

2008 Top Project Starts Reflect Public Work

By Lucy Bodilly

The 2008 Northwest Construction Top Construction starts list concentrates on projects that broke ground in 2008, with a few significant ongoing projects included.

The information was gathered through an e-mail solicitation and from data received during the 2009 Top Contractors survey.

Indicative of the slowing economy, most of the projects are in the public sector, with school construction, civil and water projects most predominate. Few private projects broke ground this year, except in the health care arena.

Stimulus dollars received by public agencies are expected to keep the trend toward public projects strong.

In the private sector, buildings built for Microsoft lead the way with the tenant improvements at The Bravern in Bellevue and separate projects at the Microsoft campus included. Additional Microsoft campus project are on hold, until the economy improves.

Thanks to the rash of bond levies passed in 2007, school construction remains strong. Even smaller school districts have active programs, because of population influxes in their areas.

For a list of projects reported by the Top Contractors in the region, both as starts and projects completed, see www.northwest.construction.com. <<



Public Works

www.northwest.construction.com



(IMAGE COURTESY OF KPB)

1

Project Name: Goose Creek Correctional Center
Location: Point MacKenzie, AK
Total Construction Cost: \$216 million
Construction Start Date: September 2008
Expected Completion Date: February 2012
Owner/Developer: Matanuska-Susitna Borough
General Contractor: Neeser Construction, Inc., Anchorage
Design Firm (Architect or Lead Engineer) kpb architects/HOK/Durrant, Anchorage
Engineers or Other Design Consultants: DOWL HKM, Coffman, EDS, BGA, Hargis, WC&A, ECS, CML, Superior P&H, ALCAN Electric
Subcontractor(s):

Project Description: The Goose Creek Correctional Center is being constructed on a 150 acre site. There are five separate structures totaling 450,000 sq ft. Two structures, the General Population Housing, and Support Services (designed by HOK and Durrant Justice respectively) are inside a secure perimeter created by a double fence system. GPH and SV will be constructed using tilt-up concrete wall panels and structural steel. The tilt-up panels at GPH will be insulated sandwich panels which will provide the hardened wall surfaces required within the housing units. The SV panels will be standard tilt-ups. All panels will be site cast by NCI crews.

The three remaining structures, Outside Administration (designed by HOK); Warehouse and Vehicle Maintenance (both designed by kpb) are sited outside the secure perimeter and will be constructed using brace frame structural steel with insulated architectural metal panel wall systems. The inside and outside buildings are designed to create a campus-like appearance and function. The project team is using BIM.



(IMAGE COURTESY OF LYDIG CONSTRUCTION CO.)

2

Project Name: PNNL Physical Sciences Facility

Location: Richland, Wash.

Total Construction Cost: \$110 million

Construction Start Date: August 2008

Expected Completion Date: June 2010

Owner/Developer: Battelle Memorial Institute

General Contractor: Lydig/Grant, A Joint Venture

Design Firm (Architect or Lead Engineer): Flad Architects

Engineers or Other

Design Consultants: Affiliated Engineers NW, Inc.

Subcontractor(s): American Ironworks, Apollo Sheet Metal, Berg Electric, Bratton, Cascade Fire, Crown Corr, Culver Glass, Dan Leslie Roofing, ISEC, Western Partitions, Wubben Bros.

Project Description

The single largest contract ever awarded in Pacific Northwest National Laboratory's (PNNL) history was signed to complete construction of the Physical Sciences Facility (PSF).

The PSF is an approximately 200,000 sq ft complex located on the Horn Rapids Triangle just north of the PNNL campus in Richland, Wash. It is part of PNNL's strategy for replacing nearly 500,000 sq ft of office and laboratory space, due to the demolition of many of the Hanford Site's 300 Area facilities.

Nearly 50 percent of PNNL's experimental lab space and \$200 million in research and development projects are located in the 300 Area, which the Department of Energy has slated to be cleaned by 2012.

The new federally funded facility will consist of three main buildings, one for each of the following research capabilities: materials science and technology; radiation detection; and ultra-trace analysis. Also included is a central utility plant that will supply core utilities to the three main buildings.

Mechanical, Electrical, Plumbing and Fire Protection shop drawings are being created using BIM software to ensure all material will fit within the space allotted.

