving up into leadership roles. Boyd recommends to each of these individuals that they first work toward demonstrating safety leadership on Absher projects in order to show that they are able to plan work safely and that they have a positive influence on how others perform their work. Once they have demonstrated this ability, Boyd will begin teaching them how to get their fellow employees to buy in to the safety program. As of February 28, 2019, Boyd's relentless efforts in developing and managing a safety culture on the I-5 casino project site has resulted in the project going 543,000 worker hours and 590 consecutive days without a time-loss accident or injury.



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Congratulations to all of the 2019 Construction Excellence and Safety Excellence Award winners!

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HIGHWAY/CIVIL OVER 1 MILLION WORKER HOURS GRANITE

Granite's goal for their safety record is zero injuries. To make attainable steps, they set measurable targets for upcoming years. Their target for 2019 is an incident rate of 0.5 or less for the region. The company has developed a program for tracking supervisors' engagement in daily jobsite inspections, safety meetings and "Take 5" meetings. Their expectation is that everyone achieves 100 percent of their respective requirements with the understanding that year-end incentives will be tied to meeting these requirements. Granite uses surveys each year to measure engagement and draw out feedback from employees. The Gallup engagement survey and the CAT survey have been used successfully to understand where the company is at in the development of its safety culture.



CHAMPION OF DIVERSITY HENSEL PHELPS

The 2019 Champion of Diversity award was presented to Hensel Phelps of Bellevue. Through organized efforts and a human commitment to making its workplaces more inviting, Hensel Phelps has invested in supporting and welcoming diversity across all tiers of their organization. The team at Hensel Phelps works hard to recruit and retain a diverse workforce, empower all workers to make their workplaces safe for all and model the benefits of diversity to others in our industry. As proud partners in AGC's Culture of CARE program, Hensel Phelps has partnered with AGC to produce a video highlighting the business rewards of diversity and elevating the conversation within our industry.

CONSTRUCTION MANAGER UNDER 100,000 WORKER HOURS CENTENNIAL CONTRACTORS ENTERPRISES

In 2018, CCE saw a great increase in their ability to do in-house safety education, including first-aid/CPR/AED, Silica Competent Person, and OSHA 30. A major aspect of this is the company's ability to offer these trainings to its subcontractors at no cost, so CCE is able to truly create a safety culture that extends beyond its jobsites. As a result of getting more people in these fundamental classes, CCE is able to offer more innovative class offerings beyond the basics.

DIVERSE BUSINESS OF THE YEAR TUNISTA CONSTRUCTION

The 2019 Diverse Business of the Year award went to Tunista Construction of Federal Way. Being a minority-owned business can have its challenges, but Tunista has mastered the art of leveraging AGC membership, mentor-protégé programs and engagement to overcome obstacles. Since their inception in 2013, Tunista has been committed internally to supporting small businesses as the number-one priority for their vendor and subcontracted dollars. One example of this mentorship is the company helping to keep DBE Construction's trucks rolling and, most importantly, working capital coming in, especially in otherwise slow times. In return, Tunista knows the added hauling capacity of DBE's fleet is accessible when needed and is financially able to take on the work.

NewCold Advanced Logistics Tacoma, Washington

AGC Build Washington Award Winner

- Private Building: \$50 Million - \$100 Million -
- Innovation Excellence -



Thank you to all who
contributed to this innovative project.



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SPECIALTY CONTRACTOR 500,000 TO 750,000 WORKER HOURS

UNIVERSITY MECHANICAL CONTRACTORS

UMC always looks for where to put the focus for continuous improvement. The company's focus for this year is to make its innovation implementation even more effective and streamlined. One part is currently being done with the development of a new company intranet that will have interactive interfaces between all employees, giving them real-time dashboards along with customized innovative solutions that relate specifically to the challenges that face the construction industry. The new intranet will provide a faster, efficient and responsive platform to display video links, how to order jobsite supplies and the availability, and step-by-step processes of various best practices.

SPECIALTY CONTRACTOR

250,000 TO 500,000 WORKER HOURS

ANDGAR CORPORATION

The ultimate goal at Andgar is to have every employee go home every night and return to work the next day healthy and accident-free. This goal is achievable with the continued input and engagement from each and every employee. The company's experience is that an employee will only provide input if they know that what they share is truly heard and appreciated. By listening and showing appreciation, the employee becomes engaged and believes in the safety culture of the company, as they know that what they share will greatly impact the safety of their coworkers. Once engaged in the safety culture, the employee brings safety to the forefront, both at work and at home.

University Mechanical Contractors offer employees an intranet system that aids in reaching safety goals.

