

SEATTLE DAILY JOURNAL OF COMMERCE

MASONRY INSTITUTE OF WASHINGTON

2016 DESIGN AWARDS



NOVEMBER 10, 2016

RESTORATIVE CORRECTIONAL FACILITY

HONOR AWARD
BLOCK

Location: Tacoma

Mason contractor:
The Henson Co.

Architect: JCJ Architecture

Owner: The Puyallup Tribe of Indians

General contractor:
M.A. Mortenson Co.

Masonry supply: Basalite
Concrete Products

Maintaining the cultural values of the Puyallup Tribe was critical in the development of the new Puyallup Tribe Restorative Correctional Facility.

The 15,000-square-foot, 23-bed adult correctional facility is the first phase of a holistic justice and restorative program campus. The creative design and landscape embraces the urban tribe's cultural values while meeting federal standards for crime prevention through environmental design.

The 29-square-mile reservation is one of the most urban reservations in the United States. This striking masonry design reflects the generous and welcoming attitude of the tribe.

The Puyallup Tribe's 15,000-square-foot correctional facility is the first phase of a justice campus.



PHOTO COURTESY OF MIW

GREAT FLOORS

HONOR AWARD
COMMERCIAL

Location: Kennewick

Mason contractor: Aden Masonry

Architect: Wolfe Architectural Group

Owner: Great Floors

General contractor: Baker
Construction & Development

Masonry supply: Central Pre-Mix
Concrete Co.

Great Floors wanted a newer, fresher look for their retail stores. They chose a 1.83-acre site in Kennewick for their new 26,500-square-foot store. The design needed to be fresh and able to compete for visibility in an already-crowded retail corridor.

Great Floor's exterior design was inspired by the floor and wall tile they have sold in the Pacific Northwest for four decades. Load-bearing, single-wythe masonry was chosen as the prime building material due to its cost, durability, inherent fireproofing, and variety of color, block sizes and texture choices.

The result is a masonry pattern similar to a tile layout. Large, multicolored wall tiles create an inviting entry, and the masonry on the remainder of the building replicates the horizontal patterning of tile.

Alternating between ground-faced and split-faced CMU, ribbons of masonry are created, resulting in a dynamic and visually engaging facade. The complementary vertical blue mesh accent structures add drama and contrast to the masonry walls, especially when lit at night.

This Kennewick Great Floors store was built with load-bearing, single-wythe masonry.



PHOTO BY EISENBARTH PHOTOGRAPHY

MIW AWARD WINNERS

Block

Honor award: Restorative Correctional Facility

Commercial

Honor award: Great Floors

Unique design

Honor award: State Route 167 noise wall

Government

Honor award: Information Operations Readiness Center

Merit award: Normandy Fire Station

Higher education

Honor award: LCC Health & Science Building

Merit award: LCC Fitness Center & Myklebust Gymnasium

K-12

Honor award: Auburn High School modernization and reconstruction

Medical

Honor award: Meridian Center for Health

Mixed use

Honor award: Kerry Park Court

Modernization and restoration

Honor award • Design integrity award: Ford

McKay and Pacific McKay reconstruction

Merit award: Maple Leaf Gate House

Residential

Honor award • Truth in materials award: Beaux Arts Village residence

Stone, tile, terrazzo and granite

Honor award: Nordstrom Downtown Seattle exterior renovation

Merit award: Amazon Tower I, Block 14

2016 EXCELLENCE IN MASONRY AWARDS

The Masonry Institute of Washington celebrated 15 projects Wednesday night at its Excellence in Masonry Design Awards banquet at the Rainier Club in Seattle.

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

The judges were Roman Schlaeger of Design Partners Architects, Chicago; William Taylor of Green Associates, Chicago; Thomas Norman Rajkovich Architect, Evanston, Ill.; and Daniel Albo of the University of Chicago – Facilities Services.

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

ON THE COVER

The reconstruction of the 1920s Ford McKay and Pacific McKay buildings in South Lake Union earned the top award for modernization and restoration. Judges also honored the project with a design integrity award. BOLA Architecture + Planning was the preservation architect. PHOTO BY BENJAMIN BENSCHNEIDER, COURTESY OF MIW

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STATE ROUTE 167 NOISE WALL

HONOR AWARD
UNIQUE DESIGN

Location: Algona

Mason contractor: R&D Masonry

Architect: Washington State Department of Transportation

Owner: Washington State Department of Transportation

General contractor: Atkinson Construction

Masonry supplier: Mutual Materials

The 1.3-mile noise wall along state Route 167 in Algona is part of the SR 167 high-occupancy toll lane extension project.

