

# TOP PROJECTS

## SOVEREIGN HOTEL 2018 PROJECT OF THE YEAR



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# 2018 Top Projects Winners & Finalists

## Project of the Year:

Sovereign Hotel (R&H Construction and Emerick Architects)

### TENANT IMPROVEMENT

First: Airbnb Customer Experience Hub – Blagen Block Expansion (Fortis Construction Inc)

Second: Root Whole Body (Andersen Construction)

Third: Legacy Salmon Creek Breast Health Center (LRS Architects)

Finalists: Cornell Oaks Oregon Department of Human Services Office (Bremik Construction and LRS Architects), Icebreaker Nature Clothing & Innovation Centre (LRS Architects), moovel Headquarters (Hacker), Pendleton Flagship Store (LRS Architects)

### INFRASTRUCTURE

First place: Lake Oswego Water Treatment Plant (Slayden Constructors Inc.)

Second place: Fernhill Western Wetlands Vertical Flow Wetland System (Tapani Inc.)

Third place: Portland International Airport HVAC Replacement (Hydro-Temp Mechanical Inc.)

Finalist: NE 72<sup>nd</sup> Avenue “Green Street” at Thomas Cully Park (Probity Builders and Verde NW)

### HOSPITALITY

First place: AC Hotel By Marriott – Portland Downtown (M.A. Mortenson Co.)

Second place: ilani Casino Resort (Swinerton)

Third place: The Albany Carousel & Museum (Gerding Builders)

Finalists: 10 Barrel Brewing Co. Headquarters and Eastside Pub (Scott | Edwards Architecture), Hampton Inn + Suites – Pearl (Andersen Construction), Oakway Center Mixed-Use Building (Chambers Construction)

### ENERGY TRUST OF OREGON HIGH PERFORMANCE AWARDS

Winner: Patriot Hall Renovation (P&C Construction)

Honorable mentions: Faubion School + Concordia University (Todd Construction and CBRE/Heery), New Bridge High School (Oh planning+design, architecture)

### INDUSTRIAL

First place: Daimler Trucks North America – High Desert Proving Grounds (CIDA Architects & Engineers, Kirby Nagelhout Construction and David Evans and Associates)

Second place: United States Postal Service Processing & Distribution Center (Korte Construction Co. dba The Korte Co.)

Third place: Vista Logistics Park (Perlo Construction)

Finalists: Big Eddy Commerce Center (Sierra Construction), Columbia Precast Products Headquarters

(Tapani Inc.), Extra Space Storage (Sierra Construction), Portside Industrial Park (Mackenzie), T-6 Marine Reserve Site Expansion (Tapani Inc.), Tapani Equipment and Fabrication Shop (Tapani Inc.), Tradesmen Electric (Sierra Construction)

### RENOVATION

First place: YMCA Adaptive Reuse (Lease Crutcher Lewis)

Second place: Lloyd Center Mall Renovation (Deacon Construction LLC)

Third place: Kaiser Permanente Interstate Medical Office East – Integrated Pediatric Care (PKA Architects and Howard S. Wright, a Balfour Beatty company)

Finalists: 380 Building/Fisk Tire Co. Building (Joseph Hughes Construction), 1010 Flanders (Mackenzie), City of Lake Oswego Operations Center (DAY CPM), Eugene Country Club Renovations (DECA Architecture Inc.), Gethsemani Funeral Home (di loretoArchitecture LLC), Iron Fireman Collective (Mackenzie), Maletis Beverage (R&H Construction), The Geode (Deacon Construction LLC), Towne Storage Historic Adaptive Reuse (LRS Architects), Westmoreland Union Manor (Walsh Construction), Woodland Park Apartments (BRIDGE Housing)

### TRANSPORTATION

First place: I-5/NW La Center Road Interchange (Kittelson & Associates Inc. and Swinerton)

Second place: Farmington Road Improvements (Harper Houf Peterson Righellis)

Third place: U.S. 101B: Old Young’s Bay and Lewis and Clark River Bridges Project (Oregon State Bridge Construction Inc. and HP Civil Inc.)

Honorable mention: Peter Courtney Minto Island Bicycle & Pedestrian Bridge (Legacy Contracting Inc.)

Finalists: NE18th street Improvements – NE New Seasons Lane to NE 136<sup>th</sup> Avenue (Tapani Inc.), Sky Lakes Medical Center Parking Garage (Perlo Construction), Stewart Parkway Road Realignment (Century West Engineering), The PDX Travel Center (MAJ Development)

### CRAFTSMANSHIP AWARD

The Clubhouse at Domaine Serene (Waterleaf Architecture)

### OFFICE

First place: The Fair-Haired Dumbbell (Andersen Construction)

Second place: Leland James Office Building (Andersen Construction)

Third place: AllCare Health Campus Phase I (CIDA Architects and Engineers)

Honorable mention: Providence Stewart Meadows Medical Plaza (S+B James Construction Management)

Finalists: 12th and Morrison (LRS Architects), Columbia

Tech Center #649 (Sierra Construction), Crane Shed Commons (TVA Architects Inc.), SELCO Credit Union West Bend (McKenzie Commercial Contractors), Virginia Garcia Administrative Offices (Scott | Edwards Architecture)

### EDUCATION

First place: Mountainside High School (Bora Architects and Hoffman Construction)

Second place: Portland State University School of Business – Karl Miller Center (Skanska USA Building Inc.)

Third place: Franklin High School Modernization (CBRE/Heery)

Honorable Mention: La Grande Central Elementary School (DECA Architecture Inc)

Finalists: ATA-Jefferson Middle School (John Hyland Construction Inc.), Berwick Hall (Lease Crutcher Lewis), Hamlin Middle School (John Hyland Construction Inc.), Hockinson Middle School (Robinson Construction Co.), Kalapuya Ilihi Residence Hall (Walsh Construction Co.), Linn-Benton Community College Health Occupations Center (Soderstrom Architects and Triplett Wellman Contractors), Oregon State University Reser Stadium North End Zone Renovation and Expansion (Fortis Construction Inc.), River Road Elementary School (Chambers Construction), Roosevelt High School Modernization (CBRE/Heery), Sunset Primary School (Triplett Wellman Contractors), Vose Elementary School (Triplett Wellman Contractors)

### PARKS & PUBLIC SPACES

First place: Portland Japanese Garden (Hoffman Construction)

Second place: Pioneer Courthouse Square Renovation (Howard S. Wright, a Balfour Beatty company)

Third place (tie): Luuwit View Park (Stacy and Witbeck)

Third place (tie): Mountain View Champions Park (P&C Construction)

### MULTIFAMILY

First place: The Dianne at NW 11th & NW Hoyt (Howard S. Wright, a Balfour Beatty company)

Second place: The Goat Blocks (Andersen Construction)

Third place: 38 Davis (Andersen Construction)

Honorable mention: Q21 (YBA Architects)

Finalists: 419 E. Burnside – “Aura Burnside” (Yorke & Curtis Residential), Bridge Meadows Beaverton (Walsh Construction Co.), Carbon12 (PATH Architecture), Couch 9 (Walsh Construction Co.), Philbrook Farms Phases I & II (Tapani Inc.), Silverplace Apartment Homes (I&E Construction), St. Francis Apartments (Walsh Construction Co.), Stone Bridge Apartments (John Hyland Construction), The Brim (YBA Architects), The Uptown Mixed-Use Development (PBS Engineering and Environmental and LSW Architects)

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# 2018 TopProjects Judges



**Andre Baugh**

Andre Baugh is the founder and owner of Group AGB Inc. and serves as diversity manager for Oregon Bridge Partners. He received a bachelor's degree from the University of Oregon and also earned a master's degree in business administration. Before starting Group AGB, he worked as a project manager for the city of Portland. He also served as a planning commissioner for the city and served as chair of the Portland Planning and Sustainability Commission.



**Andrea Caudill**

Andrea Caudill has more than 10 years of experience in the green-building and energy-efficiency industries. She currently serves as senior market outreach manager for Energy Trust of Oregon's New Buildings program, where she directs training and education opportunities, grant initiatives, and other market outreach activities focused on innovative energy-efficiency best practices. In addition to being a LEED Accredited Professional, she serves on the Equity, Diversity and Inclusion Advisory Committee for the Portland chapter of the American Institute of Architects.



**Mike Day**

Mike Day brings more than 35 years of construction management and owner's representative experience to his position as senior principal at DAY CPM. He has built a reputation as a leader on large capital projects using construction manager/general contractor, design-build and other project methods of project delivery and lean methodologies. His current project list includes Multnomah County's new central courthouse project, the reconstruction of the Portland Building and PeaceHealth's Riverbend replacement hospital.



**Bart Eberwein**

Bart Eberwein, executive vice president at Hoffman Construction, is past president of the Architecture Foundation of Oregon, served on the Portland of the Portland chapter of the American Institute of Architects and is a founding member of the Construction Apprenticeship Workforce Solutions. He recently competed his final term as a commissioner on the Land Conservation and Development Commission. In 2014, he received the John C. Hampton Award for Outstanding Leadership in the Arts.



**Garrison Hullinger**

Garrison Hullinger is principal at Garrison Hullinger Interior Design, a full-service residential and commercial interior design firm based in Portland. He started the firm in 2010 as a business operating out of the attic of his house, and has since grown it into a bustling downtown studio with a reputation for a strong commitment to client-centered design.



**Dave Humber**

Dave Humber, owner of Humber Design Group Inc., is a licensed Professional Civil Engineer and LEED Accredited Professional with nearly 30 years of civil engineering design experience in the Pacific Northwest. While he has worked on a full range of project types, he specializes in working within the constraints of existing infrastructure. He serves as a member of the Portland Public Works Appeal Panel and the Clackamas County Development Liaison Committee.



**Dave Ketah**

Dave Ketah worked for more than 20 years in construction, facilities management and engineering before deciding to follow his passion for design by returning to school to study architecture. As a principal at BRIC Architecture he taps his ability to help others realize their full potential on local K-12 projects for the firm. His current work includes the Milwaukie High School project as well as participation in the ACE Mentor and Architects in Schools programs.



**Jeff Lage**

Jeff Lage has more than 40 years of building industry experience, including 15 years with Skanska, where he currently fills a role as a project executive. In addition to expertise in lean production and integrated project delivery, he is a LEED Accredited Professional and holds OSHA 10 and OSHA 30 certifications. He most recently handled the successful delivery of the Porter Hotel, a 16-story, 299-room boutique hotel in downtown Portland.



**William H. 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.

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# Sovereign Hotel

SUBMITTED BY: R&H CONSTRUCTION  
AND EMERICK ARCHITECTS



**A**t a time when the Portland has lost historic buildings at a record rate, the Sovereign Hotel building stands as a survivor.

Earning that title hasn't always been easy for the nine-story building. The structure has experienced more than few dark days since it was constructed in 1923. But with a recent all-around renovation — from the tile on interior apartment bathrooms to that well-known exterior mural — the Sovereign Hotel building now stands as a shining example of what can be accomplished by a team dedicated to proving that brand new isn't always better.

## Standing tall

In the early 1920s, Portland's downtown was composed mainly of low-rise buildings. With its nine floors, the Carl Lind-designed Sovereign Hotel building stood out as that era's version of a skyscraper.

In 1926, three years after it was completed, the building became the home of a local radio station. By 1938, though, it had a new purpose and a new owner. Harry Mittleman, the local grocer-turned-real-estate-developer behind many of the apartment buildings that rose in Portland during the 1930s, decided to continue his multifamily streak by converting the Sovereign's hotel rooms into apartments. The building remained under Mittleman's ownership until 1972.

Nine year later, in 1981, the building earned a spot on the National Register of Historic Places, but the status didn't ensure a bright future for the structure. Years of wear and shifting uses had taken a toll on the building. Original quatrefoil plaster ceilings and black-and-white mosaic tile floors had been covered over. A main entry had been relocated from Broadway to Madison Street. Storefronts were altered. Maintenance was put off.

The Oregon Historical Society, which operated out a building adjacent to the Sovereign Hotel building, purchased the latter in 1982. Planning to use the Sovereign for a museum expansion, the historical society had the two buildings co-joined and commissioned murals reflecting Oregon's history on four of the six surfaces of the resulting L-shaped building.

OHS leaders eventually realized that trying to restore the former glory of the Sovereign was more expensive than the organization

had anticipated. In order to stay focused on its main mission, the historical society sold the Sovereign to one of its members. The sale came with one stipulation for the buyer — the murals on the Sovereign's exterior had to be preserved, no matter what use the new owner might have in mind for the building.

## A very good place to start

With an eye toward extending the Sovereign's long standing as a building with apartments and office space, the new owner began compiling a group of building industry professionals capable of also respecting the structure's status as a piece of local history. The end result was what could best be described as a Portland version of a historic preservation dream team, starting with Emerick Architects to handle design work and R&H Construction as general contractor.

The team set about compiling a list of steps that would be needed to not just restore the Sovereign to some level of its former glory, but also equip it to meet modern-day needs and demands. They knew the task wouldn't be easy. For starters, there was a long list of modern-day codes that would need to be dealt with in order to bring the nearly century-old building up to current standards.

An intense investigation of the Sovereign soon revealed the building was in worse shape than any of the team members had anticipated, challenges that become even more complex given the structure's position on the National Historic Register. Local, state and federal historic reviews, for example, require that retaining historic fabric be a priority. But the balconies on the Sovereign's primary elevation featured what the team saw as a "fatal flaw," which had allowed moisture to become trapped behind some of the terracotta.

The team also found that windows and balcony doors in nearly all of the building's

45 apartment units were in need of replacement. In many of the apartment bathrooms, moisture had entered the walls, rusting out metal lath and giving the plaster a spongy consistency.

Even a decision to return the Sovereign's entryway to its former glory and original location on Broadway, a design detail discovered by studying old photos, posed a hurdle for the renovation. A pile of considerations had to be navigated to apply complex current codes to the 1920s building.

## Detailing the past

While the basis of the plan for renovation started with a series of photos of the Sovereign that tell its story from the earliest days, the renovation team also found itself tapping technology and the members' own innovation to fill in when history needed some help being repeated.

The moisture-affected terracotta, for instance, was loose and cracked to the point that it posed a serious hazard. So the team tapped the expertise of its engineers to track down a glass-fiber-reinforced concrete that replaced damaged terracotta and resulted in authentic-looking balcony restorations.

The spongy plaster in the bathrooms required another dip into the pool of innovation. The condition of the plaster required the demolition of much of the original wall tiles. Working with the amount of tiles that could be salvaged, the team tagged eight bathrooms in the building as "sacred baths." The salvaged wall tiles were used to restore those eight "sacred" spaces to their original status. Designers then tracked down replacement tile that was an extremely close match to the original wall tile for the remaining bathrooms.

Technology saved the day in the building's

CONTINUED ON PAGE 12



## PROJECT TEAM + STATS:

**LOCATION:** Portland, Oregon

**START DATE:** January 2106

**COMPLETION DATE:** March 2017

**OWNER/DEVELOPER:**

1922 Sovereign Hotel LLC

**ARCHITECT:** Emerick Architects

**ENGINEER:** Grummel Engineering

**GENERAL CONTRACTOR:**

R&H Construction

**SUBCONTRACTORS AND SUPPLIERS:**

A-Cut Above Concrete Cutting LLC, Advanced Fireproof & Insulation Co., Advanced Vertical Solutions LLC, American Direct, Architectural Casings Inc., AVS Elevator, Axiom Custom Products Inc., Budget Blinds Portland Metro, Carey's Custom Woodworking Inc., Chown Inc., Culver Glass Co., D&R Masonry Restorations Inc., Benedetto's Commercial Flooring LLC, Form & Structure Inc., GB Manchester Inc., Heinz Mechanical Services Inc., Hunt Painting Co., HVAC Inc., Hydro Rents North West Inc., Income Property Management Co., Licia Leanne Hauss, Minority Abatement Contractors Inc., Ness & Campbell, Northwest Structural Services Inc., Oregon Interiors Inc., Otis Elevator Co., Pacific Fence & Wire Co., Patriot Fire Protection Inc., Perfect Surface Northwest Inc., Prairie Electric Inc., Precision Countertops Inc., Premier Cleaning Services LLC, Professional Minority Group Inc., Prominent Construction Inc., Quality Acoustical Inc., Scaffold Erectors Inc., Schmeer Sheet Metal Works, Snyder Roofing of Oregon LLC, Standard TV & Appliance, Tapani Plumbing Inc., Versatile Wood Products LLC, Washington Roofing Co., WFJ Janitorial Services Inc.

main lobby. Corbels in the lobby had to be reproduced without damaging adjacent plaster beams, which would have required additional abatement efforts. By taking 3D scans of the corbels, the team was able to have molds made and the features quickly produced off-site. The innovative scanning approach not only took less than hour, it was approximately \$4,000 cheaper than it would have cost to follow an original plan to have physical molds of the corbels made onsite.

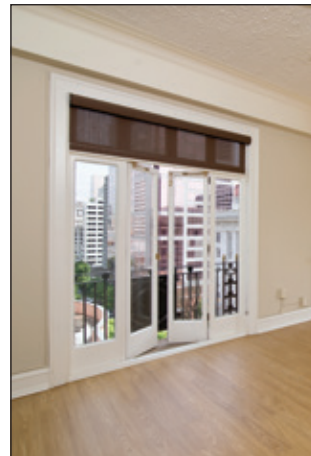
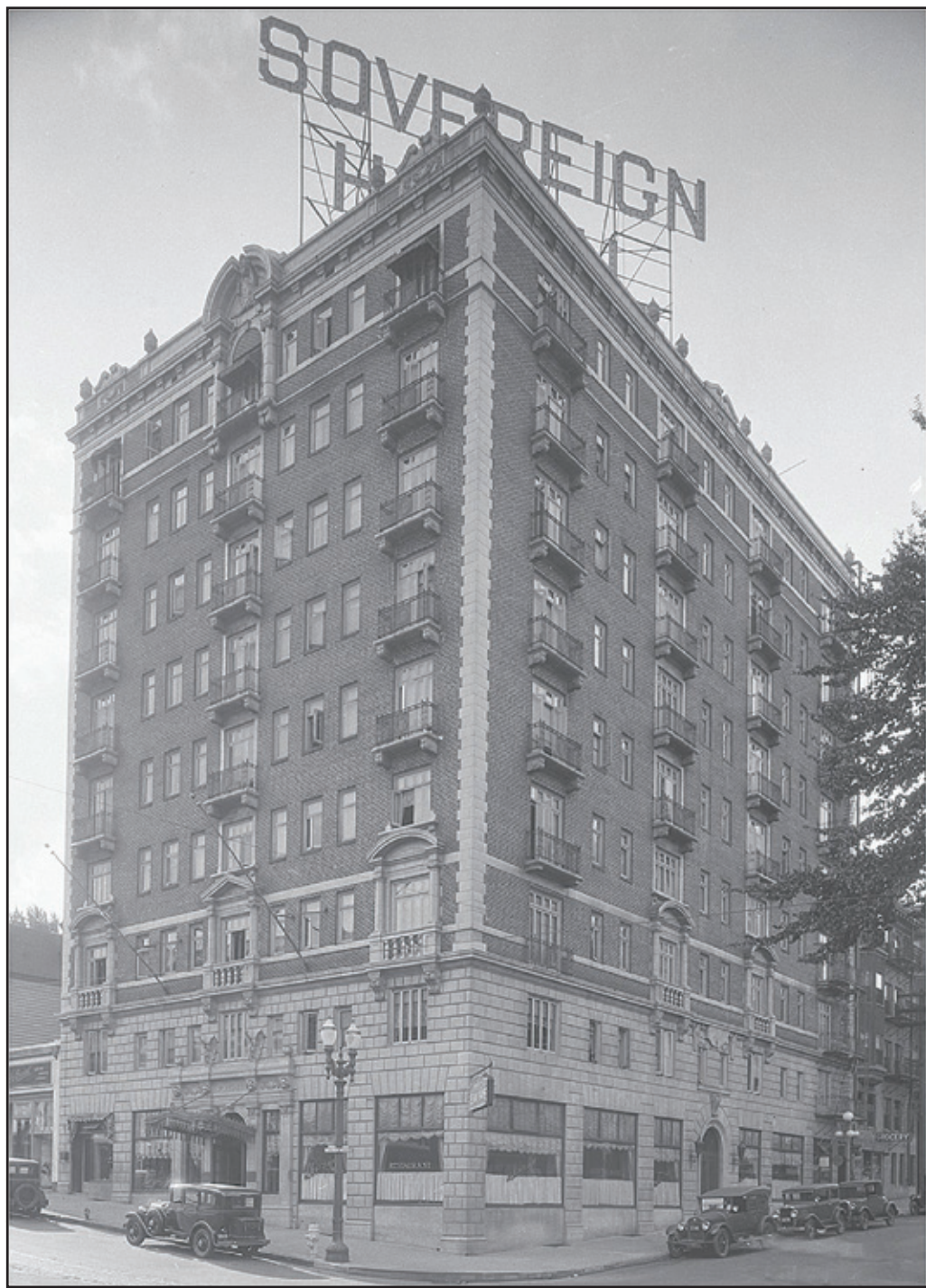
Although apartment units were empty during construction, office space on floors below areas of construction remained occupied during the renovation. Limiting the impact on tenants without hampering the efficiency and productivity of work crews was critical to success of the project. Careful scheduling relegated any work that might cause excessive vibrations or noise or that might create noxious fumes or odors to times after regular business hours. In addition, when MEP systems were replaced, plumbing was taken off-line at night to avoid affecting office occupants.

