

Seattle Daily Journal of Commerce

# ABC 2021

EXCELLENCE IN CONSTRUCTION AWARDS



October 14, 2021



# ABC OF WESTERN WASHINGTON'S 2021 EXCELLENCE IN CONSTRUCTION AWARDS

## EXCELLENCE AWARDS

**Commercial Construction (\$25 million to \$100 million)**  
Newcastle Phase II  
AvalonBay

**Health Care (less than \$5 million)**  
St. Michael Medical Pavilion  
CHG Building Systems

**Pre-engineered Building (less than \$5 million)**  
Sno-King Snoqualmie  
CHG Building Systems

**Commercial/Public Service (\$5 million to \$10 million)**  
Kirkland Place Shelter for Women and Families  
Deacon Construction

**Renovation (\$5 million to \$10 million)**  
Coronado Springs Cottages  
Deacon Construction

**Special Projects (less than \$5 million)**  
Juanita Beach Park Bathhouse  
Synergy

**Historical Restoration (\$10 million to \$25 million)**  
Town Hall Seattle  
Rafn Co.

**Residential (less than \$5 million)**  
The Emerald  
SKIS Painting

**Residential (\$10 million to \$25 million)**  
Prism Apartments  
Rafn Co.

**Residential (\$25 million to \$100 million)**  
AMLI Spring District Apartments  
Rafn Co.

### Eagle of Excellence

**Health Care (less than \$5 million)**  
6th Street Medical/Dental Clinic remodel  
Newton Building & Development

### Pyramid Award

**Historical Restoration (\$25 million to \$100 million)**  
Mercy Magnuson Place  
Rafn Co.

## MERIT AWARDS

**Exterior Finishes (\$5 million to \$10 million)**  
Totem Lake Mall  
AM Contracting

**Federal Government, Military (less than \$5 million)**  
NOAA  
American Abatement & Demo

**Specialty Community, Public Service (less than \$5 million)**  
Westminster Park  
American Abatement & Demo

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# HEALTH CARE LESS THAN \$5 MILLION

## 6th Street Medical/ Dental Clinic remodel Newton Building & Development

**ABC members:** Ahearn Electric; Sound Glass Sales  
**Location:** 616 Sixth St., Bremerton

Newton Building & Development completed renovations for the 17,000-square-foot Sixth Street Medical/Dental

**EAGLE OF EXCELLENCE** Clinic over a 1½-year timeline. The renovations incorporated multiple construction disciplines, required unique approaches to challenging retrofits/fixes, and continuous adjustments to scheduling and phasing. As the main non-profit medical and dental clinics that service the city of Bremerton, both facilities needed to remain in operation during construction.

The original structure was a grocery store that had been converted to a medical facility 20 years ago, with smaller retrofit projects having taken place over the years as the clinic expanded its operations. The previous remodels created their own problems with limited records of as-built conditions and poor construction techniques that had compromised the building envelope. NBD successfully completed the remodel within the adjusted scheduling and budget to the great satisfaction of all parties.



Newton Building & Development completed renovations for the 17,000-square-foot Peninsula Community Health Services 6th Street Medical/Dental Clinic over 18 months.

PHOTO FROM PENINSULA COMMUNITY HEALTH SERVICES

The initial scope description had four phases of construction for the medical clinic, with an alternate fifth phase for the dental area. During project execution, Phase 4 was expanded to six sub-phases while Phase 5 (the dental area) had to be completed in two parts to allow for continuous operation of the individual clinics. Construction phasing incorporated relocation of on-site personnel, offices, lobby entrance, pharmacy, labs, and inventory for different phases. This required extensive on-site planning with medical staff coordinators and building facilities staff.

The overall project expanded

to incorporate the entire medical/dental clinic in the tenant improvement scope. Unforeseen conditions and additional scope requests from the customer required extensive schedule adjustments and added to the duration and costs of the original contract.

Peninsula Community Health Services was an amazing customer/partner to work with, according to NBD. Its team approach and everyone's willingness to adapt and work towards a common goal allowed PCHS to maintain a high level of medical/dental care for the local Bremerton community, NBD said.

# ABC OF WESTERN WASHINGTON'S 2021 EXCELLENCE IN CONSTRUCTION

**W**inners of this year's ABC of Western Washington awards demonstrated excellence and resilience during a period of unprecedented challenges in the building industry. Working through labor and supply chain issues related to the COVID-19 pandemic, local ABC companies completed a wide range of buildings — from health care facilities to residential developments.

These awards credit all individuals within the teams responsible for producing winning projects, from subcontractors and suppliers, to owners, architects and engineers.

This is also an opportunity to celebrate ABC of Western Washington members' commitment to the merit shop philosophy, where work is awarded to the most qualified and lowest bidder regardless of labor affiliation.

This year's judges were Van Collins, CEO/president, ACEC Washington; Glen Kuntz, safety director, Tekton Group; Ben Minnick, construction/special sections editor, Seattle Daily Journal of Commerce; Greg Gilda, vice president — Seattle, DCI Engineers; and Jeffrey Pulliam, construction management instructor, Renton Technical College.