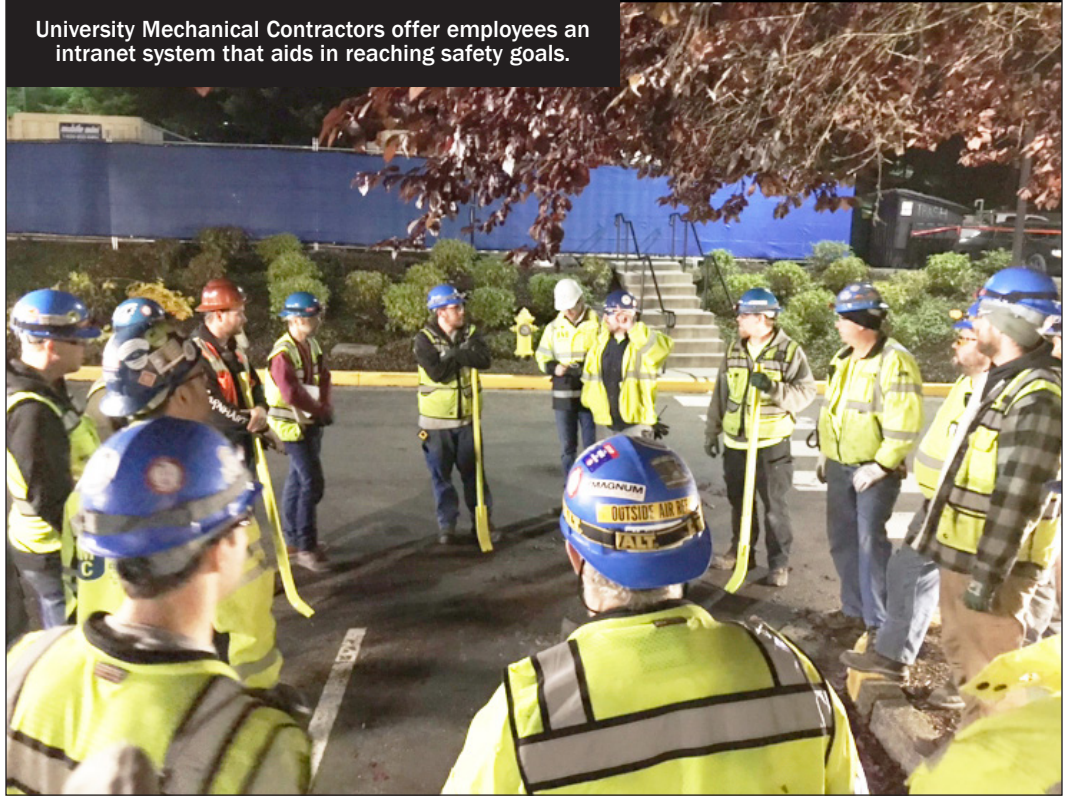


PHOTO PROVIDED BY UNIVERSITY MECHANICAL CONTRACTORS

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MacMiller sets realistic safety goals and seeks to reduce the amount of man-hours worked per injury every year.

PHOTO PROVIDED BY MACDONALD MILLER

SPECIALTY CONTRACTOR OVER 1 MILLION WORKER HOURS MACDONALD MILLER

MacMiller is a lean company and every corner of its business supports the lean culture. One of the guiding principles of being lean is continuous improvement. The company believes in setting realistic and attainable goals. Many companies set the goal of zero

injuries, but what happens as soon as an employee is injured? MacMiller's safety goals for 2019 are to increase the amount of man-hours worked per injury and to have less total work related injuries in 2019 than in 2018.

GENERAL CONTRACTOR UNDER 200,000 WORKER HOURS FOUSHEE & ASSOCIATES

Ultimately, continual empowerment and education of Foushée's entire construction team whereby safety is everyone's responsibility is our end all goal. The company uses several methods for capturing, cultivating, and reimagining its safety program and culture. The safety director collaborates regularly with president, CFO, safety manager, and operations managers to evaluate and review current successes and areas for improvement. Foushée sets biannual goals at its annual Leadership Retreat and Spring Leadership Meeting. Areas for improvements and enhancements to the overall safety program are discussed. Additionally, and throughout the year, Team Members are encouraged to engage in and have open discussions and share feedback for areas of improvement.