## Picture perfect

While some newer arrivals in Portland might not know the Sovereign by name, they likely can identify the building by the eight-story-tall mural on the building's west side. Commissioned by the Oregon Historical Society in 1989 for \$225,000 and created by famed muralist Richard Haas, the Trompe l'oeil mural features John Jacob Astor, a wagon train and members of the 1805 Lewis and Clark Expedition

Examinations of the building prior to the start of renovation work revealed that a significant portion of the brick points had to be replaced. That meant the side of the building with the mural would have to come down.

The Oregon Historical Society, which continued ownership of the mural even after it sold the Sovereign, turned to Dan Cohen to





recreate the mural on the new west side wall. The Portland artist has gained a national reputation painting murals in major cities for clients that include movie studios and also painted the exterior of Guerrilla Development's Fair-Haired Dumbbell.

For the Sovereign, Cohen relied on digital photos to recreate the mural. The end result is an almost exact replica of Haas' original mural and earned high marks from the original creator when he attended the mural's unveiling.

## What goes around

Companies and firms that work on historic preservation projects know that unexpected challenges and problems are a natural part of the renovation process. Minimizing the impact those issues have on a project's budget and schedule can make the difference between success and failure.

During the Sovereign project, constant and respectful collaboration between Emerick and R&H resulted in adequate allowance being set aside to cover added costs that arose from unexpected circumstances. The result: no change orders occurred during the course of construction on the project.

That commitment to excellence, which extended to all aspects of the project, resulted in the Sovereign renovation being recognized in a "More Favorite Buildings" feature in the May/June 2017 issue of Artslandia Magazine. The project also received a 2017 DeMuro Award for Excellence in Preservation, Reuse and Community Revitalization.

Members of the project team have been quick to point to the owner's willingness to collaborate and consider ideas and suggestions as playing a key role in elevating the project to award-winning status.

"The end result is a point of pride for everyone that worked on the project," Waterleaf wrote in its nomination for the renovation project, "and time will show it to be a point of pride for Sovereign's residents, and for the owner and the stakeholders that backed it."



# DJC 2018 TOP PROJECTS Tenant Improvement First Place

**LOCATION:** Portland, Oregon

**PROJECT COST:** \$2.8 million

**START DATE:** December 2016

**COMPLETION:** April 2017

**OWNER/DEVELOPER:** Airbnb

**ARCHITECT:** Bora Architects

**ENGINEER:** KPFF Consulting Engineers

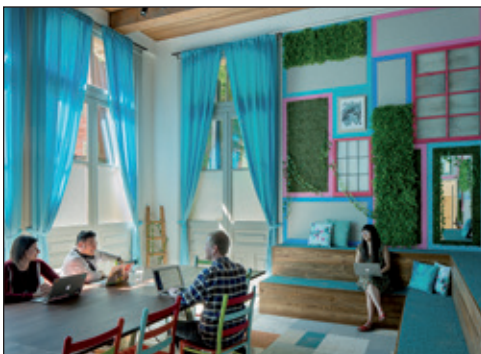
**GENERAL CONTRACTOR:**

Fortis Construction Inc.



## Airbnb Customer Experience Hub

**SUBMITTED BY: FORTIS CONSTRUCTION**



In 2014, Airbnb opened its first Portland office, the North American Customer Experience Hub, occupying the second and third floors of the historic Blagen Block. After several years, the company found itself in need of an expanded, holistic workplace under a single roof.

Bora Architects and Fortis Construction completed the 20,000-square-foot expansion of the first and fourth floors, which accommodates Airbnb's fast-growing workforce of engineering, legal and customer service staff while supporting recruitment and retention efforts.

Kevin Kelly, project engineer with Fortis, said challenges included designing and constructing conference rooms, gathering nodes and specialist workspaces that accurately reflect true listings from Airbnb destinations across the world. These included homes in Brazil, Moscow, Mexico, Beijing, Malta and Joshua Tree, among others.

"A typical office expansion may, on average, include two carpet types and four paint types, while Airbnb's expansion called for more than 20 different paints, carpets, fabrics and wood finishes," Kelly said. "Given the unique character and palette of each room, sourcing materials to replicate the wide variety of listings was a major logistical effort. Our team coordinated complex procurement, fabrication and installation efforts to ensure lighting and mechanical systems would not only arrive on time, but also fit the individual design of each listing space."

Jeanie Lai, a principal with Bora Architects, said "open and accountable communication"

allowed the project team to come up with innovative solutions to hurdles that arose while renovating the 130-year-old building.

"We love giving old buildings in the city a new life. But there are always some inherent challenges when it comes to renovation work, especially working with a building as old as the Blagen Block Building in Old Town," Lai said. "Some unforeseen structural conditions were discovered during construction as well as challenges dealing with existing infrastructure in the building done at various times in its long history."

Once demolition began, for example, the first-floor mezzanine was found to be structurally deficient, which required Fortis to replace the failing beams with new, larger beams. The building needed new footings to support the columns of the renovation's design. And because of the extremely small crawl spaces in the 1880s basement, all of the work for the footing needed to be hand dug and hand poured, said Bill Morrow, a superintendent with Fortis Construction.

"KPFF was integral to the project's success by developing realistic and buildable structural solutions with Fortis that stayed within Airbnb's original budget and schedule," he said.

Morrow noted that while the expansion was mid-sized at 20,000 square feet, it required an extensive procurement log. The project team not only delivered the project within the original 18-week schedule, but also made up for nearly 12 percent of the project schedule that was lost during Portland's record snowfall in 2017.



Mountainside HS

**2017 Top Projects**

- Fisk Tire
- ATA Jefferson MS
- U of O Berwick Hall
- Hampton Inn Pearl District
- Moovel HQ
- Mountainside HS
- Roosevelt HS



Roosevelt HS

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Hampton Inn



U of O Berwick Hall

DJC-2018  
**TOP PROJECTS**  
 Tenant Improvement  
**Second Place**

**LOCATION:** Portland, Oregon  
**PROJECT COST:** \$1.166 million  
**START DATE:** December 2016  
**COMPLETION DATE:** May 2017  
**OWNER:** Root Whole Body Health Inc.  
**ARCHITECT:** Weedman Design Partners  
**ENGINEER:** Nishkian Dean  
**GENERAL CONTRACTOR:**  
 Andersen Construction



DJC-2018  
**TOP PROJECTS**  
 Tenant Improvement  
**Third Place**

**LOCATION:** Portland, Oregon  
**PROJECT COST:** \$484,000  
**START DATE:** May 2017  
**COMPLETION DATE:** December 2017  
**OWNER:** Legacy Salmon Creek Medical Center  
**ARCHITECT:** LRS Architects  
**ENGINEER:** Sazan Group  
**GENERAL CONTRACTOR:**  
 Lease Crutcher Lewis



## Root Whole Body Wellness Center

**SUBMITTED BY: ANDERSEN CONSTRUCTION**

**R**oot Whole Body Wellness Center offers a new approach in one of Portland's newest neighborhoods.

The owners of the wellness center describe its mission as offering a holistic approach to daily health. Located in the Q21 mixed-use development in the city's Slabtown area, Root Whole Body offers yoga, naturopathic medicine, acupuncture, nutrition guidance, massage therapy and organic skincare.

To achieve an environment supporting Root Whole Body's commitment to the four holistic health pillars of food, movement, immunity and wellness, the center's owners worked with Andersen Construction, Weedman Design Partners, Nishkian Dean and WCTJ Painting to complete a nearly \$1.2 million renovation of a 6,500 square-foot space in a former abandoned warehouse.

With a focus on esthetics and energy efficiency, the project team also paid close attention to a tight time schedule that would allow the project to wrap up before summer to provide Root Whole Body's owners time to begin building a solid client base.

Working with a talented group of key subcontractors allowed the team to identify



several value engineering opportunities that maximized the budget and allowed the creation of a new space within an old building. Original walls and columns were left intact to provide a mixture of the past, the present and the future.

The Root Café and Teaching Kitchen serve double duty as the center's main entry point and its storefront eating location. Custom casework and cabinets combine with hand-painted murals and complementary lighting to create an inviting environment that helps define and enhance the developing personality of the surrounding neighborhood.

## Legacy Salmon Creek Breast Health Center

**SUBMITTED BY: LRS ARCHITECTS**

**T**he renovation of the 2,500-square-foot space that serves as the Legacy Salmon Creek Breast Health Center has allowed the health provider to fulfill its mission to serve as a proactive, supportive resource for women facing cancer and other health challenges

The renovation was made possible by a \$500,000 gift from Douglas and Heather Greene, both of whom lost spouses to cancer and knew how important the environment of a medical care facility was to the well-being of patients and their supporters.

Before the renovation, the center was located in a cramped space that required patients to enter through a general entry point. The facility had a single 3D mammography machine and patients had to check into the imaging department, change into a hospital gown and then walk down a hall to the mammography room, a journey that has since been eliminated with the renovation.

Lease Crutcher Lewis was the primary contractor on the project, collaborating with LRS Architects, Sazan Group and Legacy Health to create a design and layout that



would be sensitive to both the technical needs of the facility and the impression it made on patients. The renovation opened up space that allowed the center to add a second 3D mammography machine as well as additional specialty equipment, while the addition of screens created privacy for patients. The redesign also created a new dedicated entrance, reception area and waiting area for patients.

Bryce R. Helgerson, president of Salmon Creek Medical Center, said the completed project — with its elegant carpets, sculptural wall elements, comfortable furniture and themes of nature — promotes the "healing environment" the Breast Health Center strives to create for every patient.

# DJC 2018 TOP PROJECTS Infrastructure First Place

**LOCATION:** Lake Oswego, Oregon

**PROJECT COST:** \$66.101 million

**START DATE:** September 2013

**COMPLETION:** October 2017

**OWNER/DEVELOPER:** City of Lake Oswego

**ENGINEERING FIRM:** MWH Global Inc.

**ARCHITECT:** MWA Architects

**GENERAL CONTRACTOR:**  
Slayden Constructors Inc.



## Lake Oswego Water Treatment Plant

**SUBMITTED BY: SLAYDEN CONSTRUCTORS INC.**



Lake Oswego's original water treatment plant was built in 1968 and treated water from the Clackamas River for nearly 50 years. The initial treatment capacity of 10 million gallons per day (MGD) was expanded to 16 MGD in the 1980s. Even though the facility had been updated over the years, it was outdated, undersized and out of compliance with modern-day seismic requirements.

This project increased the plant capacity to 38 MGD and began supplying water to Lake Oswego and Tigard in summer 2016. The new treatment plant utilizes a high rate of conventional sedimentation and filtration to ensure a reliable and consistent supply of water for more than 100,000 customers. The system also features a state-of-the-art ozone system to improve the water's quality and taste.

The plant was designed to incorporate energy efficiency, renewable energy components and sustainable operations. It is able to withstand large seismic events, and a tie-in with the city of West Linn's system allows the plant to serve as a backup water source for West Linn during an emergency.

Construction of the new plant was done around the existing facilities in three phases. The project included construction of a two-million-gallon, buried clear well and pump station; a building to house new electrical equipment; a chemical building; a ballasted flocculation building/equipment; gravity thickener; solids pump station/mechanical dewatering system; an ozone contractor basin/equipment building;

washwater basin; and a new administration building.

The site also features a two-acre, park-like setting over the top of the buried clear well on the south side, and a rain garden that collects rainwater and drains it through an infiltration pond on the north side. It also incorporates a walking path that provides community members with much-needed access between Mapleton Drive and Kenthorpe Way.

Ryan Imel, project manager for Slayden Constructors, said the need to maintain operations during construction so people wouldn't lose their water service was one of several challenges. Managing the labor balance during the three phases also added to the project's complexity.

"We had big fluctuations in manpower because we were ramping up for the first phase, ramping down for the second, and then ramping up again for the third phase," he said. "It was almost like starting and completing three separate jobs within one project."

In addition, significant coordination was needed with other portions of the overall program upgrade. Slayden Constructors worked closely with the Lake Oswego Water Partnership, design engineer and other contractors to ensure its individual portion of the program meshed well with the needs and time constraints of the overall program, which included a river intake pump station, storage reservoir in Lake Oswego, pump station in Tigard and 10.5 miles of large-diameter connecting pipeline.

DJC-2018  
**TOP PROJECTS**  
 Infrastructure  
**Second Place**

**LOCATION:** Forest Grove, Oregon  
**PROJECT COST:** \$5.6 million  
**START DATE:** June 2016  
**COMPLETION DATE:** November 2017  
**OWNER:** Clean Water Services  
**ARCHITECT:** Bazan Architects  
**ENGINEER:** Kennedy Jenks  
**GENERAL CONTRACTOR:** Tapani Inc.



**Fernhill Western Wetlands Vertical Flow Wetland System**  
**SUBMITTED BY: TAPANI INC.**

A site prone to flooding and an unusually wet winter could have been a recipe for disaster. But close teamwork, innovative thinking and careful coordination helped keep the Fernhill Western Wetlands Vertical Flow Wetland System project on a track for success.

The Fernhill Wetlands area is part of more than 700 acres in Forest Grove that is owned by Clean Water Services and managed in coordination with the city of Forest Grove and Fernhill Wetlands Council. Since Clean Water Services began creating the natural treatment system wetlands in 2012, the area has become a popular spot for birdwatchers.

Clean Water Services brought together Tapani Inc., Kennedy Jenks as project engineer and Bazan Architects to modify existing facilities at a wastewater treatment facility in Forest Grove to create a sustainable final stage of treatment of sewage so that it would be clean enough to be released into the wetlands.

The \$5.6 million project consisted of converting an existing asphalt-lined facility for handling material into 12 vertical flow wetlands lined with high-density polyeth-



ylene. Distribution and collection piping was installed along with 42,000 tons of washed media filter rock, pumps and vaults. The team also created a pile-supported operations building.

The unique system caught national attention and even before work started in June 2016, the project was named one of ConstructConnect's "hot projects" in May of that year. Even usually wet winter weather that flooded the work area several times didn't slow the momentum of the project, which was completed on time and on budget in 2017.

DJC-2018  
**TOP PROJECTS**  
 Infrastructure  
**Third Place**

**LOCATION:** Portland, Oregon  
**PROJECT COST:** \$9.252 million  
**START DATE:** May 2016  
**COMPLETION DATE:** October 2017  
**OWNER/DEVELOPER:** Port of Portland  
**ARCHITECT:** DBC Architecture Inc.  
**ENGINEER:** Burns & McDonnell  
**GENERAL CONTRACTOR:** Hydro-Temp Mechanical



**PIA Concourse D West HVAC Replacement**  
**SUBMITTED BY: HYDRO-TEMP MECHANICAL INC.**

A section of Portland International Airport recently received an upgrade as part of the six major components of the PDX 2000 Master Plan.

Originally built in 1988 to facilitate Delta Airlines' need for an international connection facility, Concourse D had become inefficient and outdated. The project replaced the 30-year-old HVAC system serving the west end of Concourse D, along with its associated electrical systems, HVAC controls, heating and chilled water piping, and VAV terminal units, and sprinkler systems. The project also included a full design of temporary HVAC systems required to maintain terminal and airline operations while construction work was being done.

Keeping the project on time and on budget required extensive coordination between the airport, the Port of Portland as the project owner, and all major and subcontractors on the project.

Work had to be performed so as not to impede several thousand travelers and support personnel each day. Two temporary 100-ton air handlers at either end of the concourse kept the HVAC system active through the



construction. The new system is a single unit that was fit in 24 pieces through an existing 8-foot-by-10-foot louvered opening and assembled in-situ.

The work also included a full reroof of that portion of the terminal, as well as refurbishing the existing concourse skylights, covering 75 percent of the existing glazing with new roofing, and interior finishes to reduce heat gain and improve overall energy efficiency of the building. The 18-month-long, \$9.252 million project came in ahead of time and on-budget.



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Congratulations to Portland Public Schools for having three finalists in the DJC Top Projects awards, including Franklin High School, Roosevelt High School, and the Fabion School + Concordia University building, a 3 to PhD Community.

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DJC 2018  
**TOP PROJECTS**  
**Hospitality**  
**First Place**

# AC Hotel by Marriott – Portland Downtown

SUBMITTED BY: M.A. MORTENSON CO.

**LOCATION:** Portland, Oregon

**PROJECT COST:** \$50 million

**START DATE:** September 2015

**COMPLETION DATE:** February 2017

**OWNER/DEVELOPER:** McWhinney, Sage Hospitality and Mortenson Development Inc.

**ARCHITECT:** SERA Architects

**ENGINEERING FIRM:**

KPFF Consulting Engineers

**DESIGN-BUILDER:** M.A. Mortenson Company

With approximately 120,000 square feet and 13 stories, the AC Hotel houses 204 guest rooms and features the AC Bar and Lounge, a library, meeting space, high-tech “media salons” and a fitness center. Designed to exude a European feel, the hotel promotes Portland’s culture through local art, food and beverages and its hospitality team encourages guests to go explore the city.

As co-developer, Mortenson secured the property and financing and shared the upfront predevelopment and due-diligence costs. As the design-builder, it contracted directly with the owner and held all contracts with the architect, trade partners and suppliers. This allowed the design-build team, which included SERA Architects, Cochran and Temp Controls Mechanical, to work together from the project’s outset with Sage Hospitality and McWhinney.