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# HISTORICAL RESTORATION \$25 MILLION TO \$100 MILLION

## Mercy Magnuson Place Rafn Co.

**ABC members:** Evergreen Concrete Cutting; Waeco Construction; Frontier Door & Cabinet

**Location:** 7101 62nd Ave. N.E., Seattle

This project involved the renovation of a 1930s-era, former barracks building on the old

**PYRAMID  
AWARD**

naval station in the Sand Point neighborhood of

Seattle. It contains 148 units of affordable housing, the Denise Louie early learning education center, and a Neighborcare Health community health clinic.

Mercy Magnuson Place, previously known as Building 9, is an adaptive reuse project on a massive scale. To take an 800-foot-long building that was built almost 100 years ago and turn it into a thriving community center was no easy feat, but add in the fact that it is in a historic district and within a city park and you have a project that doesn't come around very often.

The first steps toward rehabilitating this historic build-



Mercy Magnuson Place, previously known as Building 9 at Sand Point, is an adaptive reuse project on a massive scale.

PHOTO COURTESY OF ABC

ing were to abate, demolish, and remove several decades worth of rotted, damaged, and neglected building materials.

Demolition was carried out carefully to adhere to Landmarks Board, Washington State Historic Preservation

Office, and National Park Service requirements.

The renovation portion of the project included preserving, restoring, and repairing significant historical features such as windows, doors, and dormers, to ensure that the character of the building was maintained. The building's seismic stability was upgraded by incorporating new steel brace frames and concrete shear walls. New roofing and windows completed the exterior renovation.

During the apartment and support space build-out, efforts focused on improvements to accessibility (full ADA accessibility), energy efficiency (updated to current energy codes), interior lighting and ventilation, and new building systems, all with limited alteration to the building's historic exterior. A substantial amount of insulation was installed to bring energy efficiency up and new mechanical systems were

incorporated to bring operating costs down.

Remarkably, construction was completed in 23 months and within budget, and the National Park Service Part 3 approval was issued without comment.

This project had a large community impact. Over the 23 months of construction, the project brought over 800 different construction workers to the area, eating at local restaurants and supporting local shops. Additionally, with a total construction cost of over \$58 million, a large amount of money was directed towards this neighborhood of Seattle during the construction of the project. Specific to diversity outreach, over 12% of contract dollars, or roughly \$7.4 million, was awarded to WMBE subcontractors, providing those companies with meaningful opportunities to participate in this project.

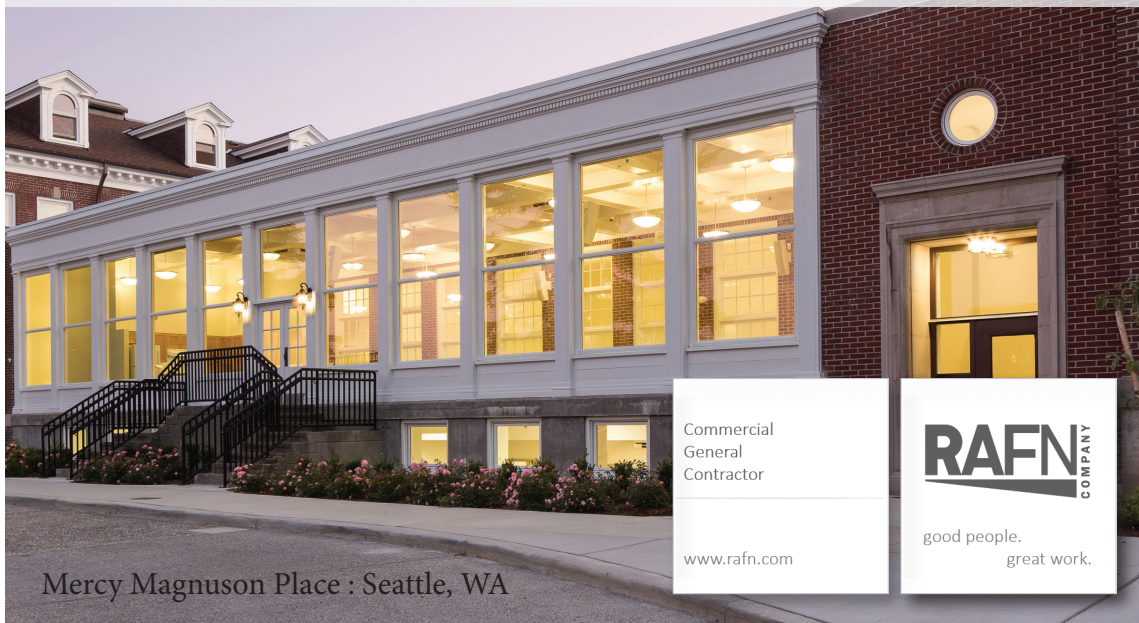
# Nice job team!

ABC Excellence in Construction / **Mercy Magnuson Place**

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# COMMERCIAL CONSTRUCTION \$25 MILLION TO \$100 MILLION

## Newcastle Phase II AvalonBay

**Location:** 13398 Newcastle Commons Drive, Newcastle

Originally a coal mine in the early 1900s, then a brick production facility in the 1950s, Avalon Newcastle is now a place that many Pacific Northwest residents call home. With the property consisting of 53 acres of lush green forest adjacent to grocery stores, city hall, and a golf course, there is no shortage of activities and resources within walking distance. From start to finish Avalon prides itself in the successful implementation of the overall creative vision of the project.