The wall's designers were faced with the challenge of finding a noise wall design that was cost-effective and aesthetically appealing, with minimal impact on commuters and neighbors.

Concrete masonry units allowed the wall to be built with smaller equipment, eliminating the need for lane closures, large cranes and noisy night work that is required when using precast concrete. The design team also wanted to use a material that was not as susceptible to possible graffiti defacing.

The decision to use an ashlar bond design with raked joints met all the required needs. The final design gives the CMU wall a stone-like look with the added luxury of the ashlar pattern being visible from both sides of the wall.

The construction of this ashlar CMU noise wall proves that masonry products make for good neighbors. The masonry design was less harmful to the environment, created a safer work environment, and allowed a construction schedule of less than five months from beginning to completion.



CMU was considered less susceptible to graffiti than precast concrete.

PHOTO BY DON KENNEY

INFORMATION OPERATIONS READINESS CENTER

HONOR AWARD
GOVERNMENT

Location: Joint Base Lewis-McChord
Mason contractor: Keystone Masonry
Architect: Burns & McDonnell
Owner: Washington Army National Guard
General contractor: RQ Construction
Masonry supplier: Mutual Materials (brick), Basalite Concrete Products (CMU)

The Information Operations Readiness Center (IORC) is the 127,000-square-foot headquarters for the Theater Information Operation Group of the Washington Army National Guard.

The new facility houses an assembly hall, classrooms, learning center and specialized administrative planning, briefing and support areas for five operational units.

The new IORC facility provides a secure environment. The exterior design features elements that are reminiscent of the old Fort Lewis district of Joint Base Lewis-McChord.

The exterior wall assembly consists of a masonry cavity wall construction with ground-face CMU veneer on the first floor and an upper floor of modular brick veneer with precast concrete copings, windowsills and accents. The interior wall assembly consists of load-bearing CMU on the first floor for enhanced security and acoustical performance.

These elements reflect the architectural character of JBLM and the National Guard's desired 50-year building life.

The exterior wall assembly consists of a cavity wall with ground-face CMU veneer on the lower floor and modular brick veneer above.



PHOTO BY MATT TODD PHOTOGRAPHY

This 20,000-square-foot fire station in Burien has alternating earth-tone CMU masonry.



PHOTO COURTESY OF MIW

NORMANDY FIRE STATION

MERIT AWARD
GOVERNMENT

Location: Burien
Mason contractor: Cascade Construction
Architect: Rice Fergus Miller
Owner: King County Fire District No. 2

General contractor: Neely Construction
Masonry supplier: Mutual Materials

The new Normandy Park Fire Station 29 is a 20,000-square-foot facility with six dorm

rooms, a maintenance bay, a fueling island station, four fold doors (which open and provide a clear exit in five seconds), a fire training classroom and an emergency generator.

The exterior was designed using masonry, wood and glass. The sleek, modern

design retains an old-world feel with the large half-circle windows above the four fold doors.

The alternating earth-tone CMU masonry design will provide years of aesthetic appeal and service to the community.



The lecture hall's round structural wall mixes CMU and brick veneer.

PHOTO BY ANDY ROVELSTAD

LCC HEALTH & SCIENCE BUILDING

HONOR AWARD
HIGHER EDUCATION

Location: Longview

Mason contractor: RMC/Romi Masonry Construction

Architect: Leavengood Architects, Rovelstad Architects

Owner: Lower Columbia College

General contractor: Emerick Construction Co.

Masonry supply: Mutual Materials

Lower Columbia College's new 70,000-square-foot Health & Science Building will strengthen job creation in the health and science fields and support the region's economic diversification goals. The building houses classrooms, a 180-seat lecture hall, faculty offices and laboratories.

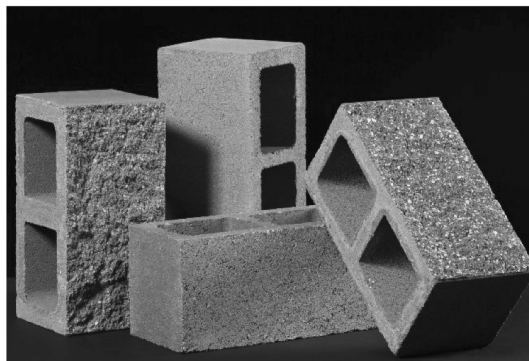
Form, massing and materials are designed in harmony with history. The new structure stands as a backdrop to a 1926 public library.