Mortenson described its trade partners as a critical part of the project’s success. It utilized 33 MWESB firms during design and construction, which provided a competitive advantage in pricing and schedule as well as allowing for greater diversity within the project team. Mortenson exceeded the 20 percent MWESB goal by reaching 22 percent during the design phase and 26.4 percent during construction, which amounted to about \$10 million worth of contract work.

In addition to wet and icy weather, challenges included the site’s location amid high pedestrian and vehicle traffic, which necessitated a rigorous disruption avoidance plan, safety plan and traffic mitigation requirements. The site’s lack of lay-down space forced Mortenson and its trade partners to implement a just-in-time delivery method.

With a tight schedule and a difficult weather year, trade partners had to work around the clock toward the end of the project. For example, to avoid disruption of the interior construction trades, the sub-contracted moving company delivered and installed furniture fixtures and equipment



during night shifts.

Prior to and during construction, 3D scans helped the team avoid settlement and façade damage to masonry buildings in the nearby Yamhill Historic District. The hotel’s design is intended to fit in aesthetically with the historic district by including white masonry as a nod to the past and silver metal panels that give the building a more modern spin. The team met LEED Silver certification goals by sourcing local materials, recycling content and implementing stringent requirements with trade partners.

In a letter praising the project, William Balinbin, Sage Hospitality’s vice president of acquisitions and development, noted that the AC Hotel has outperformed initial operating projections since opening in February 2017, and that Sage and Mortenson have worked together on more than 14 hotel projects.

“It would be my pleasure to work on many future deals with Mortenson,” Balinbin wrote, “as they have demonstrated their development and construction expertise, as well as (striving) to provide a hassle-free project from start to finish.”



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DJC-2018  
**TOP PROJECTS**  
 Hospitality  
**Second Place**

**LOCATION:** Ridgefield, Washington  
**PROJECT COST:** \$196.434 million  
**START DATE:** February 2016  
**COMPLETION DATE:** April 2017  
**OWNER/DEVELOPER:** Cowlitz Indian Tribe/Salishan Mohegan LLC  
**ARCHITECT:** The Friedmutter Group  
**ENGINEER:** Chavez-Grievés Consulting Engineers  
**GENERAL CONTRACTOR:** Swinerton Builders



## ilani Casino Resort

**SUBMITTED BY: SWINERTON BUILDERS**

**W**ith two main players in the development and construction of ilani Casino Resort located 3,000 miles apart, the project could have become a recipe for disaster.

But the Mohegan Tribe from Connecticut, which served as the developer and the manager for the 368,000-square-foot casino, and the project owner, the Cowlitz Tribe from Southwest Washington, both credit the successful completion of the project to the expertise of the project team, especially general contractor Swinerton Builders.

Swinerton's "exemplary problem solving and communication skills" helped keep the many parts of the project moving smoothly, Salishan Mohegan LLC project manager Peter J. Schultz wrote in a letter of support for the project.

A design-build project, ilani Casino Resort features 356,000 square feet of gaming, restaurant, retail and entertainment areas. The gaming floor alone covers more than 100,000 square feet with 2,500 slot machines and 75 table games. The project also includes parking for 3,000 cars.



The finishes throughout the casino were selected to represent important aspects of the Cowlitz Tribe's heritage, and include unique lighting fixtures and a topographical ceiling map in the gaming area that tell the story of a river's flow and the Tribe's connection to migrating salmon.

With an eye toward finishing the project ahead of schedule while also mitigating delays as obstacles rose, Swinerton identified the casino floor and ceiling as the critical path of the project, and then sequenced superstructure construction around those two areas. That non-traditional approach, along with a collaborative mindset that created partners rather than adversaries, allowed Swinerton to trim six weeks off the critical path of the project.

DJC-2018  
**TOP PROJECTS**  
 Hospitality  
**Third Place**

**LOCATION:** Albany, Oregon  
**PROJECT COST:** \$6.056 million  
**START DATE:** March 2016  
**COMPLETION DATE:** July 2017  
**OWNER/DEVELOPER:** The Albany Carousel and Museum  
**ARCHITECT:** Carlson Veit Architects  
**ENGINEER:** MSC Engineers Inc.  
**GENERAL CONTRACTOR:** Gerding Builders LLC



## The Albany Carousel and Museum

**SUBMITTED BY: GERDING BUILDERS LLC**

**S**ome projects are pure fun. In 2002, The Albany Carousel & Museum began with an idea and an excited group of 30 volunteers.

A workshop was set up and carving — by hand — began on a fanciful menagerie. "Adoptions" of the carved creations were offered for between \$7,500 and \$10,000 to raise money for the project. In 2006, a \$300,000 grant from the Central Albany Revitalization Area made the purchase of a building that formerly housed a flower shop possible.

Famed carousel maker Gustav Dentzel had finished his last mechanism and platform in 1909. The components were used for decades in a carousel in New Jersey. With the help and blessing of Dentzel's grandchildren, the drive mechanism, connecting rods and posts were donated to the Albany project.

Over the next decade, the Albany carousel group created 52 animals — from horses and dragons to salmon and elephants — making it the largest carousel west of the Mississippi. In 2014, an anonymous contribution of \$3 million brought total campaign contributions to \$4.6 million, enough to begin work



on the former flower shop building.

Gerding Builders began work on the building in March 2016. An existing 8,000 square foot basement was cleared and reinforced to serve as a workshop. The main floor structure is a 14,000-square-foot do-decahedron shape with a light-story on top.

The project finished in July 2017, opened to the public in August and has since become a downtown Albany attraction that has been enjoyed by more than 80,000 visitors from around the world.

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**DJC OREGON**

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Nomination Deadline: **Friday, June 22**

### **EVENT DETAILS:**

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**Sentinel Hotel Governor Ballroom | 614 SW 11th Ave., Portland, OR**

Find the nomination form online at: **[djcoregon.com/building-diversity](http://djcoregon.com/building-diversity)**

## Winner: Patriot Hall

Clatsop Community College sits atop a steep hill looking out over Astoria, Oregon, and the Columbia River. The view is incredible, but the “wow” factor doesn’t stop there. The campus has been revitalized with a series of energy-efficient renovations. The most recent is Patriot Hall, a health and fitness center so cutting edge that it uses 70 percent less energy than a standard building of its type.

Two outer walls, as well as a historic plaque paying tribute to Clatsop County soldiers of all wars, are all that remain of the old Patriot Hall, built in 1921. The rest is a completely reimaged space that offers a new central hub for more than 2,000 students and the community to gather, exercise and learn.

To make this project a reality and highly energy efficient, the school sought funding through local bonds and worked closely with the design team to ensure high-performance and renewable-energy features were incorporated early on.

Daylighting, natural ventilation, low-speed ceiling fans, solar water heating and many other features work in harmony to make the space comfortable and airy, while also helping the campus reduce energy costs. Based on energy models, the college anticipates Patriot Hall will save more than \$25,000 a year in energy costs.

Thanks to the successful execution of the project’s design and construction teams, Clatsop students and the people of Astoria now have a beautiful gathering space that embodies the values of the college and the community.



Congratulations to P&C Construction; SRG Partnership; Westlake Consultants; PAE; Luma Lighting Design; and the

subcontractors, suppliers and team members who made this project possible.

## Honorable Mentions:



### New Bridge High School

New Bridge High School, located in Grants Pass, is a 13,000-square-foot high school designed to provide a sense of freedom and opportunity to incarcerated youth. The youth took part in the planning of the school addition. Passive design orients buildings to take advantage of solar and daylighting access, as well as natural ventilation. The project is targeting LEED Gold and incorporates renewable energy into the design to help achieve the building’s high performance.

Congratulations to Oh planning+design, architecture; Adroit Construction Company; SEFT Consulting Group; InSite Engineering; and Green Building Services.

### Faubion School + Concordia University

The Faubion School, in northeast Portland, used innovated design strategy to achieve notable energy-efficiency goals. They integrated their PK-8 school serving 800 students with the neighboring Concordia University through curriculum and building design. The goal of the project is to close the achievement gap starting in grade school and continuing through higher education. They achieved LEED Gold and incorporated renewable energy into the design to help reach their high-performance goals.

Congratulations to CBRE|Heery, Bora Architects, Todd Construction and Interface Engineering.





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DJC 2018  
**TOP PROJECTS**  
 Industrial  
**First Place**

**LOCATION:** Madras, Oregon  
**PROJECT COST:** \$18.5 million  
**START DATE:** August 2015 (design),  
 May 2016 (construction)  
**COMPLETION:** May 2017

**OWNER/DEVELOPER:**  
 Daimler Trucks North America  
**ARCHITECT:** CIDA Architects & Engineers  
**ENGINEERS:** CIDA, David Evans and Associates Inc., MFIA Inc. Consulting Engineers  
**GENERAL CONTRACTOR:**  
 Kirby Nagelhout Construction



## Daimler Trucks North America High Desert Proving Grounds

**SUBMITTED BY: CIDA ARCHITECTS & ENGINEERS, DAVID EVANS AND ASSOCIATES, KIRBY NAGELHOUT CONSTRUCTION**



**W**hen Daimler wanted to test its large commercial trucks, the engineers based in its Portland headquarters had to travel to a facility in South Bend, Indiana. The inconvenience of this arrangement led the company to focus on a smaller facility in Madras, Oregon, near the airport — originally a World War II runway and drag strip — where it had done smaller-scale testing for nearly 40 years.

Today, the new state-of-the-art facility is part of an 87-acre campus that will provide Daimler with product validation and durability testing for its complete line of commercial vehicles. The project involved simultaneous construction of a 3.5-mile durability track adjacent to a 33,000-square-foot high-tech shop and office. The shop houses 14 service bays with 5- and 10-ton crane coverage; an instrumentation lab; and offices that allow engineers, technicians and drivers to outfit trucks with new products, send them to the testing track and evaluate the impacts of intense use in a single shift.

In addition to conference rooms linked to the Portland headquarters, the facility allows customers to not only visit the site to review information with Daimler but also get into the seat of the truck and experience real-world durability simulations on the vehicles.

Chris Walker, an associate architect with CIDA Architects & Engineers, said the project's "torture track" is among several factors that make it unique. The road, comprised of two loops, features nine simulated road

conditions that allow Daimler's engineers to simulate a truck's full service life of 1.2 million miles in about six months and just 6,000 actual driven miles.

"You walk the track and it mimics all these different road surfaces you see as our infrastructure ages," Walker said, adding the track simulates some of the worst road conditions trucks encounter in real conditions.

Walker was part of the design team that worked with Daimler's engineering staff to evaluate data from similar track facilities in Germany and South Bend and develop a campus plan that included options for multiple buildings, safe truck maneuvering into and out of the loops, visibility of test operations, and security and future expansion capabilities. He said the team succeeded in creating a torture track that is "the perfect, imperfect road," not only to meet strict German specifications but also to endure Central Oregon's climate.

"The way the contractor approached the project — having a team dedicated to building the track while another built the shop — was essential to getting it done on schedule and especially with the winter weather in Central Oregon," Walker said, noting Daimler plans to replicate the facility in other locations.

"The overall success of this project was greatly influenced by the great collaboration of the entire team ... throughout the project, from concepts and theories to final construction," said Kaz Kawamoto, Daimler's construction project manager for the facility.

# DJC 2018 TOP PROJECTS Industrial Second Place

**LOCATION:** Portland, Oregon  
**PROJECT COST:** \$95.2 million  
**START DATE:** September 2016  
**COMPLETION DATE:** October 2017  
**OWNER:** United States Postal Service  
**ARCHITECT:** The Korte Co.  
**ENGINEER:** KPFF Consulting Engineers  
**GENERAL CONTRACTOR:** The Korte Co.



## USPS Processing and Distribution Center

SUBMITTED BY: KORTE CONSTRUCTION CO. DBA THE KORTE CO.

The United States Postal Service has had a new processing and distribution center in Portland in the development stages since 2003. The city of Portland, the Port of Portland, the postal service and a Trammell Crow development team completed a deal in 2016 on a 46-acre site not far from Portland International Airport.

The project benefitted from preloading by Trammell Crow and GeoDesign Inc., saving millions in costs.

The postal service has been a supporter of the design-build approach for more than two decades, and felt that using the method for the Portland facility would ensure the project would meet the agency's exacting design standards while also delivering the best value and ensuring a smooth process to allow early occupancy. The project award went to The Korte Co., a national design-build contractor. Members of the team included GeoDesign Inc., KPFF Consulting Engineers, Tapani, Inc., SunSteel, Charles E. Jarrell Mechanical, Patriot Fire Protection and EC Company Electrical. The project also featured DMWESB-certified subcontractors.



Budgeted at \$95 million, the total project is just under one million square feet.

A main building contains 143,000 square feet of administrative space, 572,000 square feet for mail processions and a distribution area of 74,000 square feet. The distribution center features 92 loading docks. An additional vehicle maintenance facility with 30,000 square feet of space includes 17 maintenance bays.

Despite unusually heavy rains during the 14-month construction period, the project was completed on time and on budget — and without a single lost-time incident during a total of 250,000 man hours worked.

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DJC 2018  
**TOP PROJECTS**  
**Industrial**  
**Third Place**

**LOCATION:** Gresham, Oregon  
**PROJECT COST:** \$38.5 million  
**START DATE:** August 2016  
**COMPLETION DATE:** October 2017  
**OWNER/DEVELOPER:**  
 Specht Development  
**ARCHITECT:** Mackenzie  
**ENGINEER:** Mackenzie  
**GENERAL CONTRACTOR:**  
 Perlo Construction



# Vista Logistics Park

**SUBMITTED BY: PERLO CONSTRUCTION**

In the world of construction projects, crews often talk about moving dirt as part of a day's work. The team that worked on Vista Logistics Park took that industry boast one step better by also moving what at times seemed like a mountain's worth of boulders.

More than 5,000 cubic yards of boulders and cobbles were uncovered as part of a large cut-and-fill operation necessary to prepare the 39-acre Southeast 223rd Avenue site in Gresham for the eventual construction of three concrete tilt-up buildings. Almost all of the boulders had to be hauled off site, a chore that totaled almost \$1 million. Preparing the site for construction also included moving more than 175,000 cubic yards of dirt.

Specht Development and NY Life Real Estate Investors had a lofty goal for the project. While industrial park projects usually rise in phases, they planned to tackle their project in a single effort. To accomplish that feat, they compiled a team featuring Mackenzie as architect and engineer and Perlo Construction as the contractor.

In spite of difficulties with wet fall, winter



and early spring weather and high Columbia River Gorge winds, crews successfully poured and set more than 30,000 yards of concrete and constructed and finished structures specific to different logistical operations all within a 14-month period.

With three buildings totaling 733,232 square feet, the Vista Logistics Park has earned recognition as the largest single-phase speculative industrial project in the history of the metro region, a feat accomplished on schedule and on budget.

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DJC 2018  
**TOP PROJECTS**  
 Renovation  
**First Place**

**LOCATION:** Portland, Oregon

**PROJECT COST:** \$7.9 million

**START DATE:** February 2016

**COMPLETION:** April 2017

**OWNER/DEVELOPER:** Run Our Dream LLC

**ARCHITECT:** Bora Architects

**ENGINEERING FIRM:** Glumac (mechanical, electrical, plumbing), Grummel Engineering LLC (structural), Humber Design Group Inc. (civil)

**GENERAL CONTRACTOR:**

Lease Crutcher Lewis



## YMCA Adaptive Reuse

**SUBMITTED BY: LEASE CRUTCHER LEWIS**



**B**ora Architects designed the original YMCA athletic facility in 1977 with the goal of blending an architectural statement into the surrounding hillside. Over the course of its life as the “Metro Y,” the building was lauded for its contemporary modernist design, appearing in *Progressive Architecture Magazine* in 1978 and earning an Honor Award from the Portland chapter of the American Institute of Architects.

The YMCA operated the building until 2013, when it was re-purposed as a private health club. In 2015, the unusual opportunity to adapt and retrofit the core and shell of the building that Bora had designed more than 40 years earlier arose. The developer client approached Bora at the behest of sports apparel company Under Armour, which was drawn to the building’s distinctive massing, connection to Duniway Park and history as an athletic building.

The goal of the project was to take the essence of the existing building’s footprint and improve upon it by adding glass and wood elements to the exterior, bring the structure up to seismic code and retrofit it to accommodate a future third-floor addition.

In addition to updating the building to respond to a different set of needs and inhabitants, the design focused on augmenting its existing strengths. To reinforce the connection to the park and surrounding neighborhood, the glazing on the curved, northwest façade was expanded. The new system provides views of the concrete waffle

slab ceilings and warm glue-laminated wood beam structure within.

The first phase of construction included demolition of the interiors, the infill of an existing in-ground swimming pool and exterior façade improvements. Interior work included extensive seismic upgrades, and the team also added concrete sheer walls and reinforced the existing stair tower with shotcrete walls.

Lease Crutcher Lewis noted that the roof of the existing building was always out of compliance with the Terwilliger Boulevard view corridor, and it needed to show that the phase 2 addition would not greatly impede the view corridor any further. Skylights are intentionally aimed away from Terwilliger and an extensive green roof will cover the new addition to satisfy this demand.

Ned McCall, manager of Run Our Dream, which owns the building, noted that in addition to managing the building’s renovation, Bora and Lease Crutcher Lewis also helped coordinate a simultaneous, complete renovation of Duniway Park. The park is owned, operated and maintained by Portland Parks and Recreation, but the project was financed and managed by Under Armour.

“Permitting for this project was complex. It required structural and seismic upgrades, a zone change, design review for a proposed additional floor and coordinating both the core/shell renovation with the tenant’s TI work,” McCall wrote in a support letter. “Bora and (Lease Crutcher Lewis) did a fantastic job every step of the way.”

DJC 2018  
TOP PROJECTS  
Renovation  
Second Place

**LOCATION:** Portland, Oregon

**PROJECT COST:** \$23 million

**START DATE:** August 2015

**COMPLETION DATE:** June 2017

**OWNER/DEVELOPER:** Lloyd Center Mall & Cypress Equities

**ARCHITECT:** Waterleaf Architecture

**ENGINEERS:** DCI Engineers (structural), PAE (electrical, mechanical and plumbing)

**GENERAL CONTRACTOR:** Deacon Construction



# Lloyd Center Mall Renovation

SUBMITTED BY: DEACON CONSTRUCTION

**W**hen the Lloyd Center was developed in 1960, it was the largest shopping center of its kind in the country.

Major renovation work in the late 1980s and early 1990s allowed the mall to expand from 100 retailers to 178 retailers on three floors and added a fully-enclosed Olympic-size ice rink. With approximately 1.4 million square feet of space over 50 acres, the Lloyd Center Mall still reigns as Oregon's largest shopping center.

In 2006, with an eye toward helping the mall keep up with the tastes of modern shoppers, Deacon Construction was tapped to handle extensive interior renovation work. Approximately a decade later, the company returned to the Lloyd Center to tackle a full upgrade of the shopping center, from updating mall entrances to completing interior concourse work and renovating the ice rink.

The completed project features updated entryways that allow more natural light, improve pedestrian visibility and create a more modern design consistent with the mall's new look. Interior upgrades included all new flooring, new finishes and LED lighting



throughout the shopping center.

A new daylit atrium features a grand spiral staircase offering access to all three levels of the shopping center. The new staircase was created with more than 50,000 tons of steel and is suspended from the roof with 1.5-inch rods attached at the center, giving it the appearance of floating.

