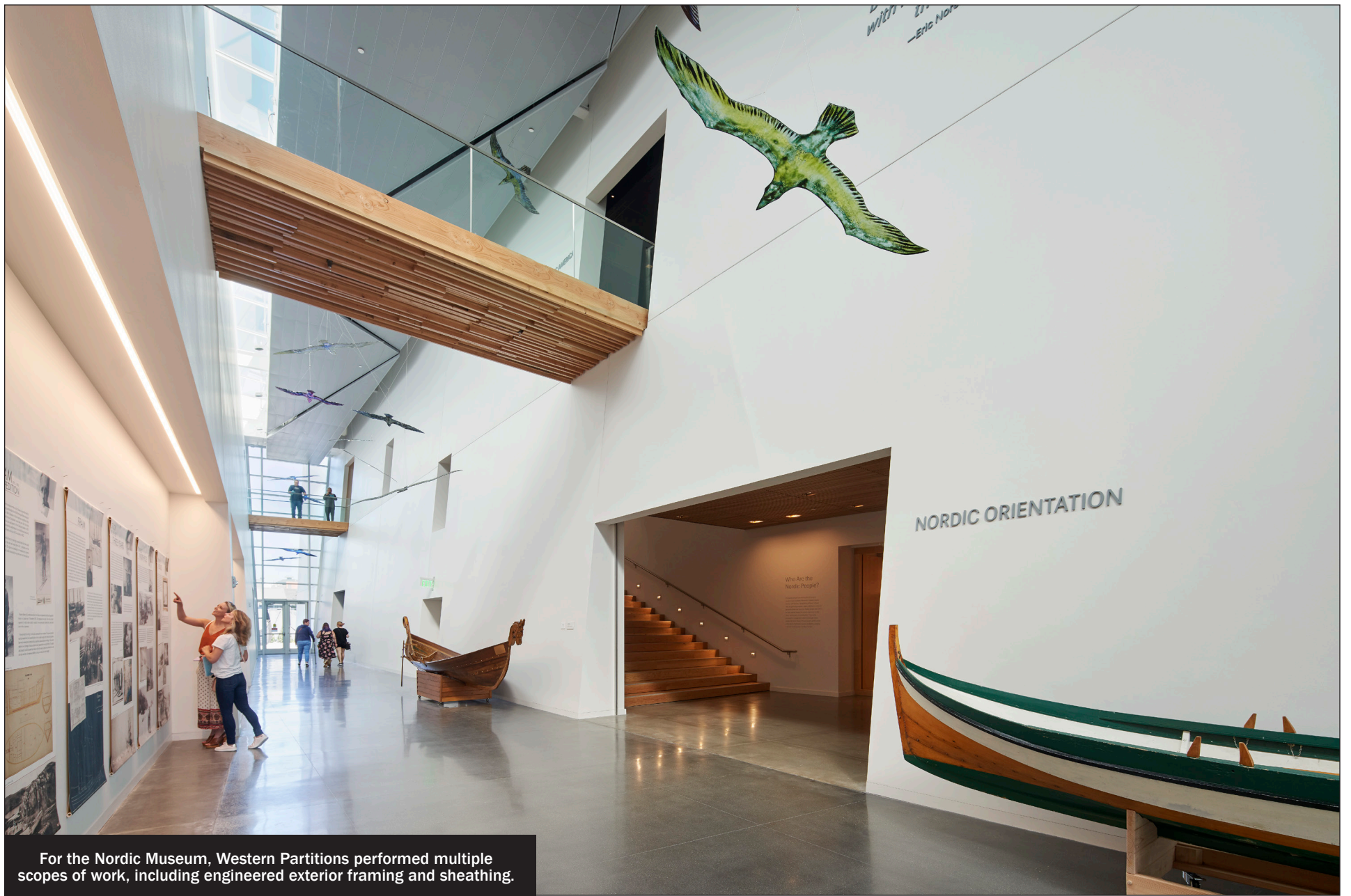


NWCB OUTSTANDING PROJECTS 2019





For the Nordic Museum, Western Partitions performed multiple scopes of work, including engineered exterior framing and sheathing.

PHOTO BY BRUCE DAMONTE

INTERIOR/COMMERCIAL WASHINGTON

Nordic Museum

Location: Seattle

Contractor: Western Partitions

Architect: Mithun

Team: Award Metals, CEMCO, CertainTeed Gypsum, CWALLA, Fry Reglet, Georgia-Pacific, GTS Interior Supply,

Hamilton Drywall Products, HILTI, Salmon Bay Sand & Gravel, Scafco Steel Stud Co., The Supply Guy, USG Building Systems

The Nordic Museum is the only cultural center in the United States that celebrates all five Nordic countries: Denmark, Finland, Iceland, Norway and Sweden. It is an internationally recognized museum and cultural center.

Founded in 1980 by the Nordic Heritage Society, the museum occupied an old Seattle school building in Seattle's Ballard neighborhood until it relocated to a new building in the heart of Northwest Ballard in May 2018.

Budgeted at just under \$54 million, the new three-story, 57,000-square-foot Nordic Museum houses more than 77,000 artifacts. It is designed around the linear Fjord Hall with its multi-faceted walls, which direct visitors to the exhibits while weaving together stories of the Nordic region and the Nordic American experience.