Circulation and dual lobbies on each floor hug the core of the building. The lecture hall's round structural wall is a mixture of CMU and brick veneer.

Masonry products scale two stories of the building. Sloped roofs float over glazed openings to reduce scale.

Translucent solar panels are integrated into the overhangs, offering a view of the future science of solar energy.

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Build better communities one block at a time.

Masonry products help blend the remodeled gym with a new fitness center.

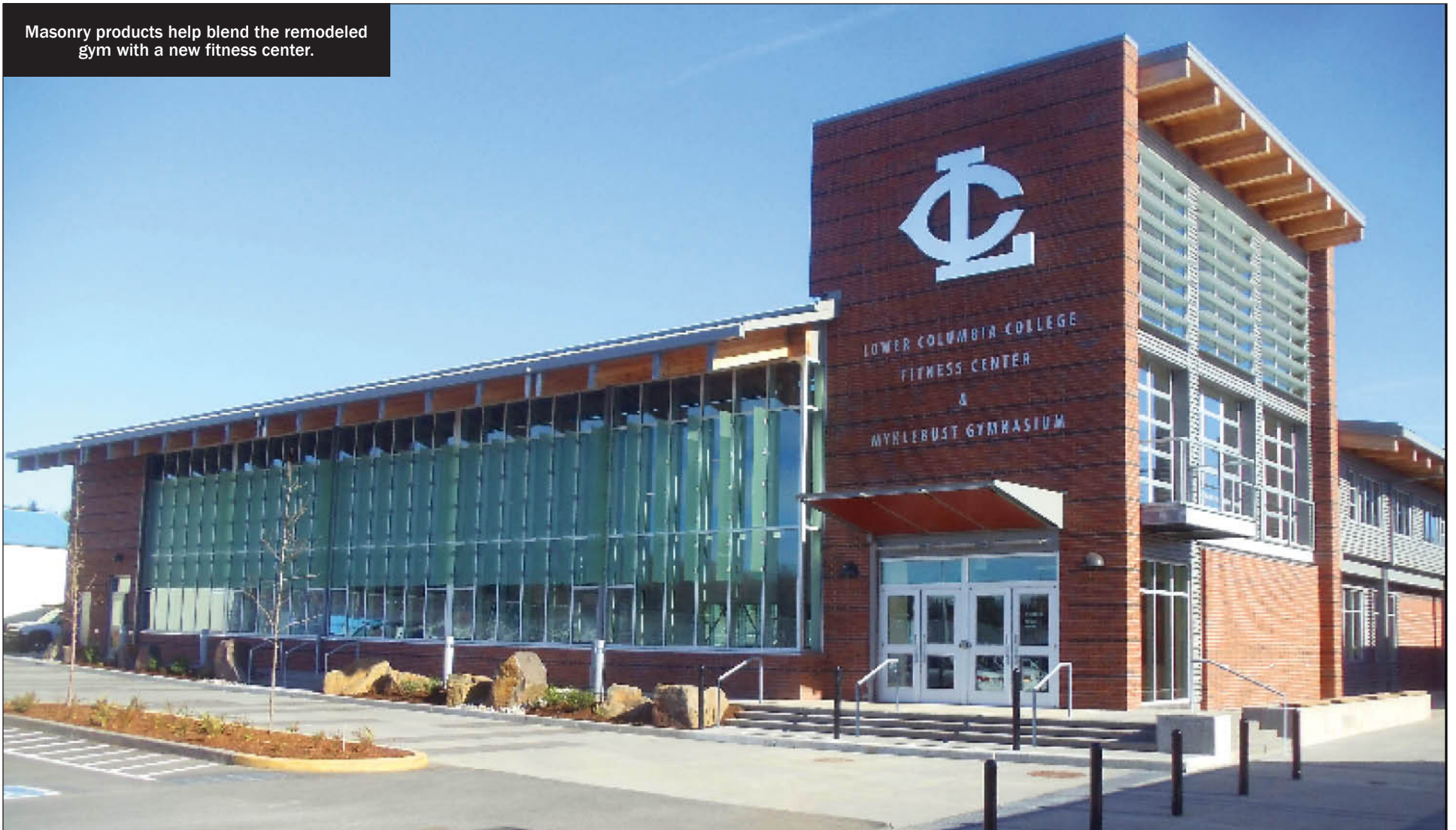


PHOTO BY ANDY ROVELSTAD

LCC FITNESS CENTER & MYKLEBUST GYMNASIUM

Location: Longview
Mason contractor: Massie & Sons
Architect: Rovelstad Architects, Leavengood Architects
Owner: Lower Columbia College
General contractor: JWC Construction
Mason supply: Mutual Materials

**MERIT AWARD
 HIGHER EDUCATION**

Lower Columbia College's new Fitness Center & Myklebust Gymnasium combines an innovative remodel of an aged 1960s concrete structure and a new fitness center.

