

# NWCB OUTSTANDING PROJECTS 2022





# INTERIOR UNDER \$1 MILLION WASHINGTON

## Fairmont Olympic Hotel

**Location:** Seattle

**Contractor:** Northwest Partitions

**Architect:** MG2

**Team:** International Union of Painters and Allied Trades; Pacific Northwest Regional Council of Carpenters; Foundation Building Materials; Award Metals; Cemco; CertainTeed Gypsum; Georgia-Pacific; Hamilton Drywall Products; Hilti; USG Building Systems

Located in the heart of downtown Seattle, the Fairmont Olympic Hotel has long been considered one of the city's finest destinations for civic events, weddings, family gatherings and accommodations for traveling dignitaries from around the world. Constructed in 1924, the historic structure allows travelers to enjoy a world-class hotel while they take in the region's natural beauty.

The most recent 60,000-square-foot renovation, led by MG2 architects, discovered amazing original design elements of the building, and laid out a plan to restore and highlight those details for generations to come. Northwest Partitions was called in for its experience and skills to carefully meld original and new surfaces and to restore walls and ceiling that were opened to accommodate updated MEP systems. The work included a completely revitalized lobby, a new central bar, and renovations to other significant public spaces. The classic Georgian restaurant was refreshed, and a library bar accessed through a hidden door was added.

Performing the work while keeping the hotel fully operational presented additional challenges. The expertise and hard work of the Northwest Partitions team resulted in the seamless integration of the added modern touches with the hotel's traditional heritage.



The most recent 60,000-square-foot renovation of the Fairmont, led by MG2 architects, discovered amazing original design elements of the building.

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# NWCB HONORS OUTSTANDING PROJECTS

The Northwest Wall and Ceiling Bureau recently gave 18 awards for outstanding wall and ceiling projects.

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.

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

The judges were Peter V. Burns, director of technical services, Northwest Wall and Ceiling Bureau; Marc Chavez, former technical director for Perkins+Will; Bob Drury, former executive director of the Northwest Wall and Ceiling Bureau; Terry Kastner, executive director of the Northwest Wall and Ceiling Bureau; John Killin, executive director of the associated Wall and Ceiling Contractors of Oregon and Southwest Washington; Rick Miller, executive director of the Northwest Wall and Ceiling Contractors Association; Gabriel Quintana, architectural consultant, Northwest Wall and Ceiling Bureau; and Jeff Shearer, former president of Fred Shearer and Sons, consultant to the wall and ceiling industry.

# 2022 OUTSTANDING PROJECT OF THE YEAR AWARDS

## WASHINGTON

**Interior (under \$1 million)**  
Fairmont Olympic Hotel

**Interior (over \$1 million)**  
Seattle Children's Forest B

**Suspended Ceiling (acoustical)**  
GitHub TI

**Restoration**  
St. Edwards Lodge

**Renovation**  
Climate Pledge Arena

**Light-Gauge Steel Framing (over \$1 million)**  
Climate Pledge Arena

**Stucco/EIFS**  
Aegis of Greenwood

**Exterior Commercial**  
REI Headquarters Spring District

**Exterior Residential**  
Spire

## OREGON

**Interior (under \$1 million)**  
Maps Credit Union Administration Building

**Interior (over \$1 million)**  
Caldera High School

**Suspended ceiling (acoustical)**  
Marrion Elementary School

**Renovation**  
Leodis V. McDaniel High School modernization

**Light-Gauge Steel Framing (under \$1 million)**  
Oregon State Treasury resiliency building

**Light-Gauge Steel Framing (over \$1 million)**  
Gardiner Middle School

**Stucco/EIFS**  
Winery residence

**Exterior Commercial**  
Patricia Reser Center for the Arts

**Exterior Residential**  
Alta Art Tower

## INTERIOR OVER \$1 MILLION WASHINGTON



Seattle Children's Forest presented challenges with the framing, trade coordination and high level of detail for a wide variety of finishes.

PHOTO COURTESY OF STEVE LINSCOTT

## ON THE COVER

The Forest B nine-floor addition to Seattle Children's Hospital won an award for interiors from the Northwest Wall and Ceiling Bureau.

PHOTO COURTESY OF STEVE LINSCOTT

## SPECIAL SECTION TEAM

**Section editor:**  
Sam Bennett

**Section design:**  
Jeffrey Miller

**Web design:**  
Lisa Lannigan

**Advertising:**  
Matt Brown

### Seattle Children's Forest B

**Location:** Seattle

**Contractor:** Anning-Johnson Co.

**Architect:** ZGF Architects

**Team:** Cement Masons and Plasterers Local 528; International Union of Painters and Allied Trades; Pacific Northwest Regional Council of Carpenters; CWallA; Grabber Construction Products; L&W Supply; Award Metals; CertainTeed Gypsum; DeWalt; GC Products; Georgia-Pacific; Hilti; Scafco Steel Stud Co.; Simpson Strong-Tie; Trim-Tex; USG Building Systems

Seattle Children's Hospital provides pediatric care to children and their families,

regardless of their financial circumstances, throughout the Pacific Northwest and West. Forest B is a new nine-floor addition to the existing hospital and is part of the multi-phase Building Cure expansion.

The Anning-Johnson Co. overcame project challenges with the framing, trade coordination, and high level of detail for a wide variety of finishes, including unique gypsum wallboard finishes, USG ensemble and GFRG columns. The framing was subject to enhanced seismic requirements, so detailing for the floating head-of-wall and non-connected vertical wall joints, both atypical to standard framing practices, increased the technical difficulty in application within the heavily mechanical, electrical and plumbing congested environment.

Trade coordination was a significant factor in all aspects of the build with many mechanical, electrical, plumbing and framing finishes requiring precise placement. There were also numerous different and complicated door types requiring extreme precision of the finished opening for proper door fit.

Another unique challenge was air-leakage requirements in multiple areas throughout the project, requiring upgraded sealing of all aspects of the wall assemblies. The project included a diverse grouping of area uses relevant to hospitals — surgical, patient rooms, labs, pharmacy and office — with unique high-quality finishes in all areas requiring close attention to detail and quality of workmanship.

## SUSPENDED CEILING (ACOUSTICAL) WASHINGTON

### GitHub tenant improvement

**Location:** Bellevue  
**Contractor:** Western Partitions  
**Architect:** IA Interior Architects  
**Team:** Pacific Northwest Regional Council of Carpenters; Foundation Building Materials; Spears Construction Supply; Armstrong World Industries; DeWalt; Hilti

GitHub is located in Bellevue's central business district, in part of the Skyline Tower. The 24-story building features 18,534-square-foot, column-free floor plates, a 7,500-square-foot ground floor retail space, and an outdoor plaza. Amenities include a five-story underground parking garage, fitness center and bike room.

Originally built in 1983 and completely renovated in 2013, the building is LEED Gold certified. To modernize the space, the owner wanted to incorporate a very trendy variety of specialty ceiling elements.

This project involved a very complex and visually aesthetic ceiling system. Western Partitions successfully met the challenge to efficiently install intricate ceiling materials as originally designed while working around MEP elements and allowing for accessibility — all while adhering to critical Bellevue building code requirements.

The project team included BNBuilders and IA Interior Architects.



Originally built in 1983 and completely renovated in 2013, GitHub's space is LEED Gold certified.