Western Partitions performed multiple scopes of work on the project, including engineered exterior framing, exterior sheathing, weather-and-air barrier, interior framing, gypsum wallboard and tape-and-finish.

One of the first challenges was laying out, framing and hanging the 39-foot-high faceted Fjord Hall walls. Another obstacle was how best to produce a level five finish on the north side of Fjord Hall. With the multidirectional lighting, including the 300-foot-long skylight directly above the hall wall, the 11,000 square feet of level five finish posed a procedural hurdle. After technical consultation with the NWCB staff, WPI tapers produced a top-notch finish that was extremely pleasing to the design team.

For the Nordic Heritage Society, the opening of the Nordic Museum completed years of fundraising and planning. The project was committed from the start to innovation and sustainability and the team achieved LEED Silver certification for the work.

Juror's comment: "Real artistry was required to achieve finishes for a skylight and the angles contained in this museum."

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NWCB HONORS OUTSTANDING PROJECTS

The Northwest Wall and Ceiling Bureau bestowed 15 awards for outstanding wall and ceiling projects at the association's annual convention and trade show April 4-6 in Las Vegas.

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

Western Partitions took home several awards as well as Performance Contracting and Applied Restoration.

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

The judges were architect Ray Ernst; NWCB Executive Director Terry Kastner; former NWCB Executive Director Bob Drury; Marc Chavez, technical director of Perkins+Will; Peter V. Burns, technical consultant for the NWCB; and John Killin, executive director of the Associated Wall and Ceiling Contractors of Oregon and Southwest Washington.



ON THE COVER

A lobby renovation at Two Union Square won the Suspended Ceiling award from the Northwest Wall and Ceiling Bureau.

PHOTO BY SEAN AIRHART/NBBJ

SPECIAL SECTION TEAM

Section editor:
Sam Bennett

Section design:
Jeffrey Miller

Web design:
Lisa Lannigan

Advertising:
Matt Brown

2019 OUTSTANDING PROJECT OF THE YEAR AWARDS

WASHINGTON

Interior Commercial
Nordic Museum
Western Partitions

Interior Residential
University of Washington North Campus Housing/McCarthy and Madrona Halls
Mehrer Drywall

Exterior Residential
Faltermann-Strong Residence
Joseph J. Jefferson & Son.

Light-Gauge Steel Framing
University of Washington Bill & Melinda Gates Center for Computer Science & Engineering Building (Phase II)
Enderis Co.

Exterior Commercial
Washington State Employee Credit Union, 45th Street
Anning-Johnson Co.

Suspended Ceiling
Two Union Square Lobby Renovation
Firstline Systems

Renovation/Restoration Residential
Eagle's Nest Estate
Phampena

Renovation/Restoration Commercial
Bremerton Capital Group Facade Restoration
Applied Restoration

OREGON

Residential
The Heartline Apartments
Anning-Johnson Co.

Interior Commercial
Oregon Health & Science University Center for Health and Healing South (Blocks 28 and 29)
Western Partitions

Exterior Residential
Storyline Apartments
Performance Contracting

Exterior Commercial
WorldMark Portland by Wyndham
Western Partitions

Suspended Ceiling
Portland Japanese Garden Cultural Crossing Village
Performance Contracting

Light-Gauge Steel Framing
The Windward/Lake Oswego (Block 137)
Western Partitions

Renovation/Restoration Commercial
Portland State University
Stott Center/Viking Pavilion
The Harver Co.

EXTERIOR/RESIDENTIAL WASHINGTON

Faltermann-Strong Residence

Location: Mercer Island
Contractor: Joseph J. Jefferson & Son

Architect: William Zimmerman Architects

Team: Dryvit Systems, Georgia-Pacific, Salmon Bay Construction Products

"The Stronghold" is a single-family residence on Mercer Island. The scope of work involved a complete exterior stucco re-clad with a new conservatory/sunroom addition. The work included new window surrounds, three levels of decks, structural and nonstructural soffit beams and other alterations.

Existing barrier exterior insulation and finish systems were removed and about 6,000 square feet of new stucco with acrylic finish were installed over exterior walls and columns. Direct-applied finish systems were installed over vented-glass, fiber-faced gypsum sheathing at 1,600 square feet of roof perimeter and deck soffits.

Stucco components included two layers of 60-minute paper, Eisenwall stucco scratch and brown coats, raised expanded polystyrene trim bands and a custom acrylic-texture finish.

The architectural design by William Zimmerman Architects was inspired by the owners' travels through Spain, Morocco and the Mediterranean. Terracotta tile roofs, decks and wall caps

The Faltermann-Strong residence project stucco-reclad endured weather extremes over two years.



PHOTO BY RICH JACKSON

enhance the stucco exterior. Flowing stucco arches, column detailing, and tile accents at window and door surrounds add color and a clean look to the design.

Joseph J. Jefferson & Son encountered many challenges, starting with access to the site for deliveries. Weather extremes over two years required multiple exterior protections.

Juror's comment: "A classic home! A tight space and a long project delayed by weather, but the contractor did a great job."