The \$23 million renovation was performed over 22 months, with work schedules arranged to minimize disruptions to shoppers and tenants. Crews often could be found working day and night to keep the project on schedule.

DJC 2018  
TOP PROJECTS  
Renovation  
Third Place

**LOCATION:** Portland, Oregon

**START DATE:** January 2016

**COMPLETION DATE:** January 2017

**OWNER/DEVELOPER:** Kaiser Permanente

**ARCHITECT:** PKA Architects

**ENGINEER:** PAE

**GENERAL CONTRACTOR:** Howard S. Wright, a Balfour Beatty company



# Kaiser Permanente Interstate Medical Office East – Integrated Pediatric Care

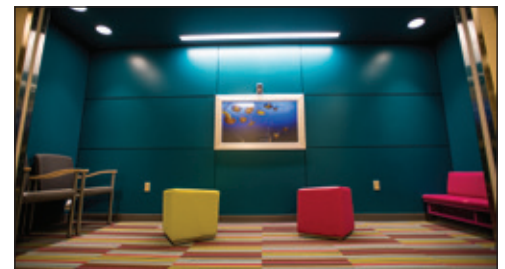
SUBMITTED BY: PKA ARCHITECTS AND HOWARD S. WRIGHT CONSTRUCTION

**K**aiser Permanente Interstate Medical Office East is a major clinic providing wellness care, outpatient procedures and non-emergency treatment. Recent renovations were designed and completed to better merge the Pediatric Care unit into the facility as a whole while pursuing the goals of Pediatric Design Excellence standards.

The project was Phase One of an overall campus-wide renovation designed to better integrate all units within the facility

As it approached the first renovation phase, Kaiser Permanente leaders set a goal to provide primary and specialty pediatric care all in one building. But Kaiser Permanente also wanted the resulting environment to be warm and inviting, a place that would reduce the anxiety that many children experience when going to see a doctor.

To achieve those dual goals, Kaiser and PKA Architects chose to incorporate bright colors and bold graphics. The end result features spaces that offer a sense of energy and encourage the imagination, even as the layout makes it easier to navigate from room



to room and from section to section.

A major challenge of the project lay in keeping the clinic as functional as possible while construction work went on for a full year. Work was primarily done at night and was coordinated with medical personnel to avoid conflicts. Consistent weekly communication between all groups was maintained and successful coordination between clinic personnel and day and night construction crews minimized conflicts. Temporary viewing windows were constructed to provide views of ongoing work and "junior constructor" stickers made pediatric patients feel like part of the team.

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- John P. Berres, District General Manager - Pacific NW

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DJC 2018  
**TOP PROJECTS**  
**Transportation**  
**First Place**

**LOCATION:** Ridgefield, Washington

**PROJECT COST:** \$35 million

**START DATE:** July 2012

**COMPLETION:** July 2017

**OWNER/DEVELOPER:** Cowlitz Tribe and Mohegan Sun Gaming & Entertainment

**LEAD CONSULTANT:**  
 Kittelson & Associates Inc.

**ENGINEERS:** CH2M, Olson Engineering

**LANDSCAPE ARCHITECT:**  
 Lifescapes International

**DESIGN-BUILD CONTRACTOR:**  
 Swinerton Builders



## I-5/NW La Center Road Interchange

**SUBMITTED BY: KITTELSON & ASSOCIATES AND SWINERTON BUILDERS**

New development on Cowlitz tribal land was expected to render the old Interstate 5/Northwest La Center Road interchange — and its seismically deficient overpass — unsafe and inefficient. A plan to upgrade it needed to ensure that traffic would keep moving through the major commuter and West Coast freight route during construction.

On top of that, delays in planning and development left a narrow window for design and construction of a new interchange, and a project that typically would take two years to construct needed to be finished in 10 months.

The project marks a unique chapter in public-private partnership for freeway design projects in the region. The new interchange is a public asset, but all funding was provided by the tribe. Right-of-way acquisition usually would have been ensured through eminent domain, but the project's private funding meant all acquisition had to be voluntary.

The completed interchange and supporting infrastructure also would need to have relatively low maintenance costs, provide bicycle and pedestrian facilities, serve as a gateway to the city of La Center and Cowlitz Reservation, and improve public safety.

Among the challenges, the project was on hold for a year and a half during the five years scheduled for environmental documentation, design and construction, but the completion deadline didn't change. The project team, led by Kittelson & Associates and featuring Swinerton Builders as the design-build contractor, initiated a construction staging and traffic control strategy to

address this challenge.

"During construction we turned a diamond interchange into loop ramps to open the southern part of the interchange so we could build huge portions of the project without traffic running through it," said Hermanus Steyn, a senior principal engineer with Kittelson.

Locating the new overpass and roundabouts south of the existing overpass and cross street helped to reduce construction time and minimize interaction between the traveling public and construction activities, increasing worker safety.

A diamond interchange with roundabouts was selected based on its superior operations and safety performance and environmental benefits. The configuration also reduced the number of lanes needed on the bridge. The more bicycle and pedestrian-friendly atmosphere created by the roundabouts was augmented by multiuse paths on both sides of the freeway crossing structure. The roundabouts' landscaping and welcoming multimodal facilities is visually striking, creating the gateway effect desired by the tribe and the City of La Center.

Marc Butorac, senior principal engineer with Kittelson, said the dual roundabout interchange terminals are a first for Washington and he credited the collaboration between the private and public partners for the project's positive outcomes.

"Trust between our clients, our great partners, the contractor and the design team was the key to success and the ability to deliver the project at the velocity that we did," Butorac said.



DJC 2018  
**TOP PROJECTS**  
 Transportation  
**Second Place**

**LOCATION:** Beaverton, Oregon

**PROJECT COST:** \$24.5 million

**START DATE:** January 2013

**COMPLETION DATE:** August 2017

**OWNER/DEVELOPER:**

Washington County, Oregon

**ENGINEER:** Harper Houf Peterson Righellis

**GENERAL CONTRACTOR:** K&E Excavating

**OTHER ASSOCIATES:** City of Beaverton

DKS, GeoDesign Inc., Mason Bruce Girard

Inc., Pavement Services Inc.



# Farmington Road Improvements

**SUBMITTED BY: HARPER HOUF PETERSON RIGHELLIS**

**F**armington Road in Beaverton is a dense urban corridor that needed upgrading to address growth and safety concerns. The section between Murray Boulevard and Hocken Avenue was a heavily used four-lane street that lacked continuous bicycle and pedestrian paths. Adding to the challenge of the project was the fact that the corridor, which sees 30,000 vehicles per day, serves as the access point to Tualatin Valley Fire & Rescue's busiest station.

The main focus of the project resulted in an expansion of the roadway section to five lanes with easier access for fire station emergency vehicles. More than 50 driveways with narrow setbacks that front Farmington Road and Murray Boulevard required accommodation during construction to allow safe and continued access to apartment complexes, a senior living facility, a memory care facility, convenience stores, auto dealerships, and retail and professional offices as well as single-family homes.

Also as part of the project, an underground culvert at Erickson Creek was replaced and improved. City water and sewage



systems were replaced and upgraded, and bioswales were installed to mitigate rainwater drainage.

The project originally started in 2001, but had to be shelved until money to supplement federal funding became available. Once the money was secured in 2013, project owner Washington County turned to Harper Houf Peterson Righellis to lead the project. K&E Excavating was selected as primary contractor. DKS handled traffic engineering while GeoDesign served as geotechnical engineer. Pavement engineering was handled by Pavement Services and Mason Bruce Girard was project biologist. The city of Beaverton served as construction manager with Washington County as the managing agency.

The \$24.5 million project was completed on time in August 2017 and within budget.

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DJC-2018  
**TOP PROJECTS**  
 Transportation  
**Third Place**

**LOCATION:** Astoria, Oregon  
**PROJECT COST:** \$18.033 million  
**START DATE:** September 2014  
**COMPLETION DATE:** December 2017  
**OWNER/DEVELOPER:**  
 Oregon Department of Transportation  
**ENGINEER:** Oregon Department  
 of Transportation  
**GENERAL CONTRACTOR:** HP Civil Inc.,  
 Oregon State Bridge Construction



**US 101B: Old Young's Bay and Lewis and Clark River Bridges Project**  
**SUBMITTED BY: OREGON STATE BRIDGE CONSTRUCTION INC. AND HP CIVIL INC.**

**T**wo lift-span bridges on heavily used US 101 and US101B between Warrenton and Astoria were nearly a century old and in need of major repair and improvement.

The Lewis and Clark River Bridge, an 881-foot span on timber trestles with a 153-foot single-leaf bascule draw span built in 1924, is the last of its kind in Oregon. A counterweight lifts the span to allow boats to pass. The work required demolishing the 557-foot west approach span and replacing it with steel piling, precast and cast-in-place components, and new steel rail. The steel bascule lift was completely blasted down to bare metal and re-coated with the Oregon Department of Transportation's three-coat anti-corrosion painting system. New asphalt was placed on the driving surface. The 171-foot east span also underwent major repairs, including the placement of epoxy pile jackets on deteriorated fillings and the replacement of old bracing with composite plastic lumber bracing.

The Old Young's Bay Bridge, built in 1921, is 1,842 feet long with a 229-foot double-lift draw span. All of the 1920s era mechanical



and electrical components were replaced. New HVAC systems were installed in the bridge operator houses. The steelwork was blasted down and recoated. Approach-span work included lifting the bridge to replace failing piles while still allowing traffic across the span. Contaminated material, including lead paint, was effectively mitigated.

In a tribute to Oregon's most famous bridge engineer, Conde McCullough, several of the old components and piling sections were salvage and turned into an informational kiosk at the end of the Lewis and Clark Bridge. The combined \$18 million project was finished on time in December 2017.

DJC-2018  
**TOP PROJECTS**  
 Transportation  
**Honorable Mention**

**LOCATION:** Salem, Oregon  
**PROJECT COST:** \$6.4 million  
**START DATE:** March 201  
**COMPLETION DATE:** August 2017  
**OWNER/DEVELOPER:** City of Salem  
**ENGINEER:** OBEC Consulting Engineers  
**GENERAL CONTRACTOR:**  
 Legacy Contracting



**Peter Courtney Minto Island Bicycle and Pedestrian Bridge**  
**SUBMITTED BY: LEGACY CONTRACTING INC.**

**T**he Peter Courtney Minto Island Bridge Bicycle and Pedestrian Bridge crosses Willamette Slough and connects the downtown Salem Riverfront Park to Minto-Brown Island, providing access to more than 1,300 acres of parks on both sides of the Willamette River and more than 30 miles of popular off-street hiking and biking trails.

The bridge is a 305-foot tied-arch span with four approach spans for a combined total of 490 feet. The deck is a combination of pre-cast and cast-in-place components.

The arches, which were constructed on-site to exacting tolerances, splay outward from the center and create a visual aesthetic that is accented by lighting that runs the entire length of both arches. The handrails on either side are also lit the entire length of the bridge and provide a visual compliment to the elegant suspension arches. Wide, curved pathways on either approach give the effect of a promenade.

The city of Salem partnered with OBEC Consulting Engineers and Legacy Contract-



ing to complete the \$6.4 million project in 18 months, opening to pedestrian traffic in August 2017. In addition to finishing on time and on budget, the project was completed without a lost-time incident.

Since the opening, the bridge has been used by more than 2,000 people per day. But the structure's popularity hasn't been limited to its users. The bridge also has earned accolades for its design and engineering, including winning the National Steel Bridge Alliance Top Distinction Award in the Special Purpose category, an ACEC Engineering Excellence Award and the Project of the Year award from the Oregon Chapter of the American Public Works Association.



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**LOCATION:** Dayton, Oregon

**START DATE:** October 2014

**COMPLETION DATE:** May 2017

**OWNER/DEVELOPER:**

Ken and Grace Evenstad

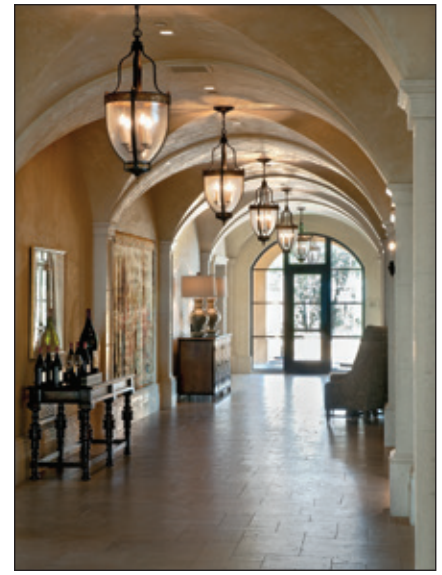
**ARCHITECT:** Waterleaf Architecture

**LANDSCAPE ARCHITECT:** Mayer/Reed

**ENGINEERS:** Glumac (mechanical, electrical, plumbing), KPFF Consulting Engineers (structural)

**GENERAL CONTRACTOR:** Schommer & Sons

**OTHER ASSOCIATES:** Cole Martinez Curtis & Associates, JBK Consulting & Design



## The Clubhouse at Domaine Serene **SUBMITTED BY: WATERLEAF ARCHITECTURE**

**W**hen it comes to craftsmanship at Domaine Serene, the wines produced aren't the only works of art. The winery, located in Dayton in Oregon's wine country, now boasts a new tasting room and visitor center that features a unique combination of old-world workmanship and modern-day materials and techniques.

To create The Clubhouse at Domaine Serene, winery founders and owners, Grace and Ken Evenstad, gathered inspiration from Chateau de la Cree, the 15th century estate the couple owns in the Burgundy region of France.

The 34,000-square-foot Clubhouse offers a range of options for experiencing the wines from Domaine Serene, from a vaulted public tasting room to areas reserved for wine club members. The building also houses a full-service kitchen and administrative offices, and an underground cave with 2,250 square feet of space for wine storage.

The cave, designed and modeled after centuries old caves used for wine storage at Chateau de la Cree, is a highlight of the Clubhouse. But the feature also posed one

of the bigger challenges during the project, requiring the project team to think creatively in order to bring the cave area to a level capable of meeting seismic and fire codes and modern-day expectations for heating, cooling and ventilation.

It took nine months and several incorrect sample boards before the general contractor, Schommer & Sons, found the perfect material to replicate cave surfaces. It also took a collaborative effort between the Schommer team, the project's masons and structural engineer KPFF to identify a chemical bond for the caves capable of meeting seismic demands.

Waterleaf worked with design-build and design-assist craftsmen to create three-dimensional trapezoid ductwork to fit in arches, conceal sprinkler heads and hide speakers to maximize sound while minimizing reverberation off of hard surfaces.

The project challenges — and the team's commitment to outstanding craftsmanship — didn't stop below ground, though.

The Clubhouse also features extensive plasterwork, which the Evenhards and the project team wanted to keep as authentic

as possible. Handmade plaster trims were once a common artistic feature in construction, but modern-day advances and labor limitations have made them nearly obsolete. In order to teach plasterers working on the Clubhouse the lost art, Schommer & Sons worked with Billings & Cronn, a third-generation contractor, to convince retired plasterers to come out of retirement to pass on their experience for the project. Modern-day techniques weren't entirely ignored in the process, though. Instead of chipping out forms from wood, laser-cut profiles were used as tools to run the trim, ensuring exact standards could be met and replicated.

Since opening in May of last year, the Clubhouse has further cemented Domaine Serene as a leader in the local, national and global wine scenes. But the accolades haven't been limited to wine aficionados. The project recently was named a 2018 outstanding project in the interior commercial category by the Northwest Wall and Ceiling Bureau, with judges calling the "incredible" artistry of the project's plasterers an achievement that deserves "to be celebrated."

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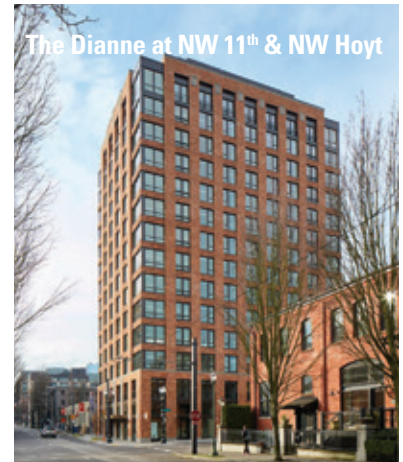
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Integrated Pediatric Care



DJC 2018  
**TOP PROJECTS**  
 Office  
**First Place**

**LOCATION:** Portland, Oregon

**PROJECT COST:** \$10.8 million

**START DATE:** August 2016

**COMPLETION:** August 2017

**OWNER/DEVELOPER:**

Guerrilla Development

**ARCHITECT:** FFA Architecture + Interiors

**ENGINEERING FIRM:** DCI Engineers

**GENERAL CONTRACTOR:**

Andersen Construction



## The Fair-Haired Dumbbell

**SUBMITTED BY: ANDERSEN CONSTRUCTION**

Located in Portland's newly developed Burnside Bridgehead area, the Fair-Haired Dumbbell is arguably one of the city's most controversially designed buildings.

The six-story, 56,389-square-foot speculative office building features two canted structures connected by skybridges on each floor. The heavy timber structure includes exposed beams on every floor and a variety of views of Portland. The ground floor houses retail space and office space fills the upper floors.

The exterior boasts hand-painted original artwork on all eight of its elevators. The buildings lean out in all directions, leaving the parapet more than three feet out from the first floor and beyond property lines. Another unique aspect of the building is the more than 400 punched window openings of different sizes randomly placed throughout the envelope's exterior, which make the floor lines disappear from the outside.

Erin Storlie, senior project manager for Andersen Construction, said the project's challenges included its location on a triangular "land island" wrapped tightly on all three sides by three very busy streets: Burnside, Couch and Martin Luther King Jr. Boulevard.

"Three of the four corners of the buildings were kissing the property line, and all sides included new sidewalks, lights and landscaping by (Portland Bureau of Transportation)," Storlie said. "The project included two twin-tower buildings that lean out on

all sides and also lean out over the property lines into the space above public walkways. This was the tightest project site Andersen has worked on."

The constrained site provided no laydown area or locations to pull over and unload materials easily. The compound angles of the framing members were tricky to work through. And the city rejected an original design concept in which the pedestrian bridges at each level were to be fixed at both sides. The design team worked for several months to resolve the issue, collaborating with the city to finalize the connection detail to one side remaining fixed with the opposite side becoming dynamic in all directions.

"A particular challenge was to extend the stucco system beyond all window frames so that the exterior façade had a complete blank canvas to be maximized for the colorful painting you see now. Each window was placed with a review in the field to maximize city views," Storlie said.

Among the lessons learned, the project team found that by adding control joints around columns and over beams in car decking, the building was allowed to be adjusted as the wood components swelled and shrunk in the dynamic environment.

"Another valuable lesson we learned was that aligning the face of exterior concrete shear walls with the face of stucco walls and expecting them to plane out, regardless of our attention to detail, isn't practical. Tolerances must be built into the design," Storlie said.