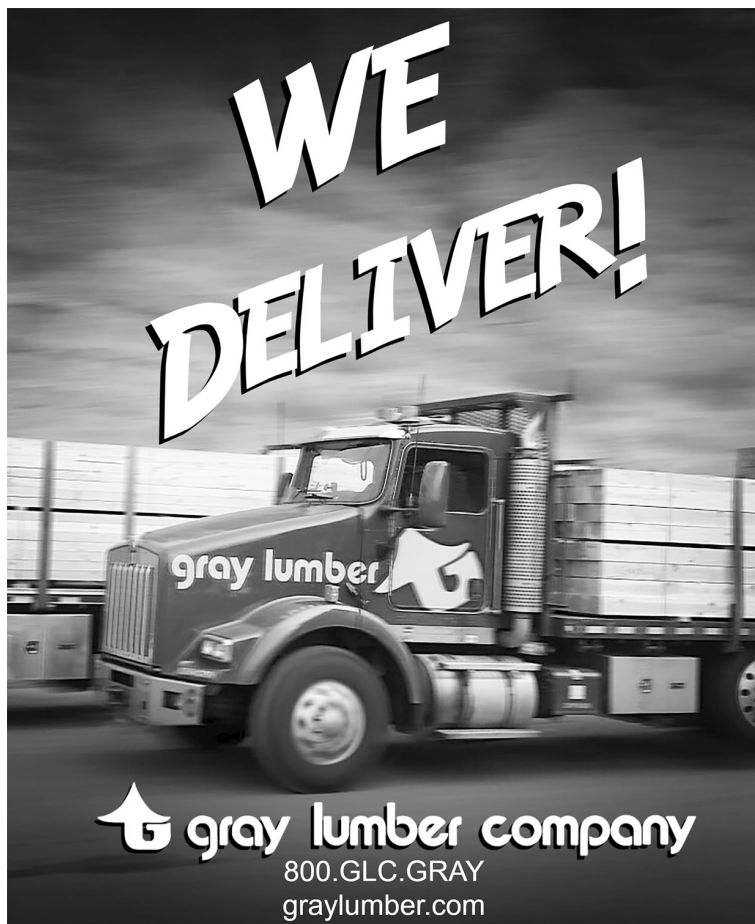


Swinerton conducts safety committee meetings in which team members work with the group to set new safety goals.

PHOTO PROVIDED BY SWINERTON

GENERAL CONTRACTOR 200,000 TO 350,000 WORKER HOURS SWINERTON

Swinerton regularly hosts a variety of meetings where team members discuss and improve their safety program. During safety committee meetings, team members work with the group to set new safety goals and ideas for future implementation, and to gain feedback from non-safety perspectives. The agenda for their monthly, open-forum superintendents' meetings covers safety topics and is a great opportunity for superintendents to voice any comments or concerns regarding the company's safety program. In addition, Swinerton's annual Division Business Plan also includes the Annual Safety Plan. Another step Swinerton takes to share and receive safety information is sending out surveys to employees directly after their completion of any in-house trainings to see where improvements can be made.



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The Culmback Dam Water-Temp Conditioning Tunnel project diverts water from the existing power tunnel through the newly constructed water temperature conditioning tunnel to the river.