Top Starts: Public Project

3

Project Name:	Peace Arch US Land Port of Entry
Location:	Blaine, Wash.
Total Construction Cost:	\$67 million
Construction Start Date:	January 2008
Expected Completion Date:	November 2010
Owner/Developer:	General Services Administration
General Contractor:	JE Dunn Construction
Design Firm (Architect or Lead Engineer):	Bohlin Cywinski Jackson
Engineers or Other Design Consultants:	Magnusson Klemencic Associates, Seattle

Project Description

This project involves the construction of approximately 35,000 sq ft of new port building and 89,000 sq ft of vehicular inspections, including ten inbound primary inspection lanes and 40 secondary inspection parking spaces. The site is approximately ten acres and is bounded by Semiahoo Bay to the West and Peace Arch State Park and the Canadian border to the North.

The new facility and vehicle inspections will support the increased security requirements while improving the quality and safety standards of employees.



(IMAGE COURTESY OF GARCO CONSTRUCTION)

4

Project Name:	Egg-Shaped Digester
Location:	Spokane, WA
Owner:	City of Spokane
Architect:	CH2MHill
General Contractor:	Garco Construction
Total Construction Cost:	\$40 million
Construction Start Date:	May 2006
Expected Completion Date:	May 2008

Project Description: Construction of two 2.8 million gallon steel egg-shaped digesters with an integral 18,500 SF digestion process facility. The facility includes biosolids process mixing systems, recirculation and heating systems, transfer systems, digester gas and foam collection systems, and a stormwater and process overflow pump station. The facility also includes extensive building ventilation and heating systems, as well as associated process and instrumentation control systems. The work also required demolition of the existing Boiler/Cogeneration Facility and demolition of an existing post tensioned 2.1 million gallon concrete digester..



(IMAGE COURTESY OF NEESER CONSTRUCTION)

5

Project Name:	Family Housing Replacement, Denali Village
Location:	Fort Wainwright, Ak.
Start Date:	May 2007
End Date:	September 2009
General Contractor:	Neeser Construction
Project Cost:	\$118 million

Project Description: Family Housing Replacement is a design/build fast track project located in the Denali Village area on Fort Wainwright, AK. Extensive site work has been required to deal with permafrost and unsuitable soil issues to make the site suitable for a subdivision consisting of 200 Units of Junior and Senior Non-Commissioned Officer Housing with all associated infrastructure. Five different housing types in 4-plex configurations are situated on curvilinear streets with direct buried water, sewer, electrical and glycol circulation systems.



(IMAGE COURTESY OF KING COUNTY) SOLIDS STREAM



(IMAGE COURTESY OF KING COUNTY) DIGESTERS

6
Project Name: Brightwater Treatment Plant Main facility
Location: Bothell Wash.
Total Construction Cost: \$73 million
Construction Start Date: 2007
Construction End Date: 2010
General Contractor: Hoffman Construction

Subcontractors: University Mechanical
Project Description: Hoffman is in charge of building the Brightwater treatment plant. This year it plans to complete the buildings, backfill structures, build digesters, install mechanical and electrical systems (pumps, piping, ducts), and begin landscaping.



(IMAGE COURTESY OF KING COUNTY) KENMORE PORTAL

7
Project Name: North Kenmore Portal
Location: Kenmore, Wash.
Total Construction Cost: Cost: \$211 million
Contractors: Vinci Parsons Frontier Kemper.

Project Description: Work includes two tunnels, approx. 11,600 ft and 20,100 ft long, piping, approx. 3,400 lin. ft. influent sewer (microtunnel and open cut) 36 to 48 ID, portal structures at North Kenmore and Ballinger Way portal sites.

Top Starts: Public Project

8

Project Name: East Tunnel

Location: Shoreline to Edmonds

Project Cost:

General Contractor: Kenny Shea Traylor.

Project Description: 4,000 lin. ft. of 16 feet ID tunnel containing pipes and fiber optics cables, construction of launch, pump station excavation and shoring, and 2,400 lin. ft. microtunneling.



CONVCYANCE TUNNEL

9

Project Name: Solids Stream

Total Construction Cost: \$168 million

Project Description: Build digesters and solids stream.



(IMAGE COURTESY OF WEST TUNNEL TBM)

10

Project Name: North Creek Portal

Location: Bothell, Wash.

Construction Start Date: 2007

Construction End Date: Late 2010

General Contractor: Jay Dee / Coluccio / Taisei

Project Description: Includes construction of approx. 21,100 feet of 13 ft. min ID tunnel; 540 ft. of 84-inch microtunneled line; a 35 feet deep portal and sampling facility.