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DJC-2018  
**TOP PROJECTS**  
 Office  
**Second Place**

**LOCATION:** Portland, Oregon

**PROJECT COST:** \$21.2 million

**START DATE:** July 2016

**COMPLETION DATE:** November 2017

**OWNER/DEVELOPER:** Cairn Pacific

**ARCHITECT:** SERA Design and Architecture

**ENGINEER:** KPFF Consulting Engineers

**GENERAL CONTRACTOR:** JBA-ACCO LLC



## Leland James Building

**SUBMITTED BY: ANDERSEN CONSTRUCTION**

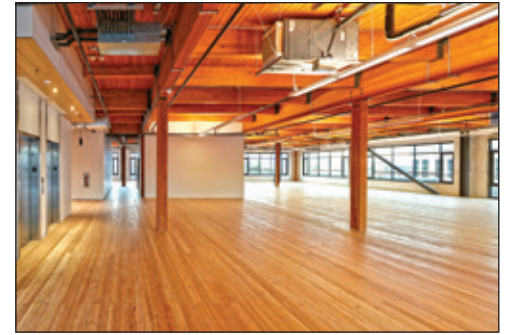
**B**uilt in 1973, the Leland James Building sits in the area of the Slabtown District of Northwest Portland that has come to be known as the Conway Blocks.

With an eye toward “reinventing” the structure to a level that would qualify for LEED Gold, the original three-story structure was entirely gutted.

The addition of a fourth floor during the project resulted in a combined 120,000 square feet of Class A office space. New features for the building included a full seismic upgrade; new mechanical, electrical, plumbing and fire protection systems; underground parking improvements; the addition of a large outdoor deck and eco-roof; and a new exterior brick facade with large windows.

Challenges included adapting the entrances on three sides of the building to compensate for the floor height being above surrounding sidewalk height, extensive asbestos abatement, new elevator shafts and staircases with all new supporting steel, and complicated exterior facade construction with tight tolerances to the existing slab.

Andersen-JBA worked closely with owner



Cairn Pacific, SERA and KPFF to fulfill a commitment to Best Value-driven construction. Design-build coordination between subcontractors working on MEPF portions of the project ensured work stayed on a tight time schedule while also provided quality results.

An asbestos abatement portion of the project required more time than originally anticipated and threatened to throw the project off schedule. However, a decision to simultaneously begin work on the exterior façade helped keep work moving along and allowed the \$21.2 million project to finish on time in just 16 months.

DJC-2018  
**TOP PROJECTS**  
 Office  
**Third Place**

**LOCATION:** Grants Pass, Oregon

**PROJECT COST:** \$12.034 million

**START DATE:** June 2015

**COMPLETION DATE:** January 2017

**OWNER:** AllCare Health

**ARCHITECT:** CIDA Architects and Engineers

**ENGINEER:** CIDA Architects and Engineers (structural), Ausland Group (civil)

**GENERAL CONTRACTOR:** Ausland Group



## AllCare Health Campus Phase I

**SUBMITTED BY: CIDA ARCHITECTS AND ENGINEERS**

**P**hase I of the AllCare Health campus in Grants Pass is a new three-story, 46,415-square-foot building that has already become a landmark in the small Southern Oregon town.

The \$12 million building serves primarily as a headquarters for AllCare, a major insurance provider. But a goal of CIDA Architects and Engineers’ design for the building was not just to reflect the company’s image, but also how AllCare serves community needs.

In a community primarily zoned for basic one- or two-story buildings, the AllCare building breaks the mold. Three colors of brick facade and traditional punched windows lead to a street-corner entry that chops off the corner and offers an expanse of clear glass windows and a curving upper deck, softening the visage of the building’s brick and steel construction. The broad exterior entryway includes ADA ramps that artfully integrate into walkways.

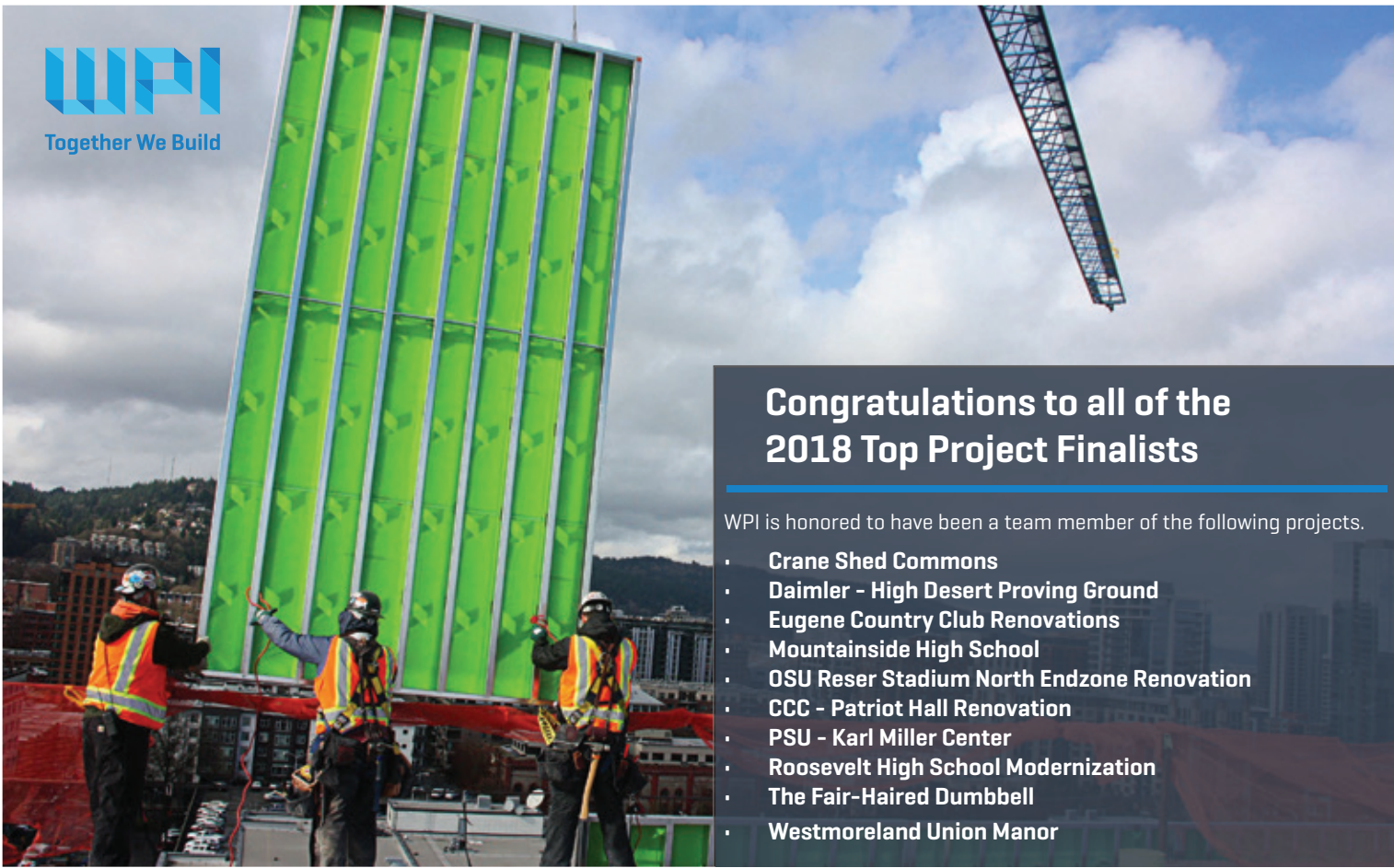
Once inside, visitors are greeted with an inviting wood staircase and a second-floor bridge crossing the double-height lobby. Skylights add additional natural light. The project team worked with department



heads to identify current and future needs, a process that convinced AllHealth to expand from an original plan to just build 25,000 square feet of space.

The building houses offices for more than 190 employees. A large, partitionable community conference center with plaza areas doubles as an adaptable meeting space complete with a catering kitchen.

Since opening in January 2017, more than 70 events have been held in the facility, reinforcing the concept of AllCare both as a solid, modern company and an integral part of the community.



## Congratulations to all of the 2018 Top Project Finalists

WPI is honored to have been a team member of the following projects.

- Crane Shed Commons
- Daimler - High Desert Proving Ground
- Eugene Country Club Renovations
- Mountainside High School
- OSU Reser Stadium North Endzone Renovation
- CCC - Patriot Hall Renovation
- PSU - Karl Miller Center
- Roosevelt High School Modernization
- The Fair-Haired Dumbbell
- Westmoreland Union Manor



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Q21  
ROSAN



THE GOAT BLOCKS  
KILLIAN PACIFIC

**DJC 2018  
TOP PROJECTS  
Office  
Honorable Mention**

**LOCATION:** Medford, Oregon

**PROJECT COST:** \$13.6 million

**START DATE:** September 2016

**COMPLETION DATE:** December 2017

**OWNER/DEVELOPER:** KOGAP Enterprises Inc.

**ARCHITECT:** S+B James Construction Management (design-build)

**ENGINEER:** Structural Solutions Inc.

**GENERAL CONTRACTOR:** S+B James Construction Management



# Providence Stewart Meadows Medical Plaza

**SUBMITTED BY: S+B JAMES CONSTRUCTION MANAGEMENT**

The new Providence Stewart Meadows Medical Plaza in Medford, Oregon, serves as the cornerstone for the Stewart Meadows mixed-use development. Located in the heart of the Rogue Valley, the facility features state-of-the-art technology with family medicine, specialty care and urgent care for a surrounding population of more than 200,000 people who previously did not have access to Providence medical center services.

The \$13.6 million, three-story medical office building consists of 66,000-square-foot with a primary entryway at Stewart Avenue and Highway 99 in the heart of Medford.

A steel, glass and aluminum cylinder rises several feet higher than the walls on either side, making it easily recognizable and now a landmark in the community. The cylinder houses the main reception area and waiting areas for Urgent Care, Sports Medicine and Imaging Departments. It opens out to plantings, seat walls and a public promenade, shade tree landscaping, benches and bollard lighting to invite public use for pedestrians, staff and patients.

Sustainable features include prominent heavy timbers and corrugated metal



awnings provide solar shading while also paying tribute to the site's former connection to the area's lumber mill history. Large concrete planters do double duty, providing stormwater detention and treatment while also softening the edge of the building.

S+B James Construction Management served as the design-build coordinator for the project. Revisions to an existing PUD required rezoning that delayed onset of the project for three months. However, with careful management, S+B James brought the project in on budget with completion by the original forecast finish date.



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DJC 2018  
**TOP PROJECTS**  
**Education**  
**First Place**

**LOCATION:** Beaverton, Oregon  
**PROJECT COST:** \$184.6 million  
**START DATE:** September 2014 (design);  
 July 2015 (construction)  
**COMPLETION:** November 2017  
**OWNER/DEVELOPER:**  
 Beaverton School District  
**ARCHITECT:** Bora Architects  
**LANDSCAPE ARCHITECT:** Walker Macy  
**ENGINEERS:** Harper Houf Peterson  
 Righellis, KPFF, PAE  
**GENERAL CONTRACTOR:**  
 Hoffman Construction Co.



## Mountainside High School

**SUBMITTED BY: BORA ARCHITECTS AND HOFFMAN CONSTRUCTION CO.**

Resulting from one of the largest bonds passed in Oregon’s history, Beaverton’s 334,000-square-foot Mountainside High School is the largest comprehensive high school in the state. Set on 47 acres, the school serves 2,200 students in a “loop stacking” program that houses nearly all formal and informal academic spaces.

Open-concept teacher planning and circulation from the loop’s interior allow light to spill through these areas and into the classrooms, which also benefit from natural daylight due to their position along the exterior wall. Key program pieces including the gym, theater and commons are located close to the front door, easing access to high-traffic areas and streamlining wayfinding for students and visitors.

Wood salvaged from two onsite barns that were demolished clads a central stair and the walls of the theater lobby. A second-story media center overlooks both the commons and the courtyard, and the courtyard features outdoor classroom spaces.

Mountainside also provides robust Career Technical Education components, including a culinary kitchen/classroom; robotics space; and a 3,500-square-foot, state-of-the-art woodshop. The school’s fully ducted, dust-collection system is installed with a wood-pellet maker, allowing students to sell the byproduct as a fundraiser.

Chris Linn, a principal with Bora Architects, said the school’s advanced technology sets it apart, as does its dual role as a community emergency shelter because of its ability to withstand a higher magnitude

earthquake than a typical school.

“The brick façade is particularly unique. The pattern transitions in color from top to bottom and was designed using parametric software — a first for us and for the brick masons,” Linn said.

Along with some bad weather conditions and an already-tight schedule, challenges included the site’s sloped topography. A large volume of predominately clay soil needed to be moved and reused as fill. By expediting mass excavation and identifying opportunities to reuse soils from the site, the project team avoided routing hundreds of dump-truck loads through the community. In addition, unforeseen conditions that arose during excavation required Hoffman and Bora to collaborate with city staff to implement a design change to the storm drainage and sewer systems.

Mountainside’s multiple athletic fields required 10.5 acres of turf, making it the largest high school turf-installation project in the Pacific Northwest. And its auditorium was built with a “ship in a bottle” construction approach that reversed some typical sequences and utilized Building Information Modeling.

“We re-learned a key lesson — that it takes a very high level of teamwork between the owner, the general contractor and the architect to successfully complete large, complex projects,” Linn said, noting staff with the Beaverton School District were “consummate professionals” and Hoffman’s “dedication to doing the work well and doing it right the first time was something to behold.”



DJC-2018  
TOP PROJECTS  
Education  
Second Place

**LOCATION:** Portland, Oregon

**PROJECT COST:** \$50.223 million

**START DATE:** August 2015

**COMPLETION DATE:** September 2017

**OWNER/DEVELOPER:**

Portland State University

**ARCHITECT:** Behnisch Architekten,  
SRG Partnership

**ENGINEER:** Catena Consulting Engineers

**GENERAL CONTRACTOR:**

Skaska USA Building Inc.



## Portland State University School of Business—Karl Miller Center

**SUBMITTED BY: SKANSKA USA BUILDING**

Skanska teamed with SRG Partnership and Behnisch Architekten to complete a 147,000-square-foot refurbishment of Portland State University's existing Graduate School of Education and School of Business Administration in downtown Portland.

The \$50.223 million project included renovations to the Karl Miller Center as well as a new 36,000-square-foot pavilion. A visually captivating glass atrium connects the two.

The project targeted LEED Platinum certification. The Karl Miller Center features a modern, cantilever design, the complexity of which posed plenty of challenges for the project team. Close collaboration and strong communication allowed the project team to successfully complete the project, despite having to conduct construction while classes were in session. Unusually harsh winter conditions also required Skanska and its subcontractors to turn to innovation and get creative in order to deal with unusually heavy rains and freezing temperatures.

A close working relationship also allowed



the project team to help PSU reach its goals for sustainability. Features such as a green roof and a series of filtering planters and high-performance walls and windows resulted in the project earning LEED Platinum status.

The project was completed in time for the beginning of the fall 2017 term, earning praise from administrators from PSU's business school.

"Even with a myriad of challenges, the construction crew and subcontractors were professional and attentive ... no small feat as the building was also occupied with over 4,000 students on the last day of the project," Cliff Allen, dean of the business school, wrote in a letter of recommendation for the project.

DJC-2018  
TOP PROJECTS  
Education  
Third Place

**LOCATION:** Portland, Oregon

**PROJECT COST:** \$113 million

**START DATE:** June 2015

**COMPLETION DATE:** August 2017

**OWNER/DEVELOPER:** Portland Public Schools

**PROJECT/CONSTRUCTION MANAGEMENT:**

CBRE/Heery

**ARCHITECT:** DOWA/IBI Group, SERA

**LANDSCAPE ARCHITECT:** Mayer/Reed

**ENGINEERS:** KPFF Consulting Engineers (civil, structural), PAE (plumbing), Reyes Engineering (electrical)

**GENERAL CONTRACTOR:**

Skanska USA Building Inc.

**OTHER ASSOCIATES:** KELSAY, Morrison-Herschfield, Pla Designs Inc., Scheduling and Information Services Inc., The Greenbush Group

## Franklin High School Modernization

**SUBMITTED BY: CBRE/HEERY**

Franklin High School was built in the heart of Southeast Portland in 1915. The school was extensively remodeled in the 1980s, but eventually ended up in need of serious upgrades and modernization.

The 2012 Portland Public Schools bond was the result of community involvement with the goal of improving schools in the district along a broad range of criteria. At Franklin, part of the modernization aimed to reconfigure and update the facility with a focus on environmental quality, sustainability and historic preservation.

More than 1,700 students currently attend Franklin, but that number is expected to grow. So the modernization project was tackled in a way that could accommodate a future increase in enrollment. The redesign also aimed to address changing needs of both students and the changing face of the educational curriculum. A new feature at the school, courtesy of the modernization project, for example, is a culinary arts learning space, where students can learn about nutrition while also learning how to prepare meals.

The \$113 million Franklin modernization



also included a new performing and fine arts center, a two-story entry lobby that doubles as a commons area, realignment of an existing outdoor athletic track by 90 degrees to accommodate a new gym and educational facility, repurposing the original auditorium as a media center, full seismic reinforcement, and fully integrating ADA access throughout the campus. Traditional lighting was replaced with LEDs and rooftop solar panels were installed to generate power for the school.

DJC 2018  
**TOP PROJECTS**  
Education  
**Honorable Mention**

**LOCATION:** La Grande, Oregon

**PROJECT COST:** \$15.2 million

**START DATE:** September 2015

**COMPLETION DATE:** August 2017

**OWNER/DEVELOPER:**

La Grande School District

**ARCHITECT:** DECA Architecture

**ENGINEER:** System Design Consultants Inc.

**GENERAL CONTRACTOR:** CM Company Inc.



# Central Elementary School

**SUBMITTED BY: DECA ARCHITECTURE**

**T**he new Central Elementary School in LaGrande, Oregon, represents a giant leap forward for the community and the La Grande School District. The 52,000-square-foot facility, which serves 600 students, features the latest technology both in its design and in its function.

The \$15.2 million project was made possible by the first bond measure to be passed by voters in more than 40 years, which meant the community had high expectations for the new school. Simply meeting those expectations wasn't enough for the school district and the project team, which included DECA Architecture, System Design Consultants and CM Co.

In order to stay within a construction budget limited to \$289 per square foot, the project team and the school district employed strong collaboration, coordination and communication.

The project broke ground in September 2015 and finished in time for classes to begin in August 2017.

Features of the two-story building include state-of-the-art security and technology, controlled daylighting with clerestories, high



glass walls and windows, skylights and improved lighting in all classrooms. Integrated artwork features Mount Emily, a local landmark. A full size gym, which features locally sourced wood and masonry, does double duty as a location for community events.

Keeping in the spirit of supporting the community that supported the new school, the general contractor focused on tapping local and regional craftsmen and subcontractors for the project.

The project also stands as a model for integrating optimal use of high-quality, minimal maintenance materials and systems with an eye on reducing the long-term cost to operate.



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DJC 2018  
**TOP PROJECTS**  
**Parks and Public Spaces**  
**First Place**

**LOCATION:** Portland, Oregon  
**PROJECT COST:** \$24.5 million  
**START DATE:** September 2015  
**COMPLETION DATE:** March 2017  
**OWNER:** Japanese Garden Society of Oregon  
**ARCHITECTS:** Hacker, Kengo Kuma and Associates  
**ENGINEER:** KPFF Consulting Engineers  
**GENERAL CONTRACTOR:** Hoffman Construction Co.



## Portland Japanese Garden Cultural Crossing Expansion

**SUBMITTED BY: HOFFMAN CONSTRUCTION CO.**



**N**ot every story begins with “once upon a time.” The story of the Cultural Crossing expansion project at the Portland Japanese Garden begins, instead, with an image of a specific place: a cultural village and surrounding gardens nestled carefully and respectfully in an adjacent forest.