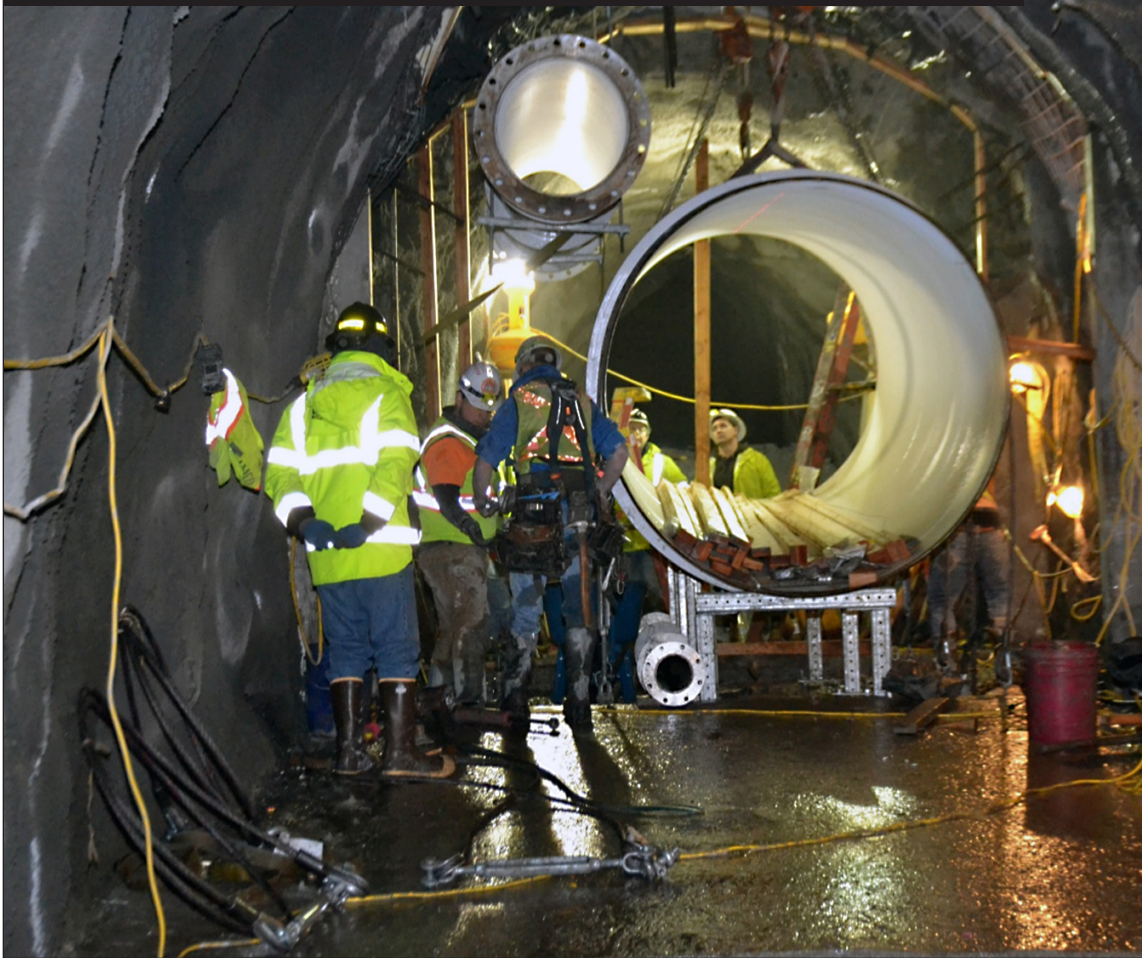


PHOTO PROVIDED BY IMCO

HEAVY INDUSTRIAL \$5 MILLION TO \$20 MILLION CULMBACK DAM WATER-TEMP CONDITIONING TUNNEL

Location: Sultan
General contractor: IMCO General Construction

The purpose of this project was to provide optimal water temperature to the Sultan River downstream of Culmback Dam to enhance the productivity and survivability of local fish. This was accomplished by diverting water from the existing power tunnel through the newly constructed water temperature conditioning tunnel to the river. One challenge was ensuring that ESA-listed Marbled Murrelets and their old-growth habitat was not disturbed during construction. This project involved tunneling into solid rock on the side of Culmback Dam and building a 700-foot water conveyance tunnel to tie into the existing power tunnel. Four hundred feet of tunnel conveys water to the concrete tunnel plug. Beyond the plug, pipe ranging from 24 to 72 inches conveys water through the remaining 300 feet of tunnel, into the creek. The new conveyance pipeline connects into this system and sends water from the power tunnel to the creek to increase water temperatures.

PCL sets four main safety goals each year, and the company's safety action plans are evaluated each month.



PHOTO PROVIDED BY PCL

GENERAL CONTRACTOR 350,000 TO 500,000 WORKER HOURS PCL

PCL utilizes the model of continuous improvement in every level of its safety program. The company developed an annual District Strategic HSE Plan that outlines four main goals for its district for the year. These are revisited annually and measured for success. In addition, their district and each project creates a monthly Safe Action Plan. This is a required exercise by each project team that must be developed by the project manager and superintendent. They are expected to use project safety metrics from the previous month (incidents, hazards, and future work activities) to develop two main trends and action plans for the following month. These goals and their success are evaluated monthly.

GENERAL CONTRACTOR OVER 500,000 WORKER HOURS EXXEL PACIFIC

Exxel Pacific believes that sharing best practices and lessons learned within the community is vital for continuous improvement. Exxel takes every opportunity to accomplish this with its subcontractors, other general contractors and the next generation of new workers entering the construction field. The company has been honored with requests over the last several years to provide CWU Safety & Health Management and Construction Management students with educational project tours. Students sit through a safety orientation, walk the project, ask questions about the type of construction, hazards, solutions and what challenges exist providing a safe environment. They perform a safety inspection as a class assignment. Exxel also continues to partner with L&I and has volunteered to have one of its projects as the background for their Stop Falls in Construction campaign.

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The Maple Road & Ash Way Intersection project included 1,200 feet of roadway improvements.



PHOTO PROVIDED BY IMCO

HIGHWAY/TRANSPORTATION \$5 MILLION TO \$15 MILLION MAPLE ROAD & ASH WAY INTERSECTION

Location: Lynnwood
General contractor: IMCO General Construction

On average, the Maple Road and Ash Way intersection sees about 17,500 vehicles, and hundreds of bicyclists and pedestrians, per day. IMCO's project team provided approximately 1,200 feet of roadway improvements including roadway reconstruction, detours, micro-piling, reinforced concrete slabs, box culverts, storm drainage improvements, waterline, retaining walls, guardrails, traffic control, and other work. Project benefits include an improved Maple Road, Ash Way and Interurban Trail intersection, the easing of significant flooding construction on a pile-supported roadway slab to eliminate future settlement, and increased drainage-system capacity. IMCO also installed new fish-passable culverts and paved and widened the Interurban Trail at the intersection.

The Wildcat Creek Bridge project required a detour structure to accomplish the project.



PHOTO PROVIDED BY GRAHAM CONTRACTING

HIGHWAY/TRANSPORTATION UNDER \$5 MILLION US 12, WILDCAT CREEK BRIDGE

Location: White Pass
General contractor: Graham Contracting

The previous Bridge crossing Wildcat Creek on US 12 was built in 1936 and was structurally deficient. The bridge was deteriorating and needed to be replaced. This project detoured existing US 12 highway traffic across Wildcat Creek on a detour structure and replaced the previous bridge with a new structure. The Washington State Department of Transportation (WSDOT) required an accelerated schedule to minimize impacts to the traveling public and local community while protecting mature trees, vegetation, and the sensitive habitat of Wildcat Creek. Additional scopes of work included providing structure designs, plans and specifications for the project, embankment, excavation, grading, paving, signing, striping, retaining walls, restorations and erosion control. Graham was also responsible for coordinating the temporary and permanent relocation of existing utilities.

