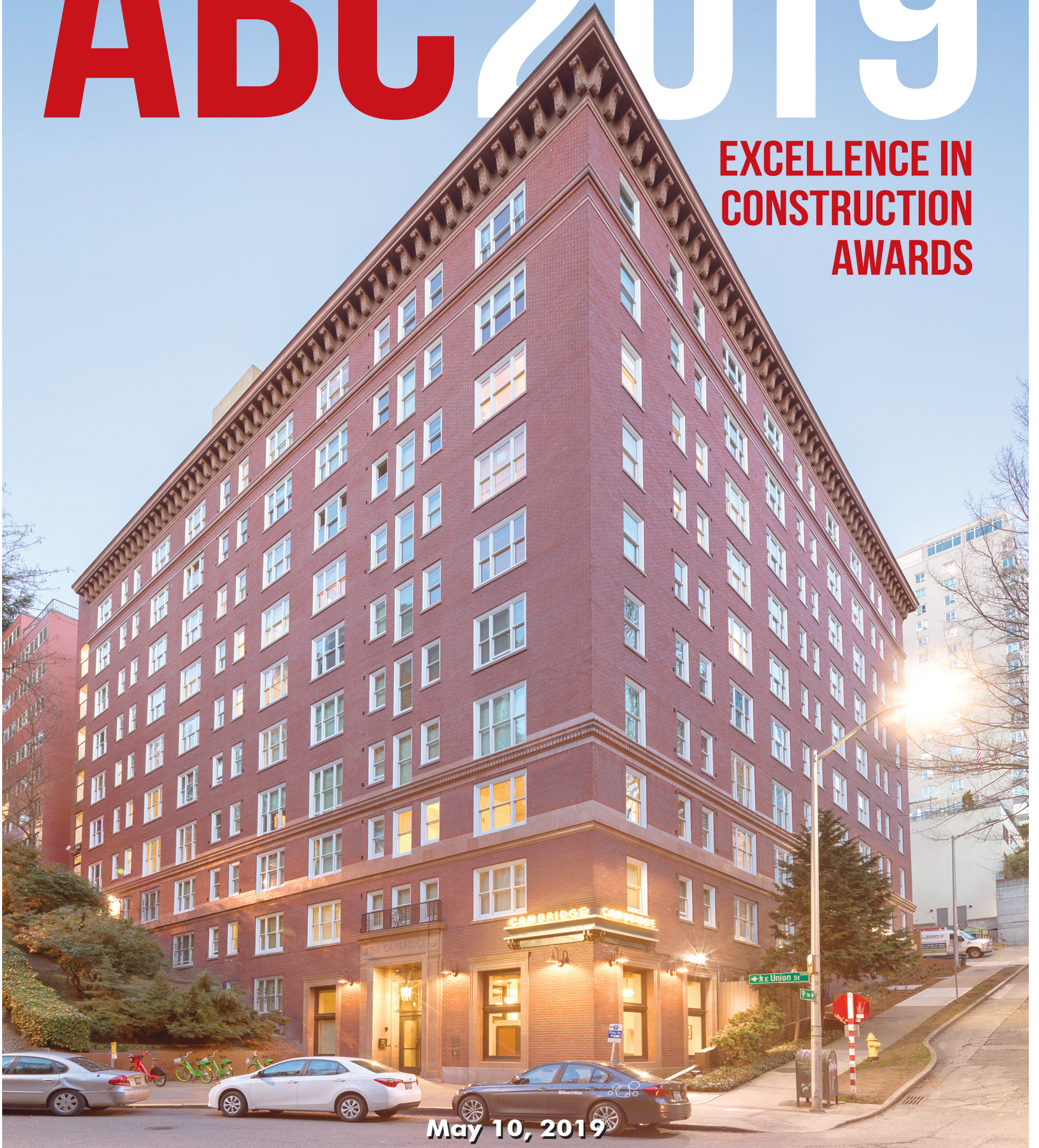


Seattle Daily Journal of Commerce

ABC 2019

**EXCELLENCE IN
CONSTRUCTION
AWARDS**



May 10, 2019

HISTORICAL RESTORATION/RENOVATION \$10 MILLION TO \$25 MILLION

Rafn Co. Cambridge Apartments

Owner: Bellwether Housing
Architect: SMR Architects
Engineer: I.L. Gross Structural Engineers

Rafn Company proved itself yet again this year through their attention to the four pillars of distinction: excellence, design, integrity and safety by winning the Eagle of Excellence Award. This is the highest honor offered by Associated Builders and Contractors of Western

Eagle of Excellence

Washington and was awarded for their work on the Cambridge Apartments in Seattle. Rafn also won the Excellence in Construction Award in the Historical Restoration/Renovation \$10 million to \$25 million category for the same project. Built in 1923, Cambridge Apartments is a ten-story piece of Seattle history that contains 157 residential units.

Meeting the Evergreen Sustainable Development Standard, this 90,920-square-foot, substantial renovation and seismic retrofit project, constructed at guaranteed maximum price, took approximately 27 months to complete. Eleven ABC members also contributed to this project: Evergreen Concrete Cutting, Inc., Fawcett Painting, Inc., General Storefronts, Inc., J&B Fabricators, LLC, North Coast Iron Corp., SME Inc of Seattle, United Systems Mechanical, LLC, LEAD Staffing West, LLC, Propel Insurance, Safety Matters and Construction Industry Training Council (CITC).

Cambridge Apartments originally started as a

plumbing retrofit project but transformed into a substantial alteration. An enhanced scope and budget were required due to the addition of seismic and life safety upgrades as well as a historic lobby and amenity space restoration. Even with significant changes to scope, Rafn was able to accommodate the changes while maximizing the value from additional funding, meeting the Evergreen Sustainable Development Standard and minimizing what could have been a lengthy disruption for the building's tenants. Building Information Modeling (BIM) allowed Rafn to create a plan that incorporated sprinkler lines in corridors and determined that concrete sheer walls would be a more suitable option to a cumbersome and visually unappealing steel brace system.

Restoration projects present unique challenges. One of the biggest hurdles was minimizing intrusion for the building's occupants by mitigating dust pollution, shut-downs, limiting working hours and construction access and maintenance of safety systems and standards. There were also challenges that came with upgrading a nearly 100-year-old building. Some of these challenges included: delays related to the excavation of old footings; tricky installation of new mechanical, electrical, and plumbing systems; and elevator modernization scheduling and design complications that made it difficult to move equipment throughout the building.

Another important factor was their exemplary safety record. Out of 133,776 hours recorded on this project, there were no OSHA-recordable instances of injury requiring days away from work, job transfer or restriction.



Cambridge Apartments renovation included seismic and life safety upgrades as well as a historic lobby and amenity space restoration.

PHOTO FROM RAFN CO.

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COMMERCIAL CONSTRUCTION \$5 MILLION TO \$10 MILLION

Donovan Brothers, Inc.
Riverside Business Park
Building A

Owner: RPB1, LLC
Architect: Tahoma Design Group
Engineer: The Blueline Group

Donovan Brothers, Inc. was awarded an Excellence in Construction Award in the Commercial Construction \$5 million to \$10 million category for their work on Riverside Business Park Building A in Everett. This aerospace manufacturing facility and office space near the Snohomish River, was built and leased to Northwest Aerospace Technologies (NAT), the world's third-largest aerospace company whose clients include more than 400 airlines around the world.

Classified as a V-B, heavy Industrial 85,000 square-foot concrete tilt-up, this project took approximately seven months to complete at a cost

of work plus a fee with a guaranteed maximum price. The scope included the development of 6-inch unreinforced slab with 12-inch reinforced slab and No. 5 bar for operable wall partitions, skylights, 20 shipping and receiving docks, interior glass wall systems, conference rooms, break rooms, and a coffee bar. This "built-to-suit" facility was designed to meet current needs and provide enough room for future growth. However, nobody said that an industrial office park building had to be dull. Donovan Brothers decided to add a little flair by installing matching canopies around the structure, which were designed to look like airplane wings, complete with blinking red lights on each end of the "wing" tips.

Out of 70 bids from local subcontractors, seven ABC members were chosen to contribute to this project: Ahlers, Cressman, & Sleight, PLLC, DKS, Inc., Ever-

green Concrete Cutting, Parker Smith & Feek, Star Rentals, Tradesmen International and United Recycling & Container.

This project was not without challenges. The facility is in the Puget Sound Convergence Zone

which often creates a soggy climate for any kind of construction. However, Donovan Brothers was able to overcome these challenges, meet the schedule and open the building on time.

Donovan Brothers delivered a

great final product while keeping their employees safe. Of the 6,768 man hours recorded, there were no OSHA-recordable instances of injury requiring days away from work or job transfer or restriction.

For Riverside Business Park Building A, Donovan Brothers decided to add a little flair by installing matching canopies around the structure, which were designed to look like airplane wings.



PHOTO FROM DONOVAN BROTHERS

ABC OF WESTERN WASHINGTON'S 2019 EXCELLENCE IN CONSTRUCTION AND SAFETY AWARDS

Labor shortages, occupancy, time and space constraints, unexpected finds and cleanup, hazardous materials and client-driven increases in scope are just a few of the challenges ABC of Western Washington member companies faced and overcame last year.

These awards credit all individuals within the teams responsible for producing winning projects from subcontractors and suppliers, to owners, architects and engineers. This is also an opportunity to celebrate ABC of Western Washington members' commitment to the Merit Shop philosophy, where work is awarded to the most qualified and lowest bidder regardless of labor affiliation.

This year, out of the 14 awards given, Rafn Co. won the Eagle of Excellence Award, which honors the overall best project submitted. Those who are familiar with this industry and the qualifications for such an award know that this is no small feat.

This year's judges were Van Collins, CEO/President, ACEC Washington; Glen Kuntz, Safety Director, Compass General Construction; Ben Minnick, Construction/Special Sections Editor, Seattle Daily Journal of Commerce; John Schaufelberger, Ph.D., P.E., dean of the College of Built Environments, University of Washington; Daniel A. Swaab, principal, Mithun, and Bobby Thomsen, senior associate, CollinsWoerman.



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WASHINGTON CHAPTER



HEALTHCARE

Donovan Brothers, Inc. Kent Recovery Place

Owner: Valley Cities Counseling & Consultation

Architect: The Keimig Associates

Engineer: Franklin Engineering

Donovan Brothers, Inc. was awarded an Excellence in Construction Award in the Healthcare Category for their work on Kent Recovery Place in Kent. Partially funded by the state of Washington, this LEED Silver-certified project combined two separate structures into one and was designed to help up to 32 patients at a time recover from addiction and transition to a lifestyle of sobriety.

This V-B, 18,440 square-foot recovery facility located on a 1.48-acre site, took 13 months to complete, at a cost of work plus a fee, with a guaranteed maximum price. Features include a specialized patient intake entrance, exam rooms, quiet and safe spaces, group spaces and dining areas, two kitchens and laundry facilities. Donovan Brothers was responsible for all aspects of construction, including significant interior and exterior demolition, installation of new, pre-engineered trusses, a flood retention vault in the parking lot, extensive interior and exterior finish work and saw-cutting of existing slab.

The Kent Recovery Place includes a specialized patient intake entrance, exam rooms, quiet and safe spaces, and group spaces.



PHOTO FROM DONOVAN BROTHERS

Since this was not a ground-up project and required the combination of two late 1980s-era office buildings, the remodel began by stripping both buildings down to bare bones. Only support beams, existing foundation, and slab on grade would remain in place after this phase was completed. However, upon stripping the buildings down, it became clear that the existing foundations differed from

each other in both elevation and design meaning that construction of an interior ADA access ramp was necessary to accommodate the elevation change between structures.

Special design and construction elements were also needed to keep patients safe while staying at the facility. Restroom doors were slanted at a 30-degree angle, all door handles and features within restrooms were

required to meet anti-ligature requirements, and light fixtures, sprinklers and access control panels were customized to be tamper-proof within patient areas, dining spaces, and exam rooms.

The following ABC members contributed to this project: Alhers, Cressman & Sleight, PLLC, AM Exteriors, LLC, Evergreen Concrete Cutting, Inc., Kirby Electric, Inc., National Safety,

Inc., Parker Smith & Feek, Inc., Pivetta Brothers Construction, Inc., Sound Glass Sales, Inc. and Star Rentals.

Donovan Brothers completed this project safely. Out of the 14,476 man hours recorded, there were no OSHA-recordable cases of injury that required days away from work, or required job transfer or restriction.

SME

SME INC OF SEATTLE
ELECTRICAL CONTRACTORS

PRE-ENGINEERING BUILDING

Donovan Brothers, Inc.
Auburn Dairy Storage Building

Owner: Auburn Dairy Products, Inc.
Architect: The Ronhovde Architects, LLC
Engineer: Anderson Chase

Donovan Brothers, Inc. was awarded an Excellence in Construction Award in the Pre-Engineering Building Category for their work on the Auburn Dairy Storage Building, in Auburn. Auburn Dairy Products currently uses this facility to house yogurt, milk, sour cream and coffee creamers distributed to schools and stores throughout the Pacific Northwest.

This 9,280 square-foot refrigerated storage building, and 1,620 square foot detention vault, was constructed as a pre-engineered metal building with floor-to-ceiling cooler panels. The project took seven months to complete and involved the development of cooler, dry, and semi-heated storage spaces as well as office space, a loading dock, and 5-inch reinforced concrete slab with No. 3 bar.

The following ABC members helped to make this project a success: Alhers, Cressman & Sleight, PLLC, CHG Building Systems, Inc., Evergreen Refrigeration, LLC, Parker Smith & Feek, Inc., Pivetta Brothers Construction, Inc. and Star Rentals.

Every project poses its own challenges. Because the building's location happened to be at the lowest point in a valley, a robust water detention vault system was required to prevent the building from taking on water. The location and rising water table also meant that Donovan Brothers had to take extensive measures to dewater the site throughout the entire project.

Donovan Brothers was able to deliver a great final product while keeping their employees safe. Out of the 5,010 man hours recorded, there were no OSHA-recordable cases of injury that required days away from work, or required job transfer or restriction.



Auburn Dairy Storage Building was constructed as a pre-engineered metal building with floor-to-ceiling cooler panels.

PHOTO FROM DONOVAN BROTHERS

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TENANT IMPROVEMENT/RENOVATION LESS THAN \$4 MILLION

Synergy Construction, Inc.

Farms & Market TI

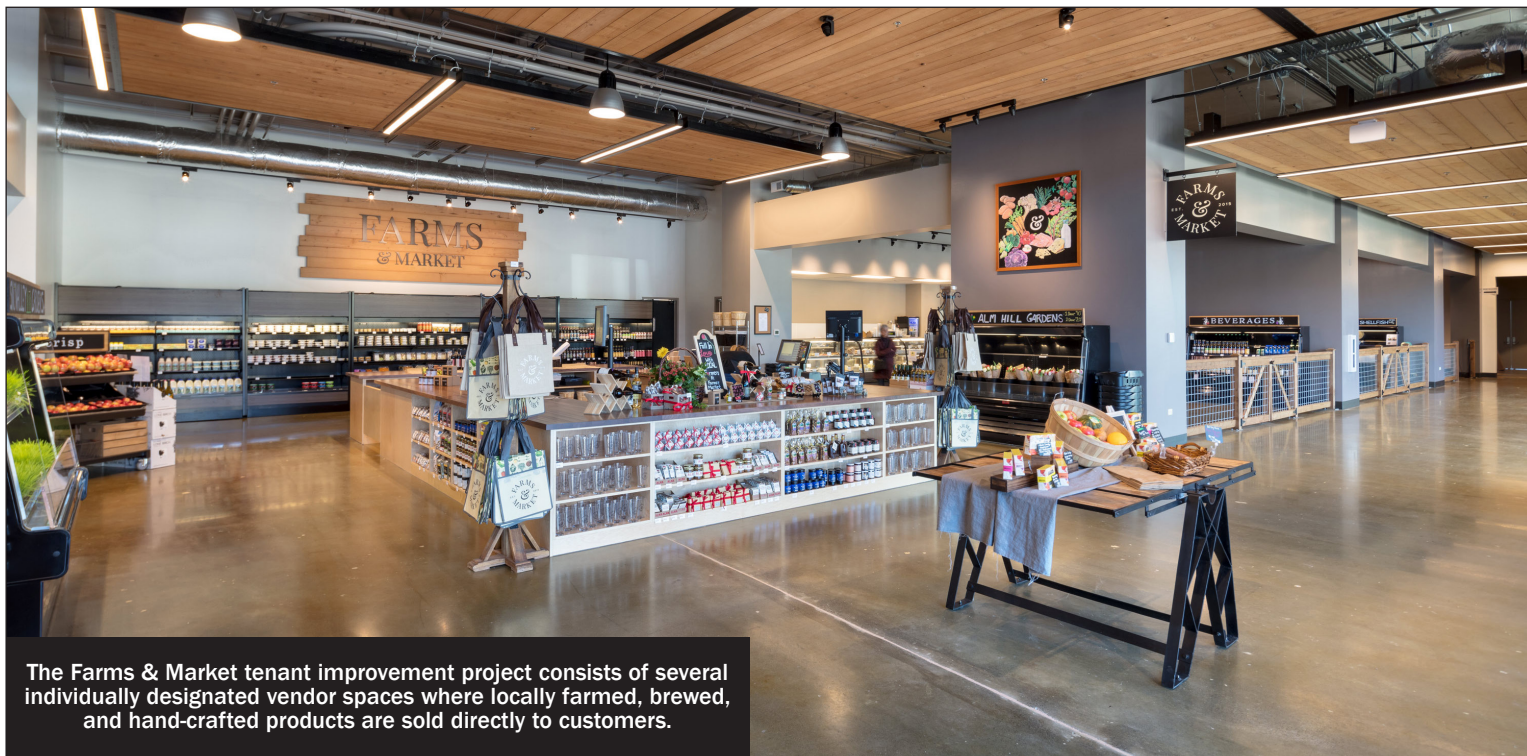
Owner: Farms & Market

Architect: 2812 Architecture

Synergy Construction, Inc. was awarded an Excellence in Construction Award in the Tenant Improvement/Renovation Less Than \$4 million category for their work on Farms & Market, in Everett. Farms & Market consists of several individually-designated vendor spaces where locally farmed, brewed, and hand-crafted products are sold directly to customers.

This 17,000 square-foot lump sum project took just under six months to complete and included the development of a commercial prep kitchen, grocery store, and restaurant in addition to local farm vendor spaces. Out of 30 subcontractor bids, five ABC members were chosen on merit to participate in this project: Alhers, Cressman & Sleight, PLLC, Propel Insurance, Safety Matters, Viewpoint/Dexter Cheney, and Construction Industry Training Council (CITC).

The project began with the unexpected removal of debris and extensive repairs since the space was left unfinished



The Farms & Market tenant improvement project consists of several individually designated vendor spaces where locally farmed, brewed, and hand-crafted products are sold directly to customers.

PHOTO FROM SYNERGY CONSTRUCTION

and vacant for nearly three years. This delay meant that Synergy had to begin work in a space that was surrounded by commercial retail and living space that was already open to the public. Synergy overcame this obstacle by working closely with building management in order to ensure public safety

during the various phases of construction.

Another obstacle involved a change in code requirements surrounding fire suppression in Type 1 commercial hoods and design-build plumbing for kitchen waste lines. This prompted the relocation and capping of installed waste lines that ran

through the post-tensioned slab, using x-ray imagery. Integral fire suppression and back check valves also had to be installed at each location for the Type 1 hoods. Synergy overcame these obstacles and completed the project on time and within the budget.

In addition to staying within

parameters and working in an area that was near public and residential areas, Synergy completed Farms & Market without incident. Out of 431 man-hours recorded, there were no OSHA-recordable cases of injury that required days away from work or required job transfer or restriction.



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For the Evergreen Village renovation, keeping a strict schedule was crucial to maintaining state funding and minimizing the amount of time tenants needed to stay in hotels.

PHOTO FROM SYNERGY CONSTRUCTION

TENANT IMPROVEMENT/RENOVATION \$10 MILLION TO \$100 MILLION

Synergy Construction, Inc. Evergreen Village

Owner: Bayside Communities
Architect: Rolluda Architects

Synergy Construction, Inc. was awarded an Excellence in Construction Award in the Tenant Improvement/Renovation \$10 million to \$100 million category for their work on Evergreen Village, in Olympia. Evergreen Village is an affordable hous-

ing community that serves senior and disabled persons.

This 150,000 square-foot, lump sum project included renovation of 180 units in 40 separate buildings, and took 13 months to complete. The scope of work involved dry rot repair, mold remediation, replacement of exterior siding and roofing, window replacement, modification of several units to meet ADA requirements, an upgraded fire alarm system, mechanical and electrical upgrades and new interior finishes. Five ABC members

helped make this project a success: Ahlers, Cressman & Sleight, PLLC, Propel Insurance, Safety Matters, Viewpoint / Dexter Cheney, and Construction Industry Training Council (CITC).

Inflexible schedules and financing from low-income housing tax credits created nuanced challenges to this project. Keeping a strict schedule was crucial to maintaining state funding and minimizing the amount of time tenants needed to stay in hotels. To overcome this challenge, they rehabilitated the buildings two at a time,

in a staggered format, with a one-week overlap. This gave the crew 12 calendar days to completely turn a building around. The crew persevered by working week-ends in order to ensure that deadlines were met.

Synergy Construction was able to maintain an excellent safety record. Out of 26,838 man hours recorded, there were no OSHA-recordable cases of injury that required days away from work, or required job transfer or restriction.

ABC'S 2019 SAFETY PERFORMANCE AWARD WINNERS

Abacus Electric Co., LLC
Adept Mechanical Services, Inc.
Advanced Government Services - O'Brien
Global Enter
Ahearn Electric, Inc.
Air Systems Engineering
Allied Construction Associates, Inc.
Allied Steel Fabricators, Inc.
All-Ways Air Control, Inc.
AM Exteriors, LLC
American Craftsmen, LLC
Amsberry's Painting, Inc.
Arcadia Drilling, Inc.
Artistic Drywall Textures, Inc.
Avara Construction
Balancing Service Co.
Bender Custom Construction
Benjamin Asphalt, Inc.
Blue Mountain Mechanical, Inc.
Boone Electric Construction
Bowen Construction, Inc.
Bratton Masonry, Inc.
Bravo Roofing, Inc.
Bulldog Plumbing & Design, LLC
C & C Logging, LLC
Casa Bonita Home Care Inc.
Cascade Fence and Deck
Cascade Integration Inc.
CE&C, Inc.
Centennial Contractors Enterprises, Inc.
Central Washington Refrigeration
CHG Building Systems, Inc.
Christensen Inc. General Contractor

Claffey's Painting
Clearview Mechanical, Inc.
Comfort Systems USA Northwest
Commercial Construction Specialty, Inc.
Compass General Construction
Cornell Plumbing & Heating, Inc.
Corstone Contractors LLC
Creative Contracting and Investments
Crystal Soda Blast, LLC
CS Washington Holdings -Spectrum
Construction Serv
Custom Design Roofing LLC
D&D Construction Corp.
Davis Door Service, Inc.
Davis Schueller, Inc.
Deacon Construction, LLC
DKS, Inc.
Dochnahl Construction, Inc.
Donovan Brothers, Inc.
Dovetail General Contractors LLC
DP Incorporated
Eco Electric
Elite Commercial Contracting, Inc.
Ellsworth Builders, Inc.
ENTEK Corporation
Evergreen Concrete Cutting, Inc.
Evergreen Refrigeration
Exact Electric, LLC
Exterior Finishes, Inc.
Exterior Metals, Inc.
Farwest Tenant Improvements Inc.
G&W Commercial Interiors
General Storefronts, Inc.
Glacier Environmental Services, Inc.
Global Construction Solutions, Inc.
Global Metal Works & Erectors, Inc.
Grady Excavating, Inc.
Grand Entrances, Inc.
Grayhawk Construction Co., Inc.
Haggard Electrical Contractors
HHJ, Inc.
High Country Contractors & Developers
HyTech Roofing, Inc.
In Store Services, Inc.

Industrial Resources, Inc.
Innovative Electric, Inc.
J & B Fabricators, LLC
JE Cumming Corp.
John Michael Hall Corp.
Johnson Exteriors, Inc.
Kaleidoscope Landscape Inc.
Keithly Electric Co.
Kemly Electric, Inc.
Kenco Construction, Inc.
KHS & S Contractors
Knight Fire Protection, Inc.
Krekow Jennings Inc.
Krisco Aquatech Pools & Spas
Lakeridge Plumbing & Mechanical, Inc.
Lander Electric Co., Inc.
LEAD Staffing
Lockhart|Suver, LLC
Lossing Construction
Lumenal Lighting
Macro-Z-Technology
Marine Vacuum Service, Inc.
Mariner Construction, LLC
Mastercraft Electric, Inc.
Mattila Painting, Inc.
McBride Construction Resources, Inc.
McCartney Industries, LLC
McClintock & Turk, Inc.
McCown Crafted, Inc.
Mechanical & Control Services, Inc.
Med-Tox Northwest- Safe Environment of America
Mehrer Drywall, Inc.
Mike Werlech Construction, Inc.
Modern Builders, Inc.
Modular Electric, Inc.
MRJ Constructors
Neeley Construction
Newton Building & Development, LLC
North Coast Iron Corp.
Northshore Paving, Inc.
Northstar CG, LP
NW Utility Services, LLC
Olympian Precast, Inc.

Pacific Concrete Construction, Inc.
Pacific Crest Construction
Pacific Northwest Masonry & Design LLC
Pacific One Construction, Inc.
Pacific Window Systems, Inc.
Patriot Roofing
Pattison General Contractor
Performance Mechanical Group
Pivetta Brothers Construction, Inc.
Precision Door Service
Prime Cut Construction LLC
Professional Staff NW
Pro-Staff Mechanical, Inc.
Puget Sound Mobile Wash, Inc.
Pyramid Pools
Queen Anne Painting
Rainbow Federal, Inc.
Ravenhill Construction, Inc.
Raymark Plumbing & Sewer
RC Painting & Sons, Inc.
Redhawk Group
Regency NW Construction, Inc.
S&S Concrete Construction, Inc.
Safari Electric, LLC
Saybr Contractors, Inc.
SCF General Contractors LLC
Schultz Miller, Inc.
SEA CON, LLC
Sea-Aire, Inc.
Sea-Tac Electric, Inc.
SKIS Painting, Inc.
SME, Inc. of Seattle
Smokey Point Electric
Sound Drywall, Inc.
Sound Glass Sales, Inc.
Sound Roofing Systems Inc.
Southgate Electric, Inc.
Specialized Landscaping, Inc.
Sprinx Fire Protection, Inc.
SR Building Services, LLC / King Sheet Metal
STARCON International, Inc.
Stephens Electric Company, Inc.
Stuth Co., Inc.
Sunrise Plumbing, LLC

Superior Stucco Services, Inc.
Synergy Construction, Inc.
System Mechanical and Safety Solutions
Tandem Electric, Inc. - JWR Electric Inc.
T-Bar Construction, Inc.
TCL Partners
TEAM Construction, LLC.
Tekton Group, LLC
Thermatech Northwest, Inc.
Tony Lind Paving, LLC
Town & Country Fence, Inc.
TPC Construction, Inc.
Trade-Marx Signs & Display Corp.
Trades Labor Corporation
Traffic Control Services
Trig Electric Service, Inc.
Tri-Nar, Inc.
United Systems Mechanical, LLC
Unity Electric, LP
Universal Land Construction Co.
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Fox & Finch required extensive reshoring prior to demolition to preserve basement walls for the housing project.

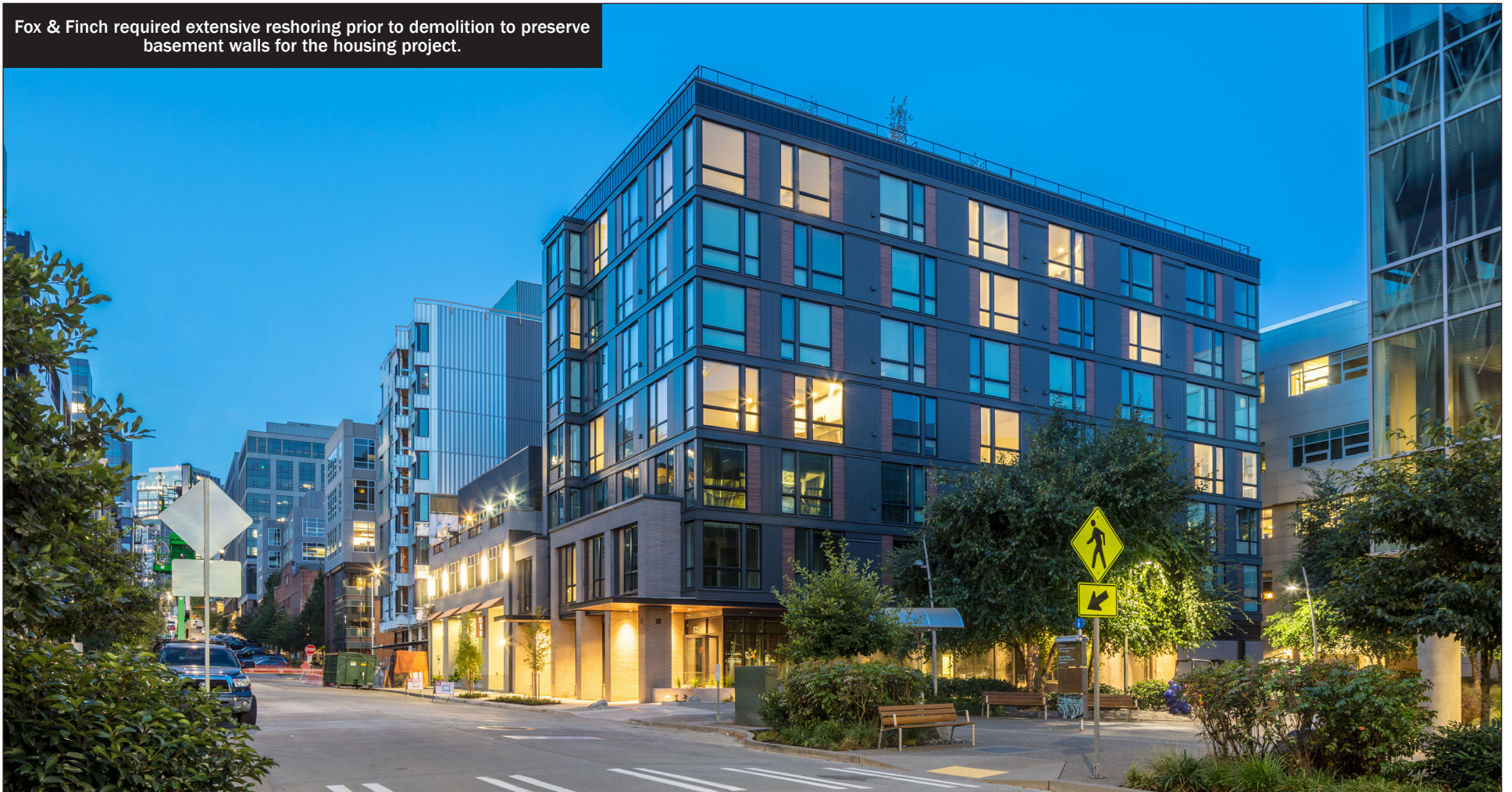


PHOTO FROM SYNERGY CONSTRUCTION

MULTI-FAMILY CONSTRUCTION \$10 MILLION TO \$25 MILLION

Synergy Construction, Inc. Fox & Finch

Owner: Wilshire Capital
Architect: VIA Architecture
Engineer: Yu & Trochalakis, PLLC

Synergy Construction, Inc. was awarded an Excellence in Construction Award in the Multi-Family Construction Category: \$10 million to \$25 million for their work on Fox & Finch in Seattle. This seven-story, mixed-use new construction Market Rate Housing project includes 49 apartment units, a community lounge called the Fox's Lair and a rooftop garden lounge called the Finch's Perch, complete with a BBQ grill space and a dog relief area.

At 53,350 square feet, this 14-month, lump sum project is in the bustling South Lake Union neighborhood. The following six ABC members were chosen on merit to participate on this project: Ahlers, Cressman & Sleight, PLLC, Propel Insurance, Safety Matters, Viewpoint / Dexter Cheney, Schmitz & Associates, PS, and the Construction Industry Training Council (CITC).

Like any construction project in the heavily-congested Seattle area, this project was not without challenges. Extensive reshoring was required prior to demolition to preserve basement walls. This was accomplished by lowering steel rake beams through a saw cut in the floor of the existing building and then lifting them into place with an excavator. Following completion of the demolition, 70 piles were also drilled and installed on a zero-lot line which is an impressive feat considering the building's prime and heavily crowded location.

Synergy overcame these obstacles through constant communication with neighboring properties and coordination with the city of Seattle. They also developed an intricate schedule sequence that allowed each subcontractor to work more efficiently by having their own floor to work on at a time. This allowed them complete project elements ahead of schedule even during the wettest season of the year.

Synergy completed this project without incident. Out of 25,675 man hours recorded, there were no OSHA-recordable cases of injury that required days away from work, or required job transfer or restriction.

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Coordinating the many contractors needed for the renovation of Cortina Restaurant was one of SME's challenges on the project.



PHOTO FROM SME

ELECTRICAL & COMMUNICATIONS

SME, Inc. of Seattle
Cortina Restaurant

Owner: Ethan Stowell Restaurant Group

Architect: Heliotrope Architects, PLLC

Engineer: Case Engineering

SME, Inc. of Seattle was award-

ed an Excellence in Construction award in the Electrical & Communications Category for their work on the Cortina restaurant in Seattle. This tenant improve-

ment project reimagined the use of new and existing systems in order to fit the space and deliver the quality touch that a high-end restaurant requires.

This lump sum, 7,000 square-foot project lasted 34 weeks in total. The scope involved research of existing circuitry, design and submission for permit of electrical drawings, and rework of the fire alarm. SME also provided dedicated circuitry to the back bar and kitchen area, an elaborate and user-friendly lighting package control system, and general-purpose power for customer use.

The biggest challenge they faced was the ceiling design and construction and the potential for a clash with other contractors. To overcome this, SME conducted an analysis which layered the varying scopes of other trades (mechanical, sprinkler, security, and acoustical ceiling installer). Then they laid out the build on

the floor, prior to installation, allowing everyone to remain on the same page throughout the process.

This clever coordination tactic also allowed SME to overcome a challenge with a difference in toleration distance ($\frac{1}{4}$ inch to $\frac{1}{16}$ inch) in the ceiling, which was much closer than anticipated. They addressed this issue by waiting for the ceiling to go up then used an elaborate strut system to minimize fixture movement and adjust the fixture boxes to match the ceiling, then thread the fixtures through the ceiling to their applicable mounting box. The result was a great-looking final product and a happy customer.

SME completed this project while keeping employees safe on the job. Out 2,293 man hours recorded, there were zero OSHA-recordable cases of injury that required days away from work or required job transfer or restriction.

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GuideStrip
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Seal Coating
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SKIS Painting's Bayview Retirement Community project encompassed 65,000 square feet of exterior renovation and lasted approximately eight months.

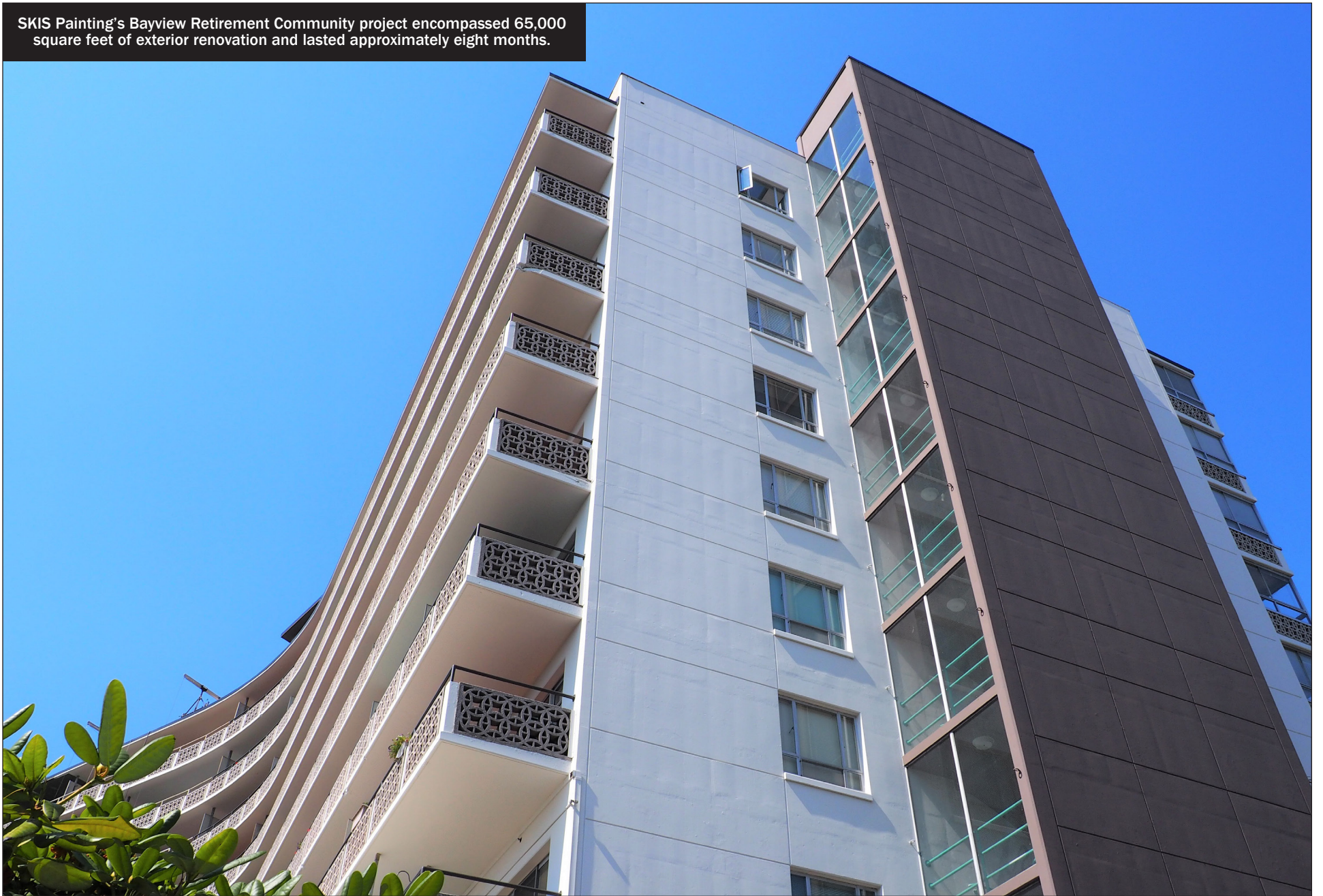


PHOTO FROM SKIS PAINTING

EXTERIORS

SKIS Painting, Inc. Bayview Retirement Community

Owner: Bayview Manor Homes
Architect: Rice Fergus Miller Inc.

SKIS Painting Inc. was awarded an Excellence in Construction award in the Exteriors Category, for their work on the Bayview Retirement Community residence in Seattle. Bayview is a 62-plus retirement community located in the bustling Queen Anne neighborhood of Seattle. The building consists of a 10-story tower with 127 apartment units on upper levels and 44 assisted living units on lower levels.

This lump sum project involved 65,000 square feet of exterior renovation and lasted approximately eight months. The work involved repainting the entire existing exterior (including 64 balconies), surface remediation of brick, cleaning and sealing of concrete, and application of 30-foot signage

and logos on the top of the building. In addition, stubborn stains on the exterior brick of the building were removed with the use of cleaners and experimental processes to maintain consistent quality for all phases of the project.

Challenges included dealing with 100 percent occupancy of the building which required extensive safety considerations such as walkways, fumes, as well as lift use and project assembly in congested public areas. Minimal disruption to tenants also posed obstacles to quality control, scheduling, accessing balconies full of furniture with a swing stage, and coordinating with an onsite daycare center which required seven days' notice before work could be done. SKIS overcame these obstacles through coordination with the general contractor, building management and surrounding community, and through their attention to safety when it came to the use of lifts, material hoists, and other tools.

Out of 4,916 man hours recorded, there were no OSHA-recordable cases of injury that required days away from work, or job transfer or restriction.



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OTHER SPECIALTY CONSTRUCTION: COMMERCIAL LESS THAN \$5 MILLION

SKIS Painting, Inc. The Axle — Interbay

Owner: LMV Interbay Holdings
Architect: Encore Architects
Engineer: Coughlin Porter Lundeen

SKIS Painting, Inc. was awarded an Excellence in Construction award in the Other Specialty Construction: Commercial - Less Than \$5 million category, for their work on The Axle in Seattle. The Axle is an apartment living community located in Seattle's Interbay neighborhood, that consists of 226 units ranging from studios to two-bedroom townhomes.

This lumpsum, 776,637-square-foot, full interior and exterior new construction job, took just over one year to complete. The full scope involved painting of the full interior and exterior of the building and living units as well as supplying and installing wallcoverings. Painting areas also included a full amenities space, exercise facilities, elevator lobbies, tenant lounge, dog washing room, bike locker, mail room, manager living quarters, leasing offices, two stairwells and a large lobby. The project was completed at the LEED Gold

Painting areas in The Axle — Interbay included a full amenities space, exercise facilities and tenant lounge.



PHOTO FROM SKIS PAINTING

certification standard.

SKIS truly challenged itself to meet and exceed standards for

exceptional quality as well as serving as the industry expert by recommending necessary

changes to paint and trim packages in select areas, ultimately contributing to a higher quality finished product.

The greatest challenges that SKIS faced were several significant changes in scope. The greatest of these modifications included: repainting all 226-unit entry doors to a new, darker color, painting baseboards in all

the unit bathrooms and accents added in many of the elevator lobby areas. Most of these modifications occurred toward the end of the project when most of the crews were committed elsewhere. However, SKIS was still able to increase onsite staff, maintain quality and plan around other contractor work and associated costs.

nice job team!

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MECHANICAL: INDUSTRIAL

Air Systems Engineering, Inc. Bellmont Cabinets Finish Room

Owner's Representative: Pacific Crest Industries, Inc. dba Belmont Cabinet Co.

Air Systems Engineering, Inc. was awarded an Excellence in Construction Award in the Mechanical: Industrial Category for their work on Belmont Cabinets Finish Room in Sumner. The finish room allows Belmont Cabinets to apply custom finishes to 250 cabinets per day, with improved quality, while using less materials and manpower.

This lump sum, design-build project was in a 27,000 square-foot portion of a large manufacturing, tilt-up building and took approximately 20 months to complete. The scope of the project included the installation of a 26,000-cfm dust collector, a 200-horsepower exhaust fan, explosion relief vents, fire suppression systems, an engineered duct system for custom equipment, alteration to the make-up air system and controls to maintain correct room pressurization. The scope also involved the installation of a 1 million BTU boiler, pump and piping system for the drying oven heat source, compressed air, as well as natural gas and fire sprinkler extensions to the new boiler room. ABC member Saybr Contractors, Inc. also contributed their services to this project.

The biggest challenge that Air Systems Engineering, Inc. faced throughout the project was safely working in the finishing room, which had 65 employees working on 375 cabinets, across two shifts per day. They overcame this challenge through daily coordination with the floor manager in order to determine how to complete work around the plant's heavy production activity. They also combined their work plan with their safety plan to ensure that everything went smoothly to deliver a finished project, that was completed on time.

Air Systems Engineering, Inc. completed this project without incident. Out of the 1,772 man hours recorded, there were zero OSHA-recordable cases of injury that required days away from work, nor were there any instances that required job transfer or restriction.



For the Belmont Cabinets Finish Room, Air Systems Engineering was tasked with safely working in the finishing room, which had 65 employees working on 375 cabinets.

PHOTO FROM AIR SYSTEMS ENGINEERING



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Owner: King County Housing Authority



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Rafn Co.
Anchor Flats Apartments

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Architect: Runberg Architecture Group
Engineer: Michael Nouwens Consultants



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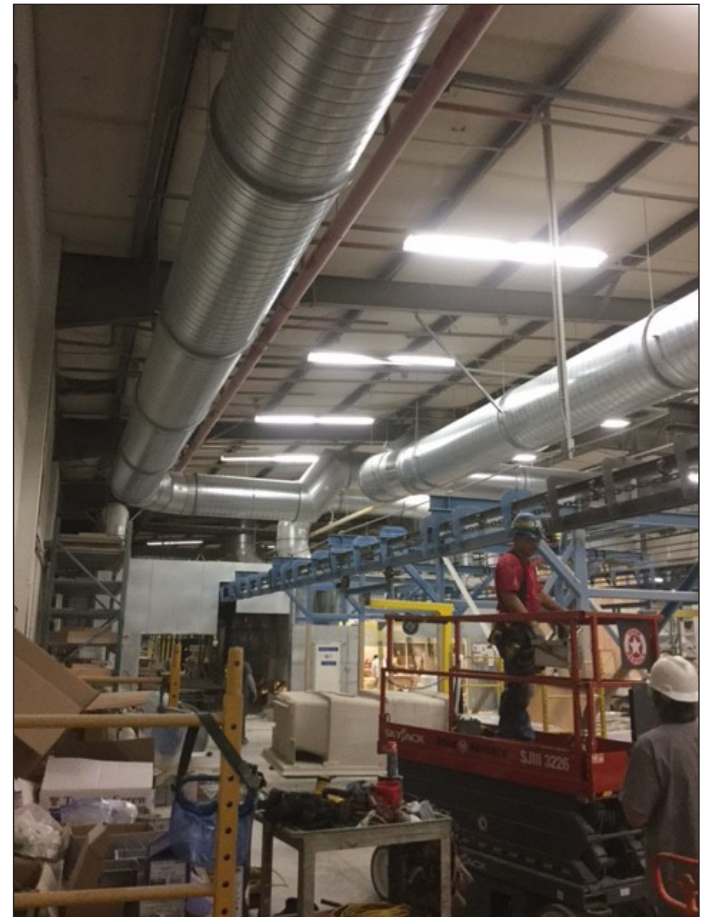
2019 MERIT AWARDS

MECHANICAL: INDUSTRIAL

Air Systems Engineering, Inc.

Aquatic Bath TIs

Owner: Aquatic Bath



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