PHOTO COURTESY OF GARRETT ROWLAND

## RESTORATION WASHINGTON

### St. Edwards Lodge

**Location:** Kenmore  
**Contractor:** Phampena  
**Architect:** Ron Wright & Associates/Architects  
**Team:** Cement Masons and Plasterers Local 528; Evergreen Building Products; Georgia-Pacific; USG Building Systems

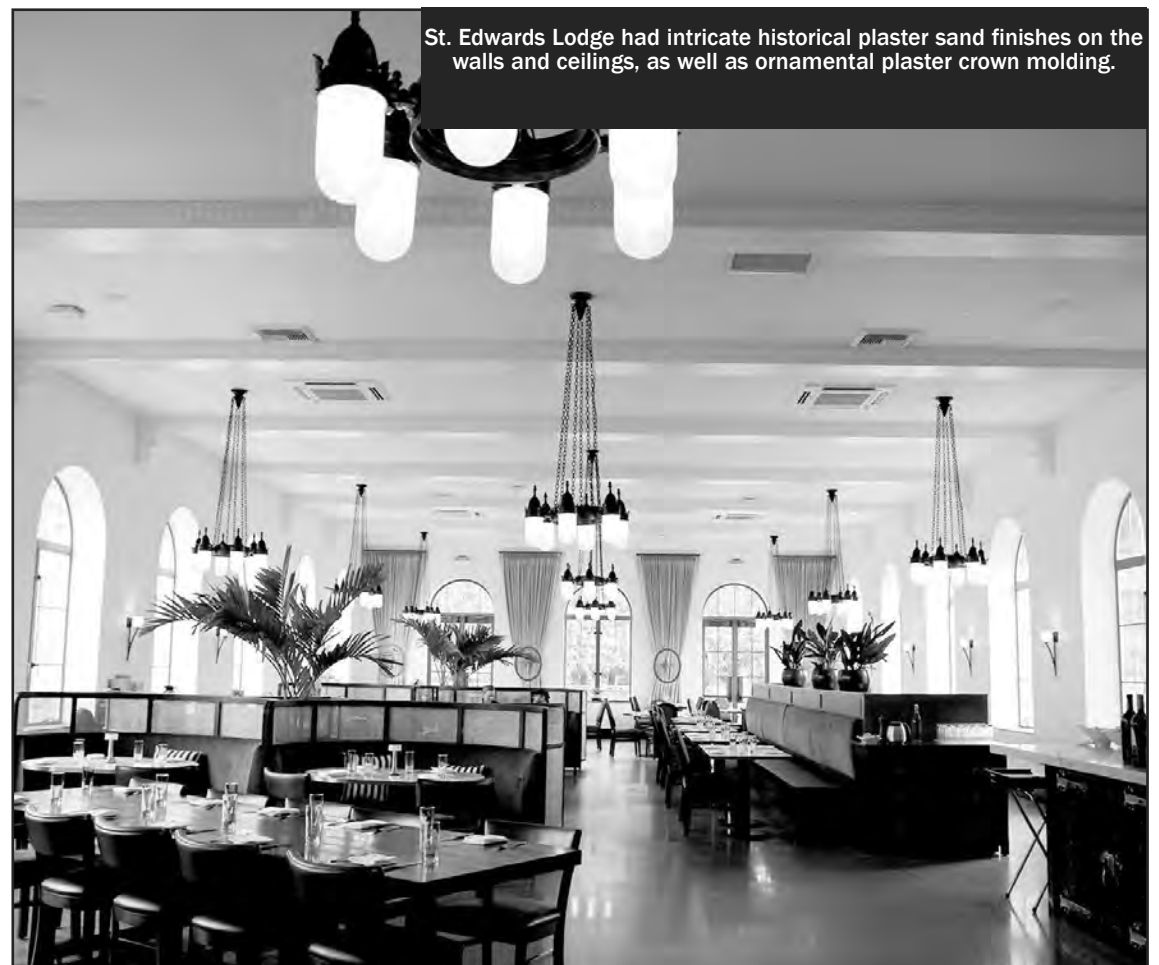
A historic building from the early 1900s, the St. Edwards Lodge was exquisitely transformed to reflect modern hospitality. Rich in its historical beauty as a converted seminary, this unique building offers guests a glimpse into Washington state's history while being tucked away in the natural beauty of a 326-acre forest along the eastern shore of Lake Washington.

St. Edwards Lodge had intricate historical plaster sand finishes on the walls and ceilings, as well as ornamental plaster crown molding, coffered beams, trim and corbels that decorated the hallways and gathering rooms. Stunning arches opened up every room and walkway. Over the years, the historical ornamental plaster had deteriorated to the point that all the original pieces needed to be removed. As part of the restoration of this building, Phampena had to meticulously replicate the original ornamental pieces to restore the building to its original beauty.

The walls and ceilings — including the barrel ceiling, stairwell, entry lobby and dining area — were a team effort between Phampena and Vanderlip and Co. The collaboration between the two companies to repair damage while making the new construction walls and ceilings seamless with the historical finish was a success. Looking at the end product, one would not be able to distinguish where the old substrate and new restoration starts and ends. The teams were able to keep the original architecture while bringing new life into the building.

Many different trades were working in the same confined area to maintain the schedule. The limited space should have created more challenges, but with great coordination by the general contractor, the work was successful and completed exquisitely.

NWCB provided technical support to the project, and Evergreen Building Products supplied the necessary materials.



St. Edwards Lodge had intricate historical plaster sand finishes on the walls and ceilings, as well as ornamental plaster crown molding.

PHOTO COURTESY OF TAIDE PHAM



# RENOVATION WASHINGTON ● LIGHT-GAUGE STEEL FRAMING WASHINGTON

## Climate Pledge Arena

**Location:** Seattle  
**Contractor:** Firstline Systems  
**Architect:** Populous  
**Team:** International Union of Painters and Allied Trades; Pacific Northwest Regional Council of Carpenters; CWallA; Drywall Distributors; Armstrong World Industries; Award Metals; DeWalt; Fry Reglet Corp.; GC Products; Georgia-Pacific; Hilti; Scafco Steel Stud Co.; Simpson Strong-Tie; Trim-Tex; USG Building Systems; CertainTeed Gypsum; Grabber Construction Products

Climate Pledge Arena is the first ever zero-carbon arena in the world. This iconic project boasts numerous green innovations with a zero-carbon footprint, solar power creating 100% renewable energy, and recycled rainwater in a “rain-to-rink” system. This system collects rainwater to create the only NHL arena to have 100% recycled water on its rink.

One of the key challenges of this project was that it was a complete rebuild except for the preservation of the arena’s historic roof. The construction project team had the monumental task of building the entire arena from the inside out, without the use of multiple tower cranes. Firstline Systems, along with its distribution and supply partners, successfully stocked over 1.86 million pounds of cold-form metal framing (CFMF) and over 1.5 million square feet of drywall products into the multi levels of the arena without the use of tower cranes. The team developed and fabricated over 70 aluminum material carts, each with removable A-frames for versatility, allowing each cart the capability of handling CFMF or drywall, to keep their “everything on wheels” approach a success.

Climate Pledge Arena showcases one of the largest displays of LED boards of any arena in the U.S. Firstline Systems designed and constructed all support systems for the LED boards, including a unique 200-by-25-foot living wall that combines plant life with LED graphics, a sprinkler system inside the wall, and gutter system at the floor line for drainage, as well as multiple soffit and ceiling LED displays.

The Firstline team was also faced with implementing building information modeling on its portion of the project. This was a significant challenge as the project took on approximately 50 phases of both primary and secondary framing, necessary to follow the concrete pours of the chevrons that supported the entire roof structure. The completion of BIM in a phased application was vital to the accuracy of the layout and for the scheduling of all trades that fol-

One of the challenges of Climate Pledge Arena was that it was a complete rebuild except for the preservation of the historic roof.



PHOTO COURTESY OF ALEX FRADKIN

lowed within hours of the framing installation. Firstline Systems partnered with Sanrachna for all the CFMF BIM requirements on the entire project.

The arena is equipped with numerous slab elevator shafts that extend up to 91 feet. The Firstline team engineered and constructed these shafts with

CFMF support systems to stay within the max span tables for two-hour rated shaft wall systems. This system eliminated the need for additional steel framing inside each shaft as well as the additional fireproofing of those members, resulting in significant project savings.