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TENANT IMPROVEMENT UNDER \$5 MILLION

PANTAGES THEATER HISTORIC RESTORATION

Location: Tacoma

General contractor: Korsmo Construction

The restoration of downtown Tacoma's Historic Pantages Theater was Tacoma Arts Live's five-year multi-phased Centennial Campaign to restore and renovate the 100-year-old theater back to its original grandeur. Korsmo Construction teamed with BCRA Architects to design and build the three phases of work. Phase 1 involved structural, safety, ADA and seismic improvements while also enlarging the stage's performance area and remodeling the backstage, greenrooms, dressing rooms, crew, support and storage areas. Phase 2 focused on exterior envelope repairs and improvements needed to address existing envelope and water intrusion issues. The work included new roofing, flashings, rooftop equipment, stucco cladding repairs, painting, sealants, restoration of the original wood windows and original terra cotta tile cladding. The finale phase included the complete restoration of the Theater's beautifully intricate and elaborate vaudeville-era interior including all new finishes, plaster repairs, safety improvements, ADA compliance, new LED lighting, seating, sound and acoustic improvements.



The Pantages Theater historic restoration included safety, ADA and seismic improvements.

PHOTO PROVIDED BY KORSMO CONSTRUCTION

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TENANT IMPROVEMENT OVER \$5 MILLION COLUMBIA CENTER PODIUM REMODEL

Location: Seattle
General contractor: Lease Crutcher Lewis

Lewis renovated the four-level base of Seattle's tallest building, working around over 10,000 tenants, food court diners and tourists per day. This was one of the most complex tenant improvements in Seattle history. The company extended two existing elevators down two floors to serve as an express to the observation level, added a concrete deck, built a grand stair and fully rebuilt finishes and systems including new ceilings and new microtopping floor over existing brick. The Fourth Avenue main entrance was rebuilt as a three-story glass vestibule addition, including three stories of curtainwall and a living wall of plantings. Exterior terraces gained wood and stone benches, blackened steel planters, glass canopy and a fireplace. All of this occurred over 14 months while every business and major entry was kept open.



Columbia Center podium remodel was one of the most complex tenant improvements in Seattle history.

PHOTO PROVIDED BY LEASE CRUTCHER LEWIS

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The Sea-Tac Airport Concourse D Annex by Walsh has six gate waiting areas, concessions, charging stations, free Wi-Fi and restrooms.

