

# DJC TOP PROJECTS

DJCOregon

MAY 2017

## SELLWOOD BRIDGE

2017 PROJECT  
OF THE YEAR

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Photos by: Sam Tenney

## PROJECT OF THE YEAR: SELLWOOD BRIDGE

From a bridge move that captured national attention on YouTube to providing more than \$44 million in subcontractor work for minority- and women-owned and emerging small businesses, the Sellwood Bridge replacement made history and headlines on its way to becoming an award-winning project. ....8

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# DJC

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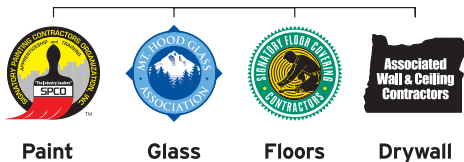
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# 2017 TOP PROJECTS WINNERS+FINALISTS

## PROJECT OF THE YEAR:

Sellwood Bridge (Slayden Sundt Joint Venture)

## PUBLISHER'S CHOICE AWARD:

Albina Yard (LEVER Architecture)

## TRANSPORTATION

**FIRST PLACE:** Sellwood Bridge Replacement Project (Slayden Sundt Joint Venture)

**SECOND PLACE:** Sunrise Corridor (Kerr Contractors Oregon Inc.)

**THIRD PLACE:** Tolbert Bridge Overcrossing – Southeast 82nd Avenue to Minuteman Way (Harper Houf Peterson Righellis)

**FINALISTS:** Fourth Plain Bus Rapid Transit Corridor (Tapani Inc.), Monterey Avenue Extension (Harper Houf Peterson Righellis), North Holladay Drive – First Avenue to 12th Avenue (Tapani Inc.), Northeast 94th Avenue – Northeast Padden Parkway to Northeast 99th Avenue (Tapani Inc.), Tualatin River Greenway Shared-use Path (Cardno Inc.), U.S. 101: Sea Lion Point Rockwall Project (HP Civil Inc.), Vancouver Waterfront Transportation Improvements (PBS Engineering and Environmental Inc.), Winter Street: Shelton Ditch Bridge (HP Civil Inc.)

## TENANT IMPROVEMENT

**FIRST PLACE:** Stoel Rives – Park Avenue West (Lease Crutcher Lewis and ZGF Architects LLP)

**SECOND PLACE:** The Hudson Building (Mackenzie)

**THIRD PLACE:** New Relic (IA Interior

Architects)

**FINALISTS:** DAT Solutions (LRS Architects),

Providence Health at Lloyd Center (Deacon

Construction), Timberline PDX (Bremik

Construction), Wacom Tenant Improvement (Howard

S. Wright, a Balfour Beatty Company)

## INFRASTRUCTURE

**FIRST PLACE:** Redmond Municipal Airport Runway 4-22 Rehabilitation (Century West Engineering)

**SECOND PLACE:** The Dalles Dam Upstream Navigation Lock Gate Repair (Greenberry Industrial LLC)

**THIRD PLACE:** Spirit Lake Outlet Tunnel 2015 Interim Repairs (Catworks Construction)

**FINALISTS:** Bend Park & Recreation District – The Pavilion (Opsis Architecture LLP), Colorado Lift Station (Slayden Constructors Inc.), Kane Drive Washout Emergency Response and Roadway Restoration (Moore Excavation Inc.)

## INDUSTRIAL

**FIRST PLACE:** Subaru of America at Gresham Vista (Perlo Construction)

**SECOND PLACE:** Deschutes Brewery Warehouse

and Tank Expansion Cellar 4 (R&H Construction)  
**THIRD PLACE:** Infomart Portland Expansion (DPR Construction, Infomart and McKinstry Co. LLC)

**FINALISTS:** Majestic Brookwood Business Park (Majestic Realty Co.), PDX Logistics Center Phase II (Mackenzie), Reser's Fine Foods – Century Boulevard (CIDA Inc.)

## RENOVATION

**FIRST PLACE:** Portland Community College – Rock Creek Campus Bond Projects (Opsis Architecture LLP)

**SECOND PLACE:** Overland Warehouse (Emerick Architects)

**THIRD PLACE:** Pine Street Market (Siteworks Design | Build)

**FINALISTS:** 85 Stories Phase 1 (Walsh Construction Co.), 942 Olive Street (DCI Engineers), Clay Creative (Mackenzie), International Paper Headbox Improvement/Replacement (Greenberry Industrial LLC), KOIN Tower Lobby (Mackenzie), Orenco Gardens Rowhomes (I&E Construction Inc.), Overton/SWIFT (Yorke & Curtis Inc.), PGE Portland Service Center (Fortis Construction Inc.), Roseburg Forest Products (McKenzie Commercial Contractors), The Bronaugh Apartments (Walsh Construction Co.), Touchmark (Perlo Construction), University of Oregon Allan Price Science Commons & Research Library (Andersen Construction), University of Oregon Erb Memorial Union (Lease Crutcher Lewis), Willamette University – Doney Hall (CB Two Architects LLC)

## PRIVATE

**FIRST PLACE:** Banfield Pet Hospital Corporate Headquarters (Skanska USA Building Inc. and TVA Architects)

**SECOND PLACE:** Porsche Beaverton (Perlo Construction)

**THIRD PLACE:** Cowhorn Vineyard and Garden – Tasting Room (Green Hammer)

**FINALISTS:** A to Z Wineworks (Walsh Construction Co.), Daimler NOVA (Ankrom Moisan Architects), Happy Valley Crossroads (Moore Excavation Inc.), Heights O.K.2 Clubhouse (Robertson & Olson Construction Inc.), Legacy Mount Hood Medical Center MOB 4 (ZGF Architects LLP), New Seasons University Park (Deacon Construction), Pearl West Office Building (Howard S. Wright, a Balfour Beatty Company), Pete Moore Hospice House – Cascade Health (Chambers Construction Co.), Salem Health Rehabilitation Center (Scott | Edwards Architecture and Turner Construction), Serenity Lane (Chambers Construction Co.), Toyota of Corvallis (R&H Construction Co.), Wilsonville Subaru (LCD and LRS Architects), Yakima Racks (Swinerton Builders)

## EDUCATION

**FIRST PLACE:** University of Oregon Jane Sanders Stadium (Howard S. Wright, a Balfour Beatty

Company)

**SECOND PLACE:** George Fox University Canyon Commons (Andersen Construction)

**THIRD PLACE:** Beaverton Middle School (Skanska USA Building Inc.)

**FINALISTS:** Howard Elementary School Replacement (Todd Construction Inc.), OMSI Coastal Discovery Center (Walsh Construction Co.), Open School East (P&C Construction), Oregon State University Cascades Living & Learning Center (Walsh Construction Co.), Oregon State University Johnson Hall (Hoffman Construction), Redmond Proficiency Academy Middle School (Griffin Construction LLC), Umpqua Community College Bonnie J. Ford Health, Nursing & Science Center (Opsis Architecture), University of Portland Lund Family Hall Student Housing (Skanska USA Building Inc.)

## MULTIFAMILY

**FIRST PLACE:** Cosmopolitan On the Park (Bora Architects)

**SECOND PLACE:** Rose Villa (R&H Construction)

**THIRD PLACE:** Town Center Courtyards (Central City Concern)

**FINALISTS:** 15 West Apartments (Otak Inc.), Basecamp Townhomes (Hacker), Century at North Cook (Otak Inc.), Cook Street Apartments (LRS Architects), NV Portland (Andersen Construction)

## PUBLIC

**FIRST PLACE:** Oregon Health & Science University – Center for Radiochemistry Research (Skanska USA Building Inc.)

**SECOND PLACE:** Oregon City Public Library (P&C Construction and Scott | Edwards Architecture)

**THIRD PLACE:** Oregon Zoo Conservation Education Center (Fortis Construction Inc.)

**FINALISTS:** Industrial Park at Transalta (Tapani Inc.), Jefferson County Courthouse (DLR Group and Skanska USA Building Inc.), Oregon City School District Transportation and Maintenance Facility (P&C Construction)

## MIXED-USE

**FIRST PLACE:** Slate (Works Progress Architecture and Yorke & Curtis)

**SECOND PLACE:** Park Avenue West (Hoffman Construction and TVA Architects)

**THIRD PLACE:** The Abigail (BRIDGE Housing Corp.)

**FINALISTS:** 811 Stark and Uncorked Tenant Improvement (Yorke & Curtis Inc.), Platform District at Orenco Station (Holland Partner Group), South Block Apartments (CB Two Architects), Yard (Andersen Construction)

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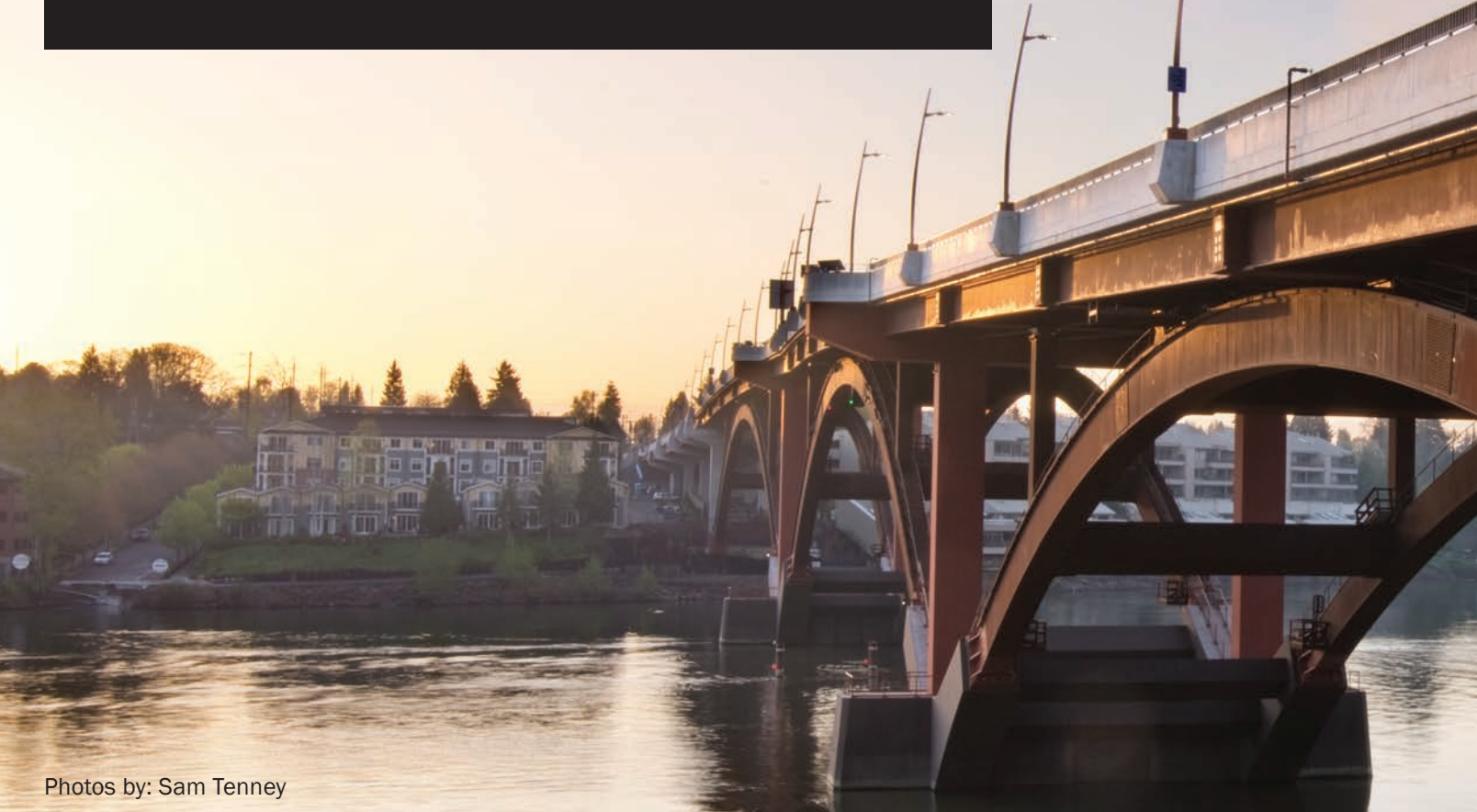
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DJC 2017 TOPPROJECTS

# PROJECT OF THE YEAR

SELLWOOD BRIDGE



Photos by: Sam Tenney

## Sellwood Bridge: A replacement project to remember

**W**hen the original Sellwood Bridge opened in 1925, it made headlines for being the first bridge in Portland to be built without trolley tracks. Because it didn't need the structural strength to support the weight of trolley cars, the bridge was designed and built to bear lighter loads.

Eighty years later, that detail had become a detriment for the bridge. Increasing weights of modern vehicles had caused the bridge's concrete to crack.

Multnomah County, the bridge's owner, knew the structure would need to be replaced. The county also knew the task would come with some tough challenges.

The bridge is a popular transportation route in the Portland-metro area, serving up

to 30,000 users per day. While some of that traffic could be diverted, the county realized that providing passage for the public during the several years it would take to construct a new bridge would need to be a priority.

In addition, the west approach of the bridge had been built in an area near an ancient, slow-moving landslide on a nearby hill. Decades of movement, engineers determined, had contributed to the bridge's deterioration and structural issues. With a plan to build the new structure in the same location as the original bridge, that condition would have to be addressed.

The county pulled together a top-notch team with the expertise that would be needed to address the project's specific challenges. T.Y. Lin International Group, the project

engineer, brought to the table a long history working on bridges in seismically active areas (the new bridge had to be designed to structurally survive a magnitude 9 Cascadia subduction zone earthquake).

The joint venture Slayden Constructors and Sundt Construction in the general contractor seat offered the depth of experience necessary to ensure the many parts of the project were managed in a way that kept work moving forward. To make sure they hit that goal, the companies tapped into advanced 3D computer modeling techniques that allowed them to examine space constraints and other spatial challenges and identify any possible conflicts between sys-





tems well before problems actually arose.

That pre-planning was critical when it came to finding a way to keep traffic moving across the Willamette River while the new bridge was being built. The solution lay in moving the 3,400-ton, 1,100-foot-long existing bridge off to the side and placing it on five temporary steel piers. The solution allowed the project team to limit the number of days that travel by the public through the construction area was shut down to just 26 days during the five-year construction schedule.

To mitigate issues with the slow-moving landslide, the team designed and applied a complex system of subsurface ground improvements that included shear piles, reinforced grade beams, soil nails and high-strength ground anchors on the west approach. The team also stabilized the hillside to the west and above the bridge and Oregon Route 43, which was also modernized during the project.

Once actual construction of the new bridge began, the project team had to stick to a careful schedule in order to make the

most of tight in-water work windows, limited to four months out of the year. The solution lay, in part, in using perched box caisson construction for Bents 4 and 5, which were located into the river. The perched box – an elevated cofferdam – constructed over the river was lowered into the water when work was allowed, effectively separating the work area from the rest of the river to minimize the impact on aquatic life, including protected salmon and trout species.

The completed bridge features a 1,275-foot-long steel deck arch design. With east and west approaches added in, the entire structure is nearly 2,000 feet long. With an eye toward multimodality, the bridge deck, at its narrowest point, is 64 feet wide, with two 12-foot lanes for vehicles, two 12-foot shared-use sidewalks and two six-and-a-half-foot-wide bicycle lanes.

And while the new bridge presently isn't part of the city's streetcar system, structural provisions were included so that it can be adapted for such use in the future.

More than 150 local firms had a hand in turning the idea for a new Sellwood Bridge

into reality. In addition, more than \$44 million in work was handled by disadvantaged, minority-owned, woman-owned and emerging small business subcontractors.

Since work wrapped up in November 2016, the replacement project has scored several awards, including Project of the Year and People's Choice honors for engineering excellence from the Oregon chapter of the American Council of Engineering Companies, and an honor award at the national ACEC level. The project team was singled out in March as one of the Daily Journal of Commerce's 2017 Newsmakers.

The new bridge also holds the distinction of being the first project in Oregon – and the largest in the country – to register for certification in Greenroads. Like the LEED program, which recognizes buildings that meet certain levels of sustainability, the Greenroads program provides third-party certification for transportation projects that hit high marks for environmental, economic and social performance.



# PROJECT OF THE YEAR



## PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$324 million

**Start date:** 2011

**Completion date:** November 2016

**Owner:** Multnomah County

**Architect:** Safdie Rabines Architects

**Engineer:** CH2M, TY Linn International Group

**General contractor:** Slayden Sundt Joint Venture

### Subcontractors and Suppliers:

1-Day Signs, A2 Fabrication, ACF West, AD Traffic Control, Advanced American Construction, Adventure Trucking, AF Dick Manufacturing, Affordable Electric, Alarm Tracks Inc., AllSource Construction Supply Inc., American Concrete Cutting, American Heating, Anderson's Erosion Control, Apply A Line, Arellano's Construction, Astro Construction, Azuri, Ballard Marine, Banzer Construction, Basic Fire, Bent Enterprises, Bergerson, Bestrade Enterprises, Boart Longyear, Braun Construction, Bravo, Brothers, Brundage

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# DJC

2017 TopProjects

## SECOND PLACE TRANSPORTATION

### PROJECT TEAM + STATS:

**Location:** Clackamas, Oregon

**Cost:** \$54.015 million

**Start date:** June 2013

**Completion date:** June 2016

**Owner:** Oregon Department of Transportation

**General contractor:** Kerr Contractors Oregon Inc.



## Sunrise Corridor

**SUBMITTED BY: KERR CONTRACTORS OREGON INC.**

When it came time for the Oregon Department of Transportation to tackle a project to build two new miles of highway to reduce congestion in the Oregon 212/224 corridor, the agency turned to a company with a solid reputation in road work – Kerr Contractors Oregon.

In creating the new section of road from Interstate 205 to the intersection of OR 212 and 122nd Avenue, the three-year-long, \$54-million project called for a scope that included more than 300,000 cubic yards of general embankment, 200,000 yards of stone embankment, 26,000 feet of new storm pipe, 18 retaining walls, construction of four new bridges and reconstruction of one existing bridge.

With an aggressive disadvantaged business goal of 10 percent to hit, Kerr found creative

ways to provide certified flaggers, truck drivers, surveyors, electricians and even oil suppliers with a total of \$5 million worth of work on the project. Kerr also participated in a mentor/protege program with one of the subcontractors.

Kerr's ability to approach work in a creative manner came in handy when the project was faced with some unique challenges. Work had to start before all right-of-way negotiations were wrapped up and construction of a critical retaining wall had to be tackled in three stages to accommodate negotiation schedules with a property owner.

Those delays and other issues resulted in \$2 million in project changes. But Kerr and its team held steady, completing the project without adding additional days to their schedule and without experiencing a single lost-time accident.

# DJC

2017 TopProjects

## THIRD PLACE TRANSPORTATION

### PROJECT TEAM + STATS:

**Location:** Clackamas County, Oregon

**Cost:** \$22 million

**Start date:** October 2013

**Completion date:** November 2016

**Owner/developer:** Clackamas County

**Engineer:** Harper Houf Peterson Righellis

**General contractor:** Cascade Bridge



## Tolbert Bridge Overcrossing (Southeast 82nd Avenue to Minuteman Way)

**SUBMITTED BY: HARPER HOUF PETERSON RIGHELLIS**

The Tolbert Street Bridge Overcrossing is part of the Sunrise Jobs and Transportation Act family of projects created in 2009 to reduce traffic congestion and improve economic opportunities in Clackamas County. The "to-do" list for the project was no small order: create a new at-grade crossing at Lawnfield Road and a new connection from 82nd Drive to Minuteman Way at the main gate entrance to Camp Withycomb Army Reserve Center, reduce congestion at all the major intersections in the area, mitigate drainage, and improve access and safety for pedestrians and bicycle traffic.

As the firm brought on to prepare design reports, plans, specifications, cost estimates and bidding documents, Harper Houf Peterson Righellis took a proactive approach to working with government entities and public, commercial and industrial stakeholders to keep things running smoothly

during the 17-month-long project. In one of its biggest challenges, HHPR successfully obtained permits and permission for construction of a new bridge over active railway.

HHPR introduced the initial project design in October 2013 and was able to meet the design deadline six months ahead of schedule, an accomplishment the firm says was possible thanks to the excellent communication and cooperation of everyone involved in the project.

That early foot-up helped general contractor Cascade Bridge meet its contract obligations and expectations on the project as well. In the end, the project came in \$3 million under budget and finished ahead of schedule by a full month. The new overcrossing has helped alleviate congestion and traffic backups while also improving pedestrian safety.

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## FIRST PLACE TENANT IMPROVEMENT

### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Start date:** June 2015

**Completion date:** May 2016

**Owner/developer:** Stoen Rives and TMT  
Development

**Architect:** ZGF Architects LLP

**Engineer:** KPFF Consulting Engineers

**General contractor:** Lease Crutcher  
Lewis



## Stoen Rives – Park Avenue West

### SUBMITTED BY: LEASE CRUTCHER LEWIS AND ZGF ARCHITECTS LLP

**A**s venerable Portland law firm Stoen Rives envisioned its first new home in more than four decades, its guiding principles for its offices in the Park Avenue West tower in downtown Portland included the ability to attract and retain the best professionals, promote collaboration and collegiality, promote sustainability in its daily practice, and be a national leader in sustainability and renewable energy.