Firstline Systems was at the

front of the project with its safety program and, along with Mortenson Construction, continued to build during the pandemic through constant communication, transparency, and flexibility to maintain work crews and production. The teams successfully met the schedule for the arena to open for the 2021/2022

Seattle Kraken season. Mortenson Sports Arena Division stated that this project — the most difficult arena it has built — was managed with team-first attitude and communication. The newly renovated Climate Pledge Arena, alongside the Space Needle, makes for an incredibly unique visual experience.



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# STUCCO/EIFS WASHINGTON

## Aegis of Greenwood

**Location:** Seattle

**Contractor:** Phampena

**Architect:** Ankrom Moisan Architects

**Team:** Cement Masons and Plasterers Local 528; Evergreen Building Products; Sto Corp.

Aegis, an assisted-living home for seniors, is a classic Tudor-inspired structure. This newly constructed building is five stories with 97 assisted-living units and amenity spaces.

The Tudor style was inspired by the surrounding homes in the Green Lake, Ballard and North Seattle neighborhoods. There are many architectural details involved that represent this style, such as multiple exterior claddings including brick, stucco and siding. The steeply pitched roof with the multiple overlapping, front-facing gables of varying heights is another easily recognizable Tudor feature.

The multiple trades on the job made coordination and sequencing crucial for each task. There were situations where the unpredictability of task completion by other trades caused roadblocks and resulted in multiple trips as one trade waited for another trade's completion.

Every stucco panel between the trim had to be independent in lieu of continuous stucco and trim over it. This meant casing out and creating the proper depth for each stucco panel, which required more masking, protection and caulking joints.

At a time when the entire construction industry was affected by material shortages, it made it increasingly difficult to get materials delivered quickly. Phampena did its best to order ahead of time and keep the schedule on course for a successful completion.



The classic Tudor style of Aegis of Greenwood was inspired by surrounding homes in the Green Lake, Ballard and North Seattle neighborhoods.

PHOTO COURTESY OF TAIDE PHAM

# EXTERIOR COMMERCIAL WASHINGTON

## REI Spring District headquarters

**Location:** Bellevue

**Contractor:** Expert Drywall

**Architect:** NBBJ

**Team:** International Union of Painters and Allied Trades; Pacific Northwest Regional Council of Carpenters; L&W Supply; Salmon Bay Sand & Gravel; Spears Construction Supply; Award Metals; CertainTeed Gypsum; DeWalt; Fry Reglet Corp.; Georgia-Pacific; Graber Construction Products; Hilti; Scafco Steel Stud Co.; Trim-Tex; USG Building Systems

The REI Spring District headquarters project, located in Bellevue, consists of a three-building, 400,000-square-foot commercial office complex on an 8-acre campus. REI's vision for its new headquarters and campus was to build a sustainable office that would connect the building occupants to the outdoors and the local neighborhood. The project, nestled in Bellevue's mixed-use Spring District, features extensive courtyards, roof decks and glazing that connects the inner office space to the outdoors.

Expert Drywall's work on the envelope of the project included installation of engineered cold-formed steel framing, exterior sheathing and silicone-based weather barrier. A tight construction schedule along with Pacific Northwest winter weather made the project a challenging build. The Expert Drywall team met the challenge and delivered a state-of-the-art building envelope designed and built to stand the test of time.



REI Spring District headquarters consists of a three-building, 400,000-square-foot commercial office complex on an 8-acre campus in Bellevue.

PHOTO COURTESY OF JOHN M. WEAVER



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

Stucco/EIFS • Restoration  
**Phampena Inc.**  
Projects: Aegis of Greenwood  
St. Edwards Lodge



Taide Pham,  
project manager

Renovation  
Light-Gauge Steel Framing Over \$1M  
**Firstline Systems, Inc.**  
Project: Climate Pledge Arena



Tony Kubec, Josh Dawe - project superintendents

Interior - Under \$1M  
**Northwest Partitions, Inc.**  
Project: Fairmont Olympic Hotel



Chris Ayers, Sr PM / Estimator

Suspended Ceiling (acoustical)  
**Western Partitions, Inc.**  
Project: GitHub TI



John Quintrell Jr.  
Department Manager

Jeff Smasne  
Superintendent

## MEMBERS

|                                |                               |
|--------------------------------|-------------------------------|
| Ahora Construction, LLC        | KHS&S Contractors             |
| Alliance Partition Systems     | Mehrer Drywall, Inc.          |
| Anning-Johnson Company         | Miller & Sons Inc.            |
| D. L. Henricksen Co., Inc.     | Nelson Construction Co.       |
| Elevated Acoustics             | Norkote, Inc.                 |
| Enderis Company, Inc.          | Northwest Partitions, Inc.    |
| Expert Drywall, Inc.           | Olympic Interiors, Inc.       |
| Firstline Systems, Inc.        | Performance Contracting, Inc. |
| Forrest Sound Products LLC     | Phampena Inc.                 |
| GK Knutson, Inc.               | PSA, LLC                      |
| Gordon Brown Associates, Inc.  | Sessler, Inc                  |
| Insulpro Projects              | Superior Stucco Services      |
| Level 5 Washington             | Vanderlip & Company, Inc.     |
| Joseph J. Jefferson & Son Inc. | Washington Best Finishes, LLC |
|                                | Western Partitions Inc.       |

Exterior - Commercial  
**Expert Drywall, Inc.**  
Project: REI Headquarters Spring District



Jerry Jensen (project manager), Jason Gillihan (project foreman), John Flanagan (project foreman), John VanAlstyne (project foreman)

Interior - Over \$1M  
**Anning-Johnson Company**  
Project: Seattle children's Forest B TI



Luke Prigg  
Project Executive

Steve Linscott  
Senior Project Manager

Exterior - Residential  
**Performance Contracting Inc.**  
Project: Spire



Julie Swartz -  
Project Manager



## EXTERIOR RESIDENTIAL WASHINGTON

### Spire

**Location:** Seattle

**Contractor:** Performance Contracting

**Architect:** VIA — A Perkins Eastman Studio

**Team:** Cement Masons and Plasterers Local 528; International Union of Painters and Allied Trades; Pacific Northwest Regional Council of Carpenters; CWAllA; Drywall Distributors; Foundation Building Materials; GTS Interior Supply; Salmon Bay Sand & Gravel; Armstrong World Industries; Award Metals; CertainTeed Gypsum; Dryvit Systems; Georgia-Pacific; Hamilton Drywall Products; Hilti; Scafco Steel Stud Co.; USG Building Systems