Private Projects



(IMAGE COURTESY OF NBBJ)

1

Project Name: Bravern I and II
Location: Bellevue, WA
Total Construction Cost: \$116 million
Construction Start Date: May 08
Expected Completion Date: July 08
Owner/Developer: International Software Developer
General Contractor: Howard S. Wright Constructors
Design Firm (Architect or Lead Engineer): CollinsWoerman
Design Consultants: Coffman Engineers (Electrical),
 Holaday-Parks (Mechanical),
 DCI (Structural)

Project Description: The project includes 750,000 sq-ft tenant improvements consisting of offices, conference rooms, espresso bars, elevator lobbies, main reception, locker rooms, bathrooms, multi-purpose rooms, server lab, two cafeterias and three kitchens.

2

Project Name: Amazon Headquarters
Location: Seattle
Owner: Vulcan Inc.
Architect: NBBJ, LMN Architects, Callison
General Contractor: Lease Crutcher Lewis, Sellen, GLY
Total Construction Cost: \$400 million
Construction Start Date: 2008
Expected Completion Date: 2012

Project Description: Design/Assist project that consists of nine stories, roughly 350,000 sq. ft., hospital tower, a central utility plant upgrade with a connecting tunnel between the CUP and the new hospital building and a parking garage. Notable project features include: 80 family-friendly private rooms, new emergency, imaging, and surgery departments, and overall reduction in water and energy use.

Top Starts: Private Projects



(IMAGE COURTESY OF GLY)

3

Project Name: Microsoft Building 98
Project Location: Redmond, Wash.
Cost: Confidential
Start Dates: February 2008
Expected completion date: April 2009
Design Firm: Callison Architecture + Mesher Shing (Restaurant Interior Architect)
Engineers or Other Design Consultants: ABKJ Structural Engineers, Seattle; McKinstry Co., Seattle; Sparling, Seattle.
Subcontractors: AIG, McKinstry Co.; Valley Electric Design/Build Electrical

Project Description: The Commons (otherwise known as Building 98) is part of a campus expansion now underway that also includes four office buildings, a 1.6M sq ft subterranean garage and large open green space featuring a regulation soccer field. GLY was nationally recognized by the AGC (Associated General Contractors) for BIM efforts on this project. A huge challenge was constructing a level "platform" for the first floor of Commons buildings over the lid of a subterranean garage that sloped in two directions: side-to-side (transversely) to allow water drainage and longitudinally to respond to existing/finished grades. As a result, no two points on garage lid were at the same elevation.

4

Project Name: Broadstone Enso Apartments
Location: Portland, Ore.
Total Construction Cost: \$24 million
Construction Start Date: October 2008
Expected Completion Date: April 2010
Owner/Developer: Alliance Residential Company
General Contractor: Yorke & Curtis, Inc.
Design Firm (Architect or Lead Engineer): Myhre Group Architects, Portland
Engineers or Other Design Consultants: Froelich Consulting Engineers
Subcontractor(s): Whitaker Ellis Builders, Tapani Plumbing, Porter Electric, Patriot Fire Protection, American Heating, S&S Drywall, Pacific Crest Cabinetry, Pioneer Sheet Metal



(IMAGE COURTESY OF YORKE & CURTIS)

Project Description: The Broadstone Enso Project is a six-story, 152 unit market rate apartment complex with two levels of parking and 10,000 sq ft of street level retail space. Located in Portland's Pearl District, its exterior features numerous

bump-outs and balconies, highlighted by the striking integration of metal, wood and concrete exterior finishes. The Enso also incorporates a central courtyard.



5

Project Name: Mercy Corps International Headquarters

Location: Portland

Total Construction Cost: \$20 million

Construction Start Date: March 2008

Expected Completion Date: June 2009

Owner/Developer: Mercy Corps Headquarters Building LLC

General Contractor: Walsh Construction Co.

Design Firm (Architect or Lead Engineer): Thomas Hacker & Associated Architects, Portland

Engineers or Other Design Consultants: Glumac International, Portland; David Evans and Associates, Portland

Subcontractor(s): Streimer Sheet Metal Works, Inc., Carr Construction, Inc., Western Partitions, Inc., Culver Glass Co.

Project Description: Centrally located in the heart of downtown Portland, this is a renovation project of the existing Historic Reed Building. In addition to the remodel, the project also consists of a four-story new addition, Mercy Corps Headquarters. The ground floor will serve two main functions: a new global learning center and the Mercy Corps Northwest small business center that provides financial, and technical assistance to assist entrepreneurs generate and develop businesses. The northern part of the property will consist of a parking lot for the use of Mercy Corps staff and visitors. Seeking LEED Platinum, this 80,000 sq ft building is projected to be completed in June of 2009.

Health Care Projects

www.northwest.construction.com



(IMAGE COURTESY OF UNIVERSITY MECHANICAL)

1

Name of Project: Good Samaritan Hospital Patient Care Tower

Location: Puyallup, Wash.