The story and inspiration surrounding the artwork and design at Newcastle stemmed from research and work with local historical society members. The entryway was designed to show the "mountains to water" journey of coal transportation via train, from the base of Tiger Mountain down to Lake Washington. Benches placed throughout the community were designed

The project was designed to give each resident of the community a place to live, work and play.

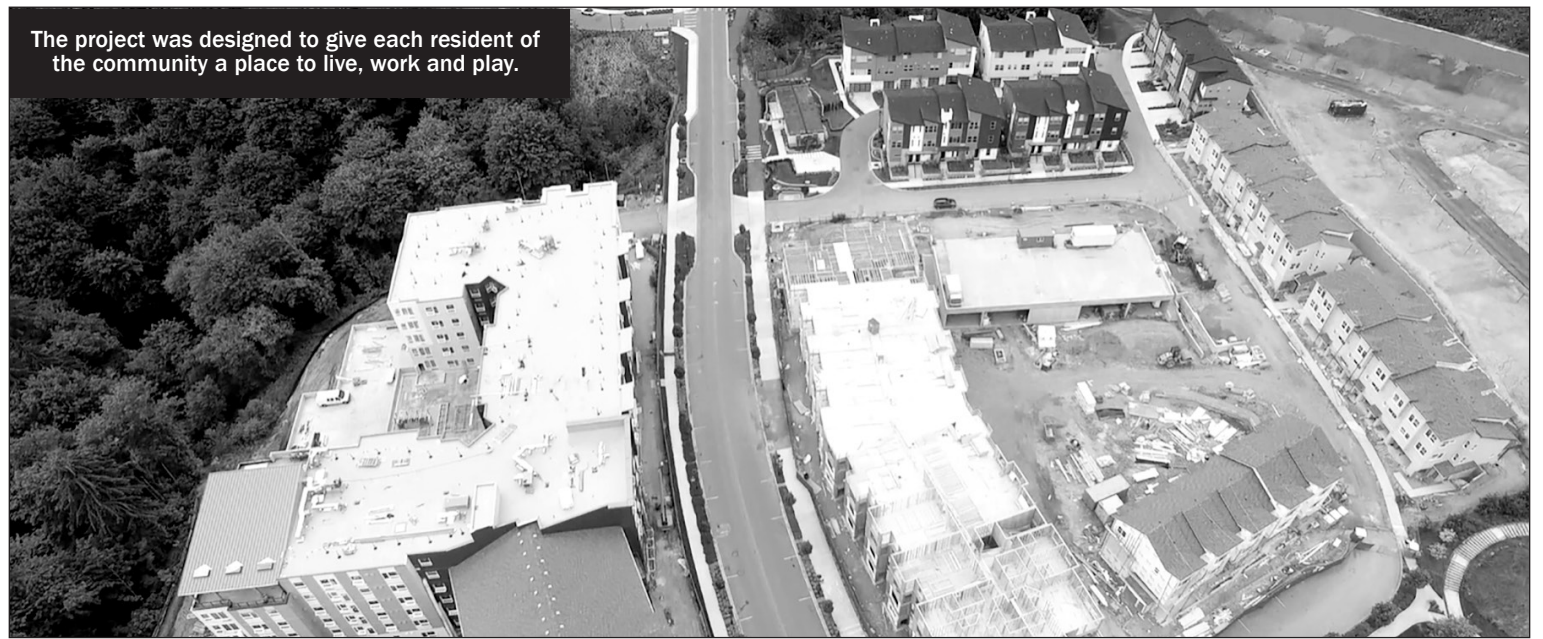


PHOTO COURTESY OF ABC

to look like the weathered coal mining carts and set on tracks to look as if they were all rolling in unison. The materials and structural layout resemble the beams and forms used to shore up the mines to avoid collapse. Finally, the narrative and signage design were developed with the city of Newcastle to be in sync

with other interpretive historical signs throughout the city.

As the project kicked off in April of 2015, it faced a unique set of problems. Due to the nature of the facility and its geographic location, innovative strategies were implemented to help improve production and meet deadlines. Because

the site was originally a coal mine, the old mine shafts had to be identified and filled from the correct depth before work could begin. Open bottom culverts and bridges were also built out of lock and load walls so that work could continue throughout the year and prevent interaction with water-

ways during the wet and rainy seasons.

In addition, the overall idea of the project is innovative by itself, the way it was designed gives each resident of the community a place to live, work and play.

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## HEALTH CARE LESS THAN \$5 MILLION

### St. Michael Medical Pavilion CHG Building Systems

**ABC members:** Evergreen Refrigeration;  
Kirby Electric

**Location:** 1950 NW Myhre Road, Silverdale

CHG Building Systems erected 687 tons of structural steel for this 65,630-square-foot, multi-story specialty care clinic. The project also included the erection of an 86,160-square-foot parking structure and the installation of a 180-foot-long pedestrian bridge that connects the new clinic to the existing St. Michael Pavilion.