To integrate the new structure within its urban-campus context, construction followed a path of high-density development where building forms maximized transparency and are sculpted to respect fire separation clearances.

Masonry products defined the fire separation and blended the 57-year-old structure with the new. The exposed steel products contrasted with the masonry exterior demonstrated the strength and beauty of the building.

Combining the new with the old, the 34,650-square-foot building utilizes extensive exterior brick and CMU, connecting this innovative building to the campus and the community.

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AUBURN HIGH SCHOOL MODERNIZATION AND RECONSTRUCTION

Location: Auburn

Mason contractor: Fairweather Masonry

Architect: NAC Architecture

Owner: Auburn School District

General contractor: Lydig Construction

Masonry supplier: Mutual Materials, Basalite Concrete Products

Auburn High School, built in the 1950s, was ready for a modernization. The project included demolition of old buildings, the modernization of the Performing Arts Center and auto shop, and the construction of a new main campus building that houses Auburn's 3,000-plus students.

HONOR AWARD
K-12

All the buildings are now under one roof designed to maximize energy efficiency.

The new school has a timeless three-brick-blend veneer that creates a connection to the original historic high school. The building systems include a liquid membrane air barrier screen and thermal displacement ventilation.

The brick masonry and CMU design was chosen to highlight the warmth of traditional brick while reflecting the modern urban design, and provide much-needed durability. Locally manufactured precast bands in beige tones provide strong, naturally colored contrasts.

The completed project will provide the Auburn community with an attractive, energy-efficient, cost-effective and technologically advanced building that will help prepare its students for the 21st century.



Brick masonry was selected for its warmth and durability.

PHOTO BY NW ARCHITECTURAL PHOTOGRAPHY

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MERIDIAN CENTER FOR HEALTH

HONOR AWARD
MEDICAL

Location: Seattle

Mason contractor: J&S Masonry

Architect: NBBJ

Owner: Neighborcare Health

General contractor: Lease Crutcher Lewis

Masonry supply: Mutual Materials

Neighborcare Health opened its new \$22.5 million Meridian Center for Health, which is expected to serve 14,000 people seeking medical, dental and behavioral health care. The 45,000-square-foot center was built less than 20 feet from the old clinic, creating challenges for construction, deliveries and staging.

The steel-and-concrete building was constructed with an enclosure of masonry, rusting steel, metal panels and cedar siding.

The building includes an indoor "healing wall" that consists of salvaged wood strips assembled to make up a feature wall accented by stone columns. The masonry veneer included a unique ashlar pattern blended on site incorporating 50 percent raw, sand-blasted smooth and ground-face CMU in 12-by-24 and 16-by-24 sizes, providing a unique visual aesthetic.



The masonry veneer has a unique pattern blended on site with CMU of different sizes.

PHOTO COURTESY OF MIW

KERRY PARK COURT

HONOR AWARD
MIXED USE

Location: Seattle

Mason contractor: Henderson Masonry

Architect: Joseph Greif Architects

General contractor: Ediface Construction

Masonry supplier: Mutual Materials

These three new Kerry Park townhouses have million-dollar views of Seattle and occasional views of Mount Rainer.

The glass-and-masonry exterior provides a classy, timeless and welcoming motif for the new owners. The traditional Norman brick offers a low-maintenance aesthetic as well warmth and sustainable features inherent in masonry products.



The traditional brick offers warmth and low maintenance.

PHOTO COURTESY OF MIW

FORD MCKAY AND PACIFIC MCKAY RECONSTRUCTION

Location: Seattle

Mason contractor: Pioneer Masonry Restoration Co.

Architect: BOLA Architecture + Planning

Owner: Vulcan Real Estate

General contractor: GLY Construction

Masonry supplier: Boston Valley Terra Cotta, Marenakos Rock Center

Upzoning, rapid redevelopments and traffic congestion combined to impact two adjoining Seattle landmarks — the terra cotta-clad 1922 Ford McKay and the 1925 Pacific McKay auto showrooms constructed in the final years of Model T production.