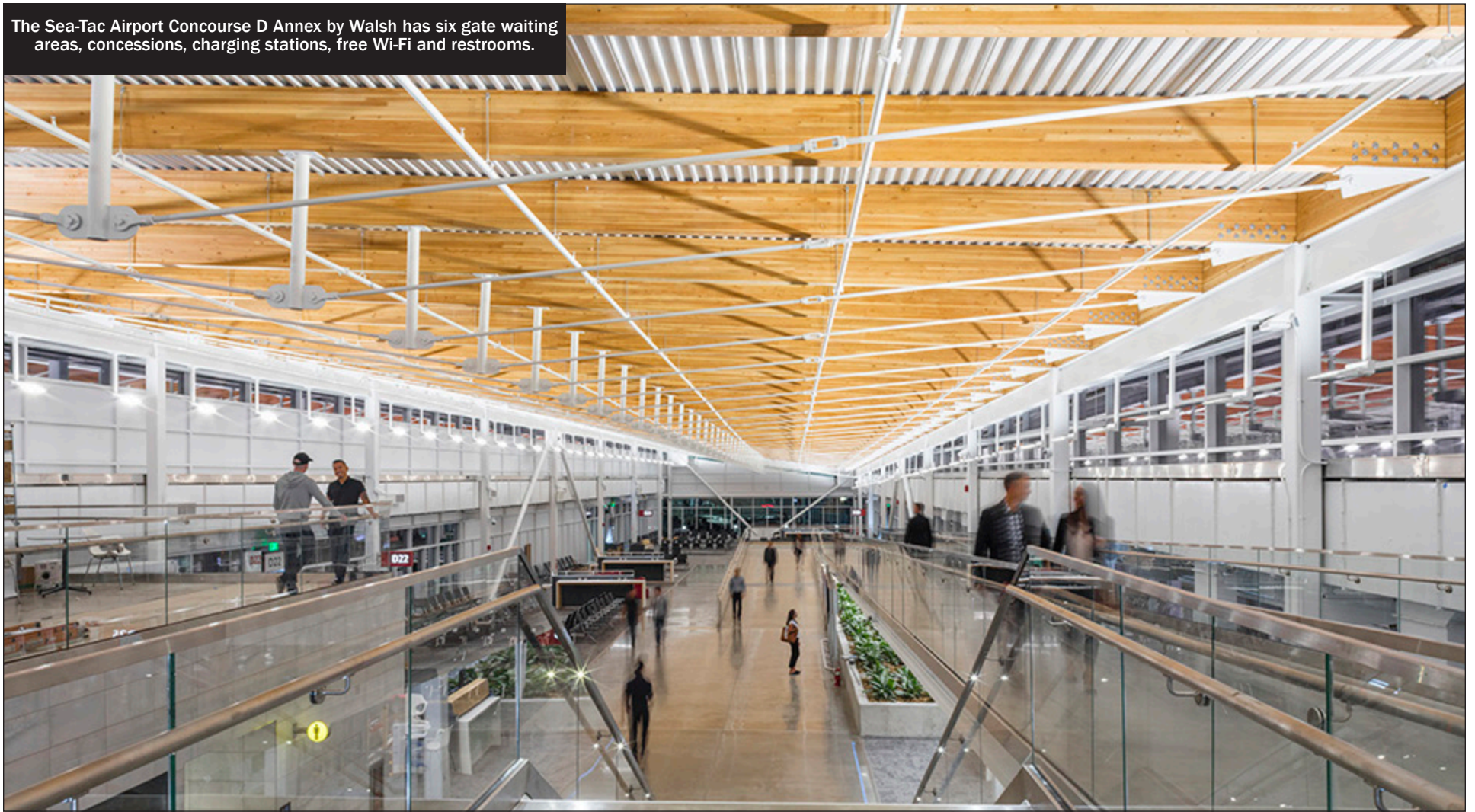


PHOTO PROVIDED BY THE WALSH GROUP

PUBLIC BUILDING \$20 MILLION TO \$50 MILLION SEA-TAC AIRPORT CONCOURSE D ANNEX



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Location: SeaTac

General contractor: The Walsh Group

This design-build project included the construction of a 32,400-square-foot LEED Silver building connected to Sea-Tac Airport's main-terminal Concourse D. The building has six gate waiting areas, concessions, charging stations, free Wi-Fi and restrooms. It has a 7,400-square-foot mezzanine level, a curved roof, a sloped walkway to the ground level and departing gates. The annex is designed to complement the Gina Marie Lindsay Arrivals Hall and Concourse A. It will serve "hardstand" passengers, who have to board shuttles to get to planes in lieu of a loading bridge. The annex uses space more efficiently, reducing the amount of time passengers spend waiting for planes at a gate. The project included development and implementation of both static and dynamic signage. Wayfinding included technologically advanced systems, as well as traditional signage applications, providing information that clearly guides the public through the new and integrated facilities.

PUBLIC BUILDING \$2 MILLION TO \$5 MILLION ARTS AT KING STREET STATION

Location: Seattle

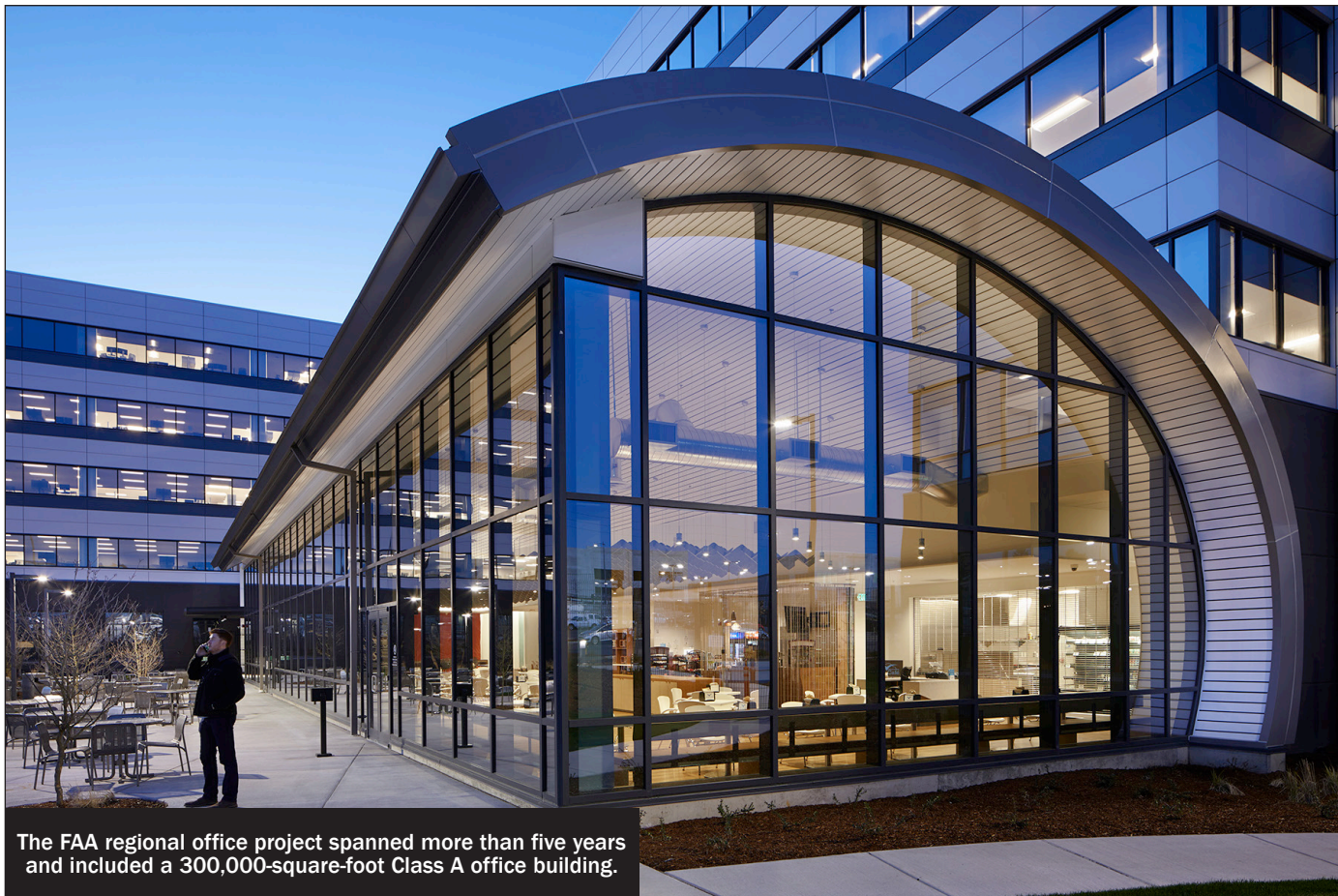
General contractor: Centennial Contractors Enterprises