The front entry is clearly distinguished with a glass curtainwall lobby and elevator lobby serving the garage levels and leading directly into the clinic levels. The exterior is derived of metal panels, vertically oriented to mimic the pattern of the nearby forest, with openings in between. The parking levels are partially embedded into the hillside of the site, and the exposed sides are clad with rock-filled gabion basket walls.

The building consolidates several specialty care practices into a single modern facility. The design takes patient, staff, equipment and supply flows into account for operational efficiency in a warm and friendly environment. Both floors of the two-story clinic use a divergent flow model with exam pods to the east and west and diagnostic and procedure rooms in the center. This standardization allows practices the flexibility to expand or contract over time with a minimum of remodel work.

The installation of the pedestrian bridge proved exceptionally challenging due to the only available crane pad being located on a heavily sloped, active road that serves the hospital. CHG was able to mitigate the challenges and impacts to the hospital by setting the bridge over the Thanksgiving holiday weekend. CHG worked 6,394 labor hours and had no lost-time accidents.



St. Michael Medical Pavilion included the erection of an 86,160-square-foot parking structure and the installation of a 180-foot-long pedestrian bridge that connects the new clinic to the existing St. Michael Pavilion.

PHOTO COURTESY OF ABC

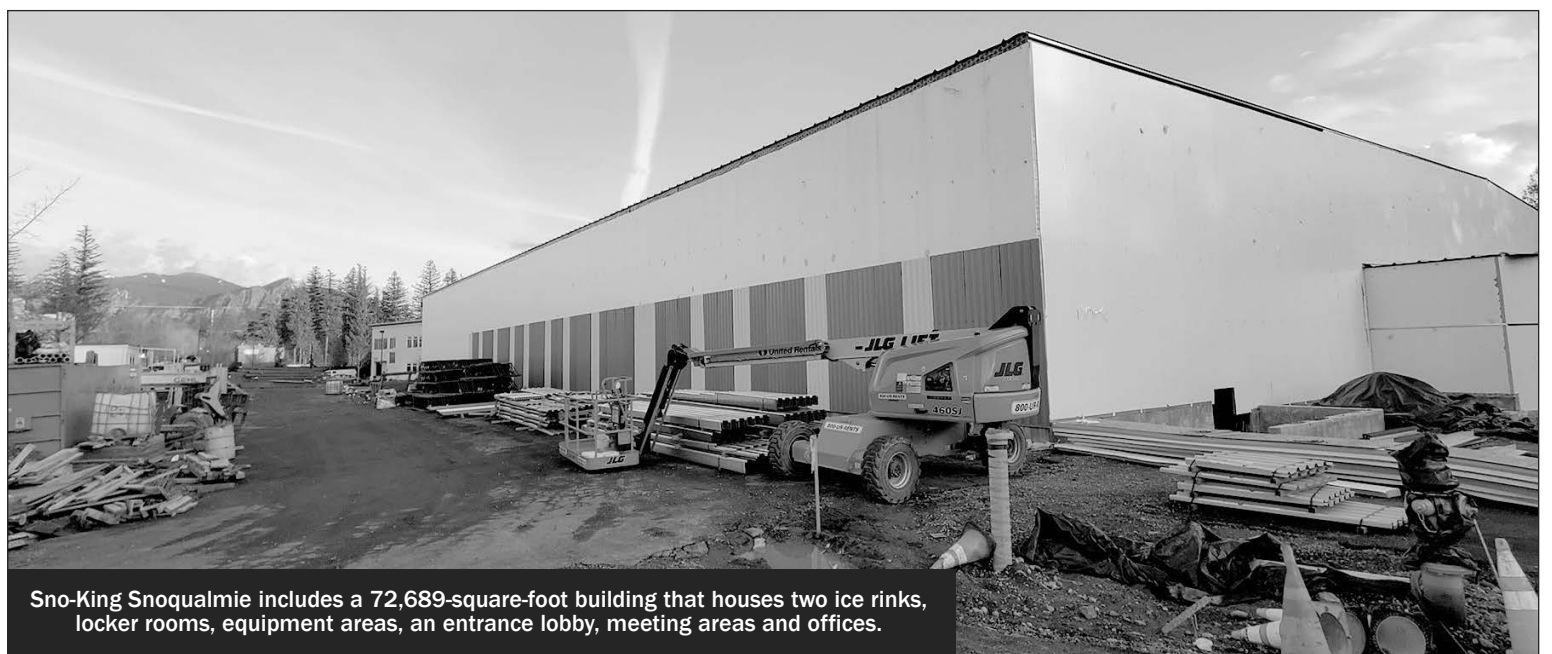
## PRE-ENGINEERED BUILDING LESS THAN \$5 MILLION

### Sno-King Snoqualmie CHG Building Systems

**Location:** 35323 S.E. Douglas St., Snoqualmie

CHG Building Systems delivered an outstanding recreational hockey facility that will be enjoyed by many in the coming years. This 72,689-square-foot building houses two ice rinks, locker rooms, equipment areas, an entrance lobby, meeting areas and offices.