With an eye toward creating as authentic an experience as possible, every aspect of the project — from the look and feel of three new buildings to the placement of individual plants and rocks — had to mesh with the existing environment.

To achieve that goal, the Japanese Garden Society of Oregon turned to a team that highlighted the unique esthetic of the expansion, tapping local talent as well as turning to firms and individuals experienced in creating authentic cultural experiences, from the project’s structures to its landscaping.

Portland-based Hacker and Tokyo-based Kengo Kuma and Associates joined forces on architectural design. Local landscape architecture firm Walker Macy and local engineering firms worked side by side with Sadafumi Uchiyama, the garden’s curator, and Japanese craftsmen and artisans, including 15<sup>th</sup>-generation Japanese stone mason Suminori Awata. Hoffman Construction as general contractor and a list of local associated consultants and subcontractors rounded out the team tasked with turning a vision into reality.

That unique blend of experience and backgrounds helped the team find creative ways to overcome several hurdles throughout the project.

The garden is located at the top of a slow-moving landslide. That required the project team to find ways to keep water runoff

from seeping into vulnerable soils, while making sure that any solutions were installed as unobtrusively as possible. Electrical systems and sewer systems that had to be run up the hill to new structures, including an education center and a tea house, were cleverly hidden with carefully placed features such as boulders. Common gutters on buildings were avoided — they would have marred the clean architectural lines of the structures. Instead, the engineers used trench drains and man-holes covered with removable pavers, which were placed to align perfectly with stone pavers in the Cultural Crossing’s plaza area to create a seamless harmony.

Architects, designers and engineers working on the project also found themselves presented with an opportunity to expand their repertoire. Instead of following usual linear paths of preliminary design, for example, local firms learned to follow the leads of Kuma’s team and Uchiyama, an experience that allowed them to tap the deep reservoirs of traditional Japanese design.

The completed Cultural Crossing project boasts three LEED-certified buildings, including a tea house and education center, three new garden spaces and a 185-foot-long stone wall. The project has captured a list of awards, including a 2017 honor award from the Portland chapter of the American Institute of Architects, a 2017 Best in Category award in the category of water, wastewater and stormwater systems from the Oregon chapter of the American Council of Engineering Companies and a 2018 Newsmakers Architecture Team of the Year award from the Daily Journal of Commerce. The project also was named Engineering News-Record’s 2017 Northwest Project of the Year.

**DJC 2018  
TOP PROJECTS**  
**Parks and Public Spaces**  
**Second Place**

**LOCATION:** Portland, Oregon  
**PROJECT COST:** \$10.15 million  
**START DATE:** January 2017  
**COMPLETION DATE:** October 2017  
**OWNER:** City of Portland Parks and Recreation  
**ARCHITECT:** SRG Partnership Inc.  
**ENGINEER:** Equilibrium Engineers LLC  
**GENERAL CONTRACTOR:** Howard S. Wright, a Balfour Beatty company



# Pioneer Courthouse Square Renovation

**SUBMITTED BY: HOWARD S. WRIGHT**

**A**s “Portland’s Living Room,” Pioneer Courthouse Square has served the city well.

Located at Southwest Sixth Avenue and Broadway, it ranks as the fourth best public square in the world and has played host to more than 10 million people per year since opening in 1984. But when it was discovered the public space’s underlying waterproofing was failing, the city knew it would have to find a team able to replace the waterproof membrane under the paved 40,000 square-foot park while maintaining its function as a part of Portland’s daily activity.

Howard S. Wright, a Balfour Beatty company, won the \$10 million contract to replace the membrane, upgrade HVAC systems for KGW’s active television broadcast facility at one end of the square, update tourist information features, and upgrade electrical and additional functions.

The contractor and project architect SRG Partnership set about ensuring the work would occur with minimal impact to nearly public transportation — from buses to light rail — and without major disruption to a full calendar of weekly summer events planned



in the public space. The project team also worked to ensure that several businesses around the work area would be able to continue to serve customers during the project.

The demolition required the destruction of more than 5,500 of the 77,000 bricks in the square engraved with the names of donors who helped make the original Pioneer Courthouse Square possible. The project team worked together to coordinate the engraving and replacement of the pavers.

In the end, the project was completed in just 10 months, resulting in a rejuvenated Pioneer Square ready to continue its role in Portland for another 30 years.



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**DJC 2018**  
**TOP PROJECTS**  
**Parks and Public Spaces**  
**Third Place**

**LOCATION:** Portland, Oregon

**COST:** \$8.9 million

**START DATE:** July 2016

**COMPLETION DATE:** October 2017

**OWNER/DEVELOPER:** City of Portland/  
Portland Parks and Recreation

**ARCHITECT:** Skylab Architecture

**LANDSCAPE ARCHITECT:** 2.ink Studio PC  
(project team lead)

**ENGINEER:** 3J Consulting Inc. (civil), Peterson Structural (structural), R&W Engineering (electrical, mechanical and plumbing)

**GENERAL CONTRACTOR:** Stacy and Witbeck Inc.

**OTHER ASSOCIATES:** DEW Inc. (foundation consultant), Gridline Skateparks Inc. (skatepark design), NW Geotechnical Inc. (geotechnical), Raimore Construction, Maurice Robalino (public art sculpture), Treecology Inc. (arborist)

# Luwit View Park

**SUBMITTED BY: STACY AND WITBECK INC.**

A parcel of land that previously was part of a working farm in Southeast Portland has found new life as a unique public space for 1,000 households in a previously underserved part of the city.

Portland Parks and Recreation's Luwit View Park covers 16 acres in the city's Argay neighborhood. Its northern portion includes a community garden and a Teen Area with a basketball court, climbing wall and concrete skate park. The southern portion includes an off-leash dog park, a water feature and mosaic art sculpture, a playground area and a soccer field.

The project team was led by 2.ink Studio, which served as the landscape architect. Stacy and Witbeck with Raimore Construction received the project contract in a single project partnering agreement.

In an effort to meet new Community Benefits Plan goals set in place by the city, the project team ensured that more than \$830,000 was infused directly into the community. The workforce on the project was made up of 30 percent minorities, 14 percent women and 20 percent apprenticeships.



In addition, DMWESB firms were awarded 34 percent of hard construction costs, an amount totaling more than \$2.3 million.

During construction heavier than usual heavy rain and issues obtaining mechanical components caused unexpected delays. However, once soils dried out in the spring, crews tackled an aggressive work schedule that allowed the project to be completed in time for an opening ceremony in October 2017.

Portland City Commissioner Amanda Fritz applauded the project, and called the park a "jewel of a space" that people living in the area had been awaiting for more than 40 years.

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**DJC 2018  
TOP PROJECTS  
Parks and Public Spaces  
Third Place**

**LOCATION:** Beaverton, Oregon

**PROJECT COST:** \$9.9 million

**START DATE:** May 2016

**COMPLETION DATE:** August 2017

**OWNER:** Tualatin Hills Park and Recreation District

**ARCHITECT:** David Evans and Associates

**GENERAL CONTRACTOR:** P&C Construction



# Mountain View Champions Park

**SUBMITTED BY: P&C CONSTRUCTION**

**W**ith the completion of Mountain View Champion Park, Tualatin Hills Park and Recreation District made good on its “Access for All” initiative.

At the heart of the \$8.5 million community park, which is adjacent to Mountain View Middle School in the recreation district’s southwest “fourth” quadrant, is the Champions Too field, designed with athletes and children with developmental disabilities in mind. The 22-acre park also features a synthetic baseball field, a double synthetic turf field for soccer and lacrosse, four tennis courts, a playground space, community gardens, concessions and restroom buildings, plazas and trails, and a 60-space parking area off Southwest 170<sup>th</sup> Avenue in Aloha.

The park’s project team encountered challenges even before construction began. The land for the park was owned by several parties, including individuals, which required skilled negotiations and coordination.

Creating a park that was accessible for all users went beyond simply complying with current codes. The design team adopted



an accessible design philosophy that was incorporated into every aspect of the park’s design. Stairs were eliminated and trails and walkways were created to allow all users to access the same routes whenever possible.

Constructing the Champions Too field surface also called for innovation and creativity. The field surface had to be hard enough to allow access for wheelchairs, but soft enough that people wouldn’t be hurt if they took a tumble during a sporting event. In the end, the project team found a synthetic turf material that resulted in the creation of a unique field that now serves as an example for similar projects through the Pacific Northwest.

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DJC 2018  
**TOP PROJECTS**  
**Multifamily**  
**First Place**

# The Dianne at NW 11th and NW Hoyt

**SUBMITTED BY: HOWARD S. WRIGHT**

**LOCATION:** Portland, Oregon  
**PROJECT COST:** \$33.5 million  
**START DATE:** February 2016  
**COMPLETION:** December 2017  
**OWNER/DEVELOPER:** New York Life Investments  
**ARCHITECT:** Ankrom Moisan Architects  
**ENGINEERS:** KPFF Consulting Engineers (structural), Harper Houf Peterson Righellis Inc. (civil)  
**GENERAL CONTRACTOR:** Howard S. Wright, a Balfour Beatty company

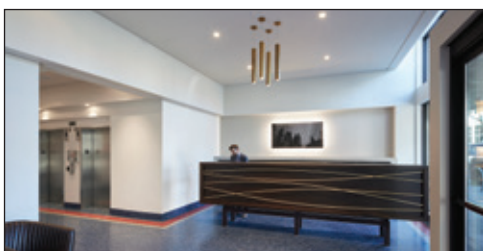
Surrounded by tracks for the Portland Streetcar and heavy pedestrian, bike and vehicle traffic, The Dianne rose to take her place as the newest residential tower in the Pearl District. The 14-story building stands 153 feet tall and features 102 apartments, six of them penthouse units, above 1,500 square feet of retail space. It also provides parking for 52 vehicles in a mechanized car stacker system.

With a concrete structure, post-tension deck and brick veneer, The Dianne boasts a panoramic roof terrace, high-end specialized windows and architectural metal panels. Designed for LEED Gold certification, it is equipped with low-flow plumbing fixtures, Energy Star appliances, heat recovery and high-efficiency mechanical systems, and LED light fixtures. Its exterior incorporated a rain screen and weather barrier system to increase its efficiency, and is expected to reduce energy costs by at least 20 percent.

As crews worked to demolish an existing building and excavate the site 30 feet deep to make room for the basement, which houses bike storage, the mechanical system and the ducted return/heat recovery system, they encountered a 1990s sewer system that posed one of several challenges, said Todd Smith, a project manager with Howard S. Wright, a Balfour Beatty company.

Smith said the team coordinated with the Portland Bureau of Transportation to access historical plans and determine existing materials and conditions of the sewer system. That information, combined with internal camera surveys and BIM modeling, helped troubleshoot the problem and avoid other conflicts with utilities.

The site's small size meant there was limited space to store materials and just-in-time deliveries had to be coordinated not only to accommodate access to the site, but also to prevent interrupting the streetcar's schedule and neighborhood traffic. Concrete work took place during one of the worst winters on record, which required the project team to reschedule pours, delaying



the project by 14 days.

"There was a lot of coordination to make sure we were doing it in a way that protected the public and was efficient for street traffic, and we communicated regularly with neighbors about what was happening," Smith said.

The project also marked John Carroll's return to development in the Pearl District since the recession. Developed in partnership with New York Life Investments, the project is named for Carroll's wife.

"We commend Mr. Carroll, Howard S. Wright, Ankrom Moisan, and the many other valued contributors to the project," Thomas Delaney, director of New York Life Investments, wrote about the project. "Perhaps most importantly, we are incredibly proud to state that the building was constructed using 100 percent union labor. The Dianne has and will continue to benefit from a level of construction expertise made possible through the many union trades that labored tirelessly to ensure a top-tier building."

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DJC 2018  
**TOP PROJECTS**  
 Multifamily  
**Second Place**

**LOCATION:** Portland, Oregon

**PROJECT COST:** \$85 million

**START DATE:** March 2015

**COMPLETION DATE:** May 2017

**OWNER/DEVELOPER:** Killian Pacific

**ARCHITECT:** Ankrom Moisan Architects

**ENGINEER:** Interface Engineering

**GENERAL CONTRACTOR:**

Andersen Construction



# The Goat Blocks

**SUBMITTED BY: ANDERSEN CONSTRUCTION CO.**

Portland's beloved Belmont goats may have moved from their long-time spot at Southeast Belmont Street and Southeast 11<sup>th</sup> Avenue, but they left behind the inspiration for the name of a new mixed-use development at the site.

The Goat Blocks encompasses two and a half city blocks with three buildings and more than 500,000 square feet of total space. Retail takes up 100,000 square feet of that amount, with tenants consisting of a grocery store, a hardware store, a salon, restaurants and a cider house. The residential buildings rise to six stories and have floorplans featuring a range of unit sizes, from efficiencies to two-bedroom spaces to two-story luxury apartments.

The new development is the latest chapter in the site's long history. In the 1920s, the blocks were home to an Italian produce co-op that provided up to 90 percent of Portland's produce before being destroyed in a fire in 2002. In 2012, the Belmont goats were brought in to control weeds growing on the otherwise vacant property.

The Goat Blocks project represents a new



chapter, bringing to the site a new level of variety while also supporting the fabric of the neighborhood, with ample bike parking located through the development and generous walkways in an area that rates near 90 on a walkability scale. The largest automated parking system in the U.S. was integrated into the project, allowing easy individual access by residents and optimizing parking efficiency.

Despite two of the wettest winters on record, the project team — including Anderson Construction, Ankrom Moisan and Interface Engineering — completed the \$85 million project on time and on budget.

DJC 2018  
**TOP PROJECTS**  
 Multifamily  
**Third Place**

**LOCATION:** Portland, Oregon

**PROJECT COST:** \$30.154 million

**START DATE:** March 2015

**COMPLETION DATE:** March 2017

**OWNER/DEVELOPER:** Gerding Edlen LLC

**ARCHITECT:** Ankrom Moisan Architects

**ENGINEER:** DCI Engineering

**GENERAL CONTRACTOR:**

Andersen Construction



# 38 Davis

**SUBMITTED BY: ANDERSEN CONSTRUCTION**

Located in Portland's Skidmore/Old Town Historic District, 38 Davis offers a picture perfect example of the concept of a mixed-use building.

38 Davis is a six-story, 141,000-square-foot L-shaped building. The ground floor houses the University of Oregon's Portland division of the Lundquist School of Business and includes 4,125 square feet of retail space. The second-through-fourth floors house office space, including the new headquarters of Ankrom Moisan Architects, which served as the project architect. The top two floors house 65 apartment units.

The building, one of the first to be built along Southwest Naito Parkway in several years, features five stories of post and beam wood glulam structure over a single post-tensioned podium. With limited space for material staging, constant site coordination was required to ensure that materials were delivered as they were needed without causing any delays during construction or unnecessary slow-downs for traffic on Naito Parkway.

Originally planned to be LEED Silver, the project was later upgraded to LEED Gold



and claimed the title as the first LEED 4.0 certified project in Oregon. Sustainable features of the project include an on-site gray-water treatment facility that treats drain water from apartment showers so that it can be used for toilets and urinals in common-area public restrooms. Upper level apartments benefit from a solar hot water system that minimizes the need for gas-fired hot water.

The exterior design and materials are noticeably modern, yet blend well into the design-period personality of the Skidmore District. The 24-month project was completed on a \$30 million budget.

DJC 2018  
**TOP PROJECTS**  
**Multifamily**  
**Honorable mention**

**LOCATION:** Portland, Oregon

**PROJECT COST:** \$38 million

**START DATE:** January 2014

**COMPLETION DATE:** March 2017

**OWNER/DEVELOPER:** Rosan Inc.

**ARCHITECT:** YBA Architects

**ENGINEER:** Nishkian Dean

**GENERAL CONTRACTOR:**  
 Andersen Construction



**Q21**

**SUBMITTED BY: YBA ARCHITECTS**

**Q**21 was co-conceived by YBA Architects and Anderson Construction as an innovative mixed-use commercial and multifamily building in the Slabtown District within Portland's Northwest Master Plan area.

The seven-story, 200,000-square-foot building includes 162 apartments ranging from 300-square-foot micro units to three-bedroom luxury apartments, 16,000 square feet of retail space, 11,000 square feet of office space, 105 structured parking spaces and a third-floor exterior resident amenity courtyard.

Highlights of the project include sustainable re-use of the existing concrete shell of what was formerly a warehouse, preserving some panels and repositioning others to create an architectural aesthetic while substantially reducing deconstruction and disposal of original material.

The design pioneered a two-story concrete podium below wood-frame construction, paving the way for similar designs in Portland. The innovative "XXI" steel structural columns at the entrance on Northwest 21st Avenue both accentuate the entry and give



the building distinction that helped it earn the Structural Engineers Association of Oregon's 2017 Excellence in Engineering Award. Below-grade parking integrates two intertwined ramps that allowed surrounding residential spaces to have double-height ceilings and south-facing covered porches.

The design intent was to maintain a rugged old-Portland feel while implementing the newest, cleanest and most desirable aspects of modern architecture. Nearly 200,000 square feet of exposed concrete feature both polished and ground surface types while some portions feature recycled two-by-fours.

YBA Architects, Andersen and the building owner worked collaboratively with interested retail tenants to integrate their ideas into the building design. The \$38 million project was completed in 26 months and opened in March 2017.