The firm's headquarters required an expanded conference center that could accommodate a multitude of daily, confidential client meetings while creating a welcoming and open space for entertaining and other large gatherings. It relied on "right sizing" to achieve efficiencies, from the size of attorneys' offices to staff needs for conference space and the ability to accommodate new technologies.

"Stoen Rives is a firm that looks at national law firm benchmarking, so we did a lot of benchmarking and metrics to make sure they were being forward-thinking in terms of efficiencies and ratio of staff," said ZGF Architects principal Sue Kerns, the firm's director of interiors and project manager for the relocation.

"After 40 years (Stoen Rives') culture has changed a lot, so we wanted to reflect that," added Sharron van der Meulen, another ZGF principal who served as lead designer on the project.

Kerns and van der Meulen noted that Stoen Rives is the building's anchor tenant and fills its top nine floors, with two levels for the reception and conference center that are connected by an open staircase. Its space also contains five

floors of attorney offices, two floors for office administration, an employee lunchroom/café, catering kitchens that serve the conference center, and open decks that serve as gathering spaces.

"Because they are the anchor tenant, we were able to do some things to the base building, like remove part of the floor to create a two-story space for them," Kerns said.

"Those opportunities don't come up very often, especially in a market like Portland," van der Meulen said, adding the building features operable windows in nearly every office, an amenity that was not included in the initial design.

Another primary design objective was to create an updated image with a "Northwest-centric feel" that incorporates a significant amount of wood and steel and pays tribute to Stoen Rives' history with the wood products and steel mill industries.

"I really believe the thing that made this rewarding was working with Stoen Rives and its design committee," van der Meulen said, adding the committee ranged from managing partners to young associates. "Just seeing their passion and their commitment to the project was really great."

"We've worked with them for a long time and I think for me it's about how their space reflects who they are and where they are going," Kerns said.

Once the build-out was completed, Lease Crutcher Lewis helped Stoen Rives coordinate the move along with installation of fire protection dry systems, voice and data systems, security, high-density storage systems and furniture.

Designed for a LEED Platinum rating, the project has been certified with four Green Globes for Sustainable Interiors.



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# DJC

2017 TopProjects

## SECOND PLACE TENANT IMPROVEMENT

### PROJECT TEAM + STATS:

**Location:** Vancouver, Washington

**Start date:** March 2015

**Completion date:** February 2016

(tenant improvements completed)

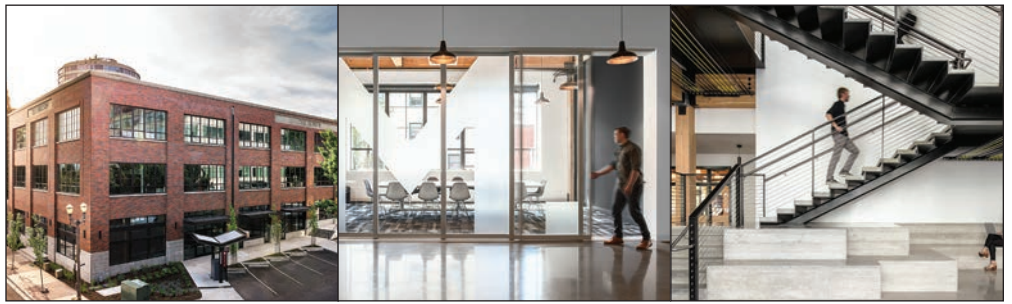
**Owner/developer:** Killian Pacific

**Architect:** Mackenzie

**Engineer:** Mackenzie

**General contractor:** Turner

Construction



## The Hudson

### SUBMITTED BY: MACKENZIE

Started in March 2015 with tenant improvements completed approximately one year later, The Hudson holds the distinction of being the first new building constructed in downtown Vancouver, Washington, in recent memory.

Owner Killian Pacific worked with Mackenzie to create a structural brick building featuring 15-foot ceilings, extensive operable windows, custom 2x4 decking, and exposed glue-laminated timber columns and support beams. The result is a building that boasts functional interiors along with an exterior that blends well with surrounding buildings as part of the ongoing revitalization of Vancouver's downtown.

Sustainable design was a key goal. The project team, including Turner Construction as the general contractor, created a building that aimed for a LEED

Gold certification for the building's core and shell while also hitting a lofty goal of four Green Globes for Mackenzie's office. A rooftop solar array, locally sourced materials, efficient lighting that blends high-performance window glazing with natural light balanced with variable-use LEDs, sustainable stormwater system, and an efficient variable refrigerant flow system combine to make a functional, comfortable and energy-efficient building.

In addition to serving as the headquarters of Killian Pacific, the building provides a second-floor location for a Vancouver office for Mackenzie. The space was designed to fit the architectural firm's work/live/play philosophy with spaces encouraging collaboration and a sense of community. An added bonus for the firm is sub-metering of the space, which allows Mackenzie to track its energy conservation and savings.

# DJC

2017 TopProjects

## THIRD PLACE TENANT IMPROVEMENT

### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Start date:** December 2015

**Completion date:** October 2016

**Owner/developer:** New Relic

**Architect:** IA Interior Architects

**Engineer:** PAE Consulting Engineers

**General contractor:** Fortis Construction

Inc.



## New Relic

### SUBMITTED BY: IA INTERIOR ARCHITECTS

When New Relic, a global software analytics company, decided to add a fourth floor to its presence in the U.S. Bancorp Tower, the company turned to IA Interior Architects. The architectural firm's mission: transform traditional office space on the 27th floor of the tower into a "Nerdvana" for the 300-plus "data nerds" in New Relic's Portland office while also creating a place where newcomers would "meet" the company for the first time.

Because New Relic has offices around the globe, a large tech wall was installed to make teleconferencing easy. The project team, which included general contractor Fortis Construction and PAE Consulting Engineers, also installed a fully integrated wiring system that allows employees to work from anywhere in the office.

But tapping into technology wasn't New Relic's only goal for the project. Its location in one of Portland's tallest buildings offered stunning 360-degree views that the company wanted to use to inspire employees. With an eye toward making the most of those views, the project team removed walls to create an open plan where furnishings and millwork provided the design. Meeting booths and benches were used to frame the perimeter of the entire floor, an arrangement that created cozy nooks for meetings and collaboration.

For those looking for even more inspiration, the layout features a campfire corner complete with a fireplace that uses steam and lighting to create realistic "flames" and rooms are graced with murals of Grace Hopper and the other famous scientists and mathematicians for which they've been named.



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## FIRST PLACE INFRASTRUCTURE

### PROJECT TEAM + STATS:

**Location:** Redmond, Oregon

**Cost:** \$16.826 million

**Start date:** September 2014

**Completion date:** August 2016

**Owner/developer:** City of Redmond –  
Redmond Municipal Airport

**Engineer:** Century West Engineering

**General contractor:** Knife River Corp.

**Other associates:** Glumac



## Redmond Municipal Airport Runway 4-22 Rehabilitation

### SUBMITTED BY: CENTURY WEST ENGINEERING

Officials with the city of Redmond and Redmond Municipal Airport knew that closing the only commercial airport within about 135 miles for 15 days during a rehabilitation project was going to have significant impacts. So, they launched an 18-month outreach campaign to educate Central Oregon community members, businesses and travelers about the project and its impacts. They also made the most they could out of the closure.

“It’s not often that you have an opportunity to work on an airport that is closed and there is no air traffic, so they looked at what could be done while the airport was closed that could not be done while it was operating,” said Tom Headley, project manager for Century West Engineering.

The \$18-million rehabilitation initially was a “grind and overlay” project, which would have included removing a layer of pavement and replacing it with several inches of new pavement. However, an engineering analysis by Century West determined that although the runway was safe, the initial plan would not meet current Federal Aviation Administration design guidelines.

The full reconstruction of the X-shaped runway was divided into two phases. The first phase involved constructing 1,300 feet of the primary runway. The second phase encompassed the remaining 5,740 feet, including the runway intersection.

To stay on schedule, construction had to take place 24 hours a day during key periods of the critical path sequencing. Two excavation and grading crews, two paving crews, one pipe crew and numerous other personnel worked

about 12,500 man-hours during the closure. Subcontractors worked three shifts during 24-hour periods, contributing at least 2,500 man-hours. All of the work took place without a lost-time injury, and the project was completed on schedule and nearly \$1 million under budget.

In addition, several upgrades and major maintenance projects were completed both within the terminal and around the airport property. And law enforcement and emergency personnel from around the region were able to use the airport terminal for a large-scale, active shooter training while it was closed.

Headley said the project’s success began with the long-range planning process for how to minimize disruption and downtime during construction.

“We looked around the nation for examples of how it was done and found there isn’t an easy way to do it. It requires time to move that much material out of and then back into such a small construction footprint,” he said. “The number of laborers and pieces of equipment crammed into such a relatively small area for such a fast-paced project really did make it a remarkable achievement to accomplish this without any safety issues.”

Sustainable practices incorporated into the project included 30 percent recycled asphalt pavement in the 5-inch-thick asphalt base layer, which reduced the amount of oil required to construct the base layer. On-site rubble piles from decades-old excavation projects were crushed and used as base and embankment material when possible. And Century West worked with the FAA to increase the use of on-site native materials, reducing the need to truck materials in from elsewhere in the region.





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2017 TopProjects

## SECOND PLACE INFRASTRUCTURE

### PROJECT TEAM + STATS:

**Location:** The Dalles, Oregon

**Cost:** \$2.07 million

**Start date:** April 2016

**Completion date:** December 2016

**Engineer:** U.S. Army Corps of Engineers

**General contractor:** NorthBank Civil & Marine

**Other Associates:** Greenberry Industrial



## The Dalles Dam Upstream Navigation Lock Gate Repair

**SUBMITTED BY: GREENBERRY INDUSTRIAL LLC**

In early 2016, Greenberry Industrial was awarded a subcontract by Northbank Civil & Marine to fabricate a 92-foot-by-25-foot-by-25-foot tainter gate for the navigational lock of The Dalles Dam on the Columbia River.

Because the \$2.07 million project was under the jurisdiction of the U.S. Army Corps of Engineers, the team at Greenberry had to become thoroughly familiar with a 900-page contract specification, accept and adapt to the innovative new design for the lock gate provided by the Corps, and meet a tight time schedule to accommodate scheduled operations at the Bonneville Dam downstream.

The challenging new design focused on the replacement of an existing lock door that had been in place since 1957, when the dam was originally

commissioned. The replacement was intended to improve constructability by fabrication of one 250,000-pound piece. Joints used fewer welds and tighter tolerances, and had to incorporate careful tracking and 3-D laser scanning of the welds to meet fracture-critical standards through the course of construction.

Once fabrication and painting were complete, the entire gate had to be barged through the Bonneville Dam before mid-December, when work was scheduled to begin on that structure. Greenberry was able to complete the project to tolerances and move it through the Bonneville gates nearly two weeks ahead of schedule.

With the gate placed in position, it was ready for operational testing for final inspection in the spring.

# DJC

2017 TopProjects

## THIRD PLACE INFRASTRUCTURE

### PROJECT TEAM + STATS:

**Location:** Cowlitz and Skamania counties, Washington

**Cost:** \$3.524 million

**Start date:** October 2015

**Completion date:** March 2016

**Owner/developer:** U.S. Army Corps of Engineers

**Architect:** none

**Engineer:** U.S. Army Corps of Engineers

**General contractor:** Catworks Construction



## Spirit Lake Outlet Tunnel 2015 Interim Repairs

**SUBMITTED BY: CATWORKS CONSTRUCTION**

On May 18, 1980, Mount St. Helens erupted. Massive amounts of volcanic ash and debris buried the only outlet from Spirit Lake, leaving no way for rising water to escape down the Toutle River.

The U.S. Army Corps of Engineers constructed an 8,600-foot-long tunnel under Harry's Ridge to reconnect the lake with the Toutle Valley. The tunnel was constructed through several shear zones in rock, clay and decomposed rock that are susceptible to intense ground pressure that causes movement within the tunnel. During routine inspections in 2014 and 2015, it was determined that a section of shear zone was moving, heaving the tunnel floor upward and constricting flow in the tunnel. The Corps decided that prompt repairs were necessary.

Catworks Construction was contracted to repair a 32-foot segment of the tunnel, with the potential for additional repairs owing to ground conditions. The design called for excavation, dewatering, installation of steel reinforcement ribs, grouting, shotcrete and temporary support and shoring throughout the project, followed by monitoring for settlement and deformation. The work would have to occur through the winter months, when the outflow of water could be stopped to allow access to the tunnel from a downstream portal.

Unseasonably high amounts of rain and snow delayed the shut off, cutting the time Catworks had to complete the project by half. By setting up crews on a 7-day work schedule, Catworks was able to meet a project deadline, allowing the tunnel to reopen in March 2016.

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## FIRST PLACE INDUSTRIAL

### PROJECT TEAM + STATS:

**Location:** Gresham, Oregon

**Cost:** \$50 million

**Start date:** September 2015

**Completion date:** August 2016

**Owner/developer:** Trammel Crow Co.

**Architect:** Mildren Design Group

**Engineers:** AIA (civil), TM Rippey Consulting  
Engineers (structural)

**General contractor:** Perlo Construction



## Subaru of America at Gresham Vista

### SUBMITTED BY: PERLO CONSTRUCTION

**T**he 600,000-square-foot Subaru of America distribution center sits on 39 acres of the Gresham Vista Business Park and is the first facility of its kind built outside of Japan. Measuring 535 feet wide and spanning nearly a quarter mile from end to end, it is the largest single-occupant warehouse for lease ever built in the Portland metro area.

Completed in just 11 months, it was a “mad scramble” to meet the ambitious schedule during one of the wettest winters on record and while meeting stringent requirements because of its proximity to residential areas, according to Chris McInroe, senior project manager for Perlo Construction.

“From the minute the developer got the phone call to the minute we were breaking ground was almost record time for getting financials and permits in place in order to break ground when we needed to because of the weather,” McInroe said. “That summer was a mad rush to get the dirt work done so we could build the slabs and tilt panels, and we beat the rain by about a week before we just got hammered.”

McInroe noted that his project teams typically pour concrete starting in the wee hours of the morning to allow cement trucks to avoid daytime traffic. However, schedule restrictions for the distribution center were in place because of nearby residences. As a result, the daytime pours required extensive coordination with suppliers, finishers and crews.

“You take a 24-hour period on any given day and you can typically find a weather window when you can pour concrete. It’s challenging, but you’re going to have a weather break,” McInroe said, adding

the restricted schedule narrowed those weather windows.

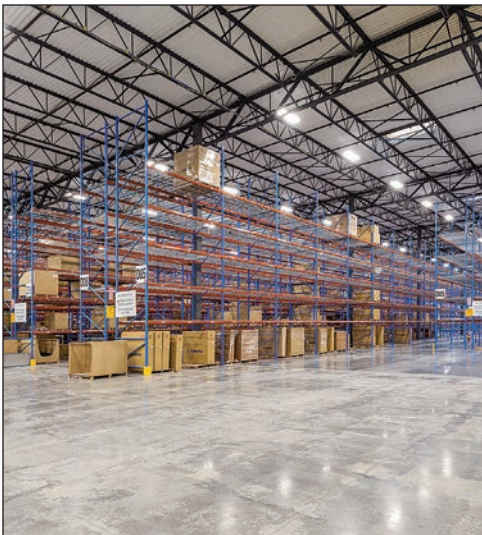
The 10,000-square-foot area at the front of the building includes a secured entry, individual offices, a large shipping office, a conference room, a fitness room, restrooms and locker rooms. The distribution center also features a large employee break room with computers, a television and a cornhole game sporting the Subaru logo. One set of windows allows daylight to enter while another set offers views into the massive warehouse.

Skylights in the building double as a smoke-and-heat vent system. A mezzanine in the warehouse offers hundreds of storage areas for smaller parts, while an extensive racking system allows boxes of auto parts to be stacked nearly to the top of the 32-foot ceilings. When the distribution center is fully stocked, it will house 50,000 auto parts.

“It’s a beautiful building and if you drive around and look at a lot of different industrial buildings, you’ll see the designer did a great job of making (the Subaru distribution building) not look industrial,” McInroe said.

The installation of motion-sensor LED lights qualified the building for Oregon Energy Trust incentives. An innovative air exchange system in the warehouse keeps the temperature about 65 degrees year-round.

The city of Gresham offered incentives that included waiving building permit fees, eliminating system development charges and cutting its land-use review period in half, allowing the project to be built five to six months earlier than anywhere else. The building has the potential to expand to 846,000 square feet and add more jobs.





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## SECOND PLACE INDUSTRIAL

### PROJECT TEAM + STATS:

**Location:** Bend, Oregon

**Cost:** \$8.857 million

**Start date:** May 2015

**Completion date:** December 2016

**Owner/developer:** Deschutes Brewery

**Architect:** Blaise Cacciola Architect LLC

**Engineer:** Walker Structural Engineering

**General contractor:** R&H Construction



## Deschutes Brewery Warehouse and Tank Expansion

**SUBMITTED BY: R&H CONSTRUCTION**

From humble beginnings as a brewhouse in 1988, the Deschutes Brewery in Bend has expanded in direct proportion to the popularity of its beers. From a small local brewery, the firm now has distribution in 29 states.

After partnering with R&H Construction in 2007, Deschutes' campus has been an ongoing growth project. The latest incarnation of improvements is the Tank Expansion Cellar 4 Project, an addition to the warehouse and brewing facility.

The project includes a 57,000-square-foot storage building with a 36-foot-high barrel roof that connects to the existing warehouse with a fire-rated roll-up door. A 5,000-square-foot cooler houses hops and is large enough for forklift operation to improve efficiency.

Six new 31,000-gallon fermentation tanks were built in Germany and installed on-site on

cast concrete foundations. R&H crews installed catwalks, access doors and tunnel sections that connect tank-to-tank and tank-to-building. Extensive plumbing and electrical installations coincided with tank erection. R&H's previous experience at the facility allowed the general contractor to streamline processes and work with maximum efficiency.

R&H also worked with Bend city officials to replace an existing sewer line on the property without disrupting line operations. Water conservation efforts were included to reduce both water use and effluent from the plant. LED lights, skylights and efficient fan cooling also contribute to efficiency measures on the project. The 18-month, \$8.9 million project was completed without disruption to ongoing around-the-clock brewing operations.

# DJC

2017 TopProjects

## THIRD PLACE INDUSTRIAL

### PROJECT TEAM + STATS:

**Location:** Hillsboro, Oregon

**Cost:** \$100 million

**Start date:** September 2015

**Completion date:** September 2016

**Owner/developer:** Infomart Data

Center

**Architect:** Jackson | Main Architecture

PS

**Engineer:** McKinstry Co.

**General contractor:** DPR Construction



## Infomart Portland Expansion

**SUBMITTED BY: DPR CONSTRUCTION, INFORMART AND MCKINSTRY CO. LLC**

Founded in 2006, Infomart Data Centers is an award-winning industry leader in the construction, ownership and operation of highly efficient, cost-effective wholesale data centers. The recent \$100-million expansion of the company's Hillsboro facility, which has been hailed as the most technically advanced and efficient data center in Infomart's portfolio, features sustainable electrical and mechanical systems that will serve as benchmarks for future projects.

Infomart teamed with Jackson | Main Architecture, McKinstry Co. and DPR Construction to build the project in two phases, renovating a former factory and adding a 100,000-square-foot expansion with three data halls, each sized for four megawatts of critical IT power.

The renovation of the existing building and the

addition were designed to be as energy efficient as possible with minimal environmental impact. A dynamic heat exchange system takes advantage of the Eastern Oregon climate to enable an average of 220 days of free annual cooling. A central chilled water plant was designed and installed to keep critical equipment at 67 degrees with minimal energy use.

Both phases of the project earned LEED Gold Commercial Interiors certification. The project was awarded the Efficient IT Stamp of Approval by the Uptime Institute and the design efficiency has resulted in electrical savings of over 4.5 million kilowatt hours, as verified by Energy Trust of Oregon.

The project was completed on time and on budget, with more than 212,000 man hours racked up on the project and zero days lost to injury.



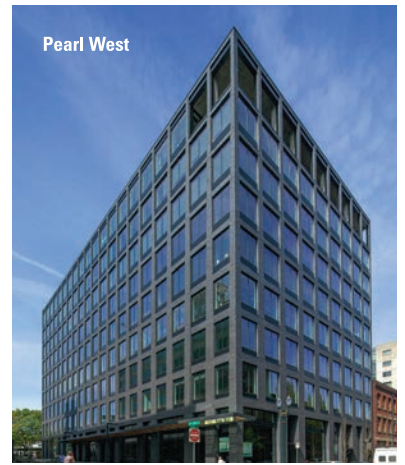
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## FIRST PLACE RENOVATION

### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$70 million

**Start date:** 2008

**Completion date:** 2016

**Owner/developer:** Portland Community College

**Architect:** Opsis Architecture

**Engineer:** PAE Consulting Engineers

**General contractor:** Fortis Construction Inc.



## Portland Community College Rock Creek Campus Bond Projects

**SUBMITTED BY: OPSIS ARCHITECTURE LLP**

As PCC's Rock Creek Campus passed its 30th anniversary, it was clear that several buildings were not operating as efficiently as they could and needed to be updated.

"Oregon's community colleges were built around the same time in the late 1960s and '70s in a brutalist concrete style with very little glass," said Opsis Architecture's Randall Heeb. "These older spaces can be a little bleak because they were economical at the time and reflected an enormous love of concrete."