The buildings' original terra-cotta facades, exterior granite, interior marble base, tile fountain, decorative stairs and terrazzo entry were meticulously cataloged, stored and reconstructed.

The reconstruction was a merger of high-tech and low-tech methods to execute the final product with exacting accuracy. The construction technologies and energy and seismic codes have changed

over the last 80 years, and the owner wanted a durable, high-performance building with a LEED gold certification.

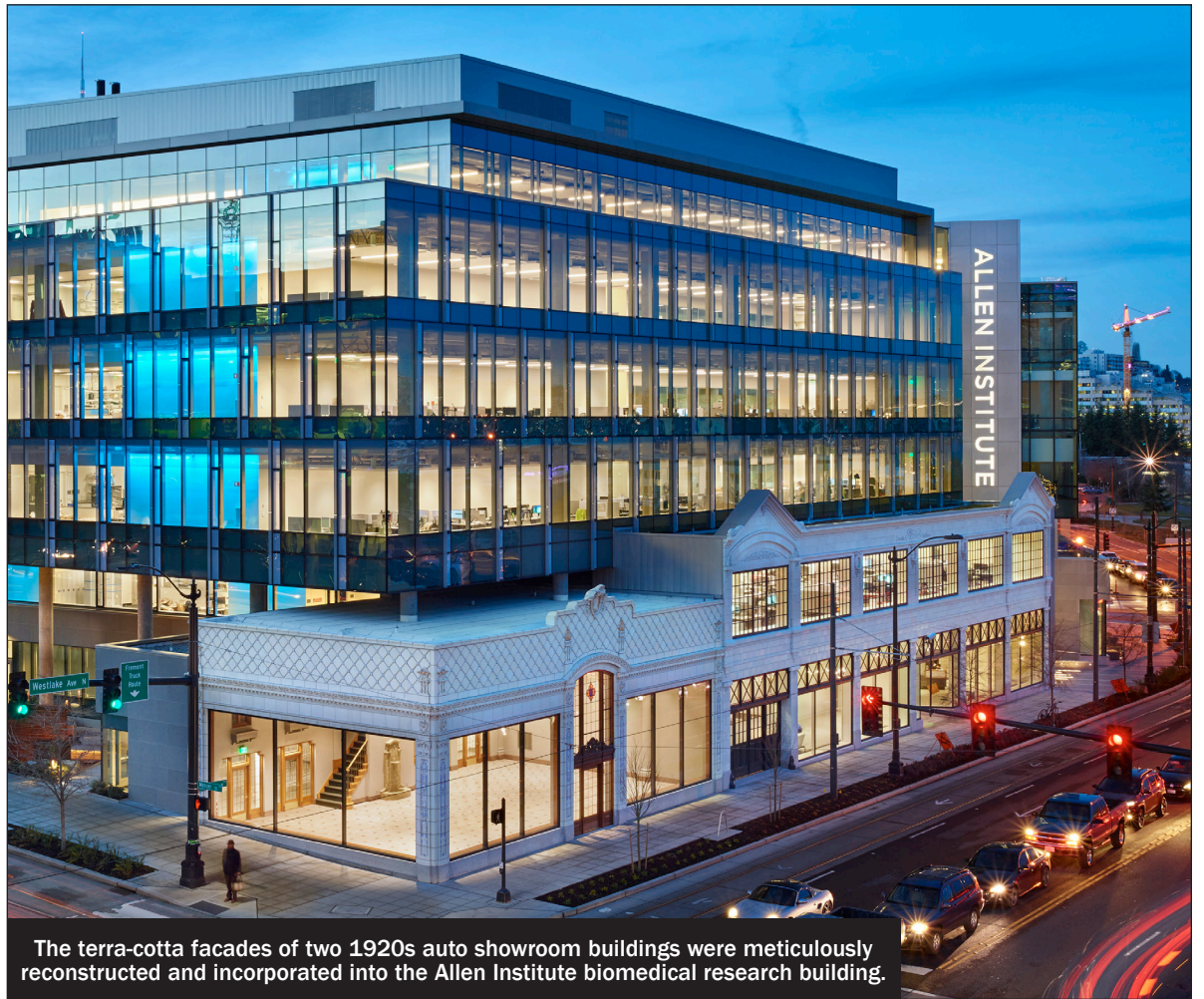
This led to a more robust and resilient skin than originally constructed to best leverage the reuse of the rich historic masonry, including a drainage plane system, high-performance exterior insulation and seismic tiles in lieu of the traditional uninsulated wire tie-back system.