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## TENANT IMPROVEMENT

### Cornell Oaks – Oregon Department of Human Services

SUBMITTED BY: BREMIK CONSTRUCTION AND LRS ARCHITECTS

Location: Beaverton, Oregon

**COST:** \$11.4 million

**START DATE:** July 2016

**COMPLETION DATE:** April 2017

**OWNER/DEVELOPER:**  
Stratus Real Estate Developers

**ARCHITECT:** LRS Architects

**ENGINEER:** TM Rippey Consulting Engineers

**GENERAL CONTRACTOR:** Bremik Construction

## TENANT IMPROVEMENT

### Icebreaker Nature Clothing & Innovation Centre

SUBMITTED BY: LRS ARCHITECTS

**LOCATION:** Portland, Oregon

**COST:** \$850,000

**START DATE:** August 2016

**COMPLETION DATE:** July 2017

**OWNER/DEVELOPER:** Icebreaker

**ARCHITECT:** LRS Architects

**GENERAL CONTRACTOR:**  
Orenea Construction



## TENANT IMPROVEMENT

### moovel Headquarters

SUBMITTED BY: HACKER

**LOCATION:** Portland, Oregon

**COST:** \$1.165 million  
(construction)

**START:** January 2016

**COMPLETION:** January 2017

**OWNER/DEVELOPER:** moovel/  
Daimler North America

**ARCHITECT:** Hacker

**ENGINEER:** Grummel Engineering

**GENERAL CONTRACTOR:**  
Todd Hess Building Co.

## TENANT IMPROVEMENT

### Pendleton Flagship Store

SUBMITTED: LRS ARCHITECTS

**LOCATION:** Portland, Oregon

**COST:** \$307,000

**START:** January 2017

**COMPLETION:** August 2017

**OWNER/DEVELOPER:** Pendleton

**ARCHITECT:** LRS Architects

**ENGINEER:** WDY

**GENERAL CONTRACTOR:**  
R&H Construction





## INFRASTRUCTURE

### NE 72nd Avenue “Green Street” at Thomas Cully Park

SUBMITTED BY: PROBITY BUILDERS AND VERDE NW

**LOCATION:** Portland, Oregon

**COST:** \$1.198 million

**START DATE:** December 2015

**COMPLETION DATE:**  
September 2017

**OWNER:** Verde NW

**ENGINEER:** ESA Vigil Agrimis

**GENERAL CONTRACTOR:**  
Colas Construction

## HOSPITALITY

### 10 Barrel Brewing Co. Headquarters and Eastside Pub

SUBMITTED BY: SCOTT | EDWARDS ARCHITECTURE

**LOCATION:** Bend, Oregon

**START DATE:** September 2016

**COMPLETION DATE:** June 2017

**OWNER/DEVELOPER:**  
10 Barrel Brewing Co.

**ARCHITECT:**

Scott | Edwards Architecture

**ENGINEER:** LB Engineering

**GENERAL CONTRACTORS:**  
CS Construction



## HOSPITALITY

### Hampton Inn + Suites – Pearl

SUBMITTED BY: ANDERSEN CONSTRUCTION

**LOCATION:** Portland, Oregon

**COST:** \$40.5 million

**START DATE:** January 2016

**COMPLETION DATE:** August 2017

**OWNER/DEVELOPER:**  
Raymond Management Co.

**ARCHITECT:** Gary Brink and Associates

**LANDSCAPE ARCHITECT:** Lango Hansen  
Landscape Architects

**ENGINEERS:** Geodesign (geotechnical), KPFF  
Consulting Engineers (structural and civil)

**GENERAL CONTRACTOR:**  
Andersen Construction

**OTHER ASSOCIATES:** Hennebery Eddy

## HOSPITALITY

### Oakway Center Mixed-Use Building

SUBMITTED BY: CHAMBERS CONSTRUCTION

**LOCATION:** Eugene, Oregon

**COST:** \$42.870 million

**START DATE:** April 2015

**COMPLETION DATE:**  
November 2017

**OWNER/DEVELOPER:** SKHY LLC

**ARCHITECT:** Studio C Architecture LLC

**ENGINEER:** KPFF Consulting  
Engineers

**GENERAL CONTRACTOR:**  
Chambers Construction





## INDUSTRIAL

### Big Eddy Commerce Center

SUBMITTED BY: SIERRA CONSTRUCTION

**LOCATION:** Gresham, Oregon

**COST:** \$9.709 million

**START DATE:** May 2016

**COMPLETION DATE:** December 2017

**OWNER/DEVELOPER:** Panattoni Development

**ARCHITECT:** VLMK Consulting Engineers

**ENGINEER:** VLMK Consulting Engineers

**GENERAL CONTRACTOR:** Sierra Construction

## INDUSTRIAL

### Columbia Precast Product Headquarters

SUBMITTED BY: TAPANI INC.

**LOCATION:** Woodland, Washington

**COST:** \$21 million

**START DATE:** May 2016

**COMPLETION DATE:** March 2017

**OWNER/DEVELOPER:** Columbia Precast Products LLC

**ARCHITECT:** LLB Architecture

**ENGINEER:** Olson Engineering

**GENERAL CONTRACTORS:** RSV Building Solutions

**OTHER ASSOCIATES:** Tapani Inc. (sitework subcontractor)



## INDUSTRIAL

### Extra Space Storage

SUBMITTED BY: SIERRA CONSTRUCTION

**LOCATION:** Portland, Oregon

**COST:** \$8.3 million

**START DATE:** April 2016

**COMPLETION DATE:** 2017

**OWNER/DEVELOPER:** Baranof Holding

**ARCHITECT:** Mackenzie

**ENGINEER:** Mackenzie

**GENERAL CONTRACTOR:** Sierra Construction

## INDUSTRIAL

### Portside Industrial Park

SUBMITTED BY: MACKENZIE

**LOCATION:** Vancouver, Washington

**COST:** \$30.3 million

**START DATE:** N.A.

**COMPLETION DATE:** February 2017

**OWNER/DEVELOPER:** Specht Properties Inc.

**ARCHITECT:** Mackenzie

**GENERAL CONTRACTOR:** Perlo Construction





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## INDUSTRIAL

### T-6 Marine Reserve Site Expansion

SUBMITTED BY: TAPANI INC.

**LOCATION:** Portland, Oregon

**COST:** \$1.671 million

**START DATE:** January 2017

**COMPLETION DATE:** December 2017

**OWNER/DEVELOPER:**

Transdevelopment Group LLC

**ENGINEER:** TM Rippey Consulting Engineers

**GENERAL CONTRACTOR:** Tapani Inc.

## INDUSTRIAL

### Tapani Equipment and Fabrication Shop

SUBMITTED BY: TAPANI INC.

**LOCATION:** Battle Ground, Washington

**COST:** \$3.717 million

**START DATE:** January 2017

**COMPLETION DATE:** November 2017

**OWNER/DEVELOPER:** AT-6 LLC

**ARCHITECT:** Johansson Architecture

**ENGINEER:** TM Rippey Consulting Engineers

**GENERAL CONTRACTOR:** Tapani Inc.



## INDUSTRIAL

### Tradesmen Electric

SUBMITTED BY: SIERRA CONSTRUCTION

**LOCATION:** Battle Ground, Washington

**COST:** \$3.645 million

**START DATE:** September 2016

**COMPLETION DATE:** July 2017

**OWNER/DEVELOPER:** Tradesland II LLC

**ARCHITECT:** Johansson Architecture

**ENGINEER:** TM Rippey Consulting Engineers

**GENERAL CONTRACTOR:** Sierra Construction

## RENOVATION

### 380 Building/Fisk Tire Co. Building

SUBMITTED BY: JOSEPH HUGHES CONSTRUCTION

**LOCATION:** Portland, Oregon

**COST:** \$3.276 million

**START DATE:** July 2016

**COMPLETION DATE:** December 2017

**OWNER/DEVELOPER:**

Pearl Partners LLC

**ARCHITECT:** Jones Architecture

**ENGINEER:** DCI Engineers

**GENERAL CONTRACTOR:** Joseph Hughes Construction





## RENOVATION

### 1010 Flanders

SUBMITTED BY: MACKENZIE

**LOCATION:** Portland, Oregon  
**COST:** \$26.272 million  
**START DATE:** January 2016  
**COMPLETION DATE:** August 2017  
**OWNER/DEVELOPER:**  
Specht Development Inc.

**ARCHITECT:** Mackenzie  
**ENGINEERS:** KPFF Consulting Engineers (structural), Mackenzie (civil)  
**GENERAL CONTRACTOR:** Fortis Construction

## RENOVATION

### City of Lake Oswego Operations Center

SUBMITTED BY: DAY CPM

**LOCATION:** Lake Oswego, Oregon  
**COST:** \$14.5 million  
**START DATE:** August 2016  
**COMPLETION DATE:** November 2017  
**OWNER/DEVELOPER:**  
City of Lake Oswego

**ARCHITECT:** LRS Architects  
**ENGINEER:** AAI Engineering  
**GENERAL CONTRACTOR:**  
P&C Construction  
**OTHER ASSOCIATES:**  
David Papazian (photographer)



## RENOVATION

### Eugene Country Club

SUBMITTED BY: DECA ARCHITECTURE INC.

**LOCATION:** Eugene, Oregon  
**COST:** \$9.1 million  
**START DATE:** June 2016  
**COMPLETION DATE:** July 2017  
**OWNER/DEVELOPER:**  
Eugene Country Club

**ARCHITECT:**  
DECA Architecture Inc.  
**ENGINEER:** Hohback-Lewin Inc.  
**GENERAL CONTRACTOR:**  
Andersen Construction

## RENOVATION

### Gethsemani Funeral Home

SUBMITTED BY: DI LORETOARCHITECTURE

**LOCATION:** Happy Valley, Oregon  
**COST:** \$1.360 million  
**START DATE:** October 2016  
**COMPLETION:** July 2017  
**OWNER/DEVELOPER:**  
The Archdiocese of Portland in Oregon

**ARCHITECT:** di loretoARCHITECTURE  
**ENGINEER:** WDY Engineers  
**GENERAL CONTRACTOR:**  
Mark Jacobs Construction





## RENOVATION

### Iron Fireman Collective

SUBMITTED: MACKENZIE

**LOCATION:** Portland, Oregon  
**COST:** \$5.3 million  
**START DATE:** January 2016  
**COMPLETION DATE:** August 2017  
**OWNER/DEVELOPER:** Scanlan/Kemper/Bard Inc.

**ARCHITECT:** Mackenzie  
**ENGINEER:** KPFF Consulting Engineers (structural)  
**GENERAL CONTRACTOR:** Lorentz Bruun Construction



## RENOVATION

### Maletis Beverage

SUBMITTED BY: R&H CONSTRUCTION

**LOCATION:** Portland, Oregon  
**START DATE:** June 2016  
**COMPLETION DATE:** May 2017  
**OWNER/DEVELOPER:** Maletis Beverage  
**ARCHITECT:** Holst Architecture

**ENGINEER:** KPFF Consulting Engineers  
**GENERAL CONTRACTOR:** R&H Construction

## RENOVATION

### The Geode

SUBMITTED BY: DEACON CONSTRUCTION LLC

**LOCATION:** Portland, Oregon  
**COST:** \$5 million  
**START DATE:** January 2017  
**COMPLETION DATE:** December 2017  
**OWNER/DEVELOPER:** Eichinger Sculptures and Urban Resources Inc.

**ARCHITECT:** Koble Creative and Waterleaf Architecture  
**ENGINEER:** WDY  
**GENERAL CONTRACTOR:** Deacon Construction LLC



## RENOVATION

### Towne Storage Historic Adaptive Reuse

SUBMITTED BY: LRS ARCHITECTS

**LOCATION:** Portland, Oregon  
**COST:** \$17.5 million  
**START DATE:** 2015  
**COMPLETION DATE:** August 2017  
**OWNER/DEVELOPER:** Sentinel Development

**ARCHITECT:** LRS Architects  
**ENGINEER:** KPFF  
**GENERAL CONTRACTOR:** Bremik Construction

# DJC TopProjects 2018 Finalists



## RENOVATION

### Westmoreland Union Manor

SUBMITTED BY: WALSH CONSTRUCTION CO.

**LOCATION:** Portland, Oregon

**START DATE:** June 2015

**COMPLETION DATE:** April 2017

**OWNER/DEVELOPER:**

Westmoreland Union Manor One LP

**ARCHITECT:** MWA Architects

**LANDSCAPE ARCHITECT:** Lango

Hansen Landscape Architects

**ENGINEERS:** Interface Engineering,

KPFF Consulting Engineers

**GENERAL CONTRACTOR:**

Walsh Construction Co.



## RENOVATION

### Woodland Park Apartments

SUBMITTED BY: BRIDGE HOUSING

**LOCATION:** Hillsboro, Oregon

**COST:** \$6.4 million

**START DATE:** April 2016

**COMPLETION DATE:** April 2017

**OWNER/DEVELOPER:**

BRIDGE Housing

**ARCHITECT:** KASA Architects

**GENERAL CONTRACTOR:**

Walsh Construction Co.

## TRANSPORTATION

### NE 18th Street Improvements – NE Four Seasons Lane to NE 136th Avenue

SUBMITTED BY: TAPANI INC.

**LOCATION:** Vancouver, Washington

**COST:** \$10.952 million

**OWNER/DEVELOPER:**

City of Vancouver

**ENGINEERS:** City of Vancouver,

HDR Inc. (structural)

**GENERAL CONTRACTOR:**

Tapani Inc.



## TRANSPORTATION

### Sky Lakes Medical Center Parking Garage

SUBMITTED BY: PERLO CONSTRUCTION

**LOCATION:** Klamath Falls, Oregon

**COST:** \$1.3 million

**START DATE:** September 2016

**COMPLETION DATE:** September 2017

**OWNER/DEVELOPER:**

Sky Lakes Medical Center

**ARCHITECT:** Clark Kjos Architects

**ENGINEER:** Equilibrium Engineers LLC

**GENERAL CONTRACTOR:**

Perlo Construction

# DJC TopProjects 2018 Finalists



## TRANSPORTATION

### Stewart Parkway Road Realignment

 SUBMITTED: CENTURY WEST ENGINEERING

**LOCATION:** Roseburg, Oregon  
**COST:** \$4.87 million  
**START DATE:** June 2015  
**COMPLETION DATE:** December 2017  
**OWNER/DEVELOPER:** City of Roseburg  
**ENGINEER:** Century West Engineering  
**GENERAL CONTRACTOR:** Knife River

**OTHER ASSOCIATES:** DKS (traffic engineer), Galli Group (geotechnical engineer – south phase), GRI (geotechnical engineer – north phase), i.e engineering (surveyor), OBEC (structural engineer), Terra Science (environmental permitting), West Consultants (hydraulic services)



## TRANSPORTATION

### The PDX Travel Center

SUBMITTED BY: MAJ DEVELOPMENT

**LOCATION:** Portland, Oregon  
**COST:** \$6 million  
**START DATE:** October 2016  
**COMPLETION DATE:** April 2017  
**OWNER/DEVELOPER:** MAJ Airport LLC

**ARCHITECT:** Tiland-Schmidt Architects  
**ENGINEER:** Mackenzie  
**GENERAL CONTRACTOR:** TEAM Construction

## OFFICE

### 12th and Morrison

SUBMITTED BY: LRS ARCHITECTS

**LOCATION:** Portland, Oregon  
**COST:** \$11 million  
**START DATE:** 2015  
**COMPLETION DATE:** December 2017  
**OWNER/DEVELOPER:** Menashe Properties

**ARCHITECT:** LRS Architects  
**ENGINEER:** Nishkian Dean  
**GENERAL CONTRACTOR:** Turner Construction



## OFFICE

### Columbia Tech Center #649

SUBMITTED BY: SIERRA CONSTRUCTION

**LOCATION:** Vancouver, Washington  
**COST:** \$2.55 million  
**START DATE:** November 2016  
**COMPLETION:** November 2017  
**OWNER/DEVELOPER:** Columbia Tech Center

**ARCHITECT:** TVA Architects  
**ENGINEER:** VLMK Consulting Engineers  
**GENERAL CONTRACTOR:** Sierra Construction

# DJC TopProjects 2018 Finalists



## OFFICE

### Crane Shed Commons

SUBMITTED BY: TVA ARCHITECTS INC.

**LOCATION:** Bend, Oregon

**COST:** \$9.1 million

**START DATE:** March 2016

**COMPLETION DATE:** September 2017

**OWNER/DEVELOPER:**

Shotgun Creek Investments LLC

**ARCHITECT:** TVA Architects Inc.

**ENGINEER:** Froelich Engineers

**GENERAL CONTRACTOR:**

Kirby Nagelhout Construction



## OFFICE

### SELCO Community Credit Union West Bend

SUBMITTED BY: MCKENZIE COMMERCIAL CONTRACTORS

**LOCATION:** Bend, Oregon

**START DATE:** May 2017

**COMPLETION DATE:** December 2107

**OWNER/DEVELOPER:** SELCO

Community Credit Union

**ARCHITECT:** Baysinger Partners

**ENGINEERS:** Ford & Associates,

Sazan Group, SCE Structural

Engineering

**GENERAL CONTRACTOR:**

McKenzie Commercial Contractors

## OFFICE

### Virginia Garcia Administrative Offices

SUBMITTED BY: SCOTT | EDWARDS ARCHITECTURE

**LOCATION:** Hillsboro, Oregon

**COST:** \$2.358 million

**START DATE:** October 2016

**COMPLETION DATE:** April 2017

**OWNER/DEVELOPER:** Virginia Garcia

Memorial Health Center

**ARCHITECT:** Scott | Edwards  
Architecture

**ENGINEER:** WDY Inc.

**GENERAL CONTRACTOR:**

5 Star Builders Inc.



## EDUCATION

### ATA – Jefferson Middle School

SUBMITTED BY: JOHN HYLAND CONSTRUCTION INC.

**LOCATION:** Eugene, Oregon

**COST:** \$28.964 million

**START DATE:** March 2016

**COMPLETION DATE:** September 2017

**OWNER/DEVELOPER:**

Eugene School District 4J

**ARCHITECT:** Rowell Brokaw Architects PC

**ENGINEERS:** Catena Consulting Engi-

neers (structural), Interface (electrical,

mechanical, plumbing), KPFF Consulting

Engineers (civil)

**GENERAL CONTRACTOR:** John Hyland

Construction Inc.

# DJC TopProjects 2018 Finalists



## EDUCATION

### Berwick Hall

SUBMITTED BY: LEASE CRUTCHER LEWIS

**LOCATION:** Eugene, Oregon

**COST:** \$6.9 million

**START DATE:** June 2016

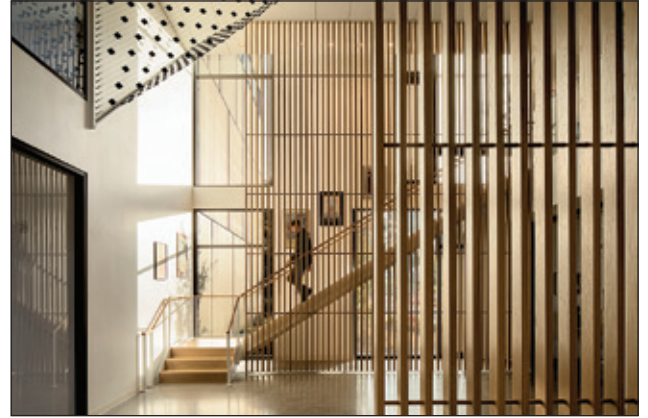
**COMPLETION DATE:** June 2017

**OWNER:** Oregon Bach Festival

**ARCHITECT:** Hacker

**ENGINEERS:** Capital Engineering & Consulting (civil), Glumac (electrical, mechanical, plumbing), Madden & Baughman Engineering (structural)

**GENERAL CONTRACTOR:**  
Lease Crutcher Lewis



## EDUCATION

### Hamlin Middle School

SUBMITTED BY: JOHN HYLAND CONSTRUCTION INC.

**LOCATION:** Springfield, Oregon

**COST:** \$42.616 million

**START DATE:** July 2016

**COMPLETION DATE:** December 2017

**OWNER/DEVELOPER:** Springfield School District

**ARCHITECT:** BBT Architects

**ENGINEERS:** Branch Engineers (civil), Systems West Engineering (electrical, mechanical, plumbing), Walker Structural Engineering LLC (structural)

**GENERAL CONTRACTOR:**  
John Hyland Construction Inc.

## EDUCATION

### Hockinson Middle School

SUBMITTED BY: ROBINSON CONSTRUCTION CO.

**LOCATION:** Brush Prairie, Washington

**COST:** \$28.6 million

**START DATE:** July 2016

**COMPLETION DATE:** August 2017

**OWNER/DEVELOPER:**  
Hockinson School District

**ARCHITECT:** Dull Olson Weekes – IBI Group Architects Inc.

**ENGINEER:** Kramer Gehlen Associates

**GENERAL CONTRACTOR:**  
Robinson Construction



## EDUCATION

### Kalapuya Ilihi Residence Hall

SUBMITTED BY: WALSH CONSTRUCTION CO.