With \$70 million in voter-approved bonds, PCC in 2008 launched a campus-wide expansion and upgrade led by Opsis Architecture and Fortis Construction. The work began with a full master plan for the 256-acre campus. Opsis developed one of the plan's key features, a "Green Initiatives District" at the campus entry that includes a 35,000-square-foot solar array and a 3.7-acre Learning Garden.

A \$21.5-million overhaul of Building 5 improved the student center and created the campus' front door with a two-story lobby lounge facing the new bus drop-off. Instead of constructing a new building, 22,000 square feet of the underperforming existing building was demolished and replaced with the 63,000-square-foot addition. This decision increased density within the campus core, protected water quality by conserving green space, and took advantage of existing infrastructure such as electrical and plumbing utilities.

Building 5 provides general purpose classrooms, a variety of study spaces, an information desk, a new home for the Foods and Nutrition program with specialized lab and learning spaces, a multipurpose physical

education/dance room, space for student government, the Queer Resource Center, and faculty offices. New amenities include a bookstore, dining hall and café. An open central atrium and stair is surrounded by study and lounge spaces. The project was completed in time for the winter term last year as the campus celebrated its 40th anniversary.

As several other buildings were upgraded, the project team's objective was to demolish space that wasn't being fully utilized and renovate it with a look and feel that is more welcoming and meet modern standards and expectations, Heeb said.

"The most exciting thing about this process and these projects was the ability to look at the campus holistically, look at the distribution of programs and bring spaces together in a way that better serves the community at this time," he said.

Sustainability played an essential role, as did opportunities to engage students. Buildings 5 and 7 were designed for LEED Gold certification, and a group of Portland State University students is working on post-occupancy evaluations that will provide further insight into the performance of the sustainable strategies employed in both buildings. In addition, the landscape species were chosen to help support PCC's Landscape Technology curriculum.

Safety was key, as the campus remained open and operational throughout construction. Fortis utilized detailed logistics planning and scheduling while paying close attention to the special events and academic calendar. Fortis also focused on the inclusion of DMWESB businesses, with a utilization rate of 25 percent, and served as a mentor.

# DJC

2017 TopProjects

## SECOND PLACE RENOVATION

### PROJECT TEAM + STATS:

**Cost:** \$4 million

**Start date:** May 2014

**Completion date:** December 2016

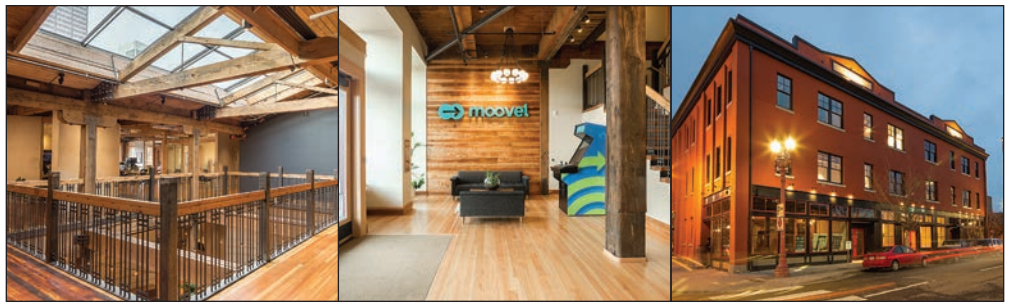
**Owner/developer:** Urban Development  
+ Partners

**Architect:** Emerick Architects

**Engineer:** Grummel Engineering LLC,  
Glumac, Humber Design Group Inc.

**General contractor:** Todd Hess Building  
Co.

**Other associates:** Venerable  
Development LLC



## Overland Warehouse

**SUBMITTED BY: EMERICK ARCHITECTS**

**T**he Overland Warehouse in Portland's historic Chinatown district was originally built in 1889.

In 1913, it was heavily altered as part of the Suey Sing organization's efforts to provide tenement housing for several hundred of Portland's Chinese residents. Decades of neglect after the 1960s left the building with uninhabitable second and third floors, a leaky roof, and the seismic instability that plagues old unreinforced concrete masonry buildings.

After acquiring the building, Urban Development + Partners brought on Emerick Architects and Todd Hess Building Co. - with engineering provided by Grummel Engineering, Glumac and Humber Design Group - to handle the restoration, remodel and seismic upgrade of the three-story, 40,000-square-foot building at Northwest Fourth Avenue and Davis Street.

Along the way, archaeological investigation of the building revealed treasures that included a four-foot

stone Buddha statue, fir flooring, solid timber columns and old-growth, straight-grained original timber trusses that harkened back to Oregon's late 19th-century timber industry.

As part of the \$4 million project, the team opened up the roof to allow natural light to wash through the center of the building and show off the extensive re-use of old timber and original black steel. Upgrades brought the building into compliance with modern-day seismic standards while new wood and steel features were combined with original elements.

Ground-floor spaces that had formerly been home to strip clubs and leaky storage areas were transformed into places for retail while upper floors were turned into active office space. Designed to last for another century, the completed building was quickly occupied and has become one of several key projects expected to help to revitalize the city's Chinatown district.

# DJC

2017 TopProjects

## THIRD PLACE RENOVATION

### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$4.7 million

**Start date:** February 2015

**Completion date:** April 2016

**Owner/developer:** Northwest  
Sustainable Properties

**Architect:** Siteworks Design|Build

**Engineer:** Grummel Engineering

**General contractor:** Siteworks Design  
Build



## Pine Street Market

**SUBMITTED BY: SITEWORKS DESIGN | BUILD**

**T**he historic United Carriage & Baggage Transfer Company building was built in Portland's Skidmore District in 1886. Over the years, the building had been home to a livery stable, a depot where logging and contractor supplies were stored, and multiple restaurants and nightclubs.

In its newest incarnation as Pine Street Market, the 130-year-old building is providing locals and tourists alike with a unique culinary experience in the form of the city's first food hall.

In order to get the building food-hall ready, owner Northwest Sustainable Properties teamed up with Siteworks Design|Build and Grummel Engineering to completely renovate the structure into 10,000 square feet of open-floor space on the ground floor and 18,000 square feet of creative office space on the second and third floors.

The project included salvaging old-growth douglas fir beams and posts along with repurposing salvaged fir into tables and stair treads. Original double-hung windows on the upper floors were restored, as was the exterior façade.

Existing hoisting equipment and a historic elevator/lift platform were preserved while upgrades helped bring the building in line with modern day seismic requirements and expectations for energy efficiency. Improved daylighting was accomplished with the installation of a new 60-foot center skylight that is open to the building's second and third floors.

On the ground floor, the open plan accommodates communal seating for up to 175 people while offering spaces for food vendors with a feel that's similar to more traditional outdoor food-cart pods, but with more manageability.

## FIRST PLACE PRIVATE

### PROJECT TEAM + STATS:

**Location:** Vancouver, Washington

**Cost:** \$51.870 million

**Start date:** April 2014

**Completion date:** June 2016

**Owner/developer:** Banfield Pet Hospital  
and PacTrust

**Architect:** TVA Architects, Gensler (interiors)

**Engineers:** Interface Engineering, Mackenzie

**General contractor:** Skanska USA Building

**Other associates:** Green Building Services,  
GeoDesign, Kittelson & Associates Inc., KPFF  
Consulting Engineers, PLACE Studio



## Banfield Pet Hospital Corporate Headquarters

**SUBMITTED BY: SKANSKA USA BUILDING INC. AND TVA ARCHITECTS**

A visitor to Banfield Pet Hospital's new corporate headquarters in Vancouver, Washington, is likely to be greeted by several canine occupants along with their human counterparts.

"The opportunities with this project were unique in that, unlike most companies, almost 60 percent of employees bring their dogs to work, so our clientele not only includes the human employees but also their pets," said Bob Thompson, a principal at TVA Architects.

The 206,000-square-foot, class-A headquarters features dog-friendly flooring, water stations, a dog park and ramps that allow the animals to travel to different levels of the campus without having to take elevators or stairs. Thompson said the ramp system connects multiple buildings at the heart of the campus.

The concrete structure houses more than 800 workspaces, a rooftop terrace, community meeting rooms, a full kitchen, a bistro and five micro-kitchens for socializing. It also includes sitting-standing desks and a meditation room, a fitness area and a nursing room.

"They were working in an environment before that was rather enclosed with lots of cubicles, and now their work environments are very open and there is a lot of collaboration that goes on between the employees," Thompson said. "There is an energy level that exists now that is exciting to see."

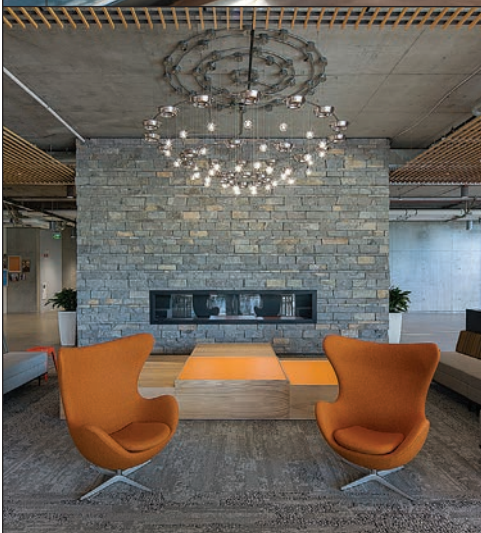
Designed for LEED platinum certification, the headquarters incorporates sustainable wood and is equipped with rainwater flush toilets, solar capabilities and a geothermal mechanical system, making it 44 percent more energy efficient than a typical building of its size. In addition, the 17.5-

acre campus is landscaped as a wildlife habitat.

Skanska noted that after construction started, the team was tasked with the challenge of incorporating the geothermal mechanical system with rain harvesting into the current design on an active site. The team drilled 300 geothermal wells and accommodated different equipment for each mechanical system. It devised and executed a plan to fit both mechanical systems into existing spaces using Building Information Modeling (BIM) to avoid clashes. The team accommodated the entire change from the initial decision to total mechanical incorporation in five weeks and did not impact the completion date.

A six-month gap between the completion of the core and shell build and the tenant improvements meant two separate designs and design teams were involved. The spaces where these two phases overlapped were complicated due to permitting, egress routes, and tie-ins for the mechanical, fire alarm and HVAC systems. The team strategically approached the completion of the core and shell work based on the TI scope to eliminate double work, allowing them to save time and money, according to Skanska.

Another schedule consideration arose with the building-wide air flush required for LEED platinum certification. Prior to occupancy, the team was required to move air through the entire building 24 hours a day, seven days a week, for two and a half weeks. It maximized the flush process to impact the schedule as little as possible, and then began the complex process of moving associates and furniture into the building according to work group.



# DJC

2017 TopProjects

**SECOND PLACE**  
**PRIVATE**

## PROJECT TEAM + STATS:

**Location:** Beaverton, Oregon

**Cost:** \$10 million

**Start date:** December 2015

**Completion date:** December 2016

**Owner/developer:** Sunset Imports

**Architect:** LRS Architects

**Engineer:** WDY Inc.

**General contractor:** Perlo Construction



## Porsche Beaverton

**SUBMITTED BY: PERLO CONSTRUCTION**

Sunset Imports, the owner of the Porsche Beaverton Center, sought to create an improvement to its existing dealership facility that would expand the indoor space of sales, administrative and service areas while also making a bold architectural statement to reflect the Porsche brand.

In order to achieve those goals, the project team led by Perlo Construction, LRS Architects and WDY Inc. first had to overcome a major obstacle not originally anticipated in the project: flood plain maps indicated the site is in a 100-year flood plain. The owner and project team worked with FEMA to gain approval and certification to build on the site. The solution: raising the first-floor slab one foot above the 100-year flood plain level with a design that will allow flood water to flow beneath the facility while

mitigating outflow effect beyond the building and surrounding property.

Visitors to the dealership building, however, are more likely to focus on another feature of the expansion – a stunning curved facade of glass and silver metal panels that commands attention from passers-by on the busy Tualatin Valley Highway.

Inside the building, an 84-foot-long skylight floods natural light into a showroom area that is almost four times larger than the original space and includes an 8,000-square-foot service area with 14 lifts. A custom Porsche seat-fitting area, a customer cafe, and an exclusive 918 owners' lounge and high-end merchandise boutique round out the amenities to create a dealership environment that reflects the luxury sports car image of the brand.

# DJC

2017 TopProjects

**THIRD PLACE**  
**PRIVATE**

## PROJECT TEAM + STATS:

**Location:** Jacksonville, Oregon

**Cost:** \$2 million

**Start date:** January 2015

**Completion date:** June 2016

**Owner/developer:** B&B Organics

**Architect:** Green Hammer

**Engineer:** Green Hammer

**General contractor:** Green Hammer



## Cowhorn Vineyard and Garden - Tasting Room

**SUBMITTED BY: GREEN HAMMER**

Cowhorn Vineyards is an award-winning biodynamic vineyard in Southern Oregon. Owners Bill and Barbara Steele partnered with Green Hammer to create a new 2,200-square-foot tasting facility and case storage area to augment their growing business.

Working closely with Green Hammer, the focus was on sustainability, energy and water efficiency, and the use of non-toxic materials throughout the building process. An additional highlight of the project focuses on the natural aging process of selected exterior materials to blend in with the surrounding environment and serve as a reflection of the commitment of the owners to organic practices in their vineyard.

The single-story, wood-framed building is set in the heart of the vineyard. The exterior is sided

with unfinished cedar. Cor-Ten metal roofing is a reflection of barns that dot the Applegate Valley and will take on a rich patina over time. Natural cork is also used to side the transition area between the tasting area and storage area.

These modest, unassuming building materials belie a concerted effort to achieve lofty sustainability goals. A 16-kilowatt solar array provides electricity to the building. An extremely well-insulated and air-tight building envelope, a fully insulated 28-inch roof, triple-pane windows, a closed-loop low-flow water system, a super-efficient hot water system, and HVAC/heat exchange/recovery systems helped the building achieve a net-zero energy rating and earn a Living Building Challenge Petal certification, a feat achieved by only 44 projects world-wide since 2006.

## FIRST PLACE EDUCATION

### PROJECT TEAM + STATS:

**Location:** Eugene, Oregon

**Cost:** \$14.515 million

**Start date:** June 2015

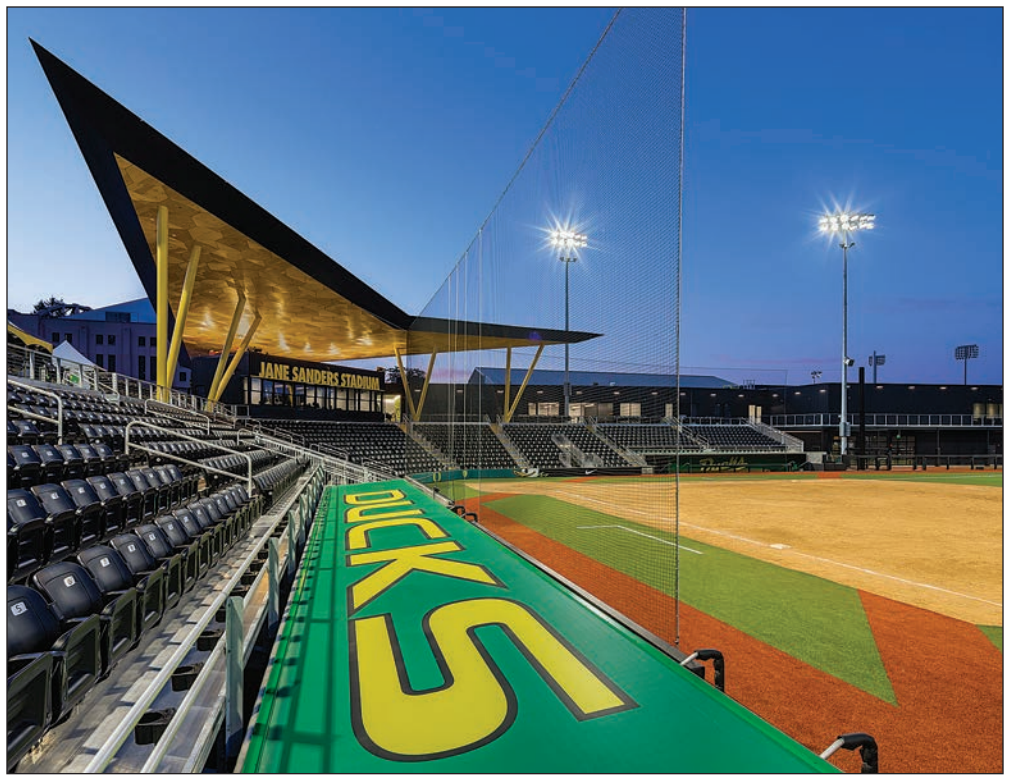
**Completion date:** May 2016

**Owner/developer:** University of Oregon

**Architect:** SRG Partnership Inc.

**Engineer:** KPFF Consulting Engineers

**General contractor:** Howard S. Wright



## University of Oregon Jane Sanders Stadium

**SUBMITTED BY: HOWARD S. WRIGHT, A BALFOUR BEATTY COMPANY**



During the groundbreaking ceremony for Jane Sanders Stadium, one of Sanders' grandsons gave an emotional speech about the former University of Oregon cheerleader who is the namesake for the new softball facility. His talk was so impactful that certain sentiments were woven into design elements that make the facility unique, said Aaron Braun, senior project manager for Howard S. Wright.

"It's pretty easy to get behind a project when there is that much passion and good will in it from an emotional standpoint," Braun said. "The experience was incredibly positive and powerful from the start of the job."

The new home for the national champion Oregon Ducks softball team was made possible by a gift from Robert Sanders, and the project team worked closely with the Sanders family to integrate storytelling elements about their history into the design. An example is the use of exposed wood in the stadium canopy soffit. Cut into the shape of home plate, the wood texture acknowledges the Sanders family as a prominent leader in Oregon's timber industry.

The 1,500-seat stadium features locker rooms, meeting spaces, coaches' offices, training rooms and equipment space. A large indoor batting and infield practice building is adjacent to the team spaces.

One of the biggest challenges was the design and construction timeline. In order to maintain uninterrupted access to a home field for the Ducks, construction had to take place between seasons. The former field was demolished immediately following the last game of the 2015

season, and construction for the new stadium and team facilities had to be completed in time for the first home game of the 2016 season.

An example of collaborative teamwork was the coordination of the steel framing and complicated angles generated by the canopy roof design. The general contractor and subcontractors worked closely with the design team to weave systems such as fire suppression piping inside the vertical columns and steel wide flanges to achieve a seamless, clutter-free aesthetic. Additionally, the team worked together to carefully locate and install sprinkler heads and lighting in the canopy to execute the design version of a smooth "wood underbelly."

The overhead "duck wing" canopy was fabricated on the ground in the area of what would become the new outfield. Once assembled, a large crane lifted the whole structure into place atop the diagonally sloping columns. The concourse, a concrete slab on metal deck assembly, is designed to absorb much of the lateral load of the canopy, and frees the structure to soar overhead with minimal visible infrastructure.

Braun said that while it was difficult for the project team members to commute to Eugene and be separated from their families during the workweeks, it is rewarding to see how the facility honors the past and helps promote the Ducks future success.

"My daughter plays softball, and I brought my family down there to watch games and I've seen it on ESPN," he said. "It's great to see that the Lady Ducks are having a lot of success."

# DJC

2017 TopProjects

## SECOND PLACE EDUCATION

### PROJECT TEAM + STATS:

**Location:** Newberg, Oregon

**Cost:** \$9.8 million

**Start date:** May 2015

**Completion:** June 2016

**Owner/developer:** George Fox

University

**Architect:** Hacker

**Engineer:** KPFF Consulting Engineers

**General contractor:** Andersen

Construction



## George Fox University Canyon Commons

**SUBMITTED BY: ANDERSON CONSTRUCTION**

The new 30,000-square-foot George Fox University Canyon Commons building opened in fall 2016. Anderson Construction partnered with Hacker and KPFF Consulting Engineers on the project. The kitchen and dining facility was designed to integrate into the natural surroundings with large windows that overlook Hess Creek Canyon, an area on campus known for its flora and peaceful walking trails.

The project included a 220-foot free-span timber pedestrian bridge, the longest clear-span timber truss bridge in the contiguous United States, connecting residence halls and the new dining facility with the academic quad across the canyon. The bridge, Crimson Crossing, was designed and fabricated by Western Wood Structures.

Hess Creek is environmentally sensitive and closely protected by state, local and federal agencies.

As a result, the installation of the bridge had to be conducted in a manner that would not disturb or impact the habitat. The structure was assembled in two halves (one on either side of the creek), put in place with two of the largest cranes on the West Coast and completed one day before classes opened for the fall semester.

The Commons building was designed with a high ceiling to accommodate store-front style windows wrapping around nearly half of the structure. Laminated beams span the overhead and integrate into support beams to allow floor-to-ceiling windows designed to allow optimal natural light throughout the year. The facility seats 900 and includes exterior patio-style tables for those who prefer to enjoy the outdoors.

The entire project was finished ahead of schedule and under budget.