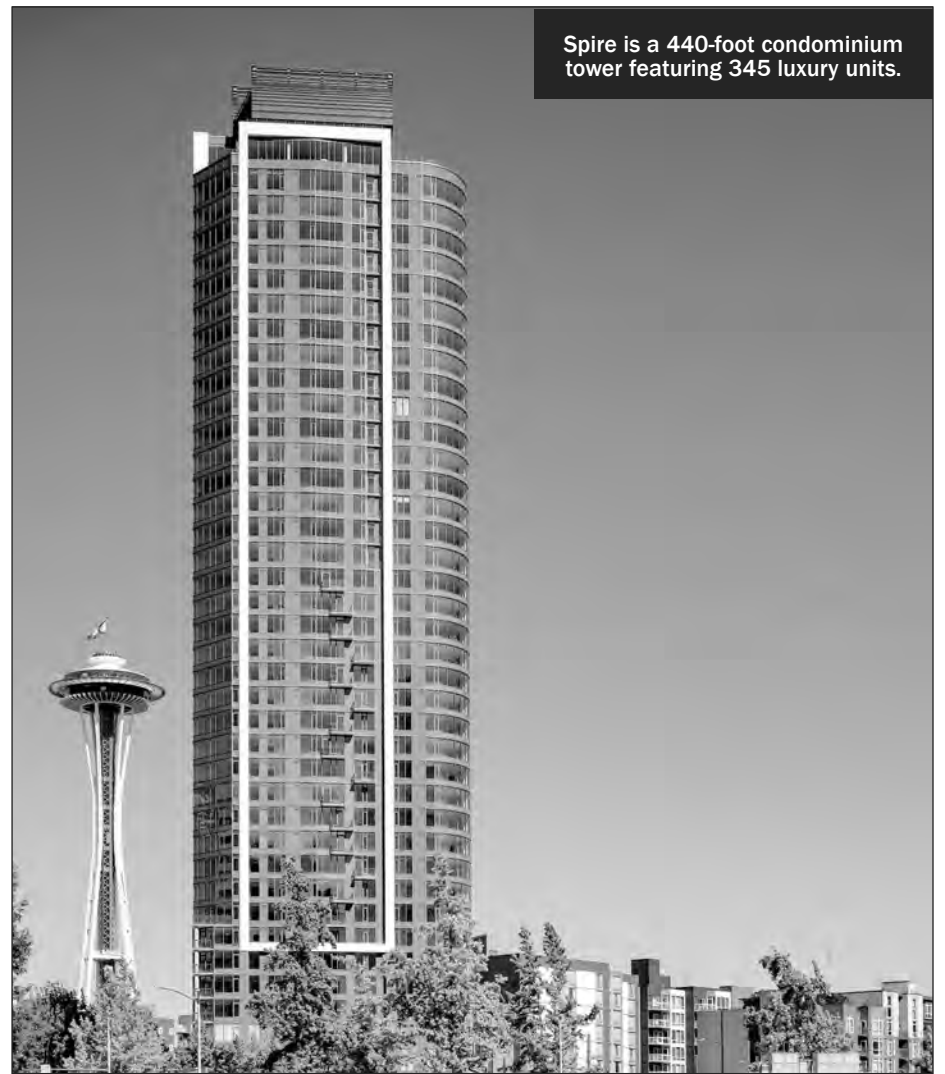
Located at the borders of the Lower Queen Anne, South Lake Union, Denny Triangle and Belltown neighborhoods in Seattle, the Spire project is a 440-foot condominium tower featuring 345 luxury units. The building is designed in a triangle shape as it sits on a triangle-shaped city block. Spire is the closest high-rise to the Space Needle and offers excellent views of the city and the waterfront. The tower consists of 41 floors above grade, with two additional mechanical roof levels, and nine levels of below-grade parking.

This project features a two-story lobby, amenity spaces on levels 1-3, 40 and 41, and residential units on levels 4-39. The building features a “car vending machine,” fully automated parking system that, through a series of elevators and automated platforms, deposits and retrieves vehicles between the lower parking levels. The exterior of the building consists of mainly glass and metal panels, allowing it to blend into the Seattle skyline while standing out due to its location and unique shape.

Performance Contracting was thoroughly involved throughout this project, assisting in design elements and scheduling. Its scope of work consisted of interior and exterior metal stud framing, gypsum board assemblies, weather air barrier, thermal and batt insulation, firestopping, fireproofing, acoustical ceiling assemblies, isolated ceilings, and plaster.

The main challenge this project faced was the start of the COVID-19 pandemic. When the pandemic hit, the project was just getting into full swing, and then the entire project was shut down. This also brought along supply shortages that had to be navigated. In those uncertain times, all of the trades on the project were able to pull together to overcome these obstacles. Once the initial lockdown was over, everyone came together to get this project completed safely and with very few delays.

Overall, the Spire project is an amazing accomplishment and welcome addition to the Seattle skyline.



Spire is a 440-foot condominium tower featuring 345 luxury units.

PHOTO BY FRANCIS ZERA/COURTESY VIA

## INTERIOR UNDER \$1 MILLION OREGON

### Maps Credit Union administration building

**Location:** Salem

**Contractor:** Mid-Valley Construction

**Architect:** Anderson Shirley Architects

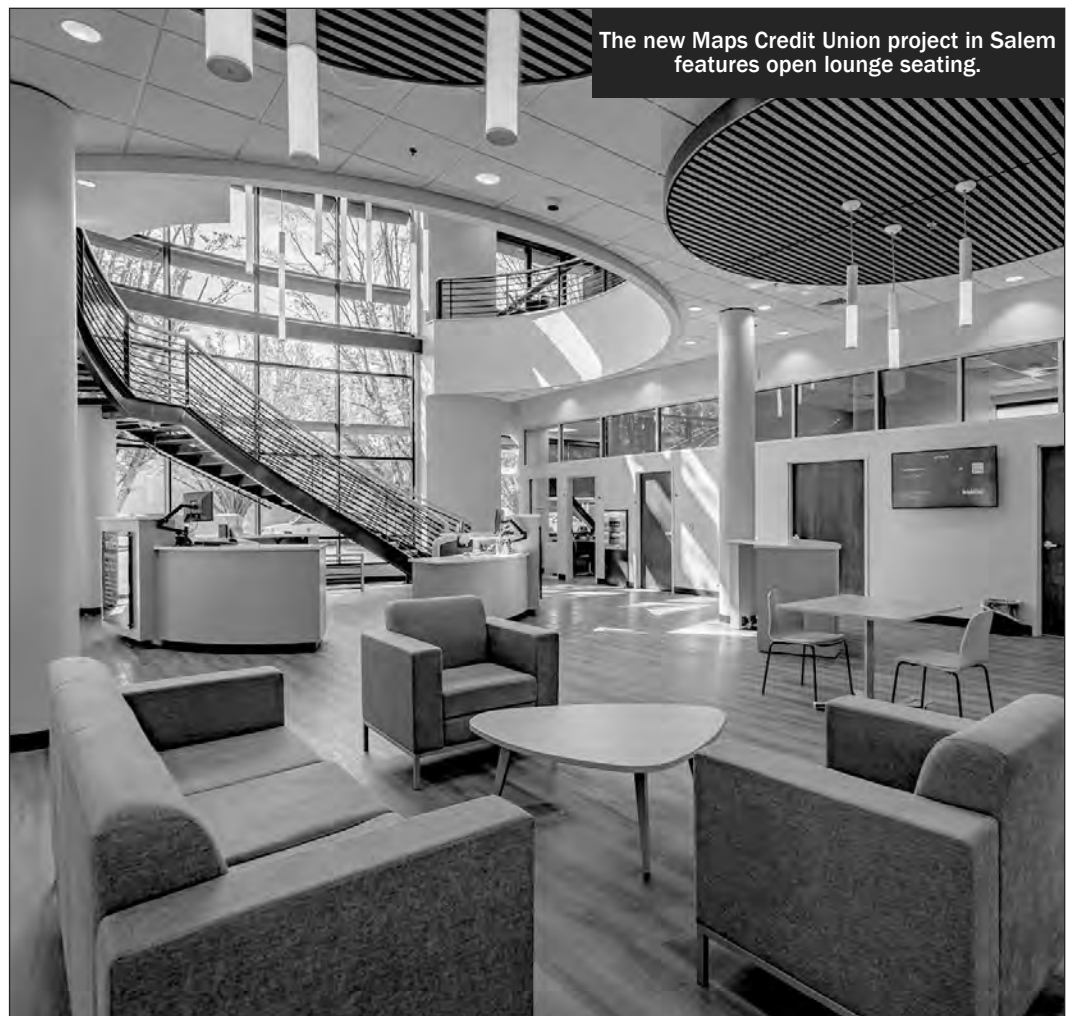
**Team:** International Union of Painters and Allied Trades; Pacific Northwest Regional Council of Carpenters; CWAllA; GTS Interior Supply; L&W Supply; Spears Construction Supply; Armstrong World Industries; ClarkDietrich/Vinyl Corp.; Clinch-On Cornerbead Co.; DeWalt; Fry Reglet Corp.; Grabber Construction Products; Hamilton Drywall Products; Hilti; Scafco Steel Stud Co.; Trim-Tex; USG Building Systems

Maps Credit Union is a local, community-focused credit union that serves Marion and Polk counties. It was founded in 1935 during the Great Depression by a group of dedicated teachers volunteering their time to provide resources for other educators, school district employees and Willamette University faculty. Although this organization has an immense amount of history investing and engaging with local residents, it continues to create new opportunities for its members.