To complete this project, two groups worked simultaneously on separate elements of the job. One group completed the shell design and construction while the second group executed the tenant improvements and built the ice rinks. Team members were also brought in from around the country to bring unique skills and expertise around the construction of indoor hockey facilities. CHG also worked alongside Northwest Construction and its design team to provide an interior column layout that optimized the



Sno-King Snoqualmie includes a 72,689-square-foot building that houses two ice rinks, locker rooms, equipment areas, an entrance lobby, meeting areas and offices.

PHOTO COURTESY OF ABC

use of the interior space.

Pacific Northwest weather was an ongoing concern as the project commenced without a slab in place. Furthermore, materials and equipment could

not be placed on top of the miles of delicate piping required for the ice rinks. This made the metal building construction and steel erection portion difficult because the materials, equip-

ment and piping were exposed to inclement weather during the challenging roof assembly.

The roof structure was pre-assembled into large module sections and then hoisted into

place. This was a safer, more efficient way to build, allowing for the expedited completion of the roof. Other trades were then able to begin their many months of work on the ice rinks.



# COMMERCIAL/PUBLIC SERVICE \$5 MILLION TO \$10 MILLION

## Kirkland Place Shelter for Women and Families Deacon Construction

**ABC member:** Adept Mechanical Services  
**Location:** 8045 120th Ave. N.E., Kirkland

Kirkland Place Shelter for Women and Families is a temporary and transitional housing facility for homeless women and families with children. This two-story building is comprised of one level for families with sleeping rooms and another for women with a dormitory-style sleeping facility plus a half basement. The facility includes restrooms with showers, two kitchens, laundry rooms, and offices for staff. It provides a safe space for those struggling with homelessness on the Eastside.

Since 2014, Washington state has seen a 21% increase in its homeless population. In 2018, reports put over 22,000 people homeless on any given night. Over 12,000 of those were reported in King County. Emergency shelters have been operating for years but it is not always enough due to the lack of permanence and stability. In 2018, the city of Kirkland purchased a parcel of land from Salt House to be used as the site for a new permanent, 24-hour shelter to be led by two programs: The Sophia Way and New Bethlehem.

The Kirkland Place project was a blending of these two programs to fill one goal: to provide a welcoming space and supportive services to those experiencing homelessness.

One challenge faced during planning and construction of the facility was adherence to a strict nonprofit budget. Deacon was able to tweak designs and maximize the use of space to keep costs low. It was also able to use donated materials to save on costs.

Kirkland Place Shelter for Women and Families is a two-story building comprised of one level for families with sleeping rooms and another for women with a dormitory-style sleeping facility.



PHOTO COURTESY OF ABC

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## RENOVATION \$5 MILLION TO \$10 MILLION

### Coronado Springs Cottages Deacon Construction

**ABC members:** ECO Electric  
**Location:** Seattle

The Coronado Springs development was a remodel of 19 single-story apartment buildings. Each building was a mix of four, six, eight, 10, 12 and 19 units, for a total of 150 units. As they were lived-in, each had a 30-day turnaround for a complete overhaul.

While most of the work focused on kitchens and bathrooms, all cottage units were taken down to the drywall. The units received new flooring and cabinets, as well as new toilets, sinks and tile surrounds. Air vents were cleaned and increased, and insulation was added. These measures help with temperature control. Ceilings were inspected and cleaned of asbestos as well. After the construction clean up, the walls and ceilings were given a fresh coat of paint.

Initially contracted for pre-construction in 2018, services included inspection of crawl spaces, attics and exteriors of every building, as well as select vacant units. From these

inspections, pictures and written reports were provided to Bridge Housing and its consultants to aid in their planning. Upon being awarded the bid, Deacon was able to bring on its valued subcontractors and achieved over \$800,000 in savings. These savings allowed Bridge to add items of scope to the project that were desired but initially outside of the budget.

The Coronado Springs apartments were fully occupied when the work began. This meant that all residents would, at some point, need temporary housing while their unit was being renovated. Due to occupancy, Deacon implemented a 30-day turnaround for each unit, which limited the number of residents temporarily displaced at the same time. To stay on schedule, Deacon created phases and steps to the renovation process. This meant that two new units were started every three days and at any given time, 12-16 units were in different stages of completion.

The initial plan was to move residents to off-site temporary housing but when the lockdown and new pandemic mandates were implemented, plans changed. The new COVID-19 protocols prevented the use of

The Coronado Springs development was a remodel of 19 single-story apartment buildings.



PHOTO COURTESY OF ABC

off-site units. Deacon adapted and made a push to complete units as residents were moved into open on-site units. As the remodeled units were completed, they were then moved back into their correct apartment. Even with the complications of

COVID-19, Deacon was able to complete this project on schedule, in 15 months.

Affordable housing options are in high demand in the current market. By updating all units, this affordable housing group will be able to continue

to serve the community for years to come without displacing residents. This project not only extended the longevity of housing, but the preconstruction and corrections of the findings gave residents a better living environment.



## JUANITA BEACH BATHHOUSE ABC EXCELLENCE IN CONSTRUCTION

Congratulations to the Synergy team and all project stakeholders, especially the Juanita community! Through the global pandemic, every challenge was met head on and progress never stopped. Right in our backyard, we all loved bringing this vision to reality, enjoying the space with our families, and we're very grateful for the recognition from the ABC.