# DJC

2017 TopProjects

## THIRD PLACE EDUCATION

### PROJECT TEAM + STATS:

**Location:** Beaverton, Oregon

**Cost:** \$52.710 million

**Start date:** May 2014

**Completion date:** August 2016

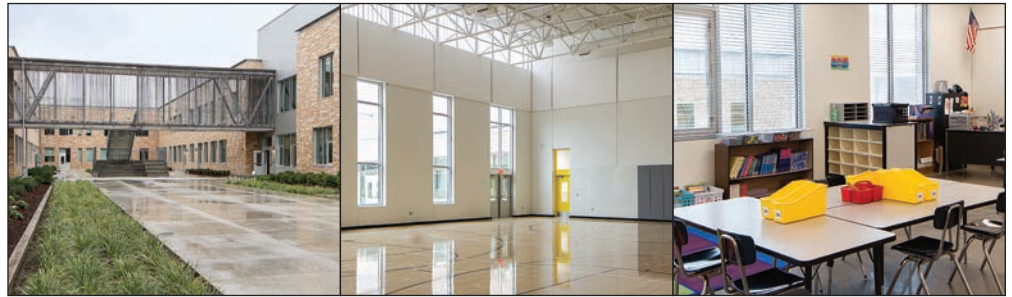
**Owner:** Beaverton School District

**Architect:** Mahlum Architects

**Engineer:** KPFF Consulting Engineers

**General contractor:** Skanska USA

Building



## Beaverton Middle School

**SUBMITTED BY: SKANSKA USA BUILDING INC.**

The scheduled demolition of Vose Elementary in Beaverton would displace 650 students until a new facility could be built. The new Beaverton Middle School was already under construction, but the deadline of completion was critical to coinciding with the opening of the 2016 school year, placing additional pressure on Skanska USA Building as primary contractor.

The 166,000-square-foot project is rated as a Category IV building with the same seismic classification as hospitals. In addition to seismic bracing, an on-site generator provides back-up power to make the facility suitable as an emergency shelter and distribution point for food and water. The roof contains photovoltaic cells that generate 129,000 kilowatt-hours of solar energy per year, reducing energy costs. Efficient

water use and stormwater mitigation also are part of the overall project.

Skanska worked with a design team that included Mahlum Architects, KPFF Consulting Engineers and the Beaverton School District to use a design-assist approach and extensive prefabrication. Precast tilt-up wall panels were built off-site simultaneously with steel erection to eliminate gaps in installation. The approach allowed continuous erection of exterior walls with smaller crews, thereby reducing costs and decreasing safety risks. The prefabrication methods reduced overall costs by \$300,000 and saved a month on the schedule. The project, completed in 14 months, was ready in September, in time for students to begin the 2016 school year.

# DJC

2017 TopProjects

## FIRST PLACE MULTIFAMILY

### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$76 million (construction cost)

**Start date:** June 2014

**Completion date:** June 2016

**Owner/developer:** Hoyt Street Properties

**Architect:** Bora Architects

**Engineers:** American Heating (mechanical), Bergelectric, Harper Houf Peterson Righellis (civil), KPFF (structural), Peninsula Plumbing

**General contractor:** Andersen Construction

**Other associates:** 2.ink (landscape), Biella (lighting), Façade Group (envelope), Listen Acoustics (acoustical)



## Cosmopolitan On the Park

**SUBMITTED BY: BORA ARCHITECTS**

**T**he challenge: Build a condominium tower that is the tallest residential building in Portland without creating a behemoth that blocks views and natural daylight for the neighbors. The solution: A slender structure with a small floor plate that is called Cosmopolitan On the Park.

Located between the Tanner Springs and The Fields parks in Portland's Pearl District, the 28-story Cosmopolitan On the Park features 150 luxury units. Bora Architects' design team envisioned a tower and podium united as a cohesive mass, clad entirely in high-performance glazing intended to play off the sky.

"It was an interesting design challenge to design something like that between two parks, and it was a groundbreaking project for us in terms of scale," said project designer Brad Demby. "As a designer, it's nice to get to see something that has become part of the skyline, too."

Bora placed the tower at the southwest corner of the site to mitigate shading on the adjacent parks, and to avoid obstructing access to sunlight or views from surrounding buildings. The four-story podium conceals above-grade parking with residential and retail units, as soil conditions made underground parking infeasible.

Rather than creating a "top" for the tower, Bora allowed the building massing to erode at the roof level so it would dissolve into the sky. Exterior spaces such as decks, building entries and ground-level covered areas are "carved" into the glass façade and clad in contrasting cement planks that recall the nearby park boardwalk. Bora also used the inset decks to split the slender form into four parts, further reducing the tower's visual weight.

A community room, guest suites and a fitness room spill out into the private, centrally located roof garden, which is inlaid into the top of the podium. Functioning as a "commons" for residents, the terrace comprises geometric angles formed by paths and planters.

The design maximized ceiling heights throughout the tower and developed personalized unit interiors. The team designed and coordinated the entire project using 3D building information modeling (BIM) software, which is common in sectors like higher education but less prevalent in the multifamily housing market, according to Bora.

Moving into construction, the team knew pile driving would be necessary to support the 340-foot tower and noise control was a significant concern. To mitigate the issue, the team used a continuous flight auger system, which helped reduce the noise impact.

Demby said the tower's small floor plate presented a challenge, and he noted that intertwining stairs were incorporated to reduce the footprint for the stairwells. He credited Hoyt Street Properties with bringing several interesting ideas to the table for Bora to work with, and for being open to considering options beyond a more traditional building.

"It's humbling when you are hired to do a project like this," he said. "You start thinking about a tall building and what it means in a neighborhood, and why it's good to have a thin building so people can see around it and light is allowed to come into the parks."



# DJC

2017 TopProjects

## SECOND PLACE MULTIFAMILY

### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$37.75 million

**Start date:** July 2014

**Completion date:** August 2016

**Owner:** Rose Villa Senior

**Architect:** Myhre Group Architects, RLPS Architects

**General contractor:** R&H Construction



## Rose Villa Senior Living

**SUBMITTED BY: R&H CONSTRUCTION**

The first of three phases of renovation of the Rose Village campus in Portland has created a new sense of community for residents of the senior living facility. The \$60 million project resulted in 75 new residential units arranged along a Main Street that features restaurants, a garden store, a rooftop lawn, and a wellness salon and spa.

Situated on 22 acres of waterfront property, the rejuvenated property features single-level units as well as pocket-style cottages. By tapping into technology that allowed residents to customize their living quarters, the project managed to avoid a cookie-cutter look and feel.

Rose Villa attributes a large part of the success of its largest renovation effort ever to the skill and experience of its project team, which was led by R&H Construction, architect of record RLPS

Architects and Myhre Group Architects as design architect and interior designer.

The team's combined experience came in handy during the actual construction. Because residents remained on-site during the project, clear communication and a high level of collaboration and coordination were required. Project superintendent Wayne Kunzman even held weekly "Coffee Time With Wayne" gatherings where residents could ask him questions and discuss concerns.

While Rose Villa residents and their guests give the entire project high marks, a favorite project feature has turned out to be the new aquatic center. The facility offers users choices between a salt water pool, a whirlpool and a current channel. For those looking to tap into their "young-at-heart" side, there's also a water slide.

# DJC

2017 TopProjects

## THIRD PLACE MULTIFAMILY

### PROJECT TEAM + STATS:

**Location:** Happy Valley, Oregon

**Cost:** \$15.1 million

**Start date:** July 2015

**Completion date:** August 2016

**Owner/developer:** Central City Concern

**Architect:** Scott | Edwards Architecture

**Engineering:** ABHT Structural Engineers

**General contractor:** Walsh Construction



## Town Center Courtyards

**SUBMITTED BY: CENTRAL CITY CONCERN**

Since 1979, the Portland-based nonprofit Central City Concern (CCC) has served people impacted by homelessness. The organization oversees 1,700 housing units and serves more than 13,000 people yearly. In 2000, the group began providing recovery support, employment development and parenting mentorship for families emerging from poverty, and currently owns and manages 152 units of dedicated family housing across the greater Portland metro area.

In July 2015, CCC broke ground on Town Center Courtyards, a new 60-unit complex in Clackamas County. The location offers easy access to light rail, parks, bus service, public schools and shopping.

Scott | Edwards Architecture worked closely with the CCC team to design a sustainable project that would require minimal maintenance and stay within a tight budget. Exterior materials

include brick, a CERACLAD rain screen system, steel railing and stairs, and a 3-ply SBS modified bitumen roof. EnergyStar appliances, LED lighting, high-efficiency heat pump heaters, low-flow plumbing fixtures, on-site water retention and a 30-kilowatt rooftop photovoltaic array combined to help the project earn an Earth Advantage Gold certification.

With Walsh Construction on board as general contractor, the \$15.1 million project was completed on budget and on time.

As a true measure of the success of Town Center Courtyards, it now provides safe, affordable housing for 60 families in an environment that also offers access to assistance with life skills, education and employment development, and recovery, wellness and parenting support.

## FIRST PLACE PUBLIC

### PROJECT TEAM + STATS:

**Start date:** June 2015

**Completion:** June 2016

**Total project cost:** \$9.994 million

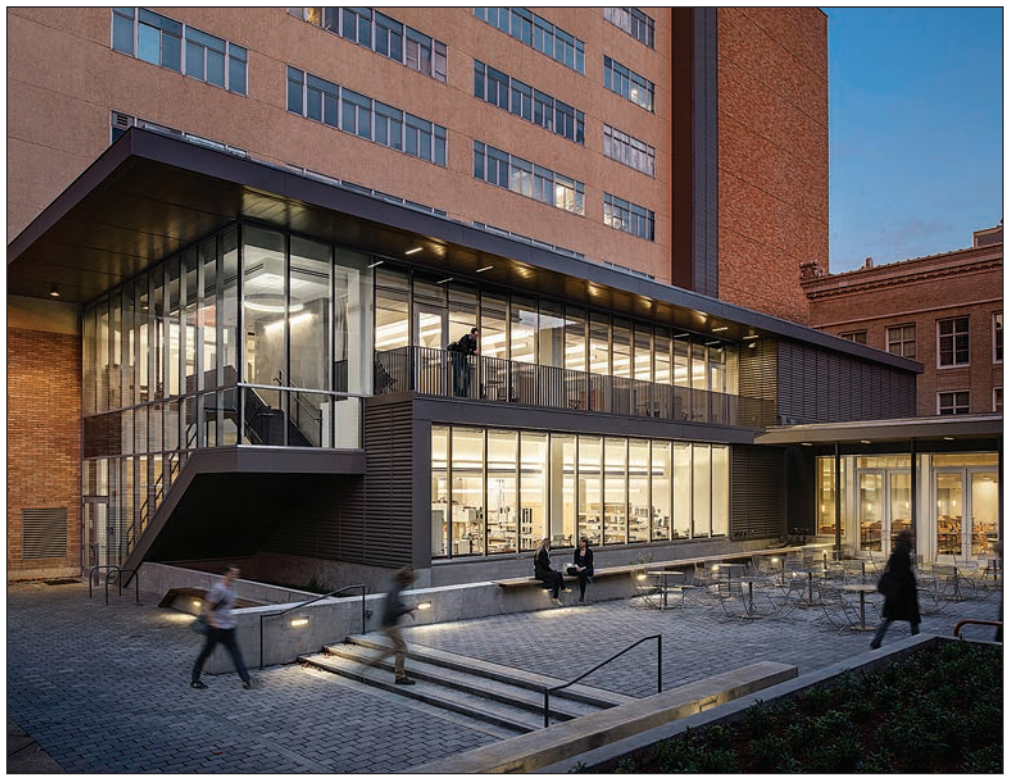
**Owner/developer:** Oregon Health & Science University

**Architect:** SRG Partnership

**Engineering firm:** PAE Engineers

**General contractor:** Skanska USA

Building



## OHSU Center for Radiochemistry Research

**SUBMITTED BY: SKANSKA USA BUILDING INC.**

Researchers in heart disease, cancer, neuroscience and a host of other fields are benefiting from the new 10,000-square-foot, two-story research center that houses labs, a cyclotron vault, cleanrooms, offices and a mechanical room. Its new suite of powerful imaging tools makes possible the local production of radioisotopes that can be used to make compounds for positron emission tomography (PET) imaging, allowing scientists to improve their understanding of disease processes and facilitate their treatment to enhance clinical care, according to Oregon Health & Science University

Located in OHSU's Mac Hall courtyard, the center is an expansion of the Knight Cardiovascular Institute. It is abutted by research and academic buildings on three sides. Due to its sensitive location, Skanska implemented a noise and vibration monitoring system in the adjacent buildings to avoid disrupting ongoing research. Skanska also adopted alternative construction methods to meet noise and vibration requirements, such as a controlled density fill instead of engineered backfill for the foundation.

The building is structural steel and metal decking with a mixture of curtainwall and metal siding for exterior walls, and a modified bitumen membrane roof system. The project included a new mechanical shaft that runs about 100 feet up the side of the adjacent building, a support system in the utility tunnel located directly below the new building, and demolition of the existing Mac Hall cafe structures, exterior stairs, canopies and trellis. The project came in under budget, so a cafe remodel, new courtyard furniture and a replacement retaining wall were added to the scope.

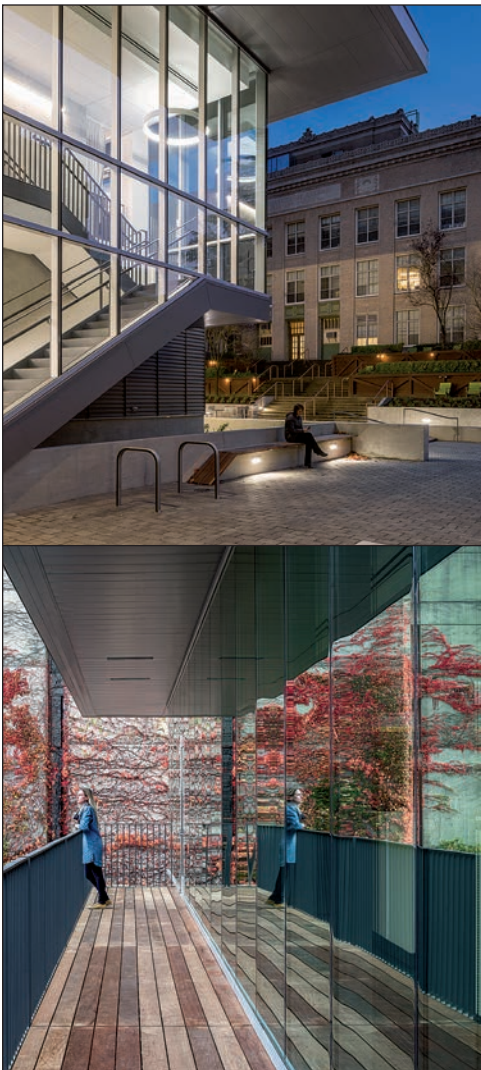
The design team partnered with the University of Oregon ESDL on a daylighting study to help provide the building with more natural light. The project team created a system of 11 skylights, including an automated louver system, and louvers and interior lighting are coordinated to keep consistent overall light levels.

The cleanrooms can be configured differently and the mechanical system has enough future capacity to keep up with any changes in configuration required or desired. This flexibility was built into the design at the beginning, according to Skanska.

The building houses the only cyclotron used primarily for research in Oregon. It is self-shielded and the shields that protect it require a perfectly flat surface to open and close on. To accommodate this specification, the floor of the cyclotron vault could not have more than a 1/8-inch differential from one given point in the room to another. After a painstaking process to construct the floor, Skanska brought in a surveyor to do an extensive review and report the findings to the manufacturer, General Electric, before the cyclotron was moved in.

"The technology also elevates OHSU's national standing and competitive advantage in advanced imaging and will increase funding opportunities both in the public and private sectors," said Dr. Sanjiv Kaul, co-director of the OHSU Knight Cardiovascular Institute and diagnostic radiology associate dean with the School of Medicine.

The Center for Radiochemistry Research is the newest research building to be built on OHSU's Marquam Hill campus since the Biomedical Research Building opened in 2005.



# DJC

2017 TopProjects

**SECOND PLACE  
PUBLIC**

## PROJECT TEAM + STATS:

**Location:** Oregon City, Oregon

**Cost:** \$7.845 million

**Start date:** June 2015

**Completion date:** October 2016

**Owner/developer:** Oregon City Public Library

**Architect:** Scott | Edwards Architecture

**Engineer:** Harper Houf Peterson Righellis

**General contractor:** P&C Construction



## Oregon City Public Library

**SUBMITTED BY: P&C CONSTRUCTION AND SCOTT | EDWARDS ARCHITECTURE**

Oregon City's Carnegie Library is one of 1,689 such libraries that were built between 1886 and 1919 through the "Carnegie Formula." For each library built through the program, a public commitment was required to accompany a donation from steel baron Andrew Carnegie, the industrialist-turned-philanthropist whose later years were dedicated to enriching communities by founding libraries and educational facilities.

Over a century later, Oregon City would dedicate \$8 million to a renovation and expansion of the original library in keeping with the spirit Carnegie envisioned. The project team was headed by P&C Construction, Scott | Edwards Architecture and Harper Houf Peterson Righellis.

The first phase of the two-phase project featured construction of a 14,500-square-foot, two-level addition consisting of structural masonry block walls,

structural steel columns and beams, brick veneer, and large aluminum storefront-style windows.

Phase two focused on renovating and updating the existing 5,000-square-foot historic library. New electrical, mechanical, plumbing and HVAC systems were balanced with restoration of original wood floors and historic windows, along with upgrades of new concrete walls, stairs and walks throughout the entire city block on which the building sits.

The Oregon City library is listed on the National Historic Register. Because the new addition design was incongruent with the original Victorian-era building, it was strategically placed behind the original. The placement allowed the original entrance to remain open while the main entrance was moved to between the buildings, which are connected by a two-story glass atrium that showcases the original historic facility and the modern addition.

# DJC

2017 TopProjects

**THIRD PLACE  
PUBLIC**

## PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$13.9 million

**Start date:** September 2015

**Completion date:** November 2016

**Owner/developer:** Oregon Zoo

**Architect:** Opsis Architecture

**Engineers:** Catena Consulting Engineers, KPFF Consulting Engineers, PAE Consulting Engineers Inc.

**General contractor:** Fortis Construction Inc.



## Oregon Zoo Conservation Education Center

**SUBMITTED BY: FORTIS CONSTRUCTION INC.**

The Oregon Zoo Conservation Education Center is a two-building, 20,000-square foot addition to the zoo complex in Portland. The new facility, an integral part of the Zoo's 20-year master plan, is designed to enhance the experience of visitors, support a mission of inspiring the community to respect animals, and educate while providing entertainment.

The \$13.9-million project was produced by a team headed by Fortis Construction and Opsis Architecture, with engineering expertise provided by Catena Consulting Engineers, KPFF Consulting Engineers and PAE Consulting Engineers.

Working on extremely limited land space, consideration for existing animal habitats and environmental sensitivity drove the design and construction efforts. The site's irregular crescent shape is bounded by an existing railway station, administration building, main access fire lane and a

large tiger exhibit. The group worked closely with the Zoo to optimize and define every available square foot to achieve the goals of the new buildings while maintaining the free movement of Zoo visitors. Using a series of sweeping arcs and extensive use of floor-to-ceiling glass, the building fits comfortably within the space and creates an outside-in impression as visitors move through.

The education center houses five classrooms; an environmental science classroom lab; administrative offices; a large, dividable multipurpose room for community meetings; a café; an outdoor learning space; and nature play spaces. Landscaping was an additional integrating factor as was the instillation of an exterior sculpture designed to inspire the impressions of seeds and spores as the beginning of life. The 14-month project was completed on time and on budget.

## FIRST PLACE MIXED-USE

### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$25.3 million

**Start date:** January 2015

**Completion date:** October 2016

**Owner/developer:** Block 75 LLC

**Architect:** Works Progress Architecture

**Engineer:** DCI Engineers

**General contractor:** Yorke & Curtis



## Slate

**SUBMITTED BY: WORKS PROGRESS ARCHITECTURE AND YORKE & CURTIS**

**S**late, a key piece of Portland's Burnside Bridgehead site, brought Beam Development and Urban Development + Partners together on a 10-story, mixed-use building that includes ground-floor retail, three floors of office space and 75 luxury apartments.

The building's top six floors offer a mix of studio, one-bedroom and two-bedroom apartments that feature open living spaces. Its staggered facade incorporates floor-to-ceiling windows that draw fresh air and natural light into each apartment. Designed for energy efficiency and LEED Gold certification, the building's residential units also feature concrete floors and flow-through floorplans. Natural light comes into the building's hallways via amenity spaces placed at the end of them, where studio apartments were removed from the floorplan and replaced with weight, yoga, media and game rooms.

In addition, Slate sits above a parking garage with 42 parking spaces for cars and secure, covered racks for up to 130 bikes.

Erik Timmons, president of Yorke & Curtis, noted it was the first project over six stories tall for his company as well as the first project Yorke & Curtis has completed that was 10 stories of concrete.

"It was kind of a catalyst project for us," he said, adding the design and exterior skin contribute to the building's uniqueness.

Works Progress Architecture's design features framed apertures on the eastern and western facades and a floor-to-ceiling curtainwall on the north and south. The post-tensioned concrete

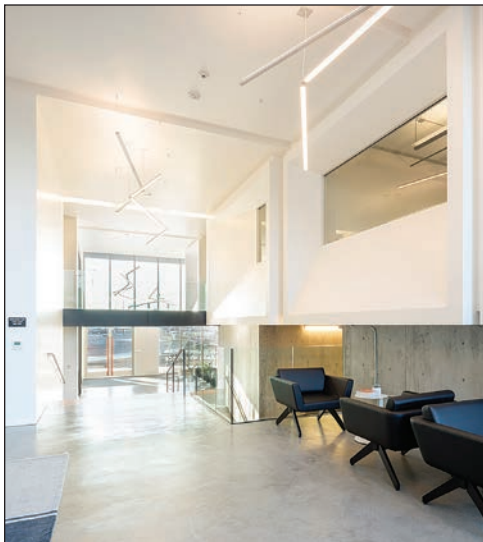
building is designed to incorporate high-efficiency HVAC systems and a robust building envelope. Its exterior provides several elevated outdoor spaces and responds materially to its industrial context, according to the firm.