The synergy of high-tech and old-world techniques brought these landmark buildings from the Model T era into the Tesla age, well-grounded in a changing neighborhood.

In addition to its honor award, the project garnered a design integrity award, which recognizes outstanding displays of craftsmanship, attention to detail, and commitment to all facets of the integrity of the building.

**HONOR AWARD
MODERNIZATION
AND RESTORATION**

**DESIGN INTEGRITY
AWARD**



The terra-cotta facades of two 1920s auto showroom buildings were meticulously reconstructed and incorporated into the Allen Institute biomedical research building.

PHOTO BY BENJAMIN BENSCHNEIDER, COURTESY OF MIW

MAPLE LEAF GATE HOUSE

**MERIT AWARD
MODERNIZATION
AND RESTORATION**

Location: Seattle

Mason contractor: United Professional Caulking

Architect: BOLA Architecture + Planning

Owner: City of Seattle

General contractor: Biwell Construction

Masonry supplier: Mutual Materials

This brick classic revival-designed building was built in 1911.

The historic Maple Leaf Gate House had suffered from years of deterioration. The small structure is set on a high brick base over a concrete foundation.

The structure features a hipped roof lined with an elaborate terra-cotta cornice adorned with solid modillion blocks and corners embellished with fluted terra-cotta pilasters. An intermediate cornice above the brick base appears to visually support the corner pilasters.

The structure had seen many alterations over the years, including several windows that had been infilled with concrete.

The 1911 gate house at Maple Leaf Reservoir Park was restored after years of deterioration.