When the credit union made the decision to invest an immense amount of capital into a new facility to further expand its reach into the surrounding communities, Mid-Valley Commercial Construction was fortunate enough to partner with it in this endeavor. The new facility, located in the heart of downtown Salem, was constructed to become the main administration building for Maps Credit Union. This houses staff, community engagement programming and educational seminars.

This building features large, open lounge seating, private meeting rooms and even an in-house coffee shop. Other highlights include radius cloud wood ceilings, an impressive lobby with a grand stairwell, and an outdoor break area on the second floor. The impressive level of detail and quality of finishes are not the most distinctive aspect of this building. Arguably the best part of this building is the significant impact it is sure to have in the community.

The biggest challenge facing this project was the COVID-19 pandemic. This was one of the first projects Mid-Valley Commercial Construction completed during the pandemic. Completing Maps Credit Union in a safe and timely manner while juggling extended material lead times due to manufacturing shutdowns, evolving policy decisions, and coordinating work around other trades was a challenging experience that made this impressive project all the more meaningful.



The new Maps Credit Union project in Salem features open lounge seating.

PHOTO COURTESY OF ZAK STONE PHOTOGRAPHY

# INTERIOR OVER \$1 MILLION OREGON

## Caldera High School

**Location:** Bend-La Pine  
**Contractor:** The Harver Co.  
**Architect:** BBT Architects  
**Team:** International Union of Painters and Allied Trades; Pacific Northwest Regional Council of Carpenters; CWalla; GTS Interior Supply; Service Partners; Armstrong World Industries; CertainTeed Gypsum; Clinch-On Cornerbead Co.; Denzel Northwest; Fry Reglet Corp.; Georgia-Pacific; Hamilton Drywall Products; Hilti; Trim-Tex



Caldera High School has a 600-seat performing arts theater.

PHOTO COURTESY OF GABE HURLEY

In May of 2017, voters approved a capital construction bond for Bend-La Pine Schools that made Caldera High School possible — the first new high school built in the district in two decades. By January of 2018, BBT Architects was selected and started conducting focus groups to work on the design. In June of 2019, Kirby Nagelhout Construction was awarded the contract for building construction.

The project began in August 2019 and met its completion date of August 2021. The 272,000-square-foot high school is located on a 49-acre site in southeast Bend. The project included a multi-level main building with more than 60 classrooms, administration areas, CTE labs, a media center, commons, a kitchen, 600-seat performing arts theater, music classrooms, a multi-level gymnasium, wrestling room and weight rooms. The remaining site includes play fields, tennis courts, grandstands, a concession building and parking facilities.

This “school of the future” provides a flexible, welcoming and innovative learning environment. It features adaptable, functional spaces that will be a prototype for additional schools in the district.

The Caldera High School project exquisitely showcases the wall and ceiling industry’s diverse and creative talents. It required framing clerestory sections which were 60 feet above finished floors. The auditorium boasts walls, ceilings and soffits with varying layout, running at different angles and elevations. The project has independently framed ceiling clouds because of continuous slot diffusers running at different elevations and pitch. It required installing over 500 hollow metal frames without repair of a single frame, and creatively installing soundproof hollow metal frames weighing over 300 pounds each. It involved finishing aluminum reglet at drywall locations, interfacing with split-face CMU.

Caldera High School was a project produced by a comprehensive team in the face of adverse conditions, variables and unknowns.



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## SUSPENDED CEILING (ACOUSTICAL) OREGON

### Marrion Elementary School

**Location:** Vancouver

**Contractor:** The Harver Co.

**Architect:** LSW Architects

**Team:** International Union of Painters and Allied Trades; Pacific Northwest Regional Council of Carpenters; Knez Building Materials Co.; L&W Supply; CertainTeed Gypsum; USG Building Systems

Marrion Elementary School was an ambitious project that had impressive finishes. By far, one of the most distinctive features of the school is the unique ceiling design.

The ceilings throughout the building consist of acoustical ceiling tile, acoustical glue-up ceiling tile, gypsum and acoustical gypsum. The typical acoustical ceiling tile in the school is a 2-by-4-foot Tegular USG Mars in 15/16 grid. The music room is an extraordinary acoustic masterpiece, with three-layer sound walls on RSIC-1 clips from Pac International. The ceilings are 2-by-2-foot Tegular USG Halcyon acoustical ceiling tile in 15/16 grid.

The main area of the school is beautifully crafted, constructed with glue-lam beams, approximately 10 feet on center, with USG Danoline Stratopanel ceilings fitted between the beams. The Harver Co. also installed this design under the catwalk in the library area. The school has an alcove in the library that sits under the catwalk where students can read in a calming space that fosters learning. With its blue CSI felt walls and the Stratopanel ceiling overhead painted dark blue, the alcove design invites students to imagine stars and planets above.

This project had the typical challenges associated with schools — schedule pushes and the need to get especially efficient towards the end of the project. In addition, the team faced new challenges arising from the COVID-19 pandemic that kept many variables changing constantly, including material shortages and trucking delays.

Harver credits L&W Supply for doing a great job communicating to keep the Harver team informed of changing conditions. This project required teamwork, efficiency, craftsmanship and dedication.

At Marrion Elementary School, one of the most distinctive features of the school is the unique ceiling design.