The design team worked closely with the cladding manufacturers to achieve the two distinct facade systems. The north and south facades represent themselves as a contiguous slate with the glass color closely matched to that of the metal panels, while the east and west orientations contrast with a wide range of depths, according to Works Progress Architecture.

Timmons said the structure's location, a half-block parcel at the corner of Northeast Couch Street and Martin Luther King Jr. Boulevard, added to its complexity. "We had to deal with a lot with traffic control and parking and site access was difficult, so dealing with that was a big challenge.

"Another challenge was that there were some permitting issues and we didn't get a decision on how to build some areas in the lobby until about a month before we were supposed to finish the job, so the mad scramble to get that portion of the project was definitely a challenge," he added.

The project's dual development approach led to weekly meetings in which all stakeholders from the residential side and the commercial side were involved to ensure everyone was on the same page throughout the project. Timmons said it was a positive experience for the project team to see the collaboration that took place during the meetings.



# DJC

2017 TopProjects

## SECOND PLACE MIXED-USE

### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$141 million

**Start date:** April 2008

**Completion date:** January 2016

**Owner/developer:** TMT Development

**Architect:** TVA Architects

**Engineer:** Interface Engineering, KPFF Consulting Engineers (civil, structural)

**General contractor:** Hoffman Construction

**Other associates:** Ambrosini Design, GRI, Green Building Services, Kerrie Standlee, Lancaster Engineering, The Façade Group



## Park Avenue West

**SUBMITTED BY: HOFFMAN CONSTRUCTION AND TVA ARCHITECTURE**

Ask 10 Portlanders to name their favorite building in the city and there's a good chance you'll get 10 different answers. But when it was announced in late 2013 that work was ramping up on Park Avenue West, the city sent up a unified cheer.

Many locals had given up any hope of seeing the 30-story tower take its place as the fourth tallest building in the city after construction on the project was halted in 2009 by the recession. But owner TMT Development and a project team led by TVA Architects and Hoffman Construction weren't willing to give up, despite facing some unique challenges caused by the long building delay.

Changes in markets after the recession meant the project's design had to be revised extensively, even though nine levels of

massive interior core and three levels of parking had already been completed. The effort required the design team to take into account the building materials that had been invested in at the time work stopped in 2009.

Once work resumed, the challenges continued, requiring general contractor Hoffman Construction to tap its strong communication and coordination skills to handle logistics and safety issues inherent in downtown Portland projects rising on tight sites.

Despite those challenges and obstacles, the team never wavered in its commitment to – and intense focus on – meticulous craftsmanship and a level of sustainability that allowed the building to earn a LEED Platinum certification and hit a revised January 2016 completion date.

# DJC

2017 TopProjects

## THIRD PLACE MIXED-USE

### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$48 million

**Start date:** November 2014

**Completion date:** July 2016

**Owner/developer:** BRIDGE Housing Corp.

**Architect:** Ankrom Moisan Architects Inc.

**Engineer:** Equilibrium Engineers LLC

**General contractor:** Walsh Construction Co.



## The Abigail

**SUBMITTED BY: BRIDGE HOUSING CORP.**

The Pearl District in Portland now has another jewel. The Abigail, named for Portland suffragette Abigail Scott, is a mixed-income, mixed-use development.

The project consists of two linked six-story buildings with 128 affordable and 27 market-rate apartments that range from studio to three-bedroom units. The ground floor is designed to house shops, galleries and restaurants as compliment to a large, community-oriented center courtyard. A 930-square-foot office space on the corner of Northwest 13th Avenue and Raleigh is occupied by the developer, BRIDGE Housing, and serves as the nonprofit's Portland headquarters.

Situated on a former brownfield site, the location takes advantage of previously unused ground while being convenient to mass transit, service providers, shopping, parks, preschools and community services.

Ankrom Moisan Architects, Equilibrium Engineers, Walsh Construction and BRIDGE Housing worked together on the \$48-million project to create a design that serves families across a range of incomes to add to the diversity of the rapidly growing district. Similarly, the team integrated access for pedestrians and bicycle traffic, and designed the layout for organic creation of four distinct outdoor spaces. Residents of the building enjoy easy access to laundry and communal meeting areas as well to a large, central community space on the main floor that offers a range of activities, including cooking classes, children's programs and structured support services. The project was designed to meet LEED Gold certification with low-flow water systems, advanced integrated HVAC systems, occupancy-sensored light fixtures, Energy Star appliances and an energy-efficient traction elevator.

# ENERGY TRUST OF OREGON 3RD ANNUAL HIGH PERFORMANCE BUILDING AWARDS

## New Construction Winner: Oregon Zoo Conservation Education Center

**SUBMITTED BY: FORTIS CONSTRUCTION INC.**

The Oregon Zoo's new Conservation Education Center is part classroom, part nature exploration center and part train station. It was one of the most complex projects the Zoo has completed and, if all goes well, it could be one of the first buildings in Portland to meet the Living Future Institute's net-zero energy building certification. With limited space available, the Zoo's Education Center needed to maximize every square inch of this building while still providing a welcoming experience for Zoo visitors.

Featuring swooping arcs, extensive indoor-outdoor

connections and innovative energy-efficient design, the Education Center plays off the Zoo's mission to inspire the community to respect animals and act on behalf of the natural world.

A total of 760 solar panels provide electricity for highly efficient lighting and HVAC systems. Ninety species of Willamette Valley native plants create a landscape, save water, and provide food and shelter for local wildlife. The roof channels rain water into 10,000-gallon underground storage, with the water then used to flush toilets and urinals. Bird-friendly lights and fritted glass help prevent and



deter window strikes. And the use of Forest Stewardship Council-certified wood products promote sustainable forest management, protect water quality and prevent loss of natural forest cover.

A building this well-crafted would be a complex build anywhere, but add a vast array of

animals, zoo visitors and staff to the mix and you've got a tricky project. The construction team took extensive measures to keep every creature safe and sound.

The Education Center is a true community building, engineered to work with and celebrate the very ecosystem it sits on.

## Major Renovation Winner: Pine Street Market

**SUBMITTED BY: SITEWORKS DESIGN | BUILD**

In just over a year, Pine Street Market has successfully transformed a historic Portland building into an internationally recognized culinary destination that also boasts 18,000 square feet of energy efficient creative office space lit by a 60-foot skylight. Although the building has been seismically upgraded, much of the construction effort focused on restoring its original character.

Built in 1886 as the United Carriage & Baggage Transfer Company, this corner of Southwest Second and Pine has seen many past lives: a livery and horse-drawn carriage storage facility, a supply

depot for Mallory Logging and Contractors Supplies, and the very first location of Portland's Old Spaghetti Factory. Most recently it was a series of all-age nightclubs.

The project was a balance between removing unnecessary elements and restoring or recreating historic features. The team had major challenges - including meeting energy efficiency goals - while exposing the building's historic features, seismically upgrading the building, and balancing the mechanical systems of nine hoods for the restaurants in the market.

The team succeeded in meeting



all these challenges while reusing many of the materials that would otherwise have gone to the landfill. For instance, timbers that were no longer needed for structural support were fashioned into the dining tables, stairs and a reception counter.

Pine State Market provides a much-needed hub for food and communal activity in the city, and has been celebrated locally and nationally as a game-changing addition to a historic section of downtown Portland.

**New Construction Honorable Mention:**

## The Abigail

**SUBMITTED BY: BRIDGE HOUSING CORP.**

**Major Renovation Honorable Mention:**

## PCC Rock Creek Campus Bond Projects

**SUBMITTED BY: OPSIS ARCHITECTURE LLP**

**New Construction Honorable Mention:**

## Beaverton Middle School

**SUBMITTED BY: SKANSKA USA BUILDING INC.**

## PUBLISHER'S CHOICE AWARD

### Albina Yard

**SUBMITTED BY: LEVER ARCHITECTURE**

**PROJECT TEAM + STATS**

**Location:** Portland, Oregon

**Start date:** August 2015

**Completion date:**

September 2016

**Owner:** Reworks

**Architect:** LEVER Architecture

**General contractor:** Reworks

Albina Yard, a 16,000-square-foot speculative building in North Portland, has earned widespread attention as the first office project in the U.S. to feature domestically sourced cross-laminated timber.

But locally, it boasts another claim to fame for bringing together Reworks and LEVER Architecture, two firms with reputations for breaking with tradition when it comes to design approaches and building material utilization.

With Albina Yard, the two firms saw an opportunity to move the building beyond a structure that would merely provide retail space on its ground floor and creative office space on its upper three

floors. For Reworks and LEVER, the project offered chance to showcase CLT as a renewable and versatile building material.

The project was built on a small, L-shaped infill site in a neighborhood that features a mix of residential and light industrial. Upper floors, each of which can be divided into smaller units, boast views of Mount Hood while the ground-floor retail area connects to the street with a café-bar area that's adjacent to a courtyard.

Although the project featured two systems that were structurally different - one features standard tongue-and-groove wood decking and the other features CLT - designing them in parallel helped keep pricing simple. Working with engineers and fabricators, the project team was able to cut additional costs by simplifying details and leveraging the capacity of CLT to reduce the number of glue-laminated beams required.

In addition, prefabrication of wood columns and beams allowed components to be assembled onsite five times faster than a conventional decking system.





## DJC TOPPROJECTS 2017 FINALIST

TRANSPORTATION

SUBMITTED BY: TAPANI INC.

### Fourth Plain Bus Rapid Transit Corridor

**PROJECT TEAM + STATS:**

**Location:** Vancouver, Washington

**Cost:** \$15.987 million

**Start date:** October 2015

**Completion date:** December 2016

**Owner/developer:** C-TRAN

**Engineer:** Brinckerhoff

**General contractor:** Tapani



## DJC TOPPROJECTS 2017 FINALIST

TRANSPORTATION

SUBMITTED BY: HARPER HOUF PETERSON RIGHELLIS INC.

### Monterey Avenue Extension

**PROJECT TEAM + STATS:**

**Location:** Clackamas County

**Cost:** \$6.1 million

**Start date:** September 2013

**Completion date:** January 2016

**Owner/developer:** Clackamas County

**Engineer:** Harper Houf Peterson

Righellis

**General contractor:** Elting Northwest

Inc.



## DJC TOPPROJECTS 2017 FINALIST

TRANSPORTATION

SUBMITTED BY: TAPANI INC.

### North Holladay Drive – First Avenue to 12th Avenue

**PROJECT TEAM + STATS:**

**Location:** Seaside, Oregon

**Cost:** \$4.075 million

**Start date:** December 2015

**Completion date:** October 2016

**Owner/developer:** City of Seaside

**Engineer:** City of Seaside Engineering

Department

**General contractor:** Tapani Inc.



## DJC TOPPROJECTS 2017 FINALIST

TRANSPORTATION

SUBMITTED BY: TAPANI INC.

### Northeast 94th Avenue – Northeast Padden Parkway to Northeast 99th Street

**PROJECT TEAM + STATS:**

**Location:** Vancouver, Washington

**Cost:** \$6.029 million

**Start date:** August 2015

**Completion date:** July 2016

**Owner/developer:** Clark County Public Works Engineering & Construction Division

**Engineer:** Clark County Public Works Engineering & Construction Division

**General contractor:** Tapani Inc.



## DJC TOPPROJECTS 2017 FINALIST

TRANSPORTATION SUBMITTED BY: CARDNO INC.

### Tualatin River Greenway Shared-use Path

#### PROJECT TEAM + STATS:

**Location:** Tualatin, Oregon

**Cost:** \$3.78 million

**Start date:** September 2014

**Completion date:** April 2016

**Owner/developer:** City of Tualatin

**Engineer:** Cardno Inc.

**General contractor:** Brown Contracting Inc.



## DJC TOPPROJECTS 2017 FINALIST

TRANSPORTATION SUBMITTED BY: HP CIVIL INC.

### U.S. 101: Sea Lion Point Rockwall Project

#### PROJECT TEAM + STATS:

**Location:** Florence, Oregon

**Cost:** \$2.744 million

**Start date:** October 2015

**Completion date:** April 2016

**Owner/developer:** Oregon Department of Transportation

**Engineer:** Oregon Department of Transportation

**General contractor:** HP Civil Inc.



## DJC TOPPROJECTS 2017 FINALIST

TRANSPORTATION SUBMITTED BY: PBS ENGINEERING AND ENVIRONMENTAL INC.

### Vancouver Waterfront Transportation Improvements

#### PROJECT TEAM + STATS:

**Location:** Vancouver, Washington

**Cost:** \$4.770 million

**Start date:** January 2015

**Completion date:** January 2016

**Owner/developer:** City of Vancouver, Gramor Development representing Columbia Waterfront LLC, Port of Vancouver USA

**Engineer:** PBS Engineering and Environmental Inc.

**General contractor:** Rotschy Inc.



## DJC TOPPROJECTS 2017 FINALIST

TRANSPORTATION SUBMITTED BY: HP CIVIL INC.

### Winter Street - Shelton Ditch Bridge

#### PROJECT TEAM + STATS:

**Location:** Salem, Oregon

**Cost:** \$2.424 million

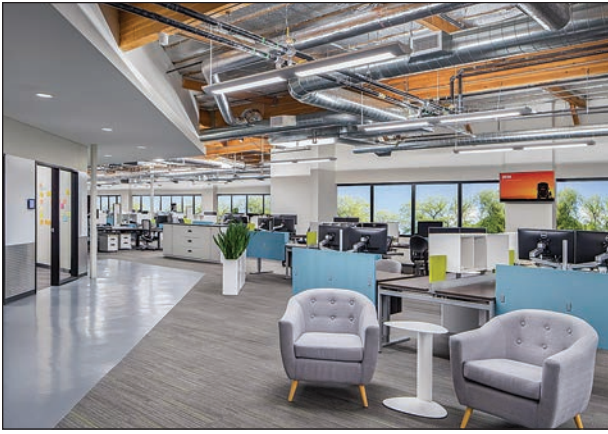
**Start date:** June 2015

**Completion date:** March 2016

**Owner/developer:** City of Salem Public Works

**Engineer:** David Evans and Associates

**General contractor:** HP Civil Inc.



## DJC TOPPROJECTS 2017 FINALIST

TENANT IMPROVEMENT SUBMITTED BY: LRS ARCHITECTS INC.

### DAT Solutions

#### PROJECT TEAM + STATS:

**Location:** Beaverton, Oregon

**Cost:** \$2 million

**Start date:** November 2015

**Completion date:** August 2016

**Owner/developer:** Lincoln Properties

**Architect:** LRS Architects

**Engineer:** WDY Structural

**General contractor:** Commercial Contractors Inc.



## DJC TOPPROJECTS 2017 FINALIST

TENANT IMPROVEMENT SUBMITTED BY: DEACON CONSTRUCTION

### Providence Health at Lloyd Center

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$2.475 million

**Start date:** April 2016

**Completion date:** September 2016

**Owner/developer:** Cypress Equities

**Architect:** Waterleaf Architecture

**Engineers:** DCI Engineers, PAE Consulting Engineers

**General contractor:** Deacon Construction



## DJC TOPPROJECTS 2017 FINALIST

TENANT IMPROVEMENT SUBMITTED BY: BREMIK CONSTRUCTION

### Timberline PDX

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$775,000

**Start date:** August 2016

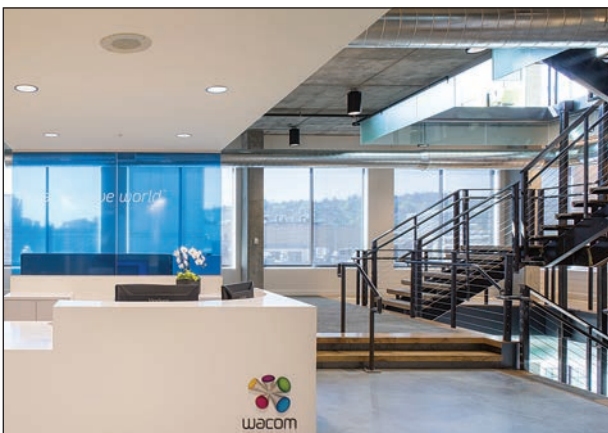
**Completion date:** November 2016

**Owner/developer:** Timberline Lodge

**Architect:** Skylab Architecture

**Engineer:** SCE Structural Engineering

**General contractor:** Bremik Construction



## DJC TOPPROJECTS 2017 FINALIST

TENANT IMPROVEMENT SUBMITTED BY: HOWARD S. WRIGHT, A BALFOUR BEATTY COMPANY

### Wacom Tenant Improvement

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$4.66 million

**Start date:** November 2015

**Completion date:** April 2016

**Owner/developer:** Wacom

**Architect:** SRM Architecture & Marketing

**Engineer:** KPFF Consulting Engineers

**General contractor:** Howard S. Wright



## DJC TOPPROJECTS 2017 FINALIST

INFRASTRUCTURE

SUBMITTED BY: OPSIS ARCHITECTURE LLP

### Bend Park & Recreation District – The Pavilion

#### PROJECT TEAM + STATS:

**Location:** Bend, Oregon

**Cost:** \$11.35 million

**Start date:** 2013

**Completion date:** January 2016

**Owner/developer:** Bend Park & Recreation District

**Architect:** Opsis Architecture

**Landscape Architect:** Greenworks PC

**Engineers:** Century West (civil), Kittelson & Associates Inc. (traffic), Madden & Baughman Engineering Inc. (structural), PAE Consulting Engineers (electrical, mechanical)

**CM-GC:** Apollo Inc.



## DJC TOPPROJECTS 2017 FINALIST

INFRASTRUCTURE

SUBMITTED BY: SLAYDEN CONSTRUCTORS INC.

### Colorado Lift Station

#### PROJECT TEAM + STATS:

**Location:** Bend, Oregon

**Cost:** \$10.994 million

**Start date:** October 2015

**Completion date:** December 2016

**Owner/developer:** City of Bend

**Engineers:** CH2M; Murray, Smith & Associates Inc.; Peterson Structural Engineers Inc.; WHPacific Inc.

**General contractor:** Slayden Constructors



## DJC TOPPROJECTS 2017 FINALIST

INFRASTRUCTURE

SUBMITTED BY: MOORE EXCAVATION INC.

### Kane Drive Washout Emergency Response and Roadway Restoration

#### PROJECT TEAM + STATS:

**Location:** Gresham, Oregon

**Cost:** \$923,628

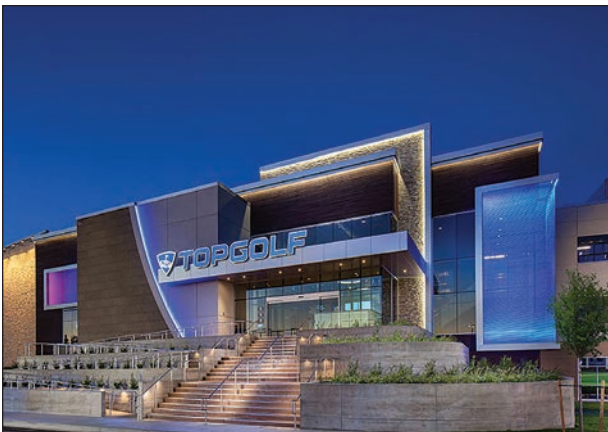
**Start date:** December 2015

**Completion date:** January 2016

**Owner/developer:** City of Gresham

**Engineer:** Murray, Smith & Associates

**General contractor:** Moore Excavation Inc.



## DJC TOPPROJECTS 2017 FINALIST

INDUSTRIAL

SUBMITTED BY: MAJESTIC REALTY CO.

### Majestic Brookwood Business Park

#### PROJECT TEAM + STATS:

**Location:** Hillsboro, Oregon

**Cost:** December 2014

**Start date:** December 2014

**Completion date:** Winter 2016

**Owner/developer:** Majestic Realty Co.

**Architect:** Commerce Construction Co.

**Engineer:** Mackenzie

**General contractors:** Commerce Construction, Ken Leahy Construction, Perlo Construction



## DJC TOPPROJECTS 2017 FINALIST

INDUSTRIAL

SUBMITTED BY: MACKENZIE

### PDX Logistics Center Phase II

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Start date:** January 2015

**Completion date:** September 2016

**Owner/developer:** Capstone Partners

LLC

**Architect:** Mackenzie

**Engineer:** Mackenzie

**General contractor:** Perlo Construction



## DJC TOPPROJECTS 2017 FINALIST

INDUSTRIAL

SUBMITTED BY: COMMERCIAL INDUSTRIAL DESIGN ARCHITECTURE (CIDA) INC.

### Reser's Fine Foods – Century Boulevard

#### PROJECT TEAM + STATS:

**Location:** Hillsboro, Oregon

**Cost:** \$32 million

**Start date:** August 2014

**Completion date:** 2016 (open for full production capacity)

**Owner/developer:** Reser's Fine Foods

**Architect:** CIDA Inc.

**Engineer:** CIDA Inc.

**General contractor:** R&C Management Group



## DJC TOPPROJECTS 2017 FINALIST

RENOVATION

SUBMITTED BY: WALSH CONSTRUCTION CO.

### 85 Stories Phase 1

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$114 million

**Start date:** April 2015

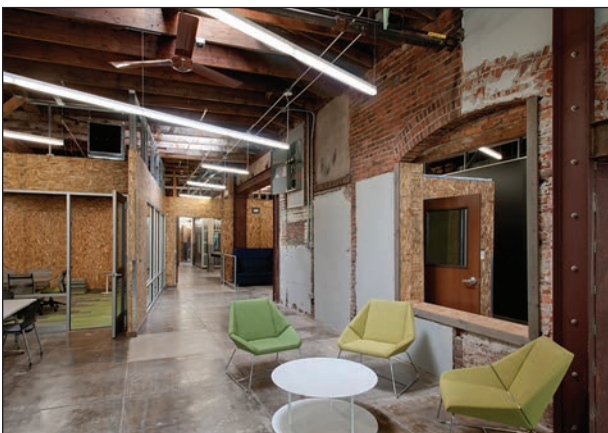
**Completion date:** November 2016

**Owner/developer:** Home Forward

**Architects:** Holst Architecture and KASA Architecture

**Engineers:** ABHT, Catena Consulting Engineers, DCI Engineers

**General contractor:** Walsh Construction Co.



## DJC TOPPROJECTS 2017 FINALIST

RENOVATION

SUBMITTED BY: DCI ENGINEERS

### 942 Olive Street

#### PROJECT TEAM + STATS:

**Location:** Eugene, Oregon

**Cost:** \$3 million

**Start date:** April 2015

**Completion date:** April 2016

**Owner/developer:** University of Oregon

**Architect:** Merryman Barnes Architects

**Engineer:** DCI Engineers

**General contractor:** Fortis Construction



## DJC TOPPROJECTS 2017 FINALIST

RENOVATION

SUBMITTED BY: MACKENZIE

### Clay Creative

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Start date:** October 2015

**Completion date:** May 2016

**Owner/developer:** Killian Pacific

**Architect:** Mackenzie

**Engineers:** Interface Engineering  
(mechanical, electrical, plumbing),  
Kramer Gehlen & Associates  
(structural)

**General contractor:** Turner  
Construction



## DJC TOPPROJECTS 2017 FINALIST

RENOVATION

SUBMITTED BY: GREENBERRY INDUSTRIAL LLC

### International Paper Headbox Improvement/Replacement

#### PROJECT TEAM + STATS:

**Location:** Springfield, Oregon

**Cost:** \$15 million

**Start date:** September 2015

**Completion date:** December 2016

**Owner/developer:** International Paper

**Engineer:** Jacobs Engineering Group

**General contractor:** Greenberry  
Industrial



## DJC TOPPROJECTS 2017 FINALIST

RENOVATION

SUBMITTED BY: MACKENZIE

### KOIN Tower Lobby

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Start date:** March 2016

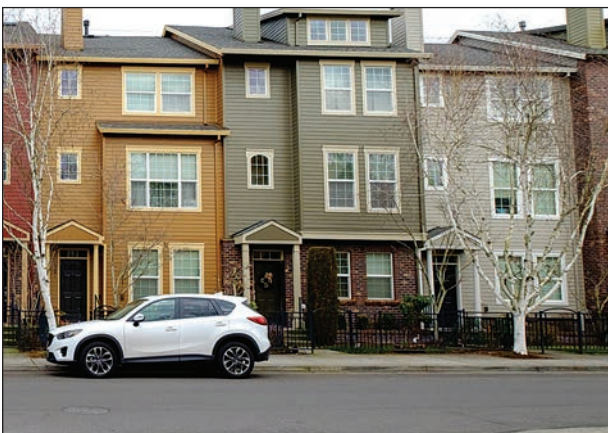
**Completion date:** December 2016

**Owner/developer:** Scanlan Kemper  
Bard

**Architect:** Mackenzie

**Engineer:** Portland Mechanical  
Contractors

**General contractor:** Lorentz Brunn  
Construction Inc.



## DJC TOPPROJECTS 2017 FINALIST

RENOVATION

SUBMITTED BY: I&E CONSTRUCTION INC.

### Orengo Garden Rowhomes

#### PROJECT TEAM + STATS:

**Location:** Hillsboro, Oregon

**Cost:** \$3.7 million

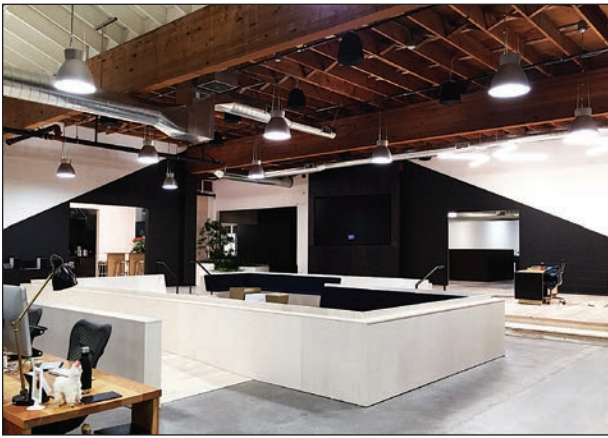
**Start date:** January 2016

**Completion date:** December 2016

**Owner/developer:** Orengo Gardens  
HOA and Bluestone & Hockley Real  
Estate Services

**Architect:** Forensic Building  
Consultants

**General contractor:** I&E Construction



## DJC TOPPROJECTS 2017 FINALIST

RENOVATION

SUBMITTED BY: YORKE & CURTIS INC.

### Overton/SWIFT

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$3.156 million

**Start date:** January 2015

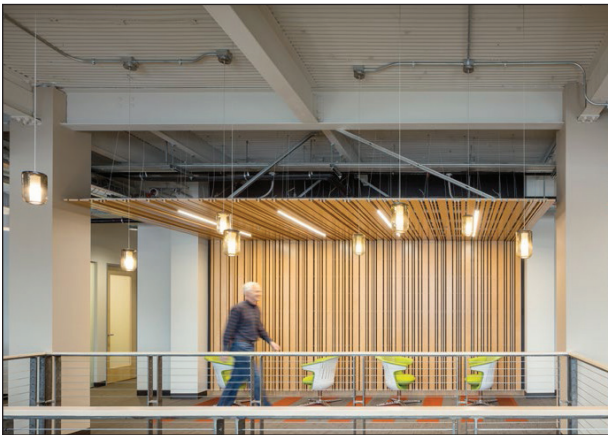
**Completion date:** February 2016

**Owner/developer:** Cody Development Corp.

**Architect:** Beebe Skidmore

**Engineer:** Grummel Engineering LLC

**General contractor:** Yorke & Curtis Inc.



## DJC TOPPROJECTS 2017 FINALIST

RENOVATION

SUBMITTED BY: FORTIS CONSTRUCTION INC.

### PGE Portland Service Center

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$16 million

**Start date:** March 2015

**Completion date:** July 2016

**Owner/developer:** Portland General

Electric

**Architect:** FFA Architecture and Interiors Inc.

**Engineer:** Alliant Systems

**General contractor:** Fortis Construction Inc.



## DJC TOPPROJECTS 2017 FINALIST

RENOVATION

SUBMITTED BY: MCKENZIE COMMERCIAL CONTRACTORS

### Roseburg Forest Products

#### PROJECT TEAM + STATS:

**Location:** Roseburg, Oregon

**Start date:** April 2015

**Completion date:** September 2016

**Owner/developer:** Roseburg Forest Products

**Architect:** Rowell Brokaw Architects

**Engineer:** Catena Consulting Engineers

**General contractor:** McKenzie Commercial Contractors



## DJC TOPPROJECTS 2017 FINALIST

RENOVATION

SUBMITTED BY: WALSH CONSTRUCTION CO.

### The Bronaugh Apartments

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$14.5 million

**Start date:** June 2015

**Completion date:** June 2016

**Owner/developer:** REACH Community

Development

**Architect:** Carleton Hart Architecture

**Engineer:** Alder Geotechnical Services, KPFF Consulting Engineers, MKE & Associates Inc.

**General contractor:** Walsh Construction Co.



## DJC TOPPROJECTS 2017 FINALIST

RENOVATION

SUBMITTED BY: PERLO CONSTRUCTION

### Touchmark

#### PROJECT TEAM + STATS:

**Location:** Beaverton, Oregon

**Cost:** \$3.8 million

**Start date:** July 2015

**Completion date:** August 2016

**Owner/developer:** Dakota Enterprises

**Architect:** GBD Architects

**Engineer:** KPFF Consulting Engineers

**General contractor:** Perlo Construction



## DJC TOPPROJECTS 2017 FINALIST

RENOVATION

SUBMITTED BY: ANDERSEN CONSTRUCTION

### University of Oregon Allan Price Science Commons & Research Library

#### PROJECT TEAM + STATS:

**Location:** Eugene, Oregon

**Cost:** \$16.7 million

**Start date:** January 2015

**Completion date:** 2016

**Owner/developer:** University of Oregon

**Architect:** Opsis Architecture

**Engineer:** Catena Consulting Engineers

**General contractor:** Andersen Construction



## DJC TOPPROJECTS 2017 FINALIST

RENOVATION

SUBMITTED BY: LEASE CRUTCHER LEWIS

### University of Oregon Erb Memorial Union

#### PROJECT TEAM + STATS:

**Location:** Eugene, Oregon

**Cost:** \$78 million

**Start date:** December 2013

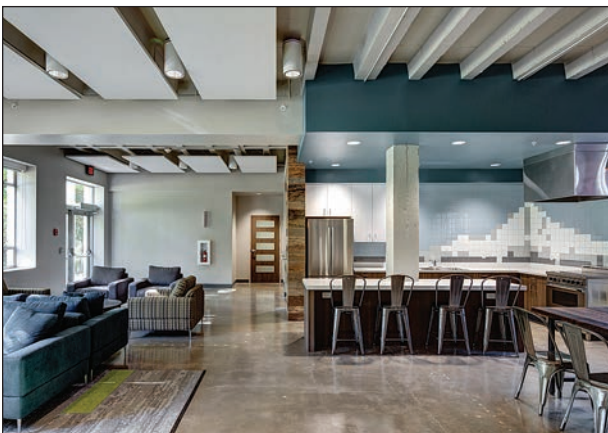
**Completion date:** August 2016

**Owner/developer:** University of Oregon

**Architect:** SERA Architects

**Engineer:** Glumac

**General contractor:** Lease Crutcher Lewis



## DJC TOPPROJECTS 2017 FINALIST

RENOVATION

SUBMITTED BY: CB TWO ARCHITECTS LLC

### Willamette University – Doney Hall

#### PROJECT TEAM + STATS:

**Location:** Salem, Oregon

**Cost:** \$1.1 million

**Start date:** May 2016

**Completion date:** August 2016

**Owner/developer:** Willamette University

**Architect:** CB Two Architects LLC

**Engineer:** Interface Engineering

**General contractor:** FXG Construction LLC



## DJC TOPPROJECTS 2017 FINALIST

PRIVATE

SUBMITTED BY: WALSH CONSTRUCTION CO.

### A to Z Wineworks

#### PROJECT TEAM + STATS:

**Location:** Newberg, Oregon

**Cost:** \$13 million

**Start date:** December 2014

**Completion date:** January 2016

**Owner/developer:** A to Z Wineworks

**Architect:** Ernest R. Munch

Architecture & Urban Planning

**Engineer:** Grummel Engineering

**General contractor:** Walsh

Construction Co



## DJC TOPPROJECTS 2017 FINALIST

PRIVATE

SUBMITTED BY: ANKROM MOISAN ARCHITECTS

### Daimler NOVA

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$120 million

**Start date:** July 2014

**Completion date:** April 2016

**Owner/developer:** Daimler Trucks  
North America

**Architect:** Ankrom Moisan Architects

**Interior Design:** Ankrom Moisan  
Architects

**Landscape architect:** Mayer/Reed

**Engineers:** Glumac (MEP, lighting,

data, security), Harper Houf

Peterson Righellis (civil), Kittelson

& Associates (traffic), Magnusson

Klemencic Associates (structural –

office building), Miller Engineering

(structural – parking structure)

**General contractor:** Hoffman

Construction



## DJC TOPPROJECTS 2017 FINALIST

PRIVATE

SUBMITTED BY: MOORE EXCAVATION INC.

### Happy Valley Crossroads

#### PROJECT TEAM + STATS:

**Location:** Happy Valley, Oregon

**Cost:** \$11.651 million

**Start date:** August 2015

**Completion date:** October 2016

**Owner/developer:** Sunnyside 172nd

LLC

**Architect:** Tiland/Schmidt Architects

PC

**Engineer:** Harper Houf Peterson

Righellis

**General contractor:** Moore Excavation

Inc.



## DJC TOPPROJECTS 2017 FINALIST

PRIVATE

SUBMITTED BY: ROBERTSON & OLSON  
CONSTRUCTION INC.

### Heights O.K.2 Clubhouse

#### PROJECT TEAM + STATS:

**Location:** Vancouver, Washington

**Cost:** \$4.150 million

**Start date:** August 2015

**Completion date:** April 2016

**Owner/developer:** Boys & Girls Club of  
Southwest Washington

**Architect:** LSW Architects PC

**Landscape Architect:** Terraza Design

LLC

**Engineers:** Kramer Gehlen &

Associates (structural), MKE &

Associates Inc. (electrical and

mechanical), Robertson Engineering

(civil)

**General contractor:** Robertson & Olson

Construction Inc.



## DJC TOPPROJECTS 2017 FINALIST

PRIVATE

SUBMITTED BY: ZGF ARCHITECTS LLP

### Legacy Mount Hood Medical Center MOB 4

#### PROJECT TEAM + STATS:

**Location:** Gresham, Oregon

**Cost:** \$15.5 million

**Start date:** September 2014

**Completion date:** April 2016

**Owner/developer:** Legacy Health

**Architect:** ZGF Architects

**Engineers:** KPFF Consulting Engineers, Mazzetti Inc.

**General contractor:** Fortis

Construction Inc.



## DJC TOPPROJECTS 2017 FINALIST

PRIVATE

SUBMITTED BY: DEACON CONSTRUCTION

### New Seasons University Park

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$6.915 million

**Start date:** May 2015

**Completion date:** March 2016

**Owner/developer:** New Seasons Market

**Architect:** LRS Architects (tenant

improvement); Mackenzie (building shell)

**Engineers:** Mackenzie (shell); MKE & Associates Inc. (mechanical, plumbing, electrical); WKY Inc. (structural)

**General contractor:** Deacon Construction



## DJC TOPPROJECTS 2017 FINALIST

PRIVATE

SUBMITTED BY: HOWARD S. WRIGHT, A BALFOUR BEATTY COMPANY

### Pearl West Office Building

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$32 million

**Start date:** July 2014

**Completion date:** March 2016

**Owner/developer:** BDC/NW Irving LLC

**Architect:** GBD Architects, Hacker

**Landscape architect:** Mayer/Reed

**Engineers:** Harper Houf Peterson Righellis (civil), KPFF Consulting Engineers (structural)

**General contractor:** Howard S. Wright, a Balfour Beatty Company

**Other associates:** RDH Building Services



## DJC TOPPROJECTS 2017 FINALIST

PRIVATE

SUBMITTED BY: CHAMBERS CONSTRUCTION CO.

### Pete Moore Hospice House - Cascade Health

#### PROJECT TEAM + STATS:

**Location:** Eugene, Oregon

**Cost:** \$5.277 million

**Start date:** August 2015

**Completion date:** November 2016

**Owner/developer:** Cascade Health

**Architect:** TBG Architecture

**Engineer:** Poage Engineering & Surveying

**General contractor:** Chambers Construction Co.



## DJC TOPPROJECTS 2017 FINALIST

PRIVATE

SUBMITTED BY: SCOTT | EDWARDS ARCHITECTURE AND  
TURNER CONSTRUCTION

### Salem Health Rehabilitation Center

#### PROJECT TEAM + STATS:

**Location:** Salem, Oregon

**Start date:** 2013

**Completion date:** February 2016

**Owner/developer:** Salem Health

**Architect:** Scott | Edwards

Architecture

**General contractor:** Turner

Construction



## DJC TOPPROJECTS 2017 FINALIST

PRIVATE

SUBMITTED BY: CHAMBERS CONSTRUCTION CO.

### Serenity Lane

#### PROJECT TEAM + STATS:

**Location:** Eugene, Oregon

**Cost:** \$21.077 million

**Start date:** September 2014

**Completion date:** June 2016

**Owner/developer:** Serenity Lane

Residential Treatment Center

**Architect:** TBG Architecture

**Landscape architect:** Cameron

McCarthy Landscape Architecture

**Engineers:** Hohbach-Lewin Inc.

(structural), Olson & Morris (civil),

Systems West (mechanical, electrical

and plumbing)

**General contractor:** Chambers

Construction



## DJC TOPPROJECTS 2017 FINALIST

PRIVATE

SUBMITTED BY: R&H CONSTRUCTION CO.

### Toyota of Corvallis

#### PROJECT TEAM + STATS:

**Location:** Corvallis, Oregon

**Cost:** \$11.4 million

**Start date:** August 2014

**Completion date:** April 2016

**Owner/developer:** Toyota Motor Sales

U.S.A

**Architect:** Gensler

**Engineer:** CMTA Engineering

Consultants

**General contractor:** R&H Construction



## DJC TOPPROJECTS 2017 FINALIST

PRIVATE

SUBMITTED BY: LCD AND LRS ARCHITECTS

### Wilsonville Subaru

#### PROJECT TEAM + STATS:

**Location:** Wilsonville, Oregon

**Cost:** \$14.6 million

**Start date:** June 2014

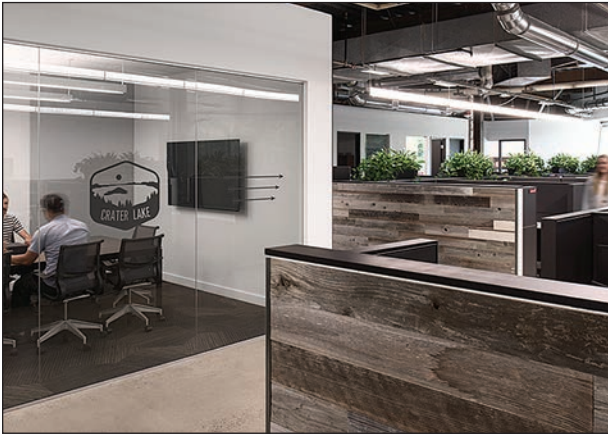
**Completion date:** December 2016

**Owner/developer:** LCD

**Architect:** LRS Architects Inc.

**Engineer:** WDY Structural

**General contractor:** LCD



## DJC TOPPROJECTS 2017 FINALIST

PRIVATE

SUBMITTED BY: SWINERTON BUILDERS

### Yakima Racks

#### PROJECT TEAM + STATS:

**Location:** Lake Oswego, Oregon

**Cost:** \$4.5 million

**Start date:** August 2015

**Completion date:** November 2016

**Owner/developer:** Yakima Products

**Architect:** Mackenzie

**General contractor:** Swinerton Builders



## DJC TOPPROJECTS 2017 FINALIST

EDUCATION

SUBMITTED BY: TODD CONSTRUCTION INC.

### Howard Elementary School Replacement

#### PROJECT TEAM + STATS:

**Location:** Eugene, Oregon

**Cost:** \$22.798 million

**Start date:** October 2014

**Completion date:** March 2016

**Owner/developer:** Eugene School District 4j

**Architect:** PIVOT Architecture

**General contractor:** Todd Construction Inc.



## DJC TOPPROJECTS 2017 FINALIST

EDUCATION

SUBMITTED BY: WALSH CONSTRUCTION CO.

### OMSI Coastal Discovery Center

#### PROJECT TEAM + STATS:

**Location:** Newport, Oregon

**Cost:** \$10 million

**Start date:** April 2015

**Completion date:** January 2016

**Owner/developer:** Oregon Museum of

Science & Industry/Shiels Oblatz

**Architect:** Dangermond Keane Architecture LLC

**General contractor:** Walsh Construction Co.



## DJC TOPPROJECTS 2017 FINALIST

EDUCATION

SUBMITTED BY: P&C CONSTRUCTION

### Open School East

#### PROJECT TEAM + STATS:

**Location:** Gresham, Oregon

**Cost:** \$5.4 million

**Start date:** October 2015

**Completion date:** August 2016

**Owner/developer:** Open School

**Architect:** Holst Architecture

**Engineers:** Affordable Electric (electrical), American Heating Inc. (mechanical), TM Rippey Consulting Engineers (structural and civil)

**General contractor:** P&C Construction



## DJC TOPPROJECTS 2017 FINALIST

EDUCATION

SUBMITTED BY: WALSH CONSTRUCTION CO.

### Oregon State University – Cascades Living & Learning Center

**PROJECT TEAM + STATS:**

**Location:** Bend, Oregon

**Cost:** \$42 million

**Start date:** October 2015

**Completion date:** December 2016

**Owner/developer:** Oregon State

University Cascades

**Architect:** SERA Architects

**Engineers:** KPFF Consulting Engineers, PAE Consulting Engineers and PlanNet Consulting

**General contractor:** Walsh Construction Co.



## DJC TOPPROJECTS 2017 FINALIST

EDUCATION

SUBMITTED BY: HOFFMAN CONSTRUCTION

### Oregon State University Johnson Hall

**PROJECT TEAM + STATS:**

**Location:** Corvallis, Oregon

**Cost:** \$30 million

**Start date:** April 2015

**Completion date:** August 2016

**Owner/developer:** Oregon State

University

**Architect:** SRG Partnership

**Engineer:** Catena Consulting Engineers

**General contractor:** Hoffman Construction



## DJC TOPPROJECTS 2017 FINALIST

EDUCATION

SUBMITTED BY: GRIFFIN CONSTRUCTION LLC

### Redmond Proficiency Academy Middle School (Design-Build)

**PROJECT TEAM + STATS:**

**Location:** Redmond, Oregon

**Cost:** \$4.5 million

**Start date:** December 2015

**Completion date:** August 2016

**Owner/developer:** Redmond Proficiency Academy

**Architect:** BBT Architects

**General contractor:** Griffin Construction



## DJC TOPPROJECTS 2017 FINALIST

EDUCATION

SUBMITTED BY: OPSIS ARCHITECTURE LLP

### Umpqua Community College Bonnie J. Ford Health, Nursing & Science Center

**PROJECT TEAM + STATS:**

**Location:** Roseburg, Oregon

**Cost:** \$17 million

**Start date:** 2014

**Completion date:** 2016

**Owner/developer:** Umpqua Community College

**Architect:** Opsis Architecture LLP

**Landscape architect:** Rex Price Architecture & Planning

**Engineer:** Interface Engineering (electrical, mechanical, plumbing); KPFF Consulting Engineers (structural), Umpqua Community College Engineering (civil)

**GM-GC:** Andersen Construction Inc.



## DJC TOPPROJECTS 2017 FINALIST

EDUCATION

SUBMITTED BY: SKANSKA USA BUILDING INC.

### University of Portland Lund Family Hall Student Housing

**PROJECT TEAM + STATS:**

**Location:** Portland, Oregon

**Cost:** \$25.5 million

**Start date:** January 2016

**Completion date:** August 2016

**Owner/developer:** University of Portland

**Architect:** Soderstrom Architects

**Engineer:** KPFF Consulting Engineers

**General contractor:** Skanska USA Building



## DJC TOPPROJECTS 2017 FINALIST

MULTIFAMILY

SUBMITTED BY: OTAK INC.

### 15 West Apartments

**PROJECT TEAM + STATS:**

**Location:** Vancouver, Washington

**Cost:** \$17.390 million

**Start date:** August 2013

**Completion date:** January 2016

**Owner/developer:** DBG Properties LLC

**Architect:** Otak

**General contractor:** DBG Properties LLC



## DJC TOPPROJECTS 2017 FINALIST

MULTIFAMILY

SUBMITTED BY: HACKER

### Basecamp Townhomes

**PROJECT TEAM + STATS:**

**Location:** Bend, Oregon

**Cost:** \$3.727 million

**Start date:** January 2015

**Completion date:** November 2016

**Owner/developer:** project ^

**Architect:** Hacker

**Engineers:** SCE structural (structural), Tye Engineering (civil)

**General contractor:** Walsh Construction Co.



## DJC TOPPROJECTS 2017 FINALIST

MULTIFAMILY

SUBMITTED BY: OTAK INC.

### Century at North Cook

**PROJECT TEAM + STATS:**

**Location:** Portland, Oregon

**Cost:** \$12.77 million

**Start date:** February 2014

**Completion date:** August 2016

**Owner/developer:** Urban IDM LLC

**Architect:** Otak

**General contractor:** Gaither & Sons Construction



## DJC TOPPROJECTS 2017 FINALIST

MULTIFAMILY

SUBMITTED BY: LRS ARCHITECTS

### Cook Street Apartments

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$29.5 million

**Start date:** April 2012

**Completion date:** July 2016

**Owner/developer:** Lake Union Partners

**Architect:** LRS Architects Inc.

**Engineer:** WDY Structural

**General contractor:** Sierra Construction



## DJC TOPPROJECTS 2017 FINALIST

MULTIFAMILY

SUBMITTED BY: ANDERSEN CONSTRUCTION

### NV Portland

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$79.1 million

**Start date:** August 2014

**Completion date:** July 2016

**Owner/developer:** Unico Properties

**Architect:** ZGF Architects

**Engineer:** KPFF Consulting Engineers

**General contractor:** Andersen Construction



## DJC TOPPROJECTS 2017 FINALIST

PUBLIC

SUBMITTED BY: TAPANI INC.

### Industrial Park at Transalta

#### PROJECT TEAM + STATS:

**Location:** Centralia, Washington

**Cost:** \$2.270 million

**Start date:** August 2015

**Completion date:** October 2016

**Owner/developer:** Industrial Park at Transalta

**Architect:** Gibbs & Olson Inc.

**Engineer:** Gibbs & Olson Inc.

**General contractor:** Tapani Inc.



## DJC TOPPROJECTS 2017 FINALIST

PUBLIC

SUBMITTED BY: DLR GROUP AND SKANSKA USA BUILDING INC.

### Jefferson County Courthouse

#### PROJECT TEAM + STATS:

**Location:** Madras, Oregon

**Cost:** \$12.380 million

**Start date:** July 2014

**Completion date:** July 2016

**Owner/developer:** Jefferson County

**Architect:** DLR Group Architecture & Engineering Inc.

**Engineer:** DLR Group Architecture & Engineering Inc.

**General contractor:** Skanska USA Building Inc.



## DJC TOPPROJECTS 2017 FINALIST

PUBLIC

SUBMITTED BY: P&C CONSTRUCTION

### Oregon School District Transportation and Maintenance Facility

#### PROJECT TEAM + STATS:

**Location:** Oregon City, Oregon

**Cost:** \$13 million

**Start date:** October 2015

**Completion date:** August 2016

**Owner/developer:** Oregon City School

District

**Owner's Rep:** DAY CPM Services

**Architect:** Barrentine Bates Lee

**Engineers:** Glumac, mechanical,

Miller Engineers, Sisul Engineers

**General contractor:** P&C Construction



## DJC TOPPROJECTS 2017 FINALIST

MIXED-USE

SUBMITTED BY: YORKE & CURTIS INC.

### 811 Stark and Uncorked Tenant Improvement

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$4.5 million

**Start date:** August 2015

**Completion date:** December 2016

**Owner/developer:** 811 Stark LLC

**Architect:** Works Progress Architecture

**Engineer:** DCI Engineers

**General contractor:** Yorke & Curtis Inc.



## DJC TOPPROJECTS 2017 FINALIST

MIXED-USE

SUBMITTED BY: HOLLAND PARTNER GROUP

### Platform District at Orenco Station

#### PROJECT TEAM + STATS:

**Location:** Hillsboro, Oregon

**Cost:** \$132.178 million

**Start date:** Fall 2013

**Completion date:** Summer 2016

**Owner/developer:** Holland Partner Group

**Architect:** Leeb Architects

**Engineer:** KPFF Consulting Engineers

**General contractor:** Holland Construction Inc.



## DJC TOPPROJECTS 2017 FINALIST

MIXED-USE

SUBMITTED BY: CB TWO ARCHITECTS

### South Block Apartments

#### PROJECT TEAM + STATS:

**Location:** Salem, Oregon

**Cost:** \$28.2 million

**Start date:** May 2014

**Completion date:** December 2016

**Owner/developer:** Mountain West Investments

**Architect:** CB Two Architects

**Engineer:** KPFF Consulting Engineers

**General contractor:** Dalke Construction



## DJC TOPPROJECTS 2017 FINALIST

MIXED-USE

SUBMITTED BY: ANDERSEN CONSTRUCTION

### Yard

#### PROJECT TEAM + STATS:

**Location:** Portland, Oregon

**Cost:** \$61 million

**Start date:** October 2014

**Completion date:** September 2016

**Owner/developer:** Key Development Corp.

**Architect:** Skylab Architecture

**Engineer:** KPFF Consulting Engineers

**General contractor:** Andersen Construction

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# SUBCONTRACTOR ROUNDUP

Subcontractor lists are provided by companies that submit TopProjects nominations. The DJC is not responsible for missing or incomplete lists.

## 811 Stark & Uncorked Tenant Improvement

Cochran Electric, Eagle Striping Services, Metro Overhead Door, Ford Engineering Inc., Pli Systems Inc., G&P Obrist, Dero Bike Racks, Lee Redfern Construction, Modular Paving Systems Inc., Magnum Masonry Inc., Precision Fabrication & Welding Inc., G Builders, Dowers Enterprises Inc., USI-JB Insulation, Lakeside Lumber, Arrow Roofing & Sheet Metal Inc., Architectural Metal Works, Willamette Glass, RJ Borho Contracting, Paulsons Floor Coverings, Empire Painting Inc., ThyssenKrupp Elevator, Wyatt Fire Protection Inc., Russell & Sons Plumbing, HVAC Inc., All Trades General Contractors

## 85 Stories

Mac Welding & Fabrication, Valley Growers Nursery & Landscape Inc., Faison Construction, Professional Minority Group, Interior Exterior Specialists LLC

## Bend Park & Recreation District – The Pavilion

ACC Cost Consultants LLC, Anderson Krygier Inc., Code Unlimited, Greenworks PC, Luma Lighting Design, 7 Peaks Paving, Action Pride Cabinets, All American Arena Products, Allied Products LLC, American Painting, American Sprinkler, Apollo Mechanical Contractors, Barclay Dean, Bend Commercial Glass, Builders Hardware Supply, Crawford Doors, Davidsons Masonry, Deschutes Concrete Construction, DSL Builders, Eagle Roofing, Fabritec Structures, Green Thumb Industries, Ice Builders, Interior Tech, KD Steel, Latham Excavation, Mountain Sky Landscaping, Oregon Art Tile, Oregon Cascade Plumbing, Pacific Stainless Products, Tomco Electric

## Colorado Lift Station

HA McCoy Engineering & Surveying, Certified Personnel Service Agency, We Cut Concrete, Gonzales Boring and Tunneling, Arbor 1 Tree Service LLC, HA McCoy Engineering & Surveying, Certified Personnel Service Agency, Xylem Water Solutions USA Inc., We Cut Concrete, R2M2 Rebar and Stressing Inc., Hooker Creek Companies LLC, Bend Concrete Pumping, C&C Metals Inc., Bell Hardware-Bend, Central Oregon Garage Door Inc., Realm Inc., Tomco Electric, Kerr Contractors Oregon Inc., Knife River Corp., Specialized Pavement Markings, Coral Construction Co., Aspen Landscape Development, Gonzales Boring and Tunneling, Corix Water Products, Iron Horse Plant Group LLC, Advanced Precast Products LLC Goble Sampson Associates, ECS Environmental Solutions LLC, Carlson Testing, VAK Construction Engineering Services LLC, Jensen's Tree Service, G&K Masonry Double A Metal Fabrication Inc., Bezates Construction Inc., Steel Encounters Inc., Energy Conservation Insulation Co., AM-1 Roofing Inc., Simonis & Associates, Bend Commercial Glass, Fine Painting & Allied Service LLC, Spec Ten Etc LLC, PumpTech Inc., Ferguson Waterworks, Cascade Heating and Specialties Inc., Santiam Heating & Sheet Metal Inc., Aaken Corp., Shevlin Sand & Gravel LLC, Hooker Creek Companies LLC, Roger Langeliers Construction Co., Mike's Fence Center Inc., Schonert & Associates, Rovanco Piping Systems Inc., HD Fowler Co., Hilti Inc., Hudson Bay Insulation, Idaho Material Handling, Whitney Equipment Co., Owen Equipment, Daniel Mechanical LLC

## Cosmopolitan On the Park

2.ink Studios, Façade Group

## Cowhorn Vineyard and Garden – Tasting Room

2Yoke Design, CEC Engineering

## Daimler NOVA

RDH Building Science, ECS Elevator Consulting, Listen Acoustics Inc., Halliday Associates, Flowing Solutions

## Fourth Plain Bus Rapid Transit Corridor

Able Fence Company, Advanced Metal Systems, Archaeological Investigations NW, Bar M Steel, Bros. Concrete Cutting, C&R Tractor, Columbia West Engineering, Custom Crane Works, Dan Jones Conveyor Inc., Finish Line, Granite Construction Co., Kelaye Concrete LLC, MC Interiors, Mill Plain Electric, MacKay & Sposito, North Fork Resources, Otak, Park Place Painting, Pipelinen Video, Sawtooth Caulking, Schonert & Associates, Specialized Pavement Markings, Stephenson Concrete, Taylor Transport, Tree Expert NW LLC, TFT Construction, Vevaco, Advanced Welding & Steel, Baker Rock, B&J Metal, Calportland, Cemex, Columbia Cascade Co., Forms & Surfaces, Geotk, Harris Rebar, H.D. Fowler, Highway Specialties, Laid Plastics, Landscape Forms, Lumicor, Mason's Supply Co., Oldcastle Precast, Parr Lumber, Vancouver Bolt & Supply

## George Fox University Canyon Commons

Klinger Masonry, Pure Floors, Buffalo Welding, Green Man Construction, WB Painting & Decorating, Taylor Transport Inc.

## Happy Valley Crossroads

Fillup's Trucking, Egami Construction, Bros. Concrete Cutting, Soil Solutions Environmental Services Inc.

## Heights O.K.2 Clubhouse

System Commissioning Consultant Inc., Olson Engineering, CivilWorks NW Inc., Concrete Alternatives, C&T Nonstop Masonry Inc., Precision Rebar & Accessories, Aloha Welding Inc., ProSteel Inc., Steel Erection & Carpentry Plus Inc., RedBuilt LLC, Delta Fire Inc., Ek Plumbing, Oregon Heating & Air Conditioning, Cascade Electric

## Industrial Park at Transalta

King Hydroseeding, Lakeside Industries, Apply A-Line, Sterling Breen, Barnes Drive Quarry, Ferguson, ACF West

## International Paper Headbox Improvement/Replacement

Columbia Concrete Sawing

## Jefferson County Courthouse

Fabtech, Tri-Star Detention, Sustainable Flooring, Green Thumb Inc., Superior Interiors, HSR Master Planning & Architecture

## Kane Drive Washout Emergency Response and Roadway Restoration

Chick of All Trades LLC, KT Contracting Co., Taylor Transport Inc., Bent Enterprises Inc.

## KOIN Tower Lobby

Biella Lighting Design, Christenson Electric, Delta Painting, Express Fire Systems, Michael's Precast Concrete, Otis Elevator, Paragon Tile & Stone, Portland Mechanical Contractors, Specialty Metal Fabricators, Speedy Glass

## Monterey Avenue Extension

Hanna, McElDowney & Associates, Archaeological Investigations NW, GeoDesign Inc., Mason, Bruce & Girard Inc., T.Y. Lin International Group

## NE 94th Ave. – Padden Parkway to NE 99th St.

Vancouver Paving Co. Inc., Storie and Associates, Hicks Striping and Curbing Inc., Lakeside Industries, C&R Tractor, North 40 Fencing LLC, Em3 Concrete, Northeast Electric, Vancouver Paving Co. Inc., Storie and Associates, Trademark Plumbing LLC, Hansen Drilling, Kyle Massie Inc., Storie Barrier Corp., Kysar Logging and Tree Services, CSI Construction Services, Bros. Concrete Cutting, North Fork Resources, A&A Drilling Service Inc., Molecular Inc., Porter W. Yett Co., Bergen Construction, Dan Jones Conveyor Inc., Ralph's Concrete Pumping, AAA Septic Service

## New Relic

Sign Wizards, Cochran, Prestige Tile and Stone

## North Holladay Drive – 1st Ave. to 12th Ave.

Bros. Concrete Cutting, Bayview, Inland Electric, Clean Sweep, Halbrook Construction, Columbia Precast Products, Teevin and Fischer, HD Supply, Anderson's Erosion Control

## NV Portland

Turtle Mountain, West Meyer Fence, D&H Flagging, WFJ Janitorial

## Open School East

Affordable Electric, TerraCalc Land Surveying, Howser Steel Inc., Edmondson's Drapery Inc., Cipriano & Son

## Oregon City Public Library

MCG Commercial

## Oregon City School District Transportation and Maintenance Facility

Coffman Excavation, Tapani Plumbing, Volk Steel Erectors, Quality Plus Services Electrical, McDonald & Wetle, Oregon Asphalt, Cedar Landscape, Portland Sheet Metal, A Absolute, Overhead Doors of Salem, RMC Masonry, NW Masonry Restoration, Myer ASG, Mascott, Galifco Oregon

# OHSU Center for Radiochemistry Research

Apollo Mechanical Contractors, Munitor Construction

# Oregon Zoo Conservation Education Center

ACC Cost Consultants LLC, Anderson Krygier Inc., Code Unlimited, Listen Acoustics, Jones & Jones, Geotechnical Resources Inc., Halliday Associates, Hard/Specs, IQ Magic, JLC Architectural Consulting, Benson Industries Inc., Building Material Specialties Inc., Cache Valley Electric Co., Cascadian Landscapers Inc., Curtis Restaurant Equipment Inc., Don Frank Floors Inc., Faustrollean Fixture Co. Inc., Floor Solutions LLC, GB Manchester Inc., General Sheetmetal Works Inc., Goodfellow Bros. Inc., Kodiak Pacific Construction Co., Kraft Masonry Inc., Faithful Fence Co., Marion Construction Co., Mark Adams Electric Inc., Empire Painting, Merit Contractor of Oregon Inc., Martin Bros. Inc., Green Man Construction, Mill Plain Electric Inc., Pagh Custom Woodworking Inc., Performance Contracting Inc., Piper Mechanical, Portland Fasteners Inc., Rayborn's Plumbing Inc., River City Rebar LLC, Snyder Roofing of Oregon LLC, Teufel Nursery Inc., T-Plus Steel Fabricators Inc., TT&L Sheet Metal Inc., Van Lom Concrete Inc., Western States Fire Protection Co., Westlake Consultants, WH Cress Co. Inc., Edmondson's Drapery Inc., Maryatt Family Inc., Michels Corp., Northwest Sports Electronic Inc., PSI Inc., Pro Sound and Video, SL Green Construction Co. LLC, Vaughn's Services Inc., Work As Play, Workplace Resource of Oregon, Luma Lighting Design

# Orengo Gardens Rowhomes

Great NW Gutters, Marcus Masonry, Advanced Surface Innovations

# OSU Johnson Hall

Center Pointe Signs Inc., Sawtooth Caulking, West Side Iron Inc., WFJ Janitorial Services Inc.

# Overland Warehouse

Parkin Electric, Kingsmen Contracting, Rite Way Heating, PMSI Commercial Plumbing

# Overton/SWIFT

Cochran Electric, Ferguson Painting, Metro Overhead Door,

# PDX Logistics Center Phase II

Ferrari Enterprises Inc., Valley Pacific Construction, Cash's Drapery Inc., WB Painting & Decorating, Sign Wizards, AFP Systems Inc., Associated Plumbing, B&T Striping and Curbing, Crystal Green Landscaping, Current Electrical, Dennis' Seven Dees, Downing Diversified LLC, Eastside Paving, Farwest Steel, Gale Contractor Services, HD Supply White Cap Construction, Isley Welding Services, Life Rax, Mid-Columbia Caulking Co., Oregon Commercial Painters, Protamp Associates Inc., Reliable Fence & Construction, River City Glass & Window, Skyline Sheet Metal, WH Cress Co., Weatherguard Inc., Ztec Engineers Inc.

# Pearl West Office Building

Mayer/Reed, Cash's Drapery Inc., General Sheet Metal, Pro Clean, Turtle Mountain

# Pete Moore Hospice House – Cascade Health

Evergreen Roofing, Executive Cleaning, LJ Pearson, McKenzie Glass, Santiam Steel, Farwest Steel, Dynasty Concrete,

Mike Jones Masonry, Gibson Steel Fab Inc., Western Wood Structures, Tall Pine Contractors Inc., The Trussco Inc., Rosboro Lumber, Jeff Ludwick Inc., Northwest Millwork Inc., Advance Cabinet Designs, Home Insulation Co. Inc., Stedman Sheet Metal Inc., Northwest Wall Systems Inc., Mid-Valley Glass & Millwork, Rubenstein's Contract, Third Generation Paint Co., Midgley's Stove & Fireplace, National Fire Fighter Corp., H2O Contractors, Omlid & Swinney, Twin Rivers Plumbing, Comfort Flow Heating, Builders Electric, Eugene Sand Construction, Western Asphalt, Island Fence & Window Guard

# PGE Service Center

Klinger Masonry, Kodiak Pacific Construction Co., Pure Floors, Harver Company, Cash's Drapery Inc.

# Pine Street Market

Northwest Abatement, Hillebrand Construction, Green Man Construction, Cipriano & Son, Capitol Electric, American Heating, Versatile, Fisher Roofing, Express Fire Systems, KONE

# Platform District at Oregon Station

Buffalo Welding, Pagh Custom Woodworking Inc., Center Pointe Signs Inc., Anderson Krygier Inc., Whitaker Ellis, Timberland Framing, Exteriors Design Inc., Washington Roofing, Inc., Peninsula Plumbing, Piper Mechanical, Berg Electric, Jet Industries, Jet Fire Protection, Valley Pacific Construction, Ken Leahy Construction, Westside Drywall & Insulation, All Seasons Drywall, Lanz Cabinets, Wall to Wall Stone Corp., Sustainable Interiors, Macadam Flooring, Pacific Tile and Stone, Davidson's Masonry Inc., Fredinburg Masonry, Williamsen and Bleid, Culver Glass Co., Western Pacific Building Materials, Benelli Construction, McDonald & Wetle, Larusso Concrete

# Porsche Beaverton

Ferrari Enterprises Inc., W.B. Painting & Decorating Inc., Wishart Welding & General Fabrication Inc., AFP Systems, American Welding Services Inc., NW Flooring Solutions, Associated Plumbing Co., Budget Door, DeaMor Associates Inc., FUNAX Services, Harlen's Drywall Co. Inc., Isley Welding, McCarthy Manufacturing Inc., Northwest Surveying Inc., Otis Elevator Co., Perlo Structures, River City Glass & Window Inc., Rytec Corporation, Skyline Sheet Metal Inc., Steel Encounters Inc., WH Cress Co. Inc.

# PCC Rock Creek Campus Bond Projects

Anderson Krygier Inc., Bainbridge Design Inc., Code Unlimited, Faison Construction Inc., Northwest Infrastructure LLC

# Providence Health at Lloyd Center

B&B Builders, Cascade Plumbing Services, Elements Casework, Encore Glass LLC Frahier Electric Co., Gohman Mechanical Inc., Infinity Countertops Inc., Shields Painting Corp., Sound Fire Protection, WH Cress Co.

# Redmond Municipal Airport Runway 4-22 Rehabilitation

Glumac, Carlson Testing, High Desert Aggregate & Paving, Tomco Electric, SPM Northwest, Penhall, Povey & Associates

# Redmond Proficiency Academy Middle School

Alpine Glass Co., Earth's Art LLC, Sage Ridge, SI Contracting,

Cash's Drapery Inc.

# Reser's Fine Foods – Century Boulevard

TerraCalc Land Surveying, K&S Environmental, Sawtooth Caulking Inc., Campbell's Custom Tile

# Rose Villa

DeBenedetto's Commercial Flooring LLC, Northwest Masonry

# Roseburg Forest Products

Acoustical Tile Systems, Bros. Plumbing, McKenzie Glass, Oregon Ceiling & Acoustics, McKenzie Scaffolding

# Salem Health Rehabilitation Center

2.ink Studios, Cash's Drapery Inc., Harper Houf Peterson Righellis Inc., KPFF Consulting Engineers, Councilman-Hunsaker, Alliant Systems, ON Electric Group, Dynaletric, FocusEGD, K&E Excavating Inc., T-Plus Steel Fabricators Inc., LP Co. Inc., Faustrollean, Blue Mountain Pools, Davidson's Masonry Inc., Building Material Specialties Inc.

# Sellwood Bridge Replacement

O'Neill Electric, Pacificmark Construction, Just Bucket Excavating, Geometrix Northwest, Western Rebar, 1-Day Signs, A2 Fabrication, ACF West, AD Traffic Control, Advanced American Construction, Adventure Trucking, AF Dick Manufacturing, Affordable Electric, Alarm Tracks, Inc., AllSource Construction Supply, American Concrete Cutting, Arellano's Construction, Astro Construction, Azuri, Ballard Marine, Banzer Construction, Basic Fire, Bergerson, Bestrade Enterprises, Braun Construction, Bravo Env, Brundage Bone, CG Welding Inspection, Ness & Campbell Crane, Carr Construction, Cascade Bridge, Cascade Dive, Cascade Fire Protection, CBK, Classique Floors, Condon Johnson, Corona Stud, Cutter Construction, D&R Masonry, Dailey Trucking, Desantis, Dewitt, Diversified Marine

# Serenity Lane

Bros. Plumbing, Devine Continuous Gutters LLC, Executive Cleaning, LJ Pearson, National Network Services, Santiam Steel, Sawtooth Caulking Inc., Simone & Associates, Dixon Steel & Supply Co., Barry Bray Construction Co., J&I Concrete Inc., ModernCrete Concrete, Hap's Masonry, Northwest Precast, Ultra Quiet Floors, West Side Iron Inc., Sureline Inc., Architectural Millwork Mfg., Rock Roofing & Sheet Metal, Bill Slaughter Inc., Nikyobe Construction LLC, Siding Specialist, Haas Contracting, New Way Electric, Lane County Glass, Pella Windows & Doors, Innovative Air Inc., Umpqua Sheet Metal, Eliason Corp., The Aiolite Co. LLC, Simpson & Associates, Gary Pierce Painting, WC Finishes Inc., Northwest School Equipment, Radius Bike Rack, Harvey & Price Mechanical, Delta Construction Co., Oregon Fence Co.

# Slate

Cushing Civil Engineers, Lango Hansen Landscape Architects, Ford Engineering, Rudmar, Konell, TBH, Prestige, B&T Striping, Landscape Management, Marion Concrete, Wallace Steel, Benelli, Insulation Contractors, McDonald & Wetle, Streimer, Metro Overhead Door, Cejas, Paulsons, Ferguson, WH Cress, Fryer Noble, Bargreen Ellingson, Vixon, Optina, Precision Countertops, Affordable Window Coverings, Otis Elevator, Elevator Solutions, Patriot Fire, Peninsula, Hunter-Davisson, Whiskey Hill, EZ Wireless, Christenson, Point Monitor, WFJ, Sawtooth, D&R, Dallas Glass, CF&I

## Spirit Lake Outlet Tunnel

LRL Construction, Apollo Environmental, Professional Services Industries Inc., Amec Foster Wheeler

## Subaru of America at Gresham Vista

Howser Steel Inc., W.B. Painting & Decorating Inc., A-Line Concrete Cutting LLC, Apply-A-Line Inc., Architectural Specialty Products Inc., Artector Inc., Brightway Cleaning Inc., Budget Door, EC Co., Engineered Products a Pape Co., Funax Services, JB Insulation, Keywest Retaining Systems, KH Interiors, Mt. Hood Cleaners & Laundry, Northwest Surveying Inc., Pace Equipment Co., Panelized Structures Inc., Resource Maintenance & Flooring Inc., South Town Glass, Town & Country Fencing Co. of Oregon, Varin Construction, Western Partitions Inc.

## Sunrise Corridor

Raimore Construction, TCC & Associates, Nate Hartley Oil, Peter Akhtar Trucking, Anderson Erosion Control, Apply A-Line, Cascade Bridge, Classic Fence, Coral Construction, Ferguson, Freedom Precast, Groat Bros., Inland Foundations, Knife River, Palisades, Prairie Electric, RECo, Storie and Associates

## Timberline PDX

Magnum Masonry, Isley Welding Services, American Welding, Arrow Timber Framing, TA Onchi, Cash's Drapery Inc., Heritage Glass, Harlen's Drywall Co. Inc., Paulson's Floor Covering, Indigo Painting, Flavor Paper, Parker Fire Protection, Streimer Sheet Metal, ON Electric Group, Siemens Industry

## The Abigail

Lauzon Contracting LLC, T.A. Onchi LLC, MSD Construction LLC, Portland Coatings Inc., 2.ink Studios

## The Bronaugh Apartments

Buffalo Welding, Northwest Scaffold Service, Northwest Masonry, Union Construction LLC

## The Dalles Dam Upstream Navigation Lock Gate Repair

NorthBank Civil & Marine, Dunkin & Bush Industrial Painting Contractors, Superheat FGH Heat Treatment Services

## The Hudson Building

American Direct, Arcadia Security, Blairco Mechanical, Burgener's Woodworking, Cal Portland Calvert Lumber, Catena Engineers, Cemex, Cornerstone Masonry, D/C Powerwashing and Restoration, GWB Landscaping, Hartung Glass, High N Shine Concrete Floors, Howser Steel Inc., Interior/Exterior Specialists, Matheus Lumber, National Fence Supply, North Star Industries,

Nutter Corp., NW Precast, Pacific Metal Works, PCI, Pioneer Millworks, Pioneer Sheet Metal, Stoner Electric, Tapani Plumbing, Timber Technologies, Vancouver Painting, VPI Windows

## Tolbert Bridge Overcrossing – SE 82nd Ave. to Minuteman Way

McEldowney & Associates

## Touchmark

Brown's Architectural Sheetmetal Inc., W.B. Painting & Decorating Inc., Wishart Welding & General Fabrications Inc.

## Toyota of Corvallis

A-1 Straight Line Striping Co. Inc., AB Utility Contractors Inc., Advanced Energy Systems, Bell Hardware of Eugene

## Tualatin River Greenway Shared-Use Path

NW Wetland Restoration, SEA Reach Ltd., Egami Construction, Mr. Tree, Bulldog Welding Inc., Guinett Masonry Inc., Videosurveillance.com, Barr Casting Inc., Firebird Bronze, Coldspring, Environmental Specialty Products, Northwest Playground Equipment, Conrad Lumber, Fastsigns

## Umpqua Community College Bonnie J. Ford Health, Nursing & Science Center

ACC Cost Consultants LLC, Anderson Krygier Inc., Code Unlimited, Guido Construction, Cutting Edge Concrete Cutting, Rex Price Architecture & Planning, The Estime Group, Morrison Hershfield, Listen Acoustics, Hard/Specs, JLC Architectural Consulting

## University of Oregon Allan Price Science Commons & Research Library Renovation

Cascade Tower & Rigging, The Harver Co., Pacific Business Systems, Anderson Krygier Inc., BHEGroup, Cameron McCarthy Landscape Architecture & Planning, Systems West Engineers, Morrison Hershfield, Code Unlimited, SOLARC Energy Group, The Sextant Group, Listen Acoustics, Rider Levett Bucknall, JLC Architectural Consulting

## University of Oregon Erb Memorial Union Renovation and Expansion

Portland Coatings, Inc., JKG Electric, General Sheet Metal, Staton Demolition, The Harver Co.

## University of Oregon Jane Sanders Stadium

Straight Up Elevator, IES, Portland Coatings Inc., CADD Connection LLC

## University of Portland Lund Family Hall Student Housing

Sawtooth Caulking Inc., Covergent Pacific, Diverse Works

## Vancouver Waterfront Transportation Improvements

Kittelson & Associates Inc., Applied Archaeological Research

## Wacom Tenant Improvement

Pro Clean, Fausrollean, Chamber Door, Siegner, Basco, BMS, Fire Systems West, Streimer, Dyna

## Winter Street: Shelton Ditch Bridge

Carlson Testing, Elcon Electrical Contractors, DSE Surveying & Engineering, Santiam Steel, H&H Paving Co., Shannon & Wilson Inc., Clinton Construction, TFT Construction Inc., Tri-Star Flagging

## Yakima Racks

Building Material Specialties Inc., Cascade Acoustics Inc., Cherry City Electric, Contract Flooring Consultants, Culver Glass Co., Don Herbst Painting Inc., Eastern Steel Erectors Inc., General Sheet Metal, Jack's Overhead Door, Minority Abatement Contractors, Mt. Hood Window Coverings, Pacific NW Environmental LLC, Power Plumbing, Spectrum Interiors Inc., Viking Automatic Sprinkler Co.

## Yard

Gibson Door & Millwork, The Harver Co., Window Installation Specialists, Vaughn Environmental, WFJ Janitorial

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**Trophy orders must be received by May 28.**

# 2017 TOPPROJECTS JUDGES



KELLY AUST

**Kelly Aust** is a project manager at Skanska. She has more than eight years of experience working on large and complex education, health care, high-tech and government projects. She is the current president of the Portland Chapter of the National Association of Women in Construction (NAWIC). Her current list of projects includes the Clark College STEM Building in Vancouver, Washington.



TRISHA PAUL

**Trisha Paul**, an outreach manager for Energy Trust of Oregon, uses her 15 years of industry experience in construction design and management to help building owners and developers identify energy-reducing measures for a wide variety of commercial buildings. She holds a Sustainable Home Builders Certification from the Earth Advantage Institute and is a member of the American Institute of Architecture, Metro Multifamily, Oregon Outreach Network and Commercial Real Estate Women.



DAVE HUMBER

**Dave Humber** of Humber Design Group, a licensed professional engineer, has 26 years of experience in the civil engineering and re-engineering of all types and sizes of properties throughout the Northwest. With a specialization in urban civil engineering, he is an expert at the review, design, cut, and patch of infrastructure facilities, grading, vehicular/pedestrian circulation routes, drainage, and other site elements.



WILLIAM POKORNY

**William H. Pokorny**, a retired engineer, has 35 years of experience designing and managing interstate, highway, airport, and water and wastewater treatment system projects in Oregon and Arkansas. He also was involved in various commercial site development projects in Arkansas, Texas, Pennsylvania, and Ohio. He received a bachelor's degree in production technology from Oregon State University and a master's degree in business administration from Texas A&M University-Texarkana.



WILL IVES

**Will Ives** is an associate principal at Hennebery Eddy Architects, where his work includes educational facilities, large-scale commercial office projects, and multifamily housing projects that clearly communicate project concepts through simple, clean designs. With a master's degree in architecture from the University of Oregon, his design approach is rooted in a diverse background that includes previous experience in construction management and business operations.



MEGHAN SIEGNER SULLIVAN

**Meghan Siegner Sullivan** is vice president and co-owner of Siegner and Company, a regional commercial painting and wall covering contractor. She has more than 20 years of experience in the construction trades and has served as president of the Painting and Decorating Contractors of America Portland Chapter. An active community member, she is a guest speaker on recreational water safety and is a volunteer on several University Club committees.



JERRY JONES

**Jerry Jones'** interest in the construction industry led him to study construction engineering management at Montana State University before heading to Portland to work in construction. His experience includes work in the curtainwall and glazing industries as well as experience as a land development manager for a national residential building company. He currently is self-employed as a construction manager and recently was appointed to serve on the Oregon Construction Contractors Board.



JUSTIN STRANZL

**Justin Stranzl** leads business development for DLR Group in the Northwest. He and the Northwest Justice+Civic Studio have been awarded noteworthy projects across Oregon, including the Portland Building progressive design-build renovation and the Jefferson County Courthouse. A former managing editor of the Daily Journal of Commerce, he serves as publicity chair for the Society of American Military Engineers' Portland Post and is active in the Design-Build Institute of America.



PATRICK KESSI

**Patrick Kessi** discovered his passion for buildings and design in 1998, when he purchased, remodeled and then leased out his first investment property while a student at the University of Portland. As the founder of PHK development Inc., he has spearheaded sustainable, award-winning developments, including Marvel 29 in St. Johns and the Wizer Block in Lake Oswego. A Scappoose city councilor, he serves on boards for the University of Portland and the Home Builders Association.

## JANUARY

**COUNTY**  
A-List | Close: Jan 6 | Publish: Jan 13  
**FOCUS**  
Focus | Close: Jan 6 | Publish: Jan 20

## FEBRUARY

**LANDSCAPE ARCHITECTURE**  
A-List | Close: Feb 10 | Publish: Feb 10  
**NEWS**  
Magazine | Close: Feb 10 | Publish: Feb 17  
**BUILDING TECHNOLOGY**  
Focus | Close: Feb 10 | Publish: Feb 17  
**CONTRACTOR NETWORKING HAPPY HOUR**  
Event | Date TBD

## MARCH

**COMMERCIAL REAL ESTATE**  
A-List | Close: Mar 10 | Publish: Mar 10  
**DJCO 2017 NEWS**  
Event & Publication | Close: Mar 10 | Publish: Mar 16  
**FOCUS**  
Magazine | Close: Mar 24 | Publish: Mar 22  
**ENGINEERING**  
A-List | Close: Mar 17 | Publish: Mar 24

## APRIL

**COMMERCIAL DEVELOPERS**  
A-List | Close: Apr 3 | Publish: Apr 7  
**NWUCA MEMBER DIRECTORY**  
Magazine | Close: Apr 3 | Publish: Apr 12  
**LAW**  
Focus | Close: Apr 7 | Publish: Apr 14

## MAY

**LABOR UNIONS**  
A-List | Close: Apr 28 | Publish: May 5  
**TOP PROJECTS**  
Event & Magazine | Close: Apr 20 | Publish: May 18  
**ENVIRONMENTAL SERVICES**  
A-List | Close: May 19 | Publish: May 26  
**SUSTAINABILITY**  
Focus | Close: May 19 | Publish: May 26  
**CONTRACTOR NETWORKING HAPPY HOUR**  
Event | Date TBD

## JUNE

**CONSTRUCTION TRADE ASSOCIATIONS**  
A-List | Close: June 2 | Publish: June 9  
**NAMC OREGON**  
Magazine | Close: May 12 | Publish: June 16  
**MILESTONES**  
Magazine | Close: June 2 | Publish: June 16  
**INTERIOR DESIGNERS**  
A-List | Close: June 16 | Publish: June 23

## JULY

**LAW**  
A-List | Close: June 30 | Publish: July 7  
**READER RANKINGS**  
Publication | Close: July 7 | Publish: July 14  
**MEP CONTRACTORS**  
A-List | Close: July 14 | Publish: July 21

## AUGUST

**BUILDING TECHNOLOGY**  
Focus | Close: July 28 | Publish: Aug 4  
**ARCHITECTURE**  
A-List | Close: Aug 4 | Publish: Aug 11  
**GENERAL CONTRACTORS**  
A-List | Close: Aug 18 | Publish: Aug 25  
**CONTRACTOR NETWORKING HAPPY HOUR**  
Event | Date TBD  
**DMWESB TOP FIRMS**  
Event & Publication | Close: Aug 24 | Publish: Aug 31

## SEPTEMBER

**DMWESB CERTIFIED FIRMS**  
A-List | Close: Sept 1 | Publish: Sept 8  
**NAMC OREGON**  
Magazine | Close: Aug 18 | Publish: Sept 15  
**BUILDING FUTURES**  
Magazine | Close: Sept 1 | Publish: Sept 22

## OCTOBER

**LAW**  
Focus | Close: Sept 29 | Publish: Oct 6  
**WOMEN OF VISION**  
Event & Publication | Close: Oct 5 | Publish: Oct 12  
**FINANCIAL INSTITUTIONS**  
A-List | Close: Oct 13 | Publish: Oct 20

## NOVEMBER

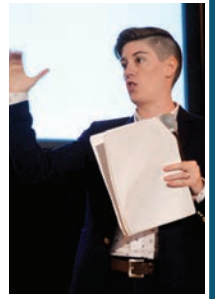
**LEED ACCREDITED**  
A-List | Close: Nov 3 | Publish: Nov 10  
**SUSTAINABILITY**  
Focus | Close: Nov 3 | Publish: Nov 10  
**CONSTRUCTION ALMANAC**  
Magazine | Close: Oct 20 | Publish: Nov 17  
**CONTRACTOR NETWORKING HAPPY HOUR**  
Event | Date TBD

## DECEMBER

**HEALTH INSURANCE**  
A-List | Close: Nov 22 | Publish: Dec 1  
**NAMC OREGON**  
Magazine | Close: Nov 17 | Publish: Dec 15  
**SEASON OF GIVING**  
Focus | Close: Dec 15 | Publish: Dec 22



# WOMEN OF VISION



## DO YOU KNOW A WOMAN WHO IS SHAPING THE BUILT ENVIRONMENT?

The Women of Vision Awards honors women who are shaping the built environment through outstanding leadership, mentoring efforts, community involvement, and promotion of industry diversity.

**Nomination Deadline: August 25**

### EVENT DETAILS:

**Wednesday, October 12, 2017**

**11:30 am - 1:30 pm**

**Sentinel Hotel, Governor Ballroom**

614 SW 11th Ave., Portland, OR

For questions or comments, please contact **Stephanie Basalyga** at **503.802.7222** or **[sbasalyga@djcoregon.com](mailto:sbasalyga@djcoregon.com)**

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Owner: Daimler Trucks North America



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[www.djcoregon.com](http://www.djcoregon.com)

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*is now accepting your votes for*  
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Please take a moment to vote for your favorite built-industry companies, service providers and products in these seven divisions:

- AEC Firms & Groups
- Specialty Firms
- Service Providers
- Equipment / Suppliers
- Software / Technology
- Event / Food / Drink
- Media / Marketing /  
Public Relations

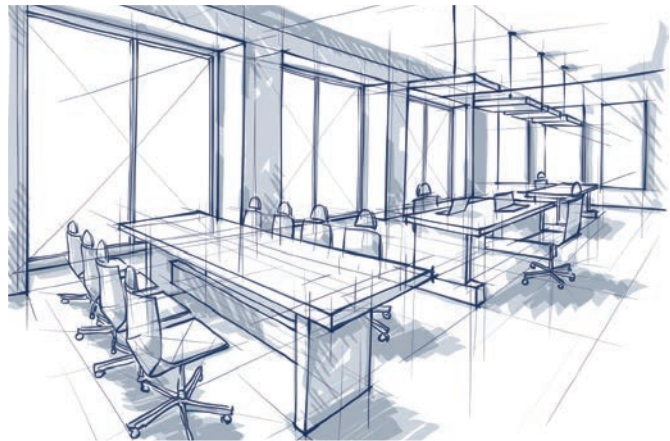
**Voting closes May 28**

**Participants can  
vote once a day**

**Top 3 in each category will  
be announced July 14**

**DJC**Oregon  
Oregon's Building Connections

**[surveymonkey.com/r/DJCReaderRankingsAwards](https://surveymonkey.com/r/DJCReaderRankingsAwards)**



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*Photo by: Shane Kucera, Fortis Construction*

# OREGON ZOO FINDS ITS PATH TO NET ZERO

Amazing wildlife isn't the only attraction at the Oregon Zoo these days. Energy-saving innovation is on full display at the zoo's new Education Center, which was designed to produce as much energy as it consumes each year. Now that's a sight to see!

Energy Trust of Oregon provides cash incentives and technical assistance to help exciting projects like this one get on the path to net zero. See what zero can do for you.



## **THINK. DESIGN. BUILD NET ZERO.**

Find incentives and resources at [www.energytrust.org/zero](http://www.energytrust.org/zero).

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NW Natural, Cascade Natural Gas and Avista.