INTERIOR/RESIDENTIAL WASHINGTON

University of Washington North Campus Housing/ McCarthy and Madrona Halls

Location: Seattle

Contractor: Mehrer Drywall

Architect: Kieran Timberlake

Team: Award Metals, CertainTeed Gypsum, Fry Reglet, Georgia-Pacific, GTS Interior Supply, Hamilton Drywall Products, HILTI, Salmon Bay Sand & Gravel, Steeler, USG Building Systems

The University of Washington North Campus Housing job contains three separate buildings: McCarty Hall, Madrona Hall and Willow Hall. Mehrer Drywall did the interior drywall on McCarty and Madrona halls.

These buildings were built in Phase 4a of the university's phased plan to reconstruct its student housing.

McCarty Hall was built with 341 units to house 918 students. Madrona was built with 230 units to house 505 students. Willow was built with 221 units to house 539 students, plus full food service and dining for 2,000 people.

These jobs were bid at a time when subcontractors were hard to find. Mehrer Drywall bid the drywall job twice against three competitors and was awarded the contract in June 2017, with an anticipated opening by the 2018 school year.

Drywall was scheduled to start in October 2017 but due to the lack of manpower on the part of other trades, Mehrer didn't get

At the University of Washington's McCarthy and Madrona halls, Mehrer Drywall had 1.7 million square feet of drywall to hang, tape and texture.



PHOTO BY NICOLAS GERLACH

going until November, with 1.7 million square feet of drywall to hang, tape and texture in four weeks less than what was scheduled at the contract award.

Due to W.G. Clark's ability to organize a job of this size, the team accomplished this task without using an abundance of overtime. Mehrer spent only 1.8 percent of its time working within premium pay. It also allowed every subcontractor to have their space to work onsite without trade stacking.

Mehrer finished on time and under budget.

Juror's comment: "Excellent project, with props for scheduling so efficiently."

EXTERIOR/COMMERCIAL WASHINGTON

Washington State Employee Credit Union, 45th Street

Location: Seattle

Contractor: Anning-Johnson Co.

Architect: SKB Architects

Team: CEMCO, CWAlIA, Drywall Distributors, Foundation Building Materials, Georgia Pacific, L&W Supply, Scafco Steel Stud Co., Steeler

The Washington State Employee Credit Union building is a seven-story tower in Seattle's University District. The building includes a first-floor lobby, commons with a cafe featuring high-end finishes, plus WSECU branch offices on first and second floors. Above that are five stories for future office space.

Anning-Johnson's work included the exterior envelope, core buildout from P3-roof, interior buildout of levels one and two as well as specialty items such as fiber-cement panels and glass-fiber-reinforced, concrete column covers.

The main architectural feature of the building, called the Lantern, required extensive coordination between Anning-Johnson, the general contractor, architect and engineer to ensure the precast-to-brick transition could be constructed according to the architectural design.

The small footprint for this shell-and-core project created logistical issues for stocking material, moving teams and accessing the worksite, as well

The Washington State Employee Credit Union required extensive coordination to ensure the precast-to-brick transition could be constructed according to design.



PHOTO FROM ANNING-JOHNSON CO.

as for installing framing and sheathing. The exterior facade was, for the most part, only accessible by scaffolding. This forced extensive coordination among the subcontractors in order to keep the job productive and moving forward.

Juror's comment: "The tight conditions and unique architectural design using multiple materials to connect the curves and nonstandard window framing provided demanding challenges but resulted in an incredible final appearance."

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The remodeled ceiling at Two Union Square Lobby uses 2,833 unique planks from wood sources in Italy.



PHOTO BY SEAN AIRHART/NBBJ

LIGHT-GAUGE STEEL FRAMING WASHINGTON

University of Washington Bill & Melinda Gates Center for Computer Science & Engineering Building (Phase II)

Location: Seattle
Contractor: Enderis Co.
Architect: LMN
Team: CWAlIA, CertainTeed Gypsum, Foundation Building Materials, HILTI, Scafco Steel Stud Co., Spears Construction Supply, USG Building Systems

According to Enderis, the Gates Center was the pinnacle of 30 years of experience in the wall and ceiling industry. The project was extremely detail-oriented and presented a multitude of unique challenges.

The project had large amounts of different types of perforated acoustic gypsum wallboard from different manufacturers, each with its own non-traditional finishing techniques. Each type required extensive research, special components, and specialty-access panels.

The shape of the project alone was one of the greatest challenges: think of a football with the ends cut off. Grid lines were radiused and even perpendicular walls were radial, like spokes on a wheel. Traditional layouts

Phase II incorporated balloon framing, where exterior walls were framed slab to slab, then scabbed onto the exterior of that framing.

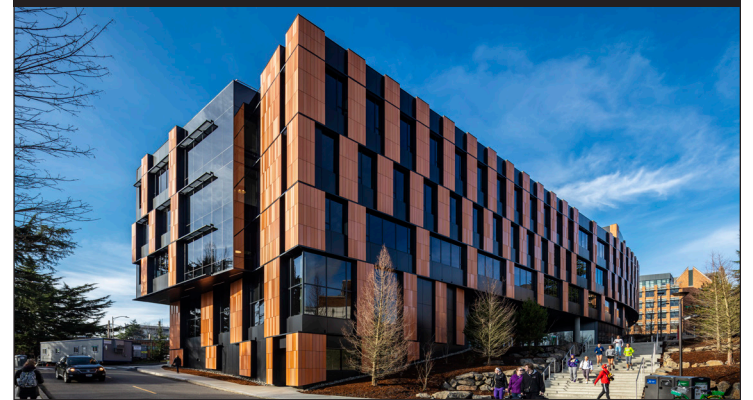


PHOTO BY TIM GRIFFITH

were not an option, leading Enderis to learn new technology, a GPS-type of total positioning system for site layout.

The precision offered by the total station was such that it proved valuable in discovering errors by the site surveyor on at least 10 occasions. Enderis became instrumental in pointing out dimensional flaws that not only saved time and money but proved to be a valuable asset to the general contractor.

The building had another unique component: balloon framing, where exterior walls were framed from slab to slab, then scabbed onto the exterior

of that framing. This was critical because the exterior finish panel at the balloon framing was terracotta. Enderis was able to assist in developing functional deflection details overlooked in the design. They created seven mockups with seven different caulks, and finally came across the right product for the job. No one will ever notice this joint again except the architect, the general contractor and Enderis – which was the intent.

Juror's comment: "It was like the entire building was built with radius framing. The final effect is astounding."

SUSPENDED CEILING/COMMERCIAL WASHINGTON

Two Union Square Lobby Renovation

Location: Seattle
Contractor: Firstline Systems
Architect: NBBJ
Team: Armstrong World Industries, GTS Interior Supply, Rulon International

In 1989, when Two Union Square first opened, it was heralded as "...a distinctly expressionist, Northwest regionalist design," where the uniqueness of the region and economy drove the building's architecture, materials and experiences.

For example, the front desk and lobby directory were fabricated in the shape of an airplane wing. Some forms were more suggestive, such as the way the north facade of the building curves gracefully in the form of an airfoil. The bright white penthouse at the top of the building is a light-hearted reference to the snow-capped mountains surrounding the city.

Two Union has aged gracefully and remains the premier address for hundreds of local and national businesses. However, in 2015, ownership decided it would undertake a series of modernization initiatives in One and Two Union Square.

The project was intended to enliven existing spaces and generate additional experiences for tenants. The goal was to offer a variety of comfortable, upbeat and collaborative settings where tenants could talk, sip coffee, team-up and work.

The ceiling is a custom creation that relied on computational design, high-tech fabrication techniques and skilled local craftsmen to install the completed piece. Rulon International, located in Florida, manufactured the ceiling's 2,833 unique planks from wood sources in Italy. The planks, ranging in length from 3 to 12 feet long, were installed by Firstline Systems' craftsmen in a tongue-in-groove manner to form the 30- to 140-foot-long beams, which are suspended by cables from one end of the lobby to the other. The design and structure are meant to last for 30 years.

Juror's comment: "This is an amazing ceiling! The flow of the ceiling and precision of the installation was highly technical yet artistic."



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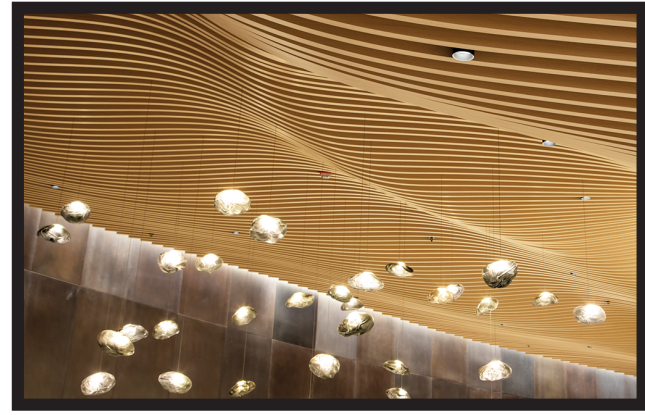
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Award - Interior – Commercial
Project - Nordic Museum
Contractor - Western Partitions, Inc.
Architect - Mithun

Award - Interior - Residential
Project - University of Washington
 North Campus Housing
 McCarthy & Madrona Hall
Contractor - Mehrer Drywall, Inc.
Architect - Kieran Timberlake

Award - Exterior - Commercial
Project - Washington State Employee
 Credit Union 45th St.
Contractor - Anning-Johnson
 Company
Architect - SkB Architects



Award -Renovation/Restoration
 Residential
Project - Eagle's Nest Estate
 Contractor - Phampena Inc.



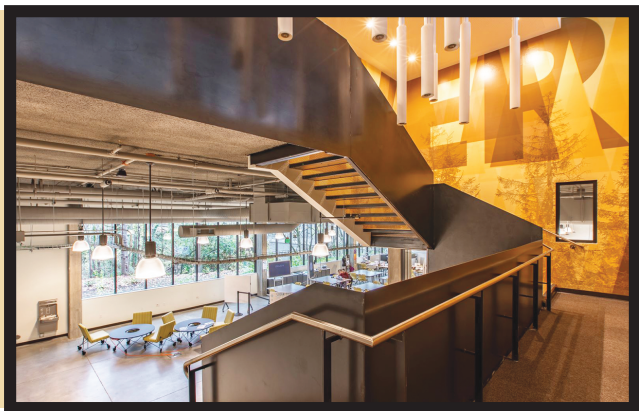
Award - Exterior - Residential
Project - Falterman/Strong Residence
 "The Stronghold"
Contractor - Joseph J. Jefferson &
 Son, Inc.
Architect - William Zimmerman
 Architects



Award -Light-Gauge Steel Framing
 Commercial
Project - University of Washington
 Bill & Melinda Gates Center for
 Computer Science & Engineering
Contractor - Enderis Company, Inc.
Architect -LMN



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Award - Suspended Ceiling - Commercial

Project - Two Union Square Lobby Renovation

Contractor - Firstline Systems, Inc.

Architect - NBBJ

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Award - Renovation/Restoration Commercial

Project - Bremerton Capital Group Facade Restoration

Contractor - Applied Restoration, Inc

Architect - Rice Fergus Miller

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RENOVATION/RESTORATION/RESIDENTIAL WASHINGTON

Eagle's Nest Estate

Location: Friday Harbor, San Juan Island
Contractor: Phampena
Team: BASF, ClarkDietrich/Vinyl Corp., Evergreen Building Products, Sto

The Eagle's Nest estate in the San Juan Islands occupies 21 acres with seven structures totaling 23,000 square feet with Spanish slate roofs in an Old-World European style.

Traditional stucco is the perfect wall cladding for the three principal structures at the estate, consisting of the main house and terraces (20,000 square feet), the guest house (1,000 square feet), and the carriage house (1,400 square feet) – all with 1-foot-thick walls, bullnose corners, inset windows and doors, and soffits and dormers throughout.

The estate owner's design and construction philosophy from inception has been "perfect is acceptable."

In early 2017, the existing stucco on the main house was removed down to the exterior plywood wall sheathing in order to start over with a completely clean plywood palette for a state-of-the-art weather protection in a traditional stucco system.

Phampena was brought in for its expertise and attention to detail to install the new drainage mat stucco system, and for its expertise in the installation of commercial scaffolding shrink wrap systems able to withstand the occasional high winds on San Juan Island.

The three-story structure was a unique challenge with its approximately 20 dif-



To cover the traditional stucco at all three structures at Eagle's Nest estate, contractor Phampena installed an acrylic-based fiberglass mesh crack shield followed by an acrylic finish color coat.

PHOTO BY ALEXANDER BEATTIE

ferent roof elevations and highest point at 55 feet above ground, and soffits, dormers and bullnose corners throughout with 99 inset windows and doors in its 1-foot-thick walls.

There were discussions throughout the construction process, experienced insights were shared, and all best practices were implemented, keeping in mind the estate's design and construction philosophy that "perfect is acceptable."

The stucco processes at the guest

house and the carriage house were not as extensive, since the existing stucco was removed only around all the doors and windows to install flexible weather wrapping, aluminum-head flashing where needed, metal casings and bullnoses, diamond lath in the top corners, copper flashing and kick-out flashing. Stucco was also removed at the wall bottoms, so newly installed casings were at least half an inch above the surrounding bluestone terraces.

Covering the traditional stucco at all

three structures, Phampena installed an acrylic-based fiberglass mesh crack shield followed by an acrylic finish color coat resulting in a glorious Tuscan look with a warm color tone.

Juror's comment: "Perfect is acceptable' is a tough standard, but this contractor stepped up and met that demand wonderfully. This is truly a masterwork, built to the highest standards, to last for the ages."

RESIDENTIAL OREGON

The Heartline Apartments

Location: Portland
Contractor: Anning-Johnson Co.
Architect: Mithun
Team: CertainTeed Gypsum, ClarkDietrich/Vinyl Corp., CWallA, Georgia-Pacific, Grabber Construction Products, Hamilton Drywall Products, Hilti, Knez Building Materials Co., Scafco Steel Stud Co., Spears Construction Supply, USG Building Systems

The Heartline Apartments project is confined to one city block in downtown Portland.

Anning-Johnson's contract was for two different buildings being built at the same time: a 15-story apartment building with first-level retail and rooftop community spaces and another five-story commercial building with first-floor retail spaces and office spaces on levels two through five.

The buildings shared a two-story underground parking garage. Combined square footage was 360,000 square feet with 218 living spaces.

Although the buildings have different structure types, they share "exposed" or industrial designs. The same project team was tasked with both buildings.

The simultaneous schedule of this project was the biggest challenge. Both buildings have vastly different construction types and products, requiring different levels of attention and prioritization.

The low-rise has exterior metal-stud



The Heartline Apartments has first-level retail, featuring blemish-free, exposed wood beams and columns.

PHOTO BY ANNING-JOHNSON

framing, despite being a wood-framed structure. All main wood beams and columns were to remain exposed, so great care was taken to keep the wood blemish-free.

At the 75 percent built point, the schedule came to a halt when a major design oversight was caught, and it was determined the internal steel beams for the stairs and elevators needed independent

fire protection. This led to expedited fire-protection, materials procurement and double shifts.

The high-rise had four different specialty ceiling types: suspended felt baffles, aluminum egg-crate ceiling panels, USG Pixels wall and ceiling panels and surface-mounted horizontal sound panels.

Most challenging was the lack of upfront design that went into the assemblies,

leading to many coordination meetings, sketches and outside-the-box thinking to get approvals. While the materials were in transit, coordination meetings to outline installation requirements were held weekly. As a result, all materials arrived on time and were installed correctly.

Juror's comment: "A beautiful delivery of a wide array of systems and finishes."



For Storyline Apartments, Performance Contracting found a new structural insulated panel that offered R-value strength and an extended warranty.

PHOTO BY PAUL ADELMAN

INTERIOR/ COMMERCIAL OREGON

Oregon Health & Science University Center for Health and Healing South (Blocks 28 and 29)

Location: Portland
Contractor: Western Partitions
Architect: ZGF Architects
Team: Armstrong World Industries, Cemco, GTS Interior Supply, Hamilton Drywall Products, Hilti, L&W Supply, Spears Construction Supply, Sto, USG Building Systems

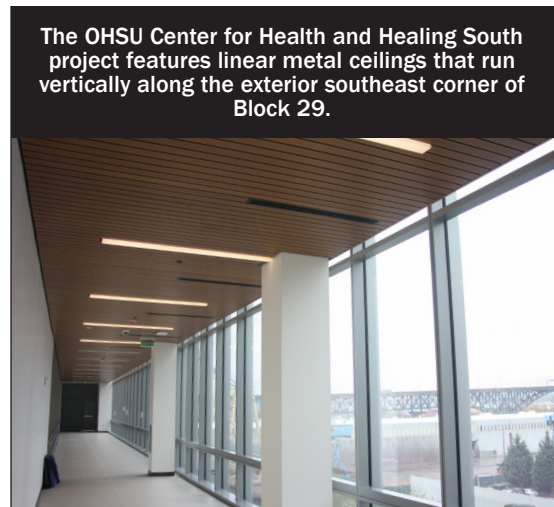
Two new OHSU Center for Health and Healing South buildings can be easily seen from Interstate 5 along the Willamette River, just south of downtown Portland.

Block 29 is a state-of-the-art, 15-story ambulatory tower containing both clinical care and research. It's designed throughout to maximize the time caregivers provide with just-in-time supplies and flexible spaces giving clear visibility of exam rooms.

The new medical center includes 390,000 square feet of space including pre/post, exam and recovery rooms; operating rooms; pharmacies; offices; lab; infusion; research, and a two-level sky bridge connecting to the existing north building.

The second building, Block 28, is an 11-story structure with subsidized lodging for patients and their families traveling long distances. This includes 76 suites (62,000 square feet) and parking with communal kitchens, fitness room and play areas.

Western Partitions was brought into this project as a trade partner a year before construction to help with design and budgeting. Integrated design events brought together end-users with the project team, which generated full-size cardboard mock-ups of rooms and spaces.



The OHSU Center for Health and Healing South project features linear metal ceilings that run vertically along the exterior southeast corner of Block 29.

Overall, Western Partitions provided more than 17 miles of wall framing, hung over 3 million pounds of sheetrock, sprayed over 19 semi-truck loads of Monokote; installed 1,279 hollow-metal frame and relite openings, and installed enough ACT ceilings to cover five football fields. The most striking features are the linear metal ceilings that run vertically along the exterior southeast corner of Block 29, transition horizontally through the interior, and finally across the sky bridge into the North Building.

Western Partitions worked with an aggressive schedule, tight resources and a mindful budget. Although the electric Portland Streetcar runs nearby, it was not shut down once and the underground parking garage and all walkways stayed open, which affected delivery access.

Juror's comment: "The complexity, the number of different systems, and sheer amount of material installed puts this project over the top."

EXTERIOR/RESIDENTIAL OREGON

Storyline Apartments

Location: Portland
Contractor: Performance Contracting
Architect: SERA
Team: CWalla, Hilti, Scafco Steel Stud Co., Stucco-O Flex International

The Storyline is a 14-story, 147-unit apartment building in downtown Portland. The design aesthetic is modern with unique influences such as white stucco, metal panel, black vinyl windows, glass canopy and an aluminum storefront system. Performance Contracting's scope was framing, exterior systems, drywall, finishing, expansion joints and window installation.

This project faced several challenges. The original exterior specification was for traditional stucco applied to cement board. But when estimating the project, the manufacturers could not guarantee this method for buildings over four stories because expected wind loads would crack the finish. Performance Contracting worked with the design team to offer something different and found a new structural insulated panel that offered R-value strength, an extended warranty and a perfect medium for the nontraditional three-coat stucco finish.

Once the product was selected, Performance Contracting began manufacturing the panels and submitted drawings to the city. But Performance Contracting was asked to stop production for six weeks while the city reviewed the new system and issued approval. During the delay, interior framing continued but could not finish because of the lack of an exterior wall to tie into. Window installation was also delayed.

The final panels consisted of framing, structural insulated panel, a scratch coat, a brown coat, and the finish coat. Since the panels were built inside on horizontal tables, the final coat could be applied with a custom screed with a darby for a smooth finish that lacked any hand-applied randomness.

After the delays, Performance Contracting added staff, ran two shifts and offered solutions to keep the project on schedule.

Juror's comment: "An excellent example of how panels can be used to cut time and provide a great look."



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EXTERIOR/COMMERCIAL OREGON

WorldMark Portland by Wyndham

Contractor: Western Partitions

Location: Portland

Architect: SERA

Team: BMI Products, ClarkDietrich/Vinyl Corp., Dryvit Systems, Western Materials

Located in downtown Portland parallel to the Willamette River, the Wyndham WorldMark Portland is a new building designed and constructed to fit into the historic downtown waterfront. To properly achieve a historic look, a traditional exterior finish was required.

The building is unique in using a traditional stucco system with an immense amount of details and shapes. The two elevations adjacent to the street of the 40,000-square-foot facade are adorned with a series of cornices, arches, pilasters, and corbels while the interior courtyard elevations are finished in smooth stucco.

Overall, there were over 27,500 linear feet of stucco trims and 3,500 linear feet of foam plant on shapes to create the building's architectural features. The lath was intricately installed around all arches, corners, and returns ranging from feet to a couple of inches. Some detailing was so complex that in one corner, more than 13 different inside/outside corners were needed to create the desired depth and shape.

The ornate cornices at the head of walls, floor lines, and around the windows were constructed out of unfinished foam shapes, which were planted into place and carefully integrated with the stucco finishes. Dryvit mesh and base coat was used, also known as a crack-shield system.

In addition, the west and south elevations butt against existing buildings, hindering access to those sides of the building from swing stages.

In some places, craftsmen had about 16 inches of clearance to apply finishes. The Western Partitions plas-

WorldMark Portland by Wyndham has 27,500 linear feet of stucco trims and 3,500 linear feet of foam shapes to create the building's architectural features.



PHOTO BY SAM JONES

ters proved their worth by overcoming these challenges and completing one of Portland's most beautiful and unique stucco-finished buildings.

Juror's comment: "All the entries in this category were

so amazing, it was tough to choose one winner. With the faux-stucco and EIFS, this is a spectacular execution with an intricate and classic look, raising it above the others."

SUSPENDED CEILING/COMMERCIAL OREGON

Portland Japanese Garden Cultural Crossing Village

Location: Portland

Contractor: Performance Contracting

Architect: Kengo Kuma Hacker

Team: CWallA, L&W Supply, Scafco Steel Stud Company, USG Building Systems

The Portland Japanese Garden Cultural Crossing Village consists of three buildings made of steel, glass, exterior plaster, and green roofs. The architect was Kengo Kuma & Associates of Japan, known for designing the National Stadium for the 2020 Olympics in Tokyo. The local architectural partner overseeing construction was Hacker. The budget was \$33.5 million with a 20-month construction schedule.

The first challenge was logistics of the jobsite. The garden lies on top of a steep hill with a one-lane dirt and gravel access road, restricting noise, light and work hours. The custom nature of all the finishes required complex framing for walls and attachment components for the bamboo ceilings.

In the Garden House, the ceiling was specified as whitewashed oriented-strand board, which was unavailable finished and had to be custom made.

But the biggest challenge was ordering and acquiring the FSC bamboo ceilings.

The bamboo ceilings were produced by a wood panel manufacturer, not a ceiling system manufacturer, and there were no installation instructions. The lead-time was so lengthy that Performance Contracting had to order panels from drawings, which meant starting over and reordering a few times. Swing shifts of tradespeople worked late into the night to get panels installed as they arrived on site.

The project was completed on schedule in April 2017 and was honored for its attention to detail, craftsman-

The bamboo ceilings were produced by a wood panel manufacturer and had no installation instructions.

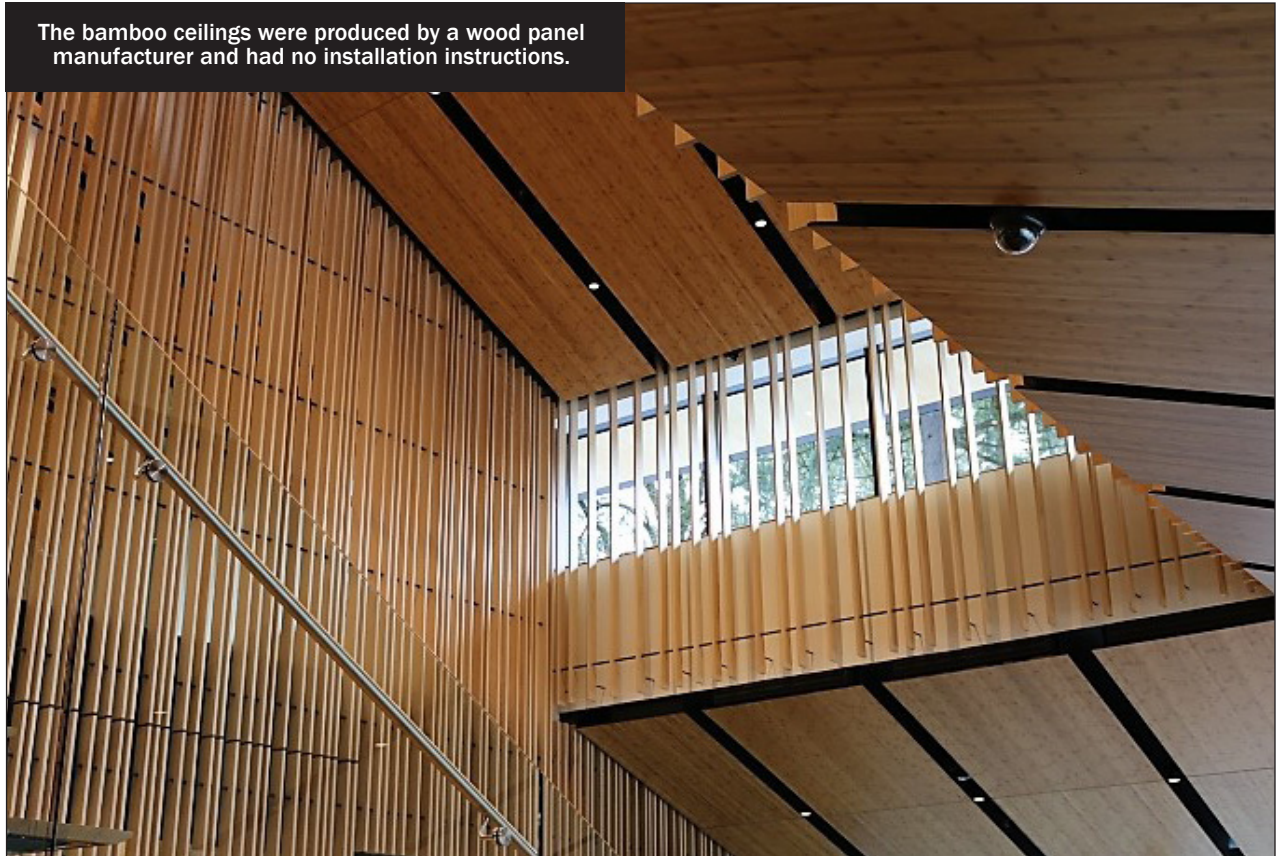


PHOTO BY PAUL ADELMAN

ship and complexity. The project has been recognized by the American Institute of Architects of Portland with an honor award, and Engineering News-Record named it Project of the Year for the Northwest region.

Juror's comment: "Committed to giving the most natural aesthetic, the contractor even aged the wood in the rain and sun to give it just the right look. The final result is impressive."



The remodel process for Stott Center/Viking Pavilion had to be orchestrated around multiple athletic programs.

PHOTO BY GABE HURLEY

LIGHT-GAUGE STEEL FRAMING OREGON

The Windward Lake Oswego (Block 137)

Location: Lake Oswego
Contractor: Western Partitions
Architect: Ankrom Moisan Architects
Team: Hilti, Knez Building Co., Simpson Strong Tie, Spears Construction Supply, Steeler

The Windward (Block 137) project is a mixed-use facility consisting of three different buildings. The ground floor houses primarily commercial space over two floors of underground parking with three to four floors of apartments taking up the lion's share of the buildings.

Western Partition's estimating team described this project as a 440,000-square-foot custom home. Unlike most multi-story apartment or condominium buildings, most units were not duplicated.

The location in downtown Lake Oswego created serious access issues, requiring just-in-time deliveries with the exception of the custom windows.

Custom windows were one of the bigger challenges of the project. More than 293 different window sizes combined with three different rough-opening size changes from the design team during construction for a total of nearly 800



Windward includes 80 miles of interior steel studs.

PHOTO BY SAM BENNETT

changes. Since the windows were stored on the floors, crews constantly had to work around them during framing.

Framing was installed in a variety of ways. The top floors of all three buildings (both walls and roof) were prefabricated in an offsite facility and delivered to the site. The rest was stick-built in place, encountering numerous dimension problems. The roof framing had 17 different pitches ranging from 20/12 to 4/12. Once the load-bearing wall panels were in place, flat-roof panels sheathed in plywood were flown in to brace the structure.

The Western Partitions team installed more than 80 miles of interior steel studs and track and nearly 13 miles of exterior steel studs and track, using more than 37,500 labor hours over a 13-month period. Western Partitions said this project was a testament to the skills, talents and efforts of the skilled craftsmen, who were members of four major unions.

Juror's comment: "This project was like creating a 444,000 square-foot custom home that showcases the versatility of materials to achieve a totally unique design."

RENOVATION/RESTORATION/COMMERCIAL OREGON

Portland State University Stott Center/Viking Pavilion

Location: Portland
Contractor: The Harver Co.
Architect: Woofter Architecture
Team: CertainTeed Gypsum, CWalla, GTS Interior Supply, Hilti, Scafco Steel Stud Co., Spears Construction Supply, Western Materials

Built in 1966, the Peter Stott Center was home to Portland State University basketball and volleyball, along with many other events and activities. With its brick-and-bunker-like facade the PSU administration unveiled plans in 2012 for a dramatic makeover. The renovation transformed the dated home of the athletic programs into a remarkable facility with a towering, glass lobby featuring a sweeping wood wall recalling the hull of a mighty Viking ship.

Harver, along with Fortis Construction as the general contractor, began reconstruction of the center in 2016. The transformation was completed in 2018 and re-christened the Viking Pavilion.

Woofter Architecture headed up this long and tedious remodel process, orchestrating around multiple athletic programs, major demolition phases, an extensive new structural system and upgrades on existing buildings.

Harver remodeled the prac-

tice facility, weight rooms, locker areas, sports medicine and built many other new amenities. The company also provided the exterior framing and sheathing of a new basketball arena over the existing lower floor with new classrooms, restrooms and other public areas.

Careful attention was paid to combining existing features with new construction. Antiquated exterior and interior finish systems were removed and stored, then reinstalled and integrated with mechanical, electrical, plumbing and structural upgrades without damage. Custom-made materials were constructed to match, resulting in a seamless transition from old to new.

The mighty Viking ship feature looming over the main entryway is testament to the ingenuity and craftsmanship of the Harver framing team, which assisted with its design and execution. Hundreds of steel clips were individually placed onto the framework to accommodate the multiple angles of the architectural wood facade.

Juror's Comment: "Resplendent execution transformed a brick-and-bunker building into a modern multi-use university stadium building evoking a Viking ship."

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