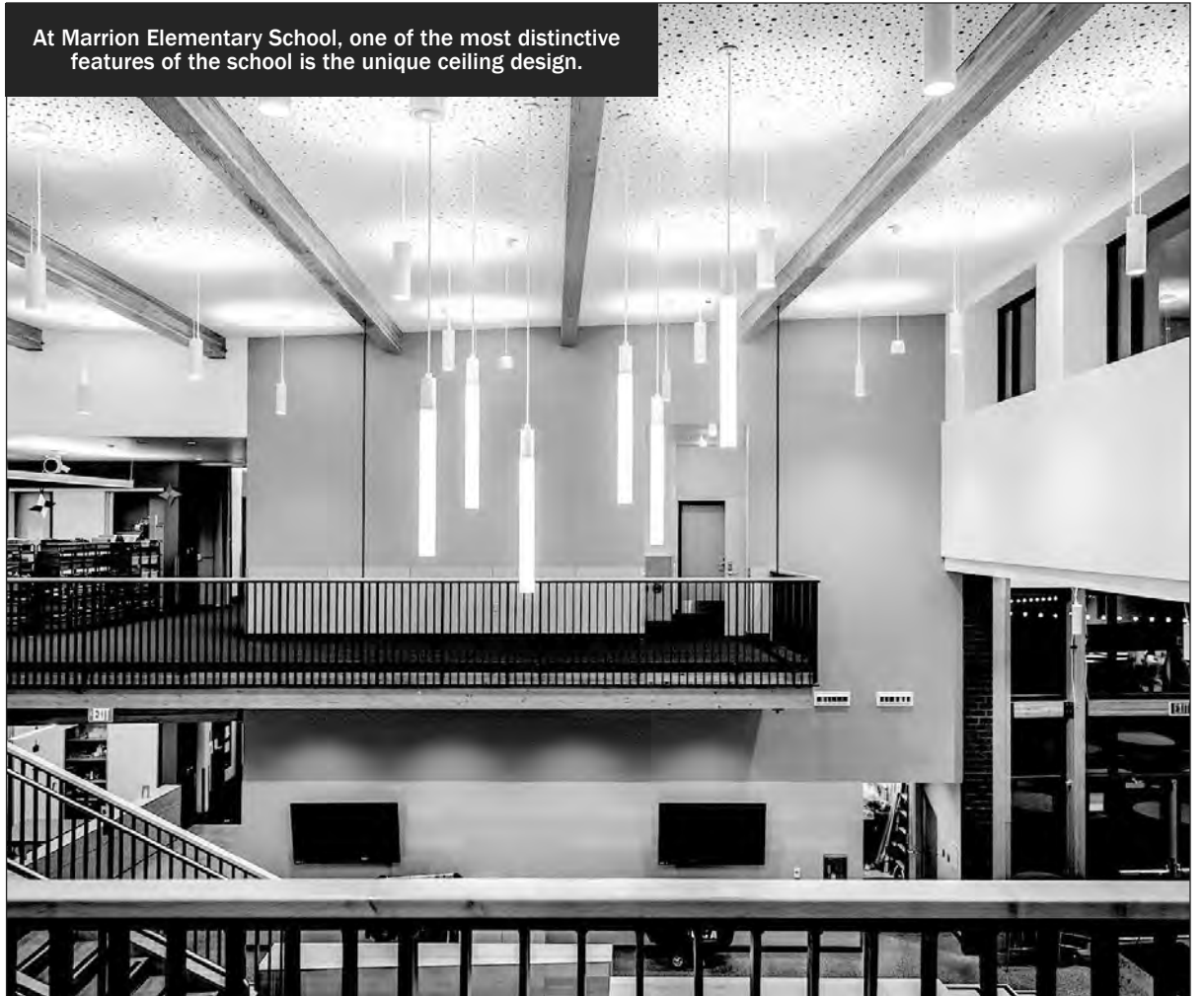


PHOTO COURTESY OF GABE HURLEY

## RENOVATION OREGON

### Leodis V. McDaniel High School modernization

**Location:** Portland

**Contractor:** Performance Contracting

**Architect:** Opsis Architecture

**Team:** International Union of Painters and Allied Trades; Pacific Northwest Regional Council of Carpenters; Plasterers Local 82; CWALLA; GTS Interior Supply; Service Partners; Spears Construction Supply; Armstrong World Industries; CertainTeed Gypsum; Hamilton Drywall Products; Scafc Co. Steel Stud Co.; StructionSite

TheLeodis V. McDaniel High School renovation and addition project was a renovation of 130,000 square feet of existing space and a 170,000-square-foot addition to the school that was built in 1957. This \$202 million project for Portland Public Schools featured Opsis Architecture as the architect and Fortis Construction as the general contractor.

To create a welcoming environment, the common spaces of the school were opened and lit with a generous amount of natural light coming from great walls of windows. As light will accentuate any potential flaws in the finishes, it was imperative that the team frame the walls, soffits and ceilings perfectly, and then give them a glossy, smooth finish.

The main soffit in the cafeteria is angled on three axes with one junction point, so although a challenge, it turned out perfectly. The large skylights in the room offered the critical light challenge but were also finished beautifully. Finally, the corridor and stair walls were coated with smooth plaster to create a durable clean finish that shines in the critical light environment.

The large wood reflective panels suspended in the auditorium had to be constructed from curved framing and wood veneers on the ground, then scheduled to be the last item installed in the room because of other infrastructure needed for the ceiling area. By scheduling the reflectors last, the stepped concrete had been poured, so Performance Contracting had to use special extending lifts to install the panels. With proper planning, everything went smoothly.

Leodis V. McDaniel High School was the last project for Performance Contracting's general foreman Ben Dominguez and taping foreman John Gauthier. After 30 years in the industry, Dominguez and Gauthier retired at the completion of this successful project.

Work atLeodis V. McDaniel High School included renovation of 130,000 square feet of existing space and a 170,000-square-foot addition.

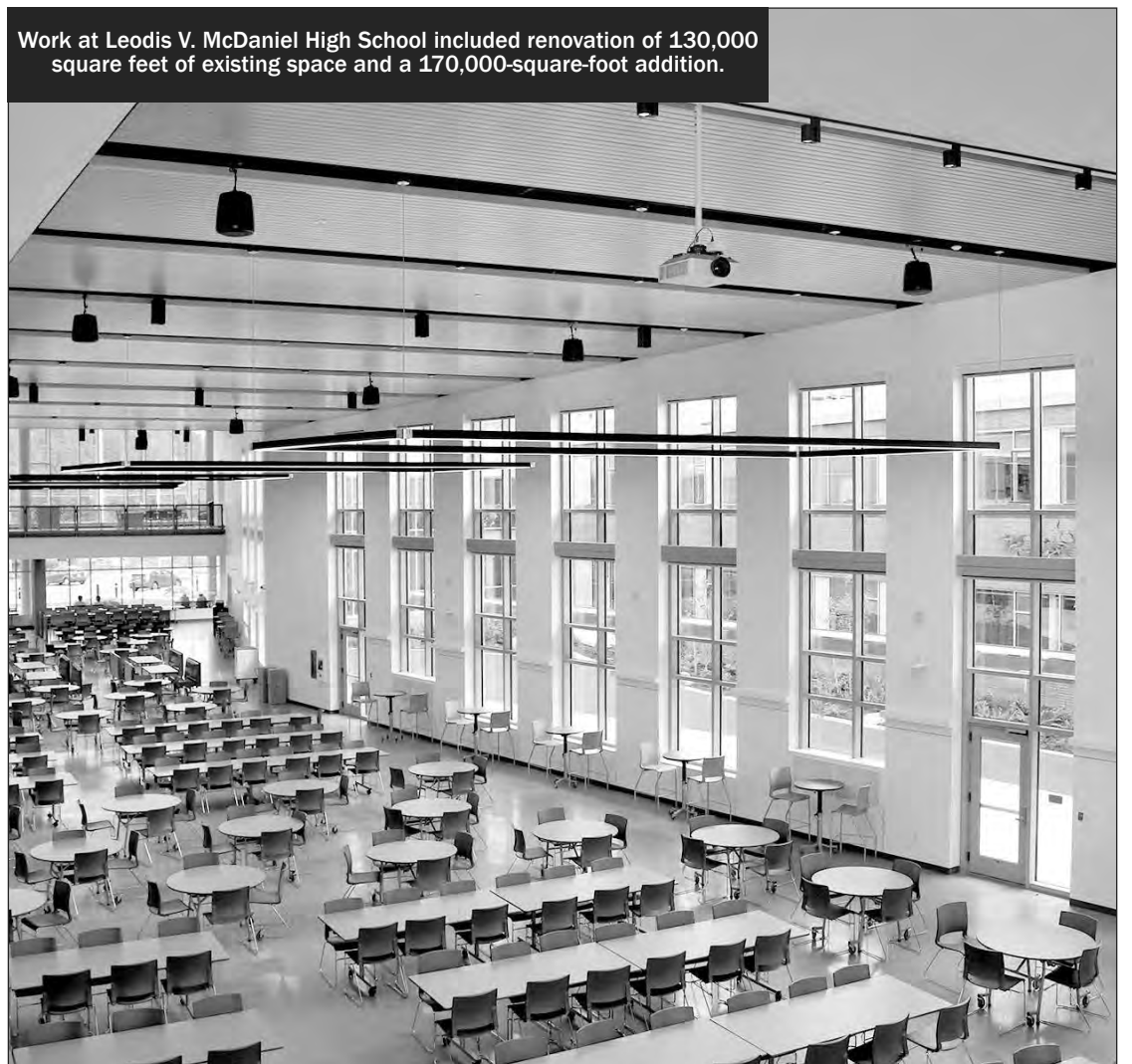


PHOTO COURTESY OF PAUL ADELMAN

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

## Oregon State Treasury resiliency building

**Location:** Salem

**Contractor:** Mid-Valley Construction

**Architect:** GBD Architects

**Team:** International Union of Painters and Allied Trades; Pacific Northwest Regional Council of Carpenters; CWallA; GTS Interior Supply; L&W Supply; Spears Construction Supply; Fry Reglet Corp.; Scafco Steel Stud Co.; Trim-Tex; USG Building Systems

The new Oregon State Treasury building is a two-story, 36,000-square-foot resilient structure designed to withstand a 9.0 earthquake without any damage. The state-of-the-art building houses administrators for the Oregon Department of Treasury, which oversees Oregon's financial infrastructure and processes hundreds of billions of dollars annually for the state agencies.