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## SPECIAL PROJECTS LESS THAN \$5 MILLION

### Juanita Beach Park bathhouse Synergy Construction

**ABC members:** Ahlers, Cressman & Sleight; Propel Insurance; Safety Matters

**Location:** 9703 N.E. Juanita Drive, Kirkland

Juanita Beach is a healthy, active and thriving community. Windsurfing, cycling and outdoor volleyball on sand courts are just a few of the forms of recreation you'll find on any given day. At the center of all this activity is Juanita Beach Park, a place beloved by the community and never short on visitors. Across the street you'll find the iconic Spud Fish & Chips and the insanely popular Lake Washington Bar with outdoor sand volleyball courts. First time visitors might think they're in California.

When the city of Kirkland needed to make additions and improvements to this historic public space, it needed to be more than just conforming to the existing park. The Juanita Beach bathhouse project involved the construction of two 3,000-square-foot bathhouses, two outdoor pavilions



The Juanita Beach project involved construction of two 3,000-square-foot bathhouses, two outdoor pavilions and an inclusive playground.

PHOTO COURTESY OF ABC

and an inclusive playground that provides the just-right level of challenge, addresses all levels of ability, and goes beyond minimum accessibility to create play experiences that meet a variety of needs and interests. Developed with

a craftsman architectural style that matches overall character and historical recreational use, the project theme maintains a natural Northwest aesthetic, inspired by the beach resort that the Forbes family operated there in the early 1900s.

The project's designers used sustainable and durable materials. The bathhouse walls' structural components are glazed concrete masonry units, the substrate of the roof is cross-laminated timber, and the weathering steel elements are

both functional and aesthetically pleasing. The glazed CMUs of the interior of the bathrooms and lifeguard station allow the structural component of the building to also serve as the interior finish — which is functional, practical and attractive.

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Western Washington





## HISTORICAL RESTORATION \$10 MILLION TO \$25 MILLION

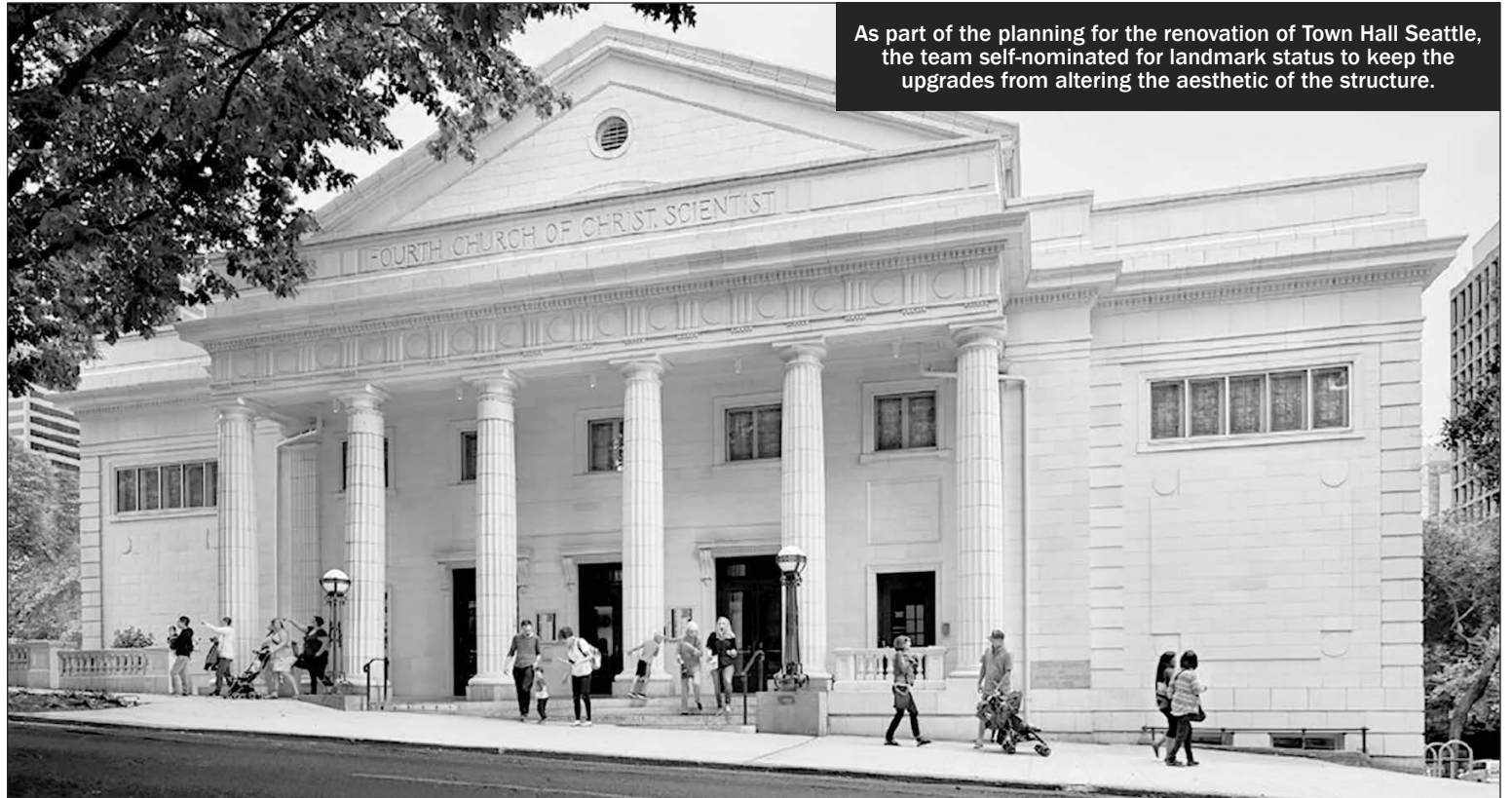
### Town Hall Seattle Rafn Co.