ARTS at King Street Station is a dynamic space for arts and culture in the heart of the city, dedicated to increasing the opportunities for communities of color to present work. ARTS at King Street Station provides public access to presentation space, creative space, and resources, and highlights the innovation of our communities. Centennial Contractors Enterprises managed the renovation of the entire third floor of King Street Station while the train station remained open to the public. Work included installation of private offices as well as the main work of creating a public arts space. All building materials had to meet LEED Gold standards, and it was a complex project on a tight schedule. Safety aspects of the project included fall protection, lifts, fire hazards, powder actuated tools, electrical LOTO, environmental hazards, among others. Work concluded with zero safety incidents.

PUBLIC BUILDING \$50 MILLION TO \$100 MILLION FAA NW MOUNTAIN REGIONAL OFFICE

Location: Des Moines
General contractor: Abbott Construction

This project was a new five-story, steel-framed, 300,000-square-foot Class-A office building with more than 1,200 parking spaces located on a 17-acre site. The project spanned over nine years and required extensive collaboration between the GSA, the FAA, the city of Auburn, the developer, the finance partner and the Port of Seattle. The building allowed the FAA to consolidate leased space from four sites into one, housing 1,600 employees and over 40 lines of business within the agency. The building is a level-3 secured federal facility, incorporating structural elements for blast resistance and to prevent progressive collapse. The interior scope included a large server room, two IDF rooms per floor, controlled-access critical environment area, cafeteria and a mix of open office system furniture areas, enclosed offices and conference rooms. Abbott also provided full tenant-improvement work. The project achieved LEED Gold certification for both shell and commercial interiors.



The FAA regional office project spanned more than five years and included a 300,000-square-foot Class A office building.

PHOTO PROVIDED BY W.G. CLARK CONSTRUCTION

PUBLIC BUILDING OVER \$100 MILLION UW NORTH CAMPUS HOUSING

Location: Seattle
General contractor: W. G. Clark Construction
Owner/developer: University of Washington

The University of Washington's North Campus Housing Phase IV(a) is the largest phase of the master plan that reimagines the UW North Campus student-housing experience. It houses nearly 2,000 students in modern, amenity-packed spaces. The \$192 million, 547,200-square-foot project includes Madrona, McCarty and Willow Halls. The three buildings hold double, triple and quad units with private baths, double and triple units with community baths, as well as efficiency, studio, one- and two- bedroom apartments. There are two acres of new dining and commercial catering facilities that serve the entire campus, extensive wood-clad gathering and lounge spaces, meeting and conference facilities, laundry facilities, indoor bike storage and music rooms. Wet lab and maker spaces in The McCarty Innovative Learning Lab also differentiate these residence halls. The project is slated for LEED Gold certification.

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Hopelink Redmond Integrated Service Center by Abbott Construction is expected to achieve LEED Gold.