One of the state's top priorities is to protect the Treasury when disasters such as a Cascadia earthquake occurs, therefore the design by GBD Architects incorporated many resilient measures.

Constructed on a base isolation system (think massive rubber gaskets) and enclosed in a concrete moat that will allow the building to move horizontally up to 18 inches when the "Big One" hits, the Treasury building will be fully operational with a 96-hour emergency power system, well-water backup, auxiliary septic tanks, and super insulated R-50 walls to keep the building temperature regulated.

While one of the main focuses around the building was resiliency, GBD Architects did not shy away from elaborate, attention-grabbing interior finishes. The architect specified high-end finishes, including wood slat cloud ceilings, felt-wrapped acoustical panels, tongue-and-groove walls, a live moss wall spanning both floors, glass railings and concealed-spline cloud ceilings, which all are encapsulated in an "open-to-structure" concept to minimize damage during a seismic event.

The Oregon State Treasury building is a two-story resilient structure designed to withstand a 9.0 earthquake without any damage.



PHOTO COURTESY OF ZOEY KOEHLER

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

## Gardiner Middle School

**Location:** Oregon City

**Contractor:** Fred Shearer & Sons

**Architect:** BRIC Architecture

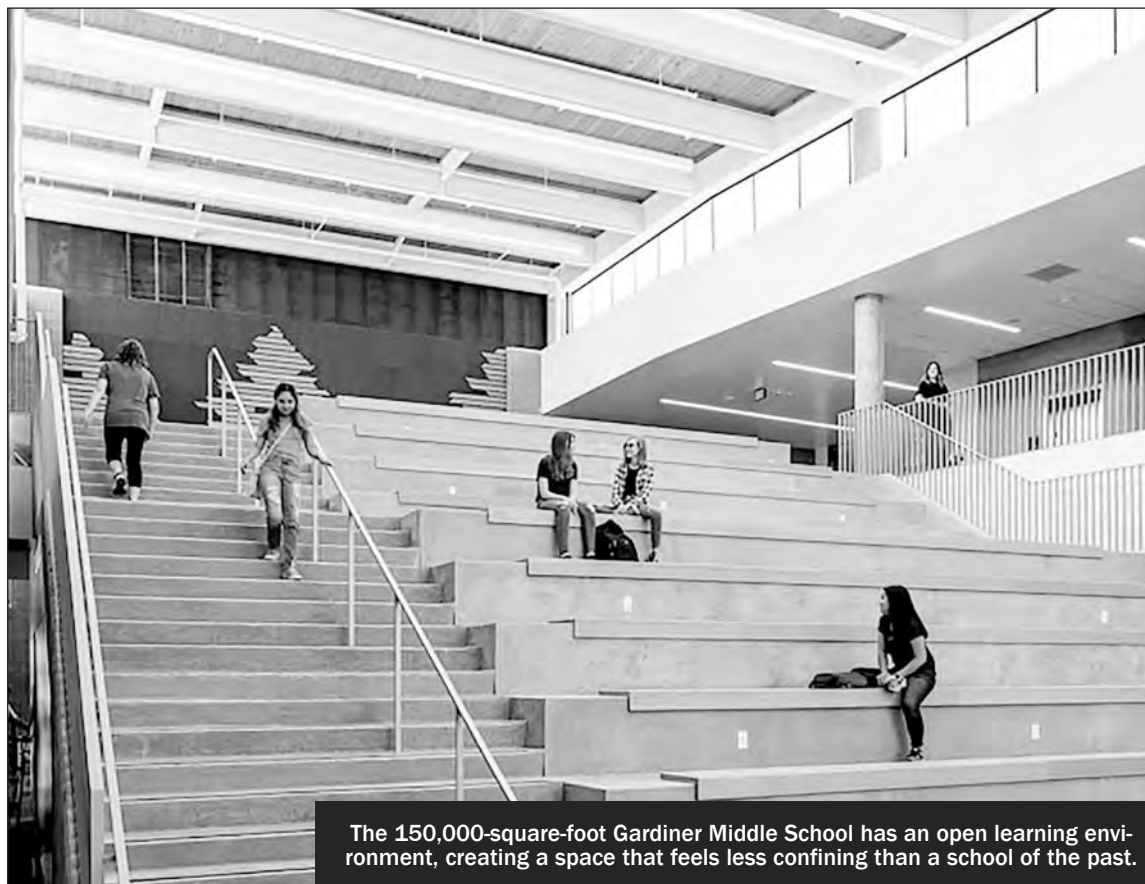
**Team:** District Council of Laborers; International Union of Painters and Allied Trades; Pacific Northwest Regional Council of Carpenters; Plasterers Local 82; CWallA; GTS Interior Supply; Spears Construction Supply; Armstrong World Industries; Clinch-On Cornerbead Co.; Fry Reglet Corp.; Hamilton Drywall Products; Hilti; Plexis Software; Scafco Steel Stud Co.; STI Firestop; Trim-Tex; USG Building Systems

The new 150,000-square-foot Gardiner Middle School is uniquely designed with an open learning environment, creating a space that feels less confining than a traditional school of the past. The design incorporated sound panels to reduce noise levels throughout the building.

The main challenge for this project was scheduling so that the process would be completed for school to open on time. Working with the project team, design-build contractor Fred Shearer & Sons was able to create a flow to the scheduling without excessive trade stacking or unnecessary manpower loading so that the project was completed on time and under budget. By employing 3D scanning technology, Fred Shearer & Sons was able to get accurate field measurements that ensured a smooth installation.

Fred Shearer & Sons says it appreciated the openness on the part of the owner, architect and construction manager/general contractor to its input and advice while meeting their concepts of design. The firm was able to not only provide value for the client by utilizing prefabrication of both exterior and interior assemblies but also help with direction in the products used on site.

All stakeholders were committed to keeping the lines of communication open and listening to each other to understand the needs of the project, which resulted in the successful completion of this school.



The 150,000-square-foot Gardiner Middle School has an open learning environment, creating a space that feels less confining than a school of the past.

PHOTO COURTESY OF MATT JACOBY



## STUCCO/EIFS OREGON

### Winery residence

**Location:** Willamette River Valley  
**Contractor:** Western Partitions  
**Architect:** Nathan Good Architects  
**Team:** Plasterers Local 82; Western Materials; Dryvit Systems

The winery residence is a single-family home located in the wine country of the Willamette River Valley of Oregon. The project involved a recladding of the existing home overlooking local vineyards. The project design team had one of Oregon's award-winning architects, Nathan Good Architects. Good and his team have been leaders in sustainable design and green building practices for over 40 years.

The homeowners reached out to the team at Western Partitions for its advice on options to increase durability and insulation levels using a seamless exterior wall system. The Western Partitions team recommended and installed a state-of-the-art Dryvit Outsulation system. The new exterior system added a fresh air/water-resistive barrier along with a layer of continuous exterior insulation.

The newly installed system met performance goals to increase durability and energy efficiency. During the cold weather months, the continuous insulation keeps heat inside the home longer, and during the summer cooling season it keeps heat out. The Dryvit system also enabled Western Partitions to achieve the design goal of a seamless wall system with no exposed control joints. The beautiful new exterior system will provide years of comfort and energy savings.

The winery residence project involved a recladding of the existing home overlooking local vineyards.