**ABC members:** AAA Kartak Storefronts & Glazing; Brand-Safway Services  
**Location:** 1119 Eighth Ave., Seattle

This historic building first opened its doors in 1916 as the Fourth Church of Christ, Scientist. Town Hall Seattle purchased the building in 1998 and converted it to an affordable performance home for the region's small to mid-sized arts and civic organizations. Town Hall Seattle's success has seen more people pass through the doors in its first 18 years than in the previous 84 years combined, pushing the building's century-old infrastructure to its limit, and necessitating a complete renovation of the building.

As part of the planning for the renovation project, the team self-nominated for landmark status to keep the upgrades from altering the aesthetic of the structure.

The building is unreinforced masonry and required seismic retrofitting for stabilization against earthquakes. The project incorporated eight shotcrete shear walls, two in each corner of the structure. At 11



As part of the planning for the renovation of Town Hall Seattle, the team self-nominated for landmark status to keep the upgrades from altering the aesthetic of the structure.

PHOTO COURTESY OF ABC

to 12 inches thick and extending from footings below grade to the roof, these walls combined contain 300 cubic yards of shotcrete. The new seismic system also includes 110 tons of structural steel and nine main concrete collector beams, eight

of which are reinforced by a half-inch-thick, 10-to-16-inch-wide continuous steel plate. At lengths of up to 60 feet, one plate can weigh over 1,300 pounds.

Other renovation work included exterior terracotta restora-

tion, new MEP systems, new roof, new elevator, and installation of 17 new restrooms. The Great Hall received a new acoustic reflector system, restoration of the historic oak pews and stained-glass windows, and a new stage and

lighting grid with enhanced digital capabilities. Finally, the project reconfigured all performance spaces including the creation of a new one as well as a new ADA-accessible entrance to the building on the west side.

## RESIDENTIAL LESS THAN \$5 MILLION

### The Emerald SKIS Painting

**Location:** 121 Stewart St. Seattle

The Emerald is a 41-story, 381,571-square-foot residential tower built by Andersen Construction and located near the historic waterfront of downtown Seattle. The SKIS crew worked over 34,000 hours, painting 266 luxury condo units and amenities along with a full parking structure.

Named a Hot Project of 2018 by Forbes Magazine, the luxury condos that comprise this facility include access to a fitness center, yoga studio and dog washing room. The building includes several furnished outdoor terraces, all of which were given professional coatings to wood, metal, concrete, and walled surfaces by the SKIS team.

The Emerald sits on less than 1 acre, only taking up a tight quarter block near Seattle's waterfront, making construction of this project logistically challenging. SKIS was not only able to manage production challenges within a very limited space, but also successfully implement a thorough COVID-19 plan for worker safety and health. The Emerald remains SKIS Painting's largest and most successful project to date.

SKIS workers painted 266 condo units and this rooftop ballroom at The Emerald.



PHOTO COURTESY OF ABC





# SEATTLE DAILY JOURNAL OF COMMERCE

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# RESIDENTIAL \$25 MILLION TO \$100 MILLION

## AMLI Spring District Apartments Rafn Co.

**ABC members:** GFITG; AAA Kartak Storefronts & Glazing; Evergreen Concrete Cutting; Rainbow Federal  
**Location:** 1375 121st Ave. N.E., Bellevue

Located in the heart of Bellevue's developing Spring District neighborhood, this 330,000-square-foot building includes 204 market-rate apartments, three levels of below-grade/interior parking garage, interior amenity spaces, exterior courtyards, street-level retail, and a rooftop deck area. The building consists of five levels of wood-framed residential space above four levels of concrete. The site slopes two stories from east to west, with street-level garage access from below with the garage built into the hill.

Residential units vary in size from 436-square-foot studios to 1,537-square-foot, three-bedroom units with dens and 12 town-home units fronting 120th Avenue Northeast. The building has reserved car parking, electrical vehicle parking and motorcycle parking. Amenity spaces include a rooftop deck with a pet park, two interior courtyards, conference room, maker space, fitness center, theater and private dining. The building also includes over 6,000 square feet of retail space. Looking toward the future, one retail space was preset for a restaurant tenant by incorporating a grease duct to the roof during building construction.

The design concept acknowledges two different street fronts and addresses the needs of users and pedestrians for these frontages accordingly. The 121st Avenue Northeast frontage takes advantage of the urban qualities relative to the existing Spring District master plan, including a large community park across the street and a network of interconnected and walkable streets. This east frontage includes an engaging lobby entry, retail frontage and a feature courtyard. The uses along 121st are complemented with pedestrian supportive elements such as weather protection and retail identification and signage.