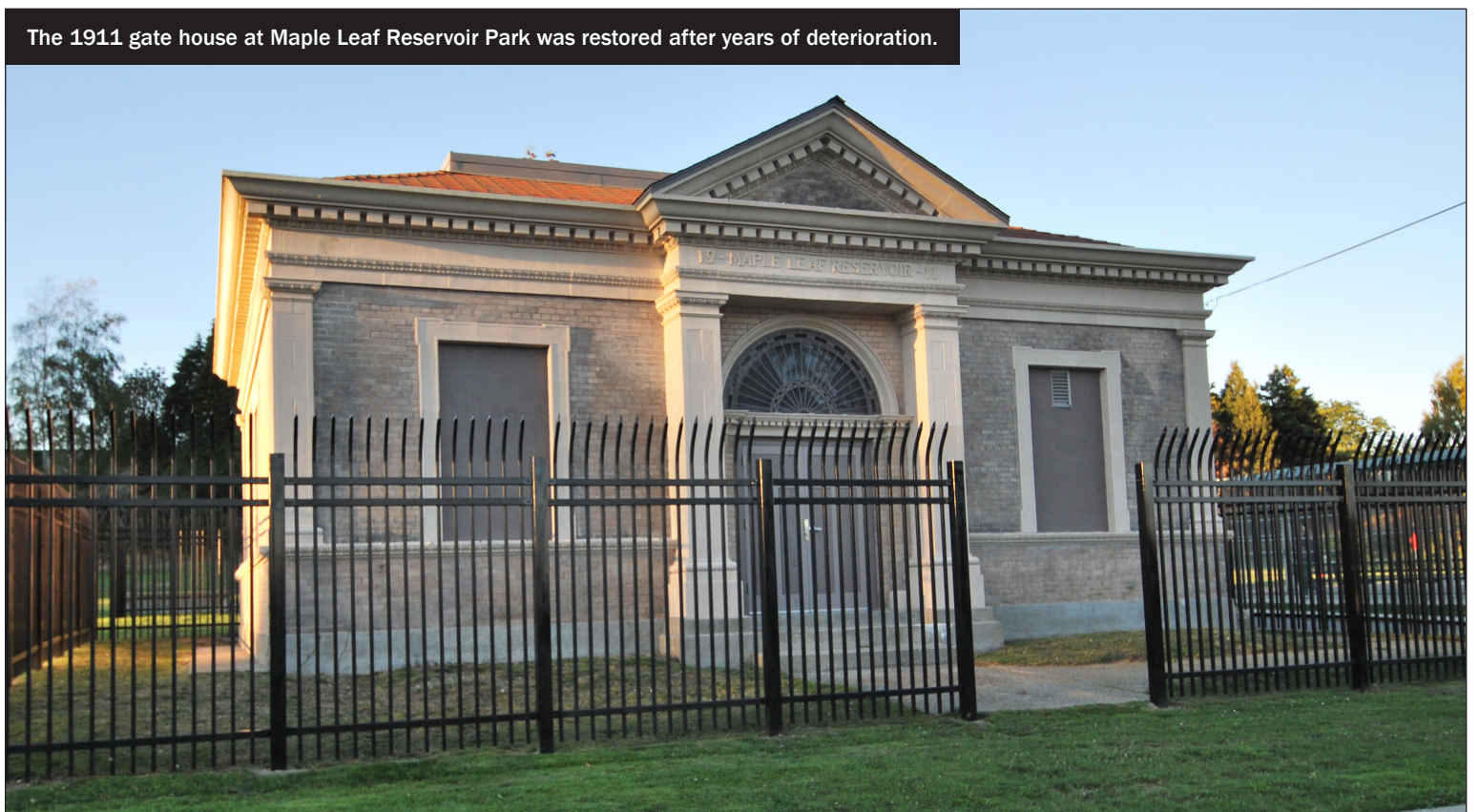


PHOTO COURTESY OF MIW

BEAUX ARTS VILLAGE RESIDENCE

HONOR AWARD
RESIDENTIAL

TRUTH IN MATERIALS
AWARD

Location: Beaux Arts Village
Mason contractor: Tony Rodinger
Architect: Cutler Anderson Architects
General contractor: Alford Homes
Masonry supplier: Mutual Materials

This suburban 3,850-square-foot brick, steel and wood residence is located in a quiet neighborhood surrounded by homes from the 1950s and 1960s. The lot was home to seven magnificent Douglas fir trees, and the entire design of the home was created with a connection to the outside.

The residence itself was organized into two brick-clad wings with a central gathering space.

The mason fabricated the 35,000 bricks from pavers, rather than custom order, to keep costs low. To further emphasize the long horizontal lines of the brick wings, bed joints were deep raked while flush head joints were cut off and struck.

The small but secluded lot with its large trees and brick walls provides the owners with a sense of privacy in this dense but quiet neighborhood in Beaux Arts Village.

In addition to its honor award, the project garnered an award for truth in materials, which recognizes that materials should be used where most appropriate and their nature should not be hidden. Masonry, therefore, should not be painted, and it should be celebrated for its strength and natural aesthetic.

This Beaux Arts Village house has two brick-clad wings and a central gathering space.



PHOTO BY BENJAMIN BENSCHNEIDER, COURTESY OF MIW

NORDSTROM DOWNTOWN SEATTLE EXTERIOR RENOVATION

HONOR AWARD
STONE, TILE, TERRAZZO
AND GRANITE

Location: Seattle
Mason contractor: Fairweather Masonry
Architect: CallisonRTKL
Owner: Nordstrom
General contractor: GLY Construction

Nordstrom's flagship store is designed to transform the store into an international shopping destination.

The design team's goal was to recreate an exterior look that would be dramatic as well as durable over time for this 10-story historic building.

Since its 1930s construction, the terra cotta had been removed from the lower levels and some of the terra cotta on the upper stories had cracked and needed to be replaced. Locally fabricated terra cotta was added to the first two floors, failing terra cotta was replaced on the upper floors, and the entire building was cleaned and tuck-pointed.

A new glass canopy was added, allowing light from the inside of the building to create a much brighter street presence.

The first two floors of the downtown Seattle Nordstrom store were clad with locally fabricated terra cotta.