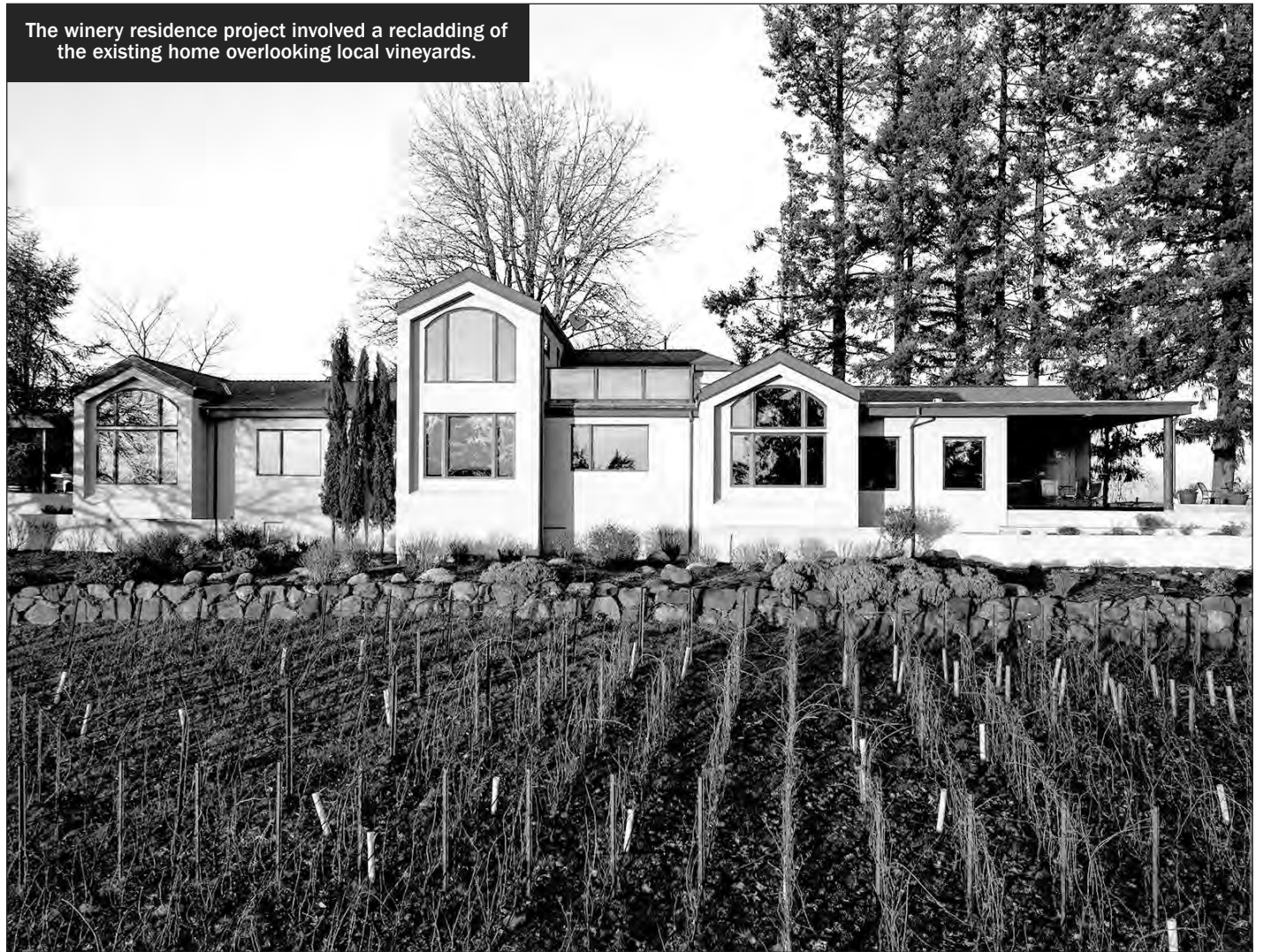


PHOTO COURTESY OF COOPER HOWARD

## EXTERIOR COMMERCIAL OREGON

### Patricia Reser Center for the Arts

**Location:** Beaverton  
**Contractor:** Anning-Johnson Co.  
**Architect:** Opsis Architecture  
**Team:** Pacific Northwest Regional Council of Carpenters; CWalla; GTS Interior Supply; Knez Building Materials Co.; Georgia-Pacific; Scafco Steel Stud Co.; Simpson Strong-Tie; STI Firestop

Patricia Reser Center for the Arts, which opened as The Reser, is the first project of its kind in the Portland area in over 30 years. The Reser is a world-class, multidisciplinary arts center that enhances the cultural and economic vitality of Beaverton and the greater region by providing more access to arts, entertainment, and educational programming for residents and visitors.

Anning-Johnson completed the exterior framing, rough carpentry, structural supports for the theater clouds, thermal insulation, self-adhered weather barrier, spray-applied waterproofing and fire-resistive joint systems. The team also completed expansion control, access doors and panels, gypsum-board assemblies, acoustic ceilings, fiber-reinforced plastic wall coverings and the art hanging systems.

Along with the many challenges due to the COVID-19 pandemic, Anning-Johnson had a very small footprint that required the team to take a creative approach to framing and panelizing as much as it could early on. Most walls and soffits had unique angles and radii that made the layout challenging, and since the team had significant specialty work, it did mock-ups to ensure that the final installation in the field met or exceeded expectations. The theater was a very tight workspace with many trades working at once, and this took a considerable amount of coordination from the foremen. While this was a very challenging project, it turned out beautifully.

Patricia Reser Center for the Arts is a multidisciplinary arts center that enhances the cultural and economic vitality of Beaverton and surrounding communities.



PHOTO COURTESY OF JEREMY JEZORSKI

# EXTERIOR RESIDENTIAL OREGON

## Alta Art Tower

**Location:** Portland  
**Contractor:** Western Partitions  
**Architect:** Ankrom Moisan Architects  
**Team:** Pacific Northwest Regional Council of Carpenters; CWalla; L&W Supply; Spears Construction Supply; Georgia-Pacific; Hilti; Scafco Steel Stud Co.; STI Firestop; USG Building Systems

Located in the heart of the Goose Hollow District of Portland, the Alta Art Tower is an impressive 21-story building. This mixed-use project includes 314 residential units along with ground and rooftop amenity areas.

The Alta Art Tower is one of the first buildings in the Pacific Northwest to utilize an engineered prefabricated and pre-clad rainscreen system for the exterior of the building. The panelized wall assembly included all framing, sheathing, weather barrier and Corium brick cladding. The tower has a total of 914 exterior panels designed and prefabricated by Western Partitions. By incorporating the cladding onto the prefabricated panels, once the panels were set, no exterior access was required to finish the panel system.

The tower includes 19 floors of the exterior brick rainscreen facade. The Western Partitions team utilized Scafco's exterior steel studs to build the panels, along with pre-sprayed Dens Deck sheathing with Grace Perm-a-Barrier. The team installed the Z-furring, insulation and steel trays to the panels before it installed each Corium brick and grouted the panel to complete it.

This project began right at the peak of the COVID-19 pandemic, which posed many challenges in procuring materials from overseas. The Western Partitions team navigated ocean and air-freight options with ports around the globe that were backed up with reduced vessels. The team looked for alternative means to support the project schedule, including expediting material in partial shipments, trucking the material from the East Coast to the West Coast, and flying in the material from overseas.

The Western Partitions teams, both at prefab and on-site, worked together to develop a plan to build, deliver and install these panels as efficiently as possible in a tight downtown area of Northwest Portland. By using a Spyder crane, the crew was able to fly upwards of 20 panels a day. Through collaborative efforts with both Andersen Construction and Wood Partners, the exterior envelope was completed in nearly eight months while chasing concrete pours above.



The Alta Art Tower mixed-use project includes 314 residential units along with ground and rooftop amenity areas.

PHOTO COURTESY OF COOPER HOWARD

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