PHOTO PROVIDED BY ABBOTT CONSTRUCTION

PRIVATE BUILDING \$5 MILLION TO \$20 MILLION HOPELINK REDMOND INTEGRATED SERVICE CENTER

Location: Redmond
General contractor: Abbott Construction

Hopelink is a community-action agency that has served homeless and low-income families, children, seniors and people with disabilities since 1971. The Hopelink Redmond Integrated Service Center (RISC) is a new 27,000-square-foot, two-story building that combines Hopelink's administrative offices, client-services staff and the Redmond food bank. The scope of the project included significant sitework including a matrix of compacted aggregate piers due to poor soil conditions, the new wood-framed structure, right-of-way improvements and utility work, and enhancements to the wetland-mitigation area between the building and Sammamish River. The building features exposed wood columns, open web trusses, and glu-lam beams, with high ceilings utilizing natural light. The project is expected to achieve LEED Gold certification.



Seattle Opera at the Center is a 100,000-square-foot complex designed by NBBJ, with Class A office space and performance space.

PHOTO PROVIDED BY LEASE CRUTCHER LEWIS

PRIVATE BUILDING \$20 MILLION TO \$50 MILLION SEATTLE OPERA AT THE CENTER

Location: Seattle
General contractor: Lease Crutcher Lewis
Owner/developer: Seattle Opera

Seattle Opera at the Center is the culmination of a dream to "unlock opera for all," and bring rehearsal, educational, civic, artistic-support and administrative functions to a new home alongside its performances at McCaw Hall. The 100,000-square-foot building mixes performance space, Class-A offices and industrial-level craft manufacturing, warehouse and logistical areas. Facilities include the Tagney-Jones Hall for small performances and education, two rehearsal rooms that accommodate full sets, a choir room, smaller practice rooms, an expansive costume shop with windows for public viewing, offices, retail, a large warehouse space, scene assembly and industrial arts such as welding. The exterior features an architectural patterned aluminum scrim set one foot from the building enclosure with 180 lights controlled by the central AV system. Sustainable features include a series of bioswales for natural stormwater filtration. A new concrete bridge accesses an expanded loading dock.



PHOTO PROVIDED BY SCHUCHART

PRIVATE BUILDING \$2 MILLION TO \$5 MILLION DICK'S DRIVE-IN

Location: Kent
General contractor: Schuchart
Owner/developer: Dick's Drive-In

This new 3,800-square-foot restaurant is the first in south King County for the Puget Sound-based, family business. Featuring the style of Seattle outdoor drive-ins, the Kent location maintains the original restaurant's iconic

1950s look and architecture. Located on an eight-acre site, the restaurant and 100-space parking lot occupy two acres of the site fronting Pacific Highway South. The Kent location employs approximately 50 employees. Starting pay is \$14 an hour and working students can also earn up to \$25,000 in scholarships over four years.



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NewCold Advanced Logistics structure has 25 million cubic feet of storage and houses robotic cranes and conveyors.

PHOTO PROVIDED BY FISHER CONSTRUCTION GROUP

PRIVATE BUILDING \$50 MILLION TO \$100 MILLION NEWCOLD ADVANCED LOGISTICS CENTER

Location: Tacoma
General contractor: Fisher Construction Group

NewCold Tacoma represents the future in cold storage warehouse construction. Only the second of its type in the country, the freezer and office were designed in tandem with NewCold and built by Fisher Construction Group. This is the first step into the U.S. market for European-based NewCold Advanced Logistics. On a footprint of 242,000 square feet, the freezer boasts an amazing volume of nearly 25 million cubic feet of storage. The rack

supported structure represents game-changing solution to cold storage with its low-oxygen high-bay freezer and automated storage and retrieval system (ASRS). Product is stored in NewCold's tightly controlled freezer, where oxygen is reduced to 16.5 percent saturation, eliminating the possibility of fire and allowing higher product storage. Robotic cranes and conveyors are deployed throughout the facility's intricate racking system to deliver products to the loading dock, where they are loaded on to trucks, all without breaking the thermal cold chain.



The Ascent Apartments includes two towers and 270,000 square feet of luxury residential units.

PHOTO PROVIDED BY TURNER CONSTRUCTION

PRIVATE BUILDING OVER \$100 MILLION ASCENT APARTMENTS

Location: Seattle
General contractor: Turner Construction

Turner provided preconstruction and construction services for this new mixed-use residential complex for Greystar, one of the nation's largest apartment developers. The project consists of four levels of below-grade parking at 200,000 square feet, a large podium at street level with 12,000 square feet of retail space, and 270,000 square feet of luxury residential units. The apartments were built as two separate towers; one as a 25-story, 240-foot tower and the other as a seven-story, 85-foot tower. Turner self-performed the concrete package which includes over 640,000 square feet of concrete. Turner completed all the below-grade parking-level concrete and concrete decks for the 24-story tower, as well as simultaneously performing the below grade parking and concrete podium for the seven-story wood-frame apartment structure. They also self-performed the installation of casework at unit kitchens and bathrooms as well as shelving/accessories throughout the 24-story tower.



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