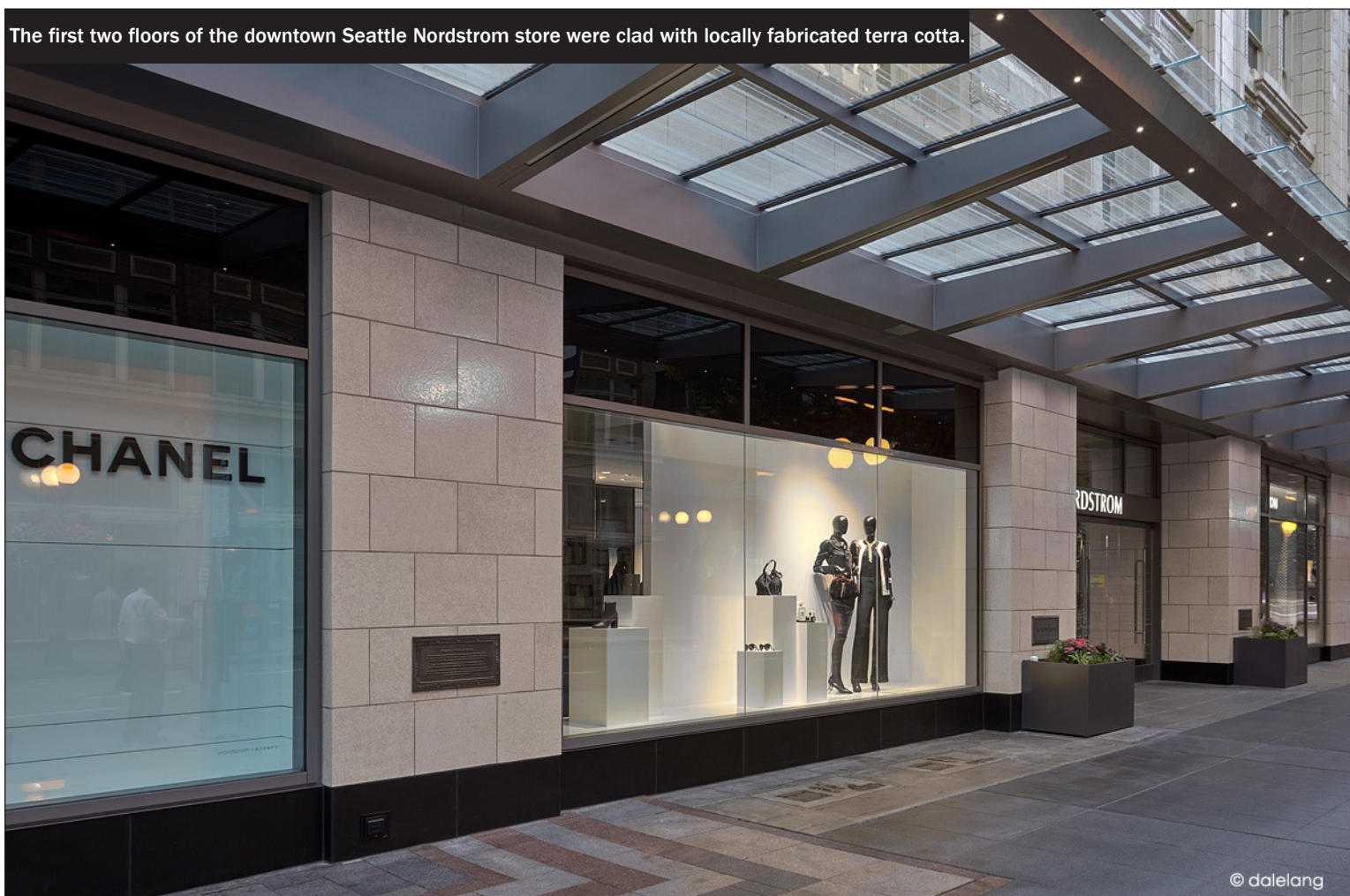


PHOTO BY NW ARCHITECTURAL PHOTOGRAPHY

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AMAZON TOWER I, BLOCK 14

MERIT AWARD
STONE, TILE, TERRAZZO AND MARBLE

Location: Seattle

Mason contractor: Fairweather Masonry

Architect: NBBJ

Owner: Amazon.com

General contractor: Sellen Construction

Amazon Tower I, Block 14 in Seattle's Denny Regrade neighborhood creates a combined-use facility with corporate offices and ground-level retail.

The courtyard walkway between the buildings is a key element in unifying the buildings and connecting them with the public the company serves.

The granite walkway is a 100-percent biodegradable natural stone and a favorite for project managers and building owners who are devoted to making earth-friendly choices. The random pattern selected for the CMU and granite allowed the installers to be creative with their installation while also requiring additional care and thought with the placement of each stone.

Utilizing the natural product not only provides for a durable pedestrian surface, but it also provides for long-lasting color and easy maintenance. The stair treads are a gray precast concrete that allowed for color matching as well as easy care and installation.

The project, covering the entire three-block campus, is on track to receive LEED gold certification.



The granite walkway offers a natural, durable surface for pedestrians.

IMAGE BY NW ARCHITECTURAL PHOTOGRAPHY

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