Owner: Good Sam/Multicare Health System

Architect: Good Sam Design Collaborative

General Contractor: Skanska USA

Engineers or Other Design Consultants: CDi Engineers

Subcontractor(s): University Mechanical Contractors, Inc., Mukilteo, Wash.; DBM, Federal Way, Wash.; Veca Electric, Seattle.

Total Construction Cost: \$400 million

Construction Start Date: August 2007

Expected Completion Date: December 2010

Project Description: Design/Assist project that consists of nine stories, roughly 350,000 sq. ft., hospital tower, a central utility plant upgrade with a connecting tunnel between the CUP and the new hospital building and a parking garage. Notable project features include: 80 family-friendly private rooms, new emergency, imaging, and surgery departments, and overall reduction in water and energy use.



(IMAGE COURTESY OF SKANSKA BUILDING USA)

2

Name of Project: Virginia Mason Hospital Addition

Location: Seattle WA

Owner: Virginia Mason Medical Center

Architect: NBBJ

General Contractor: Skanska USA Building Inc

Engineers or Other Design Consultants: NBBJ, MKA, Notkin, Sparling

Subcontractor(s): MacDonald Miller, Veca Electric, Patriot Fire Protection, Malcolm Drilling, CTI, McClone Construction, Fairweather Masonry, Northshore Sheetmetal, Goldfinch Glass, King Concrete, Brundage-Bone, Waynes Roofing, Expert Drywall.

Total Construction Cost: \$141 million

Construction Start Date: February 2008

Expected Completion Date: April 2010

Project Description: The Virginia Mason East Tower is a project consisting of a 320,000- sq ft, ten-story hospital in Seattle. There will be three floors below-grade, housing emergency fuel storage, a central utility plant, and a portion of central sterile storage and distribution. The seven-floor concrete structure above-grade includes an interstitial space above a portion of each floor tenant improvement area. The 165,539 sq ft of tenant improvements will include a Procedure and Operating Room floor, Emergency Department, Critical Care Unit, and a Patient Bed Floor. Also included in the project are connections at each floor to the existing hospital tower adjacent to the addition, and a new lobby entrance. The team will be utilizing a Building Integrated Model (BIM), and design-assist subcontractors.



(IMAGE COURTESY OF LYDIG CONSTRUCTION)

3

Name of Project: Valley Medical Center Emergency Services Tower

Location: Renton

Owner: Valley Medical Center/Todd Thomas

Architect: NBBJ

General Contractor: Lydig Construction

Engineers or Other Design Consultants: CDi, Bellevue; Sparling, Seattle; MKA, Seattle.

Subcontractor(s): McKinstry Co., Seattle; Sasco, Seattle

Total Construction Cost: \$70 million

Construction Start Date: January 2008

Expected Completion Date: January 2010

Project Description: Lydig is currently underway with the new Emergency Services Tower and Level III Trauma Center for Valley Medical Center located on the hospital's main campus in Renton. This new 246,000 sq ft facility consists of a 45,000 sq ft emergency center and Level III Trauma Center that can treat over 100,000 patients a year. Located above the ER is a 30-bed Intensive Care Unit floor and three additional patient floors. Two levels of underground parking will jointly serve as a community disaster recovery facility complete with a state-of-the-art command center, decontamination equipment and a resuscitation room. The structure is reinforced concrete with concrete shear walls. The exterior cladding is a glazed curtain wall system. Valley Medical Center, the state's first public district hospital, is the largest nonprofit healthcare provider between Seattle and Tacoma, serving over 400,000 residents.

4

Name of Project: Shriners Children's Hospital Expansion and Renovation

Location: Portland

Owner: Shriners Hospital for Children

Architect: SRG Partnership, Portland

General Contractor: Andersen Construction Portland

Engineers or Other Design Consultants: Catena Consulting Engineers, Interface Engineering, Portland; Sparling, Seattle

Total Construction Cost: \$65 million

Construction Start Date: September, 2008

Expected Completion Date: Spring, 2011

Project Description:

The existing Shriners Hospital for Children and its parking garage already occupy most of the 1.3 acres on which the hospital currently resides. Therefore, after a high degree of pre-construction planning and analysis, it was decided the only space for the addition was over the top of the existing parking garage.



(IMAGE COURTESY OF ANDERSEN CONSTRUCTION)

This will be made possible by utilizing 70 feet tall concrete columns and shear walls that will be bridged by floor to floor trusses spanning 88 feet across the garage.