AMLI Spring District Apartments is a 330,000-square-foot mixed-use building with 204 market-rate apartments.

PHOTO COURTESY OF ABC

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## RESIDENTIAL \$10 MILLION TO \$25 MILLION

### Prism Apartments Rafn Co.

**ABC members:** Evergreen Concrete Cutting; Frontier Door & Cabinet; General Storefronts; Rainbow Federal; Village Framers

**Location:** 10711 Eighth Ave. N., Seattle

Prism Apartments is located on the edge of the Northgate Urban Center and consists of 134 market-rate apartments and four live/work units in a 147,000-square-foot, seven-story building with 121 parking spaces. This is the third largest mixed-use building Rafn has built for Wallace Properties on this block in the Northgate neighborhood.

A signature feature at the corner of the building is its weathered steel and glass-clad tower entryway, creating a unique and modern look. A green roof, pervious pavers, and bioretention planters complete the forward-thinking design.

Resident amenities include a business center with individual work pods and conference room; a spacious bike storage

and repair area; a resident lounge that includes a kitchen, living area and pool table; and a U-shaped south-facing courtyard featuring a fire pit, barbecues, trellises, planters and seating clusters.

The proximity of power transmission lines to the front of the building was a major concern and consideration for the design and construction of the building. First, the architect was able to design the building to step back from the lines to meet clearance and reduce the building's scale in the process. Then it was Rafn's turn to construct the building safely. Even though their work area was outside of the legal minimum clearances with a buffer for an additional level of safety, the team regularly briefed workers prior to working in these areas and regularly observed work being performed in these areas to ensure everyone was operating safely.

Prism Apartments consists of 134 market-rate apartments and four live/work units in a seven-story building.

PHOTO COURTESY OF ABC



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Do you have renderings or photos of recent projects? Share them with DJC readers. Send high-resolution images and information to [lisa.lannigan@djc.com](mailto:lisa.lannigan@djc.com)

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## MERIT AWARDS

## EXTERIOR FINISHES \$5 MILLION TO \$10 MILLION

**Totem Lake Mall**  
AM Contracting**Location:** 12550 120th Ave. N.E.,  
Kirkland

Totem Lake Mall is mixed-use development located in Kirkland that includes shopping outlets, grocery, luxury residential, restaurants, theaters and more. The project was developed and managed by Fairfield Development; it consists of a 10-acre site comprised of two lots.

For this job, AM Contracting installed all the building cladding, including Porcelanosa (porcelain exterior tile system), Alucobond (cladding metal panels), Corium (clay brick cladding system), James Hardie plank and panel systems, windows, and metal sheet necessary to waterproof the exterior walls. The multiple claddings complement each other perfectly, with seamless transitions from one to the other, forcing the onlooker to continue the lines of the structure that seems to never end.

The contract reached a value of over \$6.6 million and employed up to 100 workers at its peak, by far the biggest challenge AM Contracting had faced. The contractor reported zero accidents and delivered the project on time and to the client's satisfaction.

AM Contracting installed all the cladding at the mixed-use Totem Lake Mall development.



PHOTO COURTESY OF ABC

## FEDERAL GOVERNMENT/MILITARY LESS THAN \$5 MILLION

**NOAA**  
American Abatement & Demo**ABC member:** Blue Trident  
**Location:** 7600 Sand Point Way,  
Seattle

This project presented many challenges for American Abatement & Demo, as the company has worked to expand its services into the government market.

With AAD being a certified veteran firm, this became the first project where it worked in collaboration with Blue Trident in a partnership that helped meet the environmental cleanliness that NOAA needed. AAD performed the service, meeting the timeline as NOAA had deployments still happening. A challenge was the massive size of the hangars and the need to coordinate between the on-going needs of NOAA while still meeting the deadline. Communication was essential.

AAD had to collaborate and learn what the project needs were, and was assisted by prime contractor Blue Trident for this. On this project, AAD learned how to do business with the government; but most importantly it helped to keep a work area safe and clean for the workers there.

American Abatement & Demo is expanding its services into the government market.



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## MERIT AWARDS

## SPECIALTY COMMUNITY PUBLIC SERVICE LESS THAN \$5 MILLION

**Westminster Park**  
 American Abatement &  
 Demo

**ABC members:** Saybr Contractors  
**Location:** 709 N. 150th St., Shoreline

Westminster Park was made possible by the community that the park intended to serve. Unity in this community contributed to meeting the needs of the local children. There wasn't a park within 2 miles of the housing area, which presented a problem for the families of Westminster. After two years of diligent work, their dream of a community park was about to come true.

In partnership with Saybr Contractors and American Abatement & Demo, the team was able to help kick off this dream. After mobilizing on site, the team encountered a community gathering around the project in lawn chairs to cheer it on. The kids were so excited that they climbed the fence to get a sneak peek at the extra-large yellow machine working on the project. AAD would be tearing down a structure that was a nuisance and helping to turn the page in the community on their new park. The project drew attention from the city and a council member visited the site.



Westminster Park was made possible by the community that the park intended to serve.

PHOTO COURTESY OF ABC

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