**LOCATION:** Eugene, Oregon

**COST:** \$45 million

**START DATE:** December 2015

**COMPLETION DATE:** June 2017

**OWNER/DEVELOPER:**  
University of Oregon

**ARCHITECT:** Mahlum Architects

**ENGINEERS:** CAPITAL Engineering & Consultants LLC, Froelich Consulting Engineers, Interface Engineering

**GENERAL CONTRACTOR:**  
Walsh Construction Co.

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# DJC TopProjects 2018 Finalists



## EDUCATION

### Linn-Benton Community College Health Occupations Center

SUBMITTED BY: SODERSTROM ARCHITECTS AND TRIPLETT WELLMAN

**LOCATION:** Lebanon, Oregon  
**COST:** \$16 million  
**START DATE:** July 2015  
**COMPLETION DATE:** August 2017  
**OWNER/DEVELOPER:**  
Linn-Benton Community College  
**ARCHITECT:** Soderstrom Architects

**LANDSCAPE ARCHITECT:** Macdonald Environmental Planning  
**ENGINEER:** Devco Engineering (structural), System Design Consultants (electrical, mechanical, plumbing), Udell Engineering (civil)  
**GENERAL CONTRACTOR:** Triplett Wellman Contractors



**OTHER ASSOCIATES:** Corwin Health Physics, Door Security Solutions, Innovative Designed Environments Associates, MSC Engineers



## EDUCATION

### OSU Reser Stadium North End Zone Renovation & Expansion

SUBMITTED BY: FORTIS CONSTRUCTION INC.

**LOCATION:** Corvallis, Oregon  
**COST:** \$37 million  
**START DATE:** November 2015  
**COMPLETION DATE:** April 2017  
**OWNER/DEVELOPER:**  
Oregon State University

**ARCHITECT:** HNTB Architecture Inc.  
**ENGINEER:** KPFF Engineers  
**GENERAL CONTRACTOR:**  
Fortis Construction on behalf of Hunt-Fortis Joint Venture

## EDUCATION

### River Road Elementary

SUBMITTED BY: CHAMBERS CONSTRUCTION

**LOCATION:** Eugene, Oregon  
**COST:** \$21.62 million  
**START DATE:** April 2016  
**COMPLETION DATE:** September 2017  
**OWNER:** Eugene School District 4J

**ARCHITECT:** PIVOT Architecture  
**ENGINEER:** Hohbach-Lewin Engineers  
**GENERAL CONTRACTOR:**  
Chambers Construction



## EDUCATION

### Roosevelt High School Modernization

SUBMITTED BY: CBRE/HEERY

**LOCATION:** Portland, Oregon  
**COST:** \$92 million  
**START DATE:** April 2015  
**COMPLETION DATE:** December 2017  
**OWNER/DEVELOPER:** Portland Public Schools  
**CONSTRUCTION MANAGEMENT:** CBRE/Heery  
**ARCHITECT:** Bassetti Architects

**LANDSCAPE ARCHITECT:** Mayer Reed  
**ENGINEER:** Balzhiser & Hubbard Engineers (civil), Interface Engineering (electrical, mechanical, plumbing), KPFF Consulting Engineers (structural)  
**GENERAL CONTRACTOR:** Lease Crutcher Lewis  
**OTHER ASSOCIATES:** Adams Consulting, BRC Acoustics & Audiovisual Design, C&N Consultants, DKS, GBD Architects, JBK Consulting & Design, PBS Engineering, PLA Designs

# DJC TopProjects 2018 Finalists



## EDUCATION

### Sunset Primary School

SUBMITTED BY: TRIPLETT WELLMAN

**LOCATION:** West Linn, Oregon

**COST:** \$18.750 million

**START DATE:** July 2016

**COMPLETION DATE:** August 2017

**OWNER/DEVELOPER:** West Linn-Wilsonville School District

**ARCHITECT:** Dull Olson Weekes – IBI Group Architects Inc.

**ENGINEER:** Froelich Consulting Engineers

**GENERAL CONTRACTOR:** Triplett Wellman Contractors



## EDUCATION

### Vose Elementary School

SUBMITTED BY: TRIPLETT WELLMAN CONTRACTORS

**LOCATION:** Beaverton, Oregon

**COST:** \$29 million

**START DATE:** June 2016

**COMPLETION DATE:** September 2017

**OWNER:** Beaverton School District

**ARCHITECT:** DLR Group

**ENGINEER:** DLR Group

**GENERAL CONTRACTOR:** Triplett Wellman Contractors

## MULTIFAMILY

### 419 E. Burnside – “Aura Burnside”

SUBMITTED BY: YORKE & CURTIS RESIDENTIAL

**LOCATION:** Portland, Oregon

**COST:** \$27.875 million

**START DATE:** January 2016

**COMPLETION DATE:** December 2017

**OWNER/DEVELOPER:** Trinsic Residential Group

**ARCHITECT:** Merryman Barnes Architects Inc.

**ENGINEER:** DCI Engineers

**GENERAL CONTRACTOR:** Yorke & Curtis Residential



## MULTIFAMILY

### Bridge Meadows Beaverton

SUBMITTED BY: WALSH CONSTRUCTION CO.

**LOCATION:** Beaverton, Oregon

**COST:** \$15.2 million

**START DATE:** September 2016

**COMPLETION DATE:** September 2017

**OWNER:** Bridge Meadows

**ARCHITECT:** Carleton Hart Architecture

**GENERAL CONTRACTOR:** Walsh Construction Co.

# DJC TopProjects 2018 Finalists



## MULTIFAMILY

### Carbon12

SUBMITTED BY: PATH ARCHITECTURE

**LOCATION:** Portland, Oregon

**START DATE:** July 2016

**COMPLETION:** November 2017

**OWNER/DEVELOPER:** Kaiser Group Inc.

**ARCHITECT:** PATH Architecture

**ENGINEER:** Munzing Structural Engineering

**GENERAL CONTRACTOR:** Kaiser Group Inc.



## MULTIFAMILY

### Couch 9

SUBMITTED BY: WALSH CONSTRUCTION CO.

**LOCATION:** Portland, Oregon

**COST:** \$41.6 million

**START DATE:** NA

**COMPLETION DATE:** 2017

**OWNER/DEVELOPER:** Couch 9 LLC

**ARCHITECT:**

Vallaster Corl Architects PC

**ENGINEERS:** Geodesign Inc., Humber Design Group Inc., KGA Engineers, MFIA

**GENERAL CONTRACTOR:** Walsh Construction Co.

## MULTIFAMILY

### Philbrook Farms Phases I & II

SUBMITTED BY: TAPANI INC.

**LOCATION:** Vancouver, Washington

**COST:** \$8.065 million

**START DATE:** August 2016

**COMPLETION DATE:** August 2017

**OWNER/DEVELOPER:**

Krippner Homes

**ENGINEER:** AKS Engineering & Forestry Inc.

**GENERAL CONTRACTOR:**

Tapani Inc.



## MULTIFAMILY

### Silverplace Apartment Homes

SUBMITTED BY: I&E CONSTRUCTION

**LOCATION:** Silverton, Oregon

**COST:** \$9.727 million

**START:** November 2016

**COMPLETION:** August 2017

**OWNER/DEVELOPER:** Silverplace Apartments LLC

**ARCHITECT:** Multi/Tech Engineering Services Inc.

**ENGINEER:** Multi/Tech Engineering Services Inc.

**GENERAL CONTRACTOR:** I&E Construction

# DJC TopProjects 2018 Finalists



## MULTIFAMILY

### St. Francis Park Apartments

SUBMITTED BY: WALSH CONSTRUCTION CO.

**LOCATION:** Portland, Oregon  
**START DATE:** March 2016  
**COMPLETION:** April 2017  
**OWNER/DEVELOPER:** Saint Francis Limited Partnership GP LLC  
**ARCHITECT:** MWA Architects

**LANDSCAPE ARCHITECT:** Lango Hansen Landscape Architects  
**ENGINEERS:** ABHT Structural Engineers, Interface Engineering; KPFF Consulting Engineers  
**GENERAL CONTRACTOR:** Walsh Construction Co.



## MULTIFAMILY

### Stone Bridge Apartments

SUBMITTED BY: JOHN HYLAND CONSTRUCTION INC.

**LOCATION:** Eugene, Oregon  
**COST:** \$23.394 million  
**START DATE:** April 2016  
**COMPLETION DATE:** November 2017  
**OWNER/DEVELOPER:** OCR LLC

**ARCHITECT:** Dustrud Architecture  
**ENGINEER:** Capital Engineering  
**GENERAL CONTRACTOR:** John Hyland Construction

## MULTIFAMILY

### The Brim

SUBMITTED BY: YBA ARCHITECTS

**LOCATION:** Portland, Oregon  
**COST:** \$5 million  
**START DATE:** April 2016  
**COMPLETION DATE:** February 2017  
**OWNER/DEVELOPER:** A12 Land Partners

**ARCHITECT:** YBA Architects  
**ENGINEER:** Valar Engineering  
**GENERAL CONTRACTOR:** Seabold Construction



## MULTIFAMILY

### The Uptown Mixed-Use Development

SUBMITTED BY: PBS ENGINEERING AND ENVIRONMENTAL INC. AND LSW ARCHITECTS

**LOCATION:** Vancouver, Washington  
**COST:** \$42 million  
**START DATE:** June 2016  
**COMPLETION DATE:** December 2017  
**OWNER/DEVELOPER:** The Uptown Living LLC/ Cascadia Development Partners

**ARCHITECT:** LSW Architects  
**ENGINEER:** PBS Engineering and Environmental Inc.  
**GENERAL CONTRACTOR:** Robertson & Olson Construction

# Subcontractor Roundup



## 10 Barrel Brewing Co. Headquarters and Eastside Pub

Apollo Mechanical Contractors Inc., ColeBreit Engineering, Finer Cabinetry and Woodwork Inc., Sunburst Fabrications Inc., Tomco Electric Inc.

## 38 Davis

Affordable Electric Inc., Alliant Systems, Anning-Johnson, .BC Fabrication & Repair Inc., Benson Industries Inc., Billings & Cronn Co., BMS Building Materials Specialties Inc., Cascade Tower & Rigging Inc., Cascadia Windows, Cash's Drapery Inc., Cherry City Electric, DE-EL Enterprises Inc., Faison Construction Inc., Floor Solutions, General Sheet Metal, GeoTech Foundation Company West, Goodfellow Bros. Inc., High Rise Glazing Specialists, Hilti Inc., Hydro Rents North West Inc., Insulation Contractors Inc., Interior Technology, Isley Welding, Kent Engineering, Kone Inc., Legacy Door & Millwork, Michael's Precast Concrete, Morrow Equipment Company LLC, Multi-Services Inc., Natural Stone Designs, Northwest Scaffold Service Inc., Patriot Fire Protection Inc., PHP Systems, Pioneer Waterproofing Co., Portland Fasteners Inc., Profile Laser LLC, Pure Floors, R.F. Stearns Inc., South Fork Coffee & Water Co., Standard TV & Appliance, Structure Works LLC, Temp Air, Teufel Nursery Inc., Turtle Mt. Construction, Ultra Quiet Floors, Umpqua Roofing, Waste Equipment Sales & Service Inc., Western Wood Structures, Whitaker/Ellis Builders, Williamsen & Bleid Inc.

## 380 Building/Fisk Tire Co. Building

Advanced Electric, Brandsen Floors, Contract Flooring Consultants, DJ's Glass, Earth Anchors, JHC Commercial LLC, Oregon Heating, Oswego Drywall, Pioneer Waterproofing, Royal Oak Metal Craft, Upper V Painting, Western Contracting, Wyatt Fire, Zavala Corp.

## 419 E Burnside "Aura Burnside"

Acousti-Level, Barnwood Naturals, Benelli, Building Material Supplies, Cascade Tower, CF and I, Coast Crane, Cochran, Columbia Drywall, Compaction and Recycling Equipment, D&R Masonry Restoration, Dallas Glass, DeaMor, Dee L Inc., Delta Millworks, DeWitt, Eagle Striping, Euro American Design, Express Fire Systems, Ferguson Painting, Ford Engineering, Griffin Construction and Fab, Huntco, HVAC Inc., IRS Environmental, KONE Inc., Magnum Masonry, McDonald Wetle, Overhead Door, Pacific Decorative Concrete, Pioneer Sheet Metal, Precision, Prestige Concrete, Specialty Firestop

Systems, Stewart Plumbing, Teufel Nursery, USI, VPI Windows, Westech, Western Pacific, Whirlpool, Whitaker Ellis, Wood Mechanix, Zochert Fence

## 1010 Flanders

Alliant Systems LLC, Anning Johnson Company, Bestrade Enterprises Inc., Birdsong Inc., Building Material Specialties Inc., CGC Industries Inc., Coffman Excavation Inc., Corona Stud & Deck LLC, Decca Hardwood Co., Don Frank Floors Inc., Everlast Climbing Industries Inc., Fine Painting and Allied Services, Interior Technology Inc., Legend Custom Woodworking Inc., Liberty Metal Fabricators Inc., McDonald & Wetle Inc., Otis Elevator Co., Pacific Northwest Environmental LLC, Performance Abatement Services, Pioneer Waterproofing Co., Stoner Electric Inc., StructureWorks LLC., Teufel Nursery Inc., W.E. Given Contracting Inc., Western States Fire Protection Co., Whitaker/Ellis Builders Inc.

## AC Hotel by Marriott - Portland Downtown

Absolute Procurement LLC, Balzhiser & Hubbard Engineers Inc., Benson Industries Inc., Bob Carlson Inc., Boyter Brothers, Breckenridge Storefronts & Entrances, CalPortland Co., Carr Construction Inc., Cascade Acoustics Inc., Cascade Tower & Rigging Inc., Cochran Inc., Conco, D & R Masonry Restoration Inc., Daly-Standlee & Associates, DeaMor Associates Inc., Donaldson Enterprises, Ecoreal LLC, Faison Construction Inc., Farwest Steel Contracting Inc., Fine Painting & Allied Services LLC, Fire Systems West, Floor Solutions LLC, General Sheet Metal Works Inc., GeoDesign Inc., Gibson Door & Millwork Inc., Graebel Van Lines LLC, Green Team Cleaning Services LLC, Heidi McBride & Co., Hunter Douglas Hospitality, Identity Group, IndiviRev LLC, J & S Masonry Inc., JBK Consulting & Design Inc., LaRusso Concrete Inc., Long Painting Co., McClone Construction Co., McDonald & Wetle Inc., Moore Excavation Inc., Morrison Hershfield Corp., Nemanian Engineers & Associates, Overhead Door Co. of Portland Inc., Pacific Foundation Inc., Precision Rail of Oregon LLC, Sera Design LLC, Shields Painting Corp., Smith & Greene Co., Specialty Firestop Systems, Sustainable Floors Inc., Temp Control Mechanical Corp., Valar Consulting Engineering, Valley Growers Nursery & Landscape, Vanguard Cleaning Systems of Portland, WFJ Janitorial Services

## Airbnb Customer Experience Hub - Blagen Block Expansion

Beaverton Plumbing Inc., Building Material Specialties Inc., Cash's Drapery, Culver Glass Co., Faustrollean Fixture Co. Inc., Finish Line Concrete

Cutting Inc., Gill Group Inc., H2 Wall Systems LLC, Harlen's Drywall Co. Inc., Hunt Painting Co., J.S. Perrott & Co., Northstar CG LP, Point One Electrical Systems Inc., Spectra Contract Flooring, Steel & Timber Construction/Fabrication LLC, Steel and Timber, The Stoner Electric Group, Western States Fire Protection Co., Wiremap Systems LLC

## AllCare Health Campus Phase I

Altermatt Associates Inc., American Industrial Door, Bargreen Ellingson, Bell Hardware of Medford, Bill's Glass Service Inc., Britannia Enterprises Inc., Caveman Fence & Fabrication LLC, CIDA Architects & Engineers, Columbia Cascade Co., Cory Robbins Painting, Doors Plus Inc., Evergreen Roofing, Fashion Floors, Gale Contractor Service, Hy-Tech Electric, Interior Technology Inc., Joyce Jackson, Lacey Glass Inc., Madara Design Inc., Massey Interior Construction Inc., Mountain View Landscaping, New Horizons Woodworking Inc., Quality Concrete & Masonry, Rogue Fire Protection Corp. dba Browning Fire, S&S Sheet Metal Inc., Sandeen Masonry Inc., South Town Glass, Tech Plumbing, Thyssenkrupp Elevator Corp. Traffic Control, Umpqua Sheet Metal, W.H. Cress Co., West Side Iron, Won-Door Corp.

## ATA-Jefferson Middle School

Architectural Specialties Inc., Advance Cabinet Designs Inc., Advanced Equipment Corp., Anderson's Erosion Control Inc., Aqua Window Cleaning, Arizona Courtlines, Bell Hardware, BHE Group Inc., Brandsen Hardwood Floors, Building Material Specialties, Construction Specialties Inc. (rep: RTB Co. Inc.), CoreBrace LLC, Curtis Restaurant Equipment, Custom Designed Skylights Inc., Davidson's Masonry Inc., DSL Builders, Durbin Excavating, Dynasty Concrete, Encore Glass, Eugene Sand and Gravel Construction, Evergreen Roofing, Farwest Steel Corp., Gibson Steel Fabricating Inc., Gill Athletics, Haas Contracting Inc., Harvey & Price Mechanical Contractors, Home Insulation Co., Intellectpt, Knife River, L.J. Pearson Construction Inc., Life Rax LLC, Michael's Precast Concrete, Northwest School Equipment Inc., Omlid & Swinney Fire Protection and Security Inc., Oregon Fence Co., Otis Elevator Co., Overhead Door Co. of Eugene-Springfield, Paragon Tile & Stone, Park-a-Bike, Pave Northwest Inc., Pole-Tech Co. Inc., RC Building Specialties LLC, Reynolds Electric Inc., Roger Langeliers Construction, Santiam Steel Inc., Sawtooth Caulking Inc., SCH Enterprises LLC, Sign Solutions, Smith Sheet Metal, Stagecraft Industries Inc., Staton Cos., Steel Encounters, Superior Interiors, Third Generation Painting Co., Twin Rivers Plumbing Inc., Umpqua Roofing Co. Inc., Valley Flooring Inc., Victor Stanley,



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# Subcontractor Roundup



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## Berwick Hall

2 G Construction, Acousti-Level Floor Systems Inc., Advance Cabinet Designs Inc., Brandsen Hardwood Floors Inc., Building Material Specialties Inc., Cameron McCarthy, Cascade Sound Inc., Center Pointe Signs, Civic Construction LLC, Comfort Flow Heating, Culver Glass Co., Davidson's Masonry Inc., De-aMor Associates Inc., Delta Construction Co., Floor Solutions LLC, General Sheet Metal Works Inc., Gibson Steel Fabricating Inc., GRI, The Harver Co., Harvey and Price, Honey Bucket, Innotech Windows + Doors Inc., JKG Electric Inc., JLC Architectural Consulting PC, Kirkegaard Associates, L.J. Pearson Construction Inc., LDC Inc., Merit Contractors of Oregon, Mid-Valley Glass & Millwork, O-LLC Lighting Design, Oregon Electric Group, Otis Elevator, Pacific Mobile Structures Inc., Portland Coatings, Rexius Forest By-Products Inc., Rubenstein's Contract Carpet, Skyline Sheet Metal Inc., Superior Interiors Inc., Systems West Engineers, The Carpet Co., The Shalleck Collaborative Inc., Thomas Steel / Graber Manufacturing, Twin Rivers Plumbing Inc., Umpqua Roofing Co. Inc., W.H. Cress Co. Inc., Wenger Corp.

## Big Eddy Commerce Center

ACS Testing Inc., Aerotek Inc., AFP Systems Inc., Alite Construction LLC, All