The new addition will provide five more floors to the existing hospital. The fourth floor will feature three operating rooms with a fourth shelled for future build out, pre-operating holding and induction spaces, a sterile processing area, and PACU recovery suite. The third floor will include 21 private patient rooms, three nurse stations, private treatment rooms, day lounge and kids play area. The second floor provides a casting clinic, four workshops for fabrication of braces and prosthetic limbs, motion analysis lab, and mechanical and electrical rooms

Top Projects: Health Care

5

Name of Project: Good Samaritan Regional Medical Center West Tower Expansion

Location: Corvallis

Owner: Samaritan Health Services

Architect: Clark/Kjos Architects, Portland

General Contractor: Andersen Construction, Portland

Engineers or Other

Design Consultants: Devco Engineering Inc., Portland;
Interface Engineering, Portland;
James D. Graham & Associates,
Portland

Total Construction Cost: \$25 million

Construction Start Date: January, 2008

Expected

Completion Date: March, 2010

Project Description:

The extensive expansion of Good Samaritan West Tower Medical Center involves the addition of 60,000 of new building space and over 19,000 of renovation. This will provide room for a new respiratory therapy area, a new kitchen area, as well as support for new electrical services. The ground level expansion will provide a new Emergency Department. The upper floors will host a new Critical Care Unit and offer space for additional medical/surgical beds and expanded administra-



(IMAGE COURTESY OF ANDERSEN CONSTRUCTION)

tive services. The sitework package incorporates new Emergency Department ambulance access, urgent care drop-off areas, as well as revised sidewalk and entry roadwork.

Schools Top Projects

www.northwest.construction.com

1

Name of Project: Snohomish High School Modernization & Addition

Location: Snohomish, Wash

Owner:

Total Construction Cost: \$39 million

Construction Start Date: December 2008

Expected

Completion Date: August 2011

Owner/Developer: Snohomish School District

General Contractor: Lydig Construction (GCCM)

Design Firm: NAC|Architecture

Engineers or Other

Design Consultants: Civil – Coughlin Porter Lundeen, Seattle, Wash., Structural – Coughlin Porter Lundeen, Seattle, Wash., Mechanical/Electrical – Hargis Engineers, Seattle, Wash.,

Project Description: Lydig is restructuring the campus to better meet the educational goal including a remodel of library, gym, and lockers and adding a new auxiliary gym.



(IMAGE COURTESY OF NAC|ARCHITECTURE)

2

Name of Project: Oak Harbor High School

Location: Oak Harbor, WA

Total Construction Cost: \$51,800,000

Construction Start Date: October 2008

Expected Completion Date: 2011

Owner/Developer: Oak Harbor School District

General Contractor: Spee West Construction

Design Firm (Architect or

Lead Engineer): NAC| Architecture

Engineers or other Design Consultants:

Civil & Structural – Coughlin Porter Lundeen, Seattle, WA

Landscape – Murase & Associates, Seattle, WA

Mechanical – CDI Mechanical Engineers, Lynnwood, WA

Electrical – Travis Fitzmaurice, Seattle, WA

Acoustical – BRC Acoustics & Technology Consulting, Seattle, WA

Theater – PLA Designs, Aloha, OR

Hardware – Gordon Adams, Seattle, WA

Project Description: Oak Harbor High School, 232,000 square feet in total, is a modernization and additions project that will transform the current facility into a state of the art high school able to meet the technical and educational challenges of the 21st Century. The five building campus will be unified and the campus will be consolidated into three buildings in the proposed design.



(IMAGE COURTESY OF NAC|ARCHITECTURE)

Top Starts: Schools

3

Project Name: Deer Park High School
Location: Deer Park, Wash.
Total Construction Cost: \$34 million
Construction Start Date: September 2008
Expected Completion Date: Fall 2010
Owner/Developer: Deer Park School District
General Contractor: Garco Construction
Design Firm (Architect or Lead Engineer): NAC|Architecture
Engineers or Other Design Consultants:
Mechanical: SMK; Plumbing: 3-V; Electrical: Pick Electric
Subcontractor(s): Fire Protection: FP Engineering; Landscape: Gavin Associates; Mechanical Engineering: Meulink Engineering, Inc.; Electrical Engineering: NAC|Engineering; Structural Engineering: Structural Design Northwest; Civil Engineering: Taylor Engineering, Inc
Project Description The modernization of Deer Park High School includes 81,000 sq ft of renovated space and 68,000



sq ft of new addition for a total of 149,000 sq ft in the completed project. Site design includes expanded parking for all users and a bus loop that surrounds the school and also provides access for emergency and delivery vehicles.