

SEATTLE DAILY JOURNAL OF COMMERCE

MASONRY INSTITUTE OF WASHINGTON
2014 DESIGN AWARDS



NOVEMBER 7, 2014

FIRST SAVINGS BANK NORTHWEST — LOAN CENTER

HONOR AWARD
COMMERCIAL

Location: Renton
Mason Contractor: J&S Masonry
Architect: Baylis Architects
Owner: First Savings Bank Northwest
General contractor: Foushee & Associates

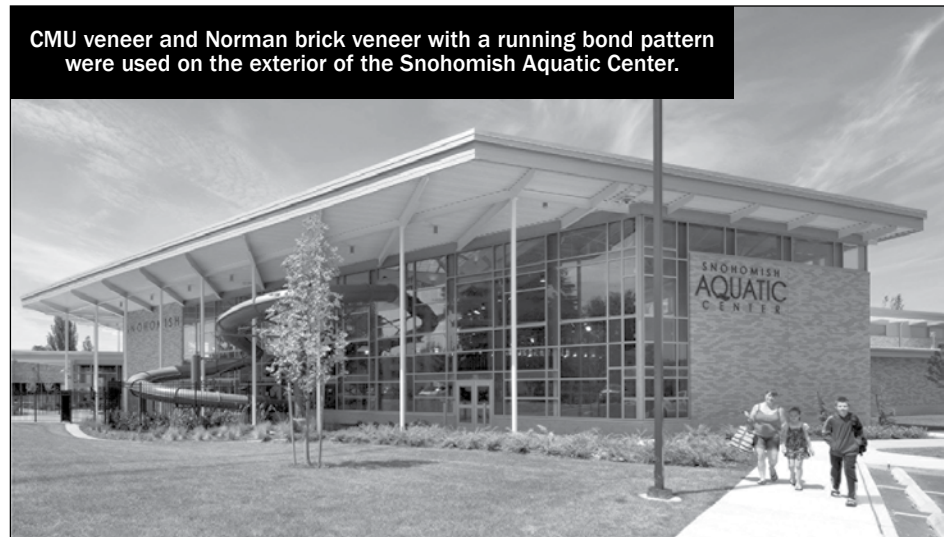
The Loan Center totals 21,000 square feet and is built around a steel-framed structure anchored with a two-story brick, block and precast concrete base, and a third story of champagne and chocolate metal panels and bronze glazing.

The masonry work was inspired by the existing structure built in 2004 using the same 8x4x16 autumn leaf structural brick for the historic reference, matching the original brick of the bank's 1950 expansion. The dry-pressed manufacturing process allowed for the signature stack bond pattern. The castle white ground-face block also uses the stack bond and blends with the browns of the brick and the grays of the precast.



The entrance to the loan center is faced in castle white ground-face block.

PHOTO COURTESY MIW



CMU veneer and Norman brick veneer with a running bond pattern were used on the exterior of the Snohomish Aquatic Center.

PHOTO BY LARA SWIMMER

SNOHOMISH AQUATIC CENTER

HONOR AWARD
GOVERNMENT

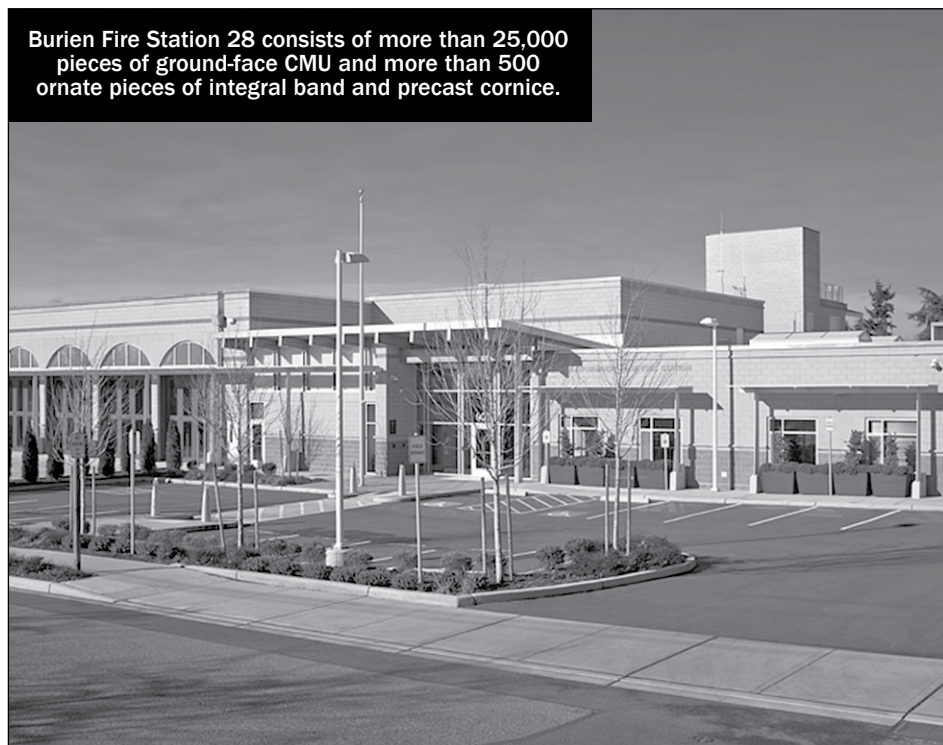
MERIT AWARD
CONCRETE
MASONRY DESIGN

Location: Snohomish
Mason contractor: R&D Masonry
Architect: Dull Olson Weekes — IBI Group Architects
Owner: Snohomish School District
General contractor: Absher Construction

The 52,000-square-foot Aquatic Center contains two natatoriums connected by a window wall framed in CMU, creating a transparent connection between the two spaces yet providing a separation between their functions.

Concrete masonry products were selected due to their durability and ease of maintenance in the corrosive atmosphere of aquatic centers, as well as their compatibility with water-repellent and anti-graffiti coatings.

Standard size CMU veneer and Norman brick veneer with a running bond pattern were selected for the building's exterior. The color matches that of the existing attached building, supporting the context of the entire facility.



Burien Fire Station 28 consists of more than 25,000 pieces of ground-face CMU and more than 500 ornate pieces of integral band and precast cornice.

PHOTO BY DALE LANG

BURIEN FIRE STATION 28

MERIT AWARD
GOVERNMENT
& CIVIC

Location: Burien
Mason contractor: Fairweather Masonry
Architect: Rice Fergus Miller
Owner: King County Fire District
General contractor: Bayley Construction

The new headquarters station for King County Fire District No. 2 was originally designed with materials other than masonry, but fire station officials were adamant that their building be made with masonry.

The building has more than 25,000 pieces of ground-face CMU and more than 500 ornate pieces of integral band and precast cornice.

MIW AWARD WINNERS

Commercial

Honor award: First Savings Bank NW – Loan Center

Concrete Masonry Design

Honor award: Harned Center for Health Careers

Merit award: Snohomish Aquatic Center

Government & Civic

Honor award: Snohomish Aquatic Center

Merit award: Burien Fire Station 28

K-12

Honor award: Eisenhower High School

Merit award: Valley View Middle School

Medical

Honor award: Swedish Hospital Issaquah

Merit award: ICHS Shoreline Clinic

Higher Education

Honor award: Harned Center for Health Careers

Merit award: Wenatchee Valley College Music & Art Center

Institutional

Honor award: Tahoma National Cemetery

Multi-Structure Use

Honor award: Picnic Point Treatment Plant

Merit award: UPS masonry plan

Residential

Honor award: Skyline at First Hill

Merit award: Stadium Place

Restoration-Renovation

Honor award: UW Husky Stadium

Unique Masonry Use – Tile and Stone

Honor award: South Seattle residence

Merit award: Everett Golf & Country Club residence

2014 EXCELLENCE IN MASONRY AWARDS

The Masonry Institute of Washington celebrated 17 projects Thursday night at its Excellence in Masonry Design Awards banquet at the W Hotel in Seattle.

MIW awards honor outstanding architectural design where masonry products – brick, concrete block, stone, tile and marble – figure prominently into the overall building design.

The judges were Scott Christiansen of Gallegos Building Solutions, Denver; Pem Eberlein of A.P. Eberlein Co., Longmont, Colorado; Brett Terry of Rocky Mountain Masonry Institute, Denver; Melissa Dalgetty and Jesse Ross of Barker Rinker Seacat Architecture, Denver; and Clayton C. Cole of Slaterpaul Architects, Denver.

MIW holds its awards program every two years. The association was established in 1972 to promote masonry construction throughout Western Washington. It also serves as an education provider and technical resource for building industry professionals.

ON THE COVER

Eisenhower High School in Yakima won the top award for K-12 schools at the 2014 Masonry Institute of Washington Excellence in Masonry Design Awards. It was designed by KDF Architecture and NAC Architecture.

PHOTO COURTESY OF MIW

2014 EXCELLENCE IN MASONRY DESIGN AWARDS TEAM

SECTION EDITOR: BENJAMIN MINNICK • SECTION DESIGN: JEFFREY MILLER
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TAHOMA NATIONAL CEMETERY

HONOR AWARD
INSTITUTIONAL

Location: Kent

Mason contractor: Keystone Masonry

Architect: SmithGroupJJR

Owner: U.S. Department of Veterans Affairs

General contractor: US Builders Group

This relatively new cemetery went through a second expansion. A modern ossuary was included along with two memorial walls honoring veterans interred in the ossuary, at another cemetery, scattered elsewhere or lost in action.

Basalt was strategically selected as a locally available material to soften the manmade concrete elements and integrate the built structures contributing to a LEED silver-equivalent rating for the site work.

Geometric shapes ranging from straight walls to curves and spirals required a high level of skill to make. More than 20,000 structural concrete masonry units, 34,000 square feet of stone and 1,200 tons of architectural precast concrete were used.



Basalt was used to soften manmade concrete elements at Tahoma National Cemetery.

PHOTO BY BRETT DRURY

STADIUM PLACE

MERIT AWARD
RESIDENTIAL

Location: Seattle
Mason contractor: J&S Masonry
Architect: ZGF Architects
Owners: Daniels Real Estate and Pillar Properties/Stadium Place Investors LLC
General contractor: JTM Construction

This project is the centerpiece of the North Lot Development, a mixed-use project that includes two city blocks and nearly four acres of undeveloped land. It is the largest transit-oriented development in the Pacific Northwest.

The 675,000-square-foot development has two residential towers — The Nolo and The Wave — above shared retail and a parking podium. The podium is wrapped in Ambar dark and Creme Regina Spanish limestone. The 11-story Nolo has loft-style apartments with raw, modest finishes and open floor plans, clad in unrefined clinker brick.



The Nolo, foreground, is finished in unrefined clinker brick to reflect historic Pioneer Square.

PHOTO FROM MIW

UW HUSKY STADIUM RENOVATION

HONOR AWARD
RESTORATION-
RENOVATION

Location: Seattle
Mason contractor: Fairweather Masonry
Architect: 360 Architecture
Owner: University of Washington
General contractor: Turner Construction

The project's centerpiece is the new football operations building in the new west grandstands, which is comprised of brick masonry. The building's use of stone, brick, glass and steel retains the traditional aesthetic of the stadium.

The masonry facade is primarily comprised of custom Turkish limestone in dark beige integrated with a hollow-core structural brick blend of 85 percent Carib mission and 15 percent Monterey mission. Accents are provided by a verity of sandstones and granites.

All of the CMU and brick materials used were harvested and made within 400 miles of the project.



The football operations building at Husky Stadium is outfitted in stone, CMU and clay brick.

PHOTO BY DALE LANG

HARNED CENTER FOR HEALTH CAREERS

HONOR AWARD
CONCRETE
MASONRY DESIGN

HONOR AWARD
HIGHER EDUCATION

Location: Tacoma
Mason contractor: Johnston Construction
Architect: NBBJ
Owner: Tacoma Community College
General contractor: Forma Construction

The Harned Center for Health Careers provides up-to-date equipment in the Tacoma Community College health training programs that are not covered through state funding.

The center has 69,700 square feet for multi-use labs, instructional space, and program support areas for studying, conferences and faculty offices. Cooling and heating comes from a geothermal system made up of 150 wells that are each 220 feet deep.

The geothermal system was part of the LEED gold design for the building.

A three-color blend of structural block veneer CMU was used on the exterior.



Harned Center, outfitted in three colors of structural block veneer, was built to LEED gold standards.

PHOTO FROM MIW

WENATCHEE VALLEY COLLEGE MUSIC & ART CENTER

MERIT AWARD
HIGHER EDUCATION

Location: Wenatchee
Mason contractor: Aden Masonry
Architect: Integrus Architecture
Owner: Wenatchee Valley College
General contractor: Graham Construction

The new Music & Art Center creates much-needed studio space for the arts and acoustically designed rehearsal and performance spaces for music. It is organized into a music wing and an art wing, connected by a shared student gallery lobby.

The center is a wood, masonry and steel-framed structure with predominantly brick veneer and metal siding. The building's design relies on solid forms created by the classic terra-cotta brick masses in contrast to large compositions of glass and windows.

The CMU structure and brick skin of the music wing contribute to the sound isolation needed by the music wing's recital areas.

The CMU structure and brick skin contribute to the sound isolation needed by the music wing's recital areas.



PHOTO FROM MIW



Brick on low-rise apartment flats at Skyline maintains the scale of neighboring buildings.

PHOTO FROM MIW

SKYLINE AT FIRST HILL

Location: Seattle
Mason contractor: Wards' Masonry
Architect: Perkins+Will
Owner: Presbyterian Retirement Communities Northwest
General contractor: Sellen Construction

**HONOR AWARD
 RESIDENTIAL**

This 630,000-square-foot complex consists of vernacular varied elevation treatments and brick masonry on low-rise apartment flats on Eighth Avenue to maintain scale elements with neighboring buildings.

Sustainable strategies include access to public transportation, reuse of an urban site, landscape and exterior elements that reduce the heat-island effect, non-CFC refrigerant in HVAC equipment, storage and collection of recyclables, recycled content in construction materials, environmental smoke control in public spaces, thermal comfort designed to meet and exceed ASHRAE standards, daylight and views for 75 percent of spaces.

Innovation in Design strategies included a hill-climb on Cherry Street to enhance public use of site.

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“A rock pile ceases to be a rock pile the moment a single man contemplates it, bearing within him the image of a cathedral.” Antoine de Saint-Exupery

VALLEY VIEW MIDDLE SCHOOL

MERIT AWARD
K-12

Location: Snohomish
Mason contractor: R&D Masonry
Architect: Dykeman
Owner: Snohomish School District
General contractor: Absher Construction

Valley View Middle School is designed to be a leading institution for both educational delivery and sustainable practice.

The International Living Building Institute's Living Building Challenge was used as a guideline for the school's sustainable design elements and technologies. Locally sourced brick played a key role to satisfy both envelope and sustainability goals.

Other strategies for the design team included use of envelope design to reduce energy demand, solar and geothermal technology, rainwater harvesting, integrated value messaging and interpretive signage.

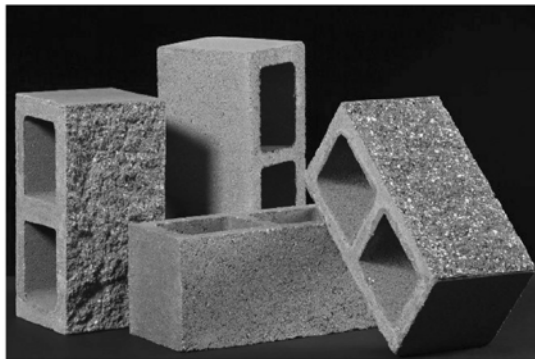
The new school uses less energy than the previous 1981 school that was half the size.

Locally sourced brick played a key role to satisfy envelope and sustainability goals at Valley View Middle School.



PHOTO FROM MIW

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Eisenhower High School, clad in brick, was designed to be 20 percent more efficient than the current state energy code.

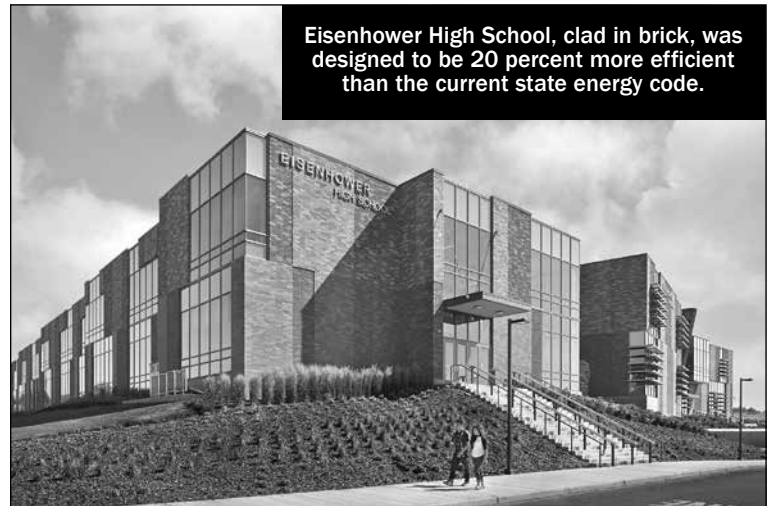


PHOTO FROM MIW

EISENHOWER HIGH SCHOOL

Location: Yakima
Mason contractor: Bratton Masonry
Architects: KDF Architecture; NAC Architecture
Owner: Yakima School District
General contractor: Graham Construction

HONOR AWARD
K-12

Rural schools are the common ground connecting families and community to each other and students to their potential.

One of the largest challenges that rural schools face is ongoing costs of operating and maintaining their buildings. Eisenhower High School was designed to be 20 percent more efficient than the current state energy code. To accomplish that, a life-cycle cost analysis was used to help select systems that were appropriate for the building and could be maintained by its staff.

The building orientation, envelope and sunscreens were used to control thermal gain. Enhanced commissioning made sure that the systems functioned efficiently and as designed.

SWEDISH HOSPITAL

Location: Issaquah
Mason contractor:
 Fairweather Masonry

Architect:
 CollinsWoerman

Owner: Swedish Health System

General contractor: Sellen Construction

HONOR AWARD
 MEDICAL

The architect introduced Swedish to the integrated design approach where the building owners, architects and contractors design the entire project together.

Stone, brick and CMU were chosen to set a warm, comforting and non-clinical impression.

The project has 16,000 square feet of set-in-place interior CMU, 54,000 square feet of brick veneer, 5,200 square feet of structural brick, 16,000 square feet of precast and 3,800 square feet of stone cladding.

The central utility plant, which houses vital power systems and backup generators for the hospital, uses 14,000 square feet of CMU.

Stone, brick and CMU were chosen to set a warm, comforting and non-clinical impression at Swedish Hospital in Issaquah.



PHOTO FROM MIW

ICHS SHORELINE MEDICAL AND DENTAL CLINIC

MERIT AWARD
 MEDICAL

Location: Shoreline
Mason Contractor: R&D Masonry

Architect: Miller Hayashi
 Architects

Owner: International Community
 Health Services

General contractor: Lease
 Crutcher Lewis

Opened on Sept. 15, Shoreline Medical and Dental Clinic is the newest clinic in the ICHS network of nonprofit community health centers. It is 13,000 square feet and three stories, offering exam rooms, space for a future pharmacy, and shell space on the third floor for future expansion.

Natural materials, large windows and high ceilings make the space more inviting. Major structural elements and glazing were placed with future expansion needs in mind.

ICHS wanted durable, sustainable materials as the clinic was designed for decades of frequent use. It chose a manganese Ironspot masonry facade and exposed concrete shear walls.

Shoreline Medical and Dental Clinic has a manganese Ironspot masonry facade and exposed concrete shear walls.



PHOTO FROM MIW

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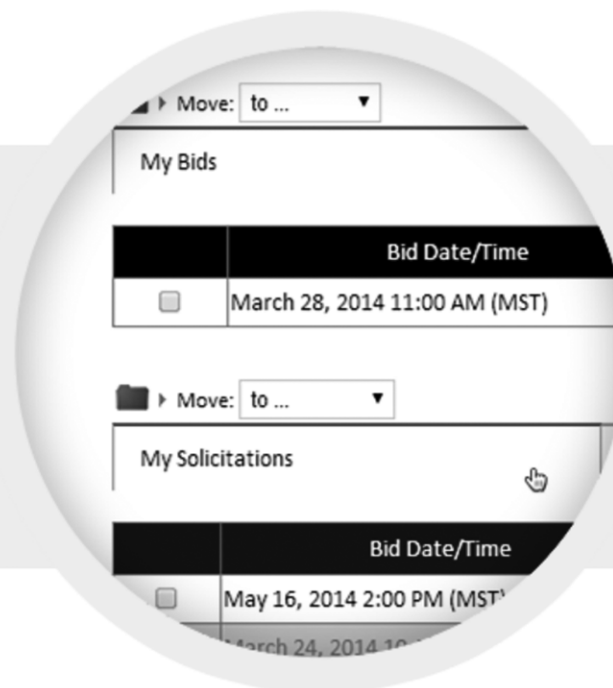
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PICNIC POINT WASTEWATER TREATMENT PLANT

HONOR AWARD
MULTI-STRUCTURE USE

Location: Edmonds
Mason contractor: The Henson Company
Architect: Indra Jain
Owner: Alderwood Water & Wastewater District
General contractor: Apollo Inc.

Due to the proximity of the treatment plant to the residential community and Waterfront Park, design of the buildings and related treatment plant facilities was critical to the neighborhood.

After consulting with water district personnel, the designers chose non-trendy, long-lasting materials, colors and textures to meet the plant's 50-year lifespan, stay within budget and appeal to the neighbors.

A masonry screen wall and native landscaping provides security and softens the street picture. The selection of concrete foam masonry units saved 12 inches in the building width, providing more space for process equipment and a one-way service road around the process facilities.



The Picnic Point operations building balances function and durability to match the campus design.

PHOTO FROM MIW

UPS MASTER MASONRY PLAN

MERIT AWARD
MULTI-STRUCTURE USE

Location: Tacoma
Mason Contractor: Keystone Masonry
Architect: Bohlin Cywinski Jackson
Owner: University of Puget Sound
General contractor: Korsmo Construction

The project consists of three buildings on the University of Puget Sound campus.

The 55,000-square-foot Commencement Hall houses five academic community programs, 135 single bedrooms, study rooms, a large 4,800-square-foot meeting room, seminar room, gallery, and support spaces for teaching and learning.

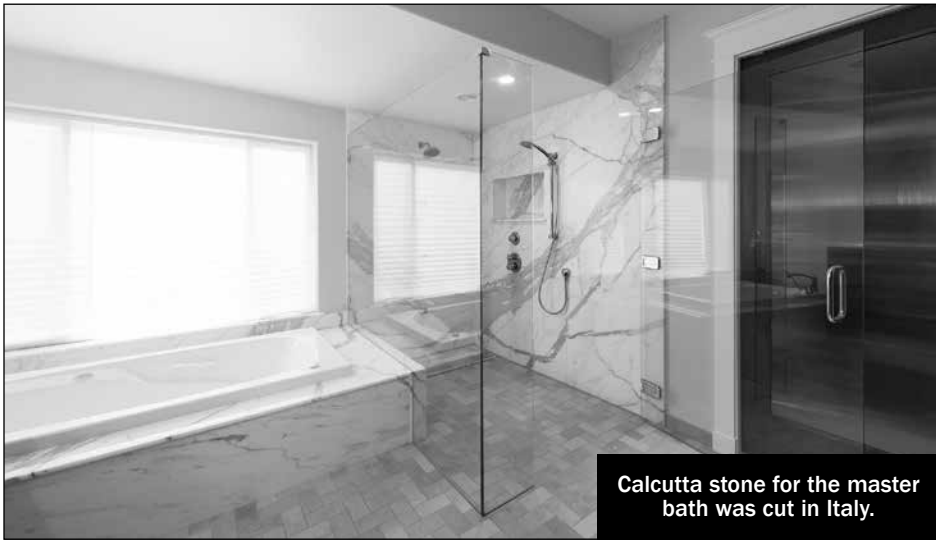
A two-story, 18,000-square-foot addition to the Wheelock Student Center was completed in May, adding more kitchen and dining space, and an elevator and restrooms.

At 42,500 square feet, the William T. and Gail T. Weyerhaeuser Center for Health Sciences provides the resources and flexibility needed to support new areas of study in the fields of health and behavioral sciences.



Commencement Hall was clad in brick and CMU to match other buildings on the UPS campus.

PHOTO BY BRETT DRURY



Calcutta stone for the master bath was cut in Italy.

PHOTO BY ROGERS GLOBAL PHOTOGRAPHY

SOUTH SEATTLE RESIDENCE

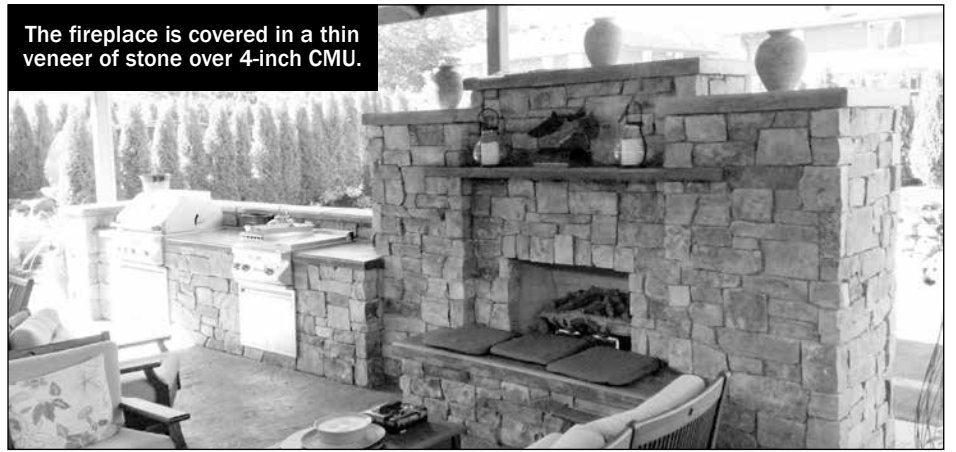
Location: Seattle
Tile contractor: Patricelli Tile
Architect: Paul Whitney
Owner: Private resident
General contractor: Cabinets Etc., Palm Desert, California

HONOR AWARD
UNIQUE MASONRY USE —
TILE AND STONE

This all-brick, 3,200-square-foot basement rambler built in 1951 was stripped to the original framing, reconfigured and renovated/reconstructed.

The entire home has hydronic heat under all floors and hydronic heat in the walls behind the showers and tubs.

Stone material for the fireplace was fabricated specifically for this project. All walls and floors are mud-floated tile and stone. The Calcutta stone for the master bath was hand-selected then cut in Italy. The kitchen counter was a challenge as all of the countertops were over 12 feet long and slabs are normally 10 feet or less.



The fireplace is covered in a thin veneer of stone over 4-inch CMU.

PHOTO FROM MIW


EVERETT GOLF & COUNTRY CLUB RESIDENCE

Location: Everett
Stone contractor: Lang & Lord Masonry
Architect: Lang & Lord Masonry
Owner: Private resident
General contractor: Lang & Lord Masonry

MERIT AWARD
UNIQUE MASONRY USE —
TILE AND STONE







An outdoor fireplace combined with a counter, grill and oven provides space for more people around the fire than a conventional fire pit. The brick oven and ample counter space allow for easier food preparation. Countertops are cast-in-place stained concrete.

The non-vented gas log fireplace is mounted in a traditional firebox. For siding, a thin veneer of 60 percent Montana castle rock and 40 percent Montana antique ledge was used over 4-inch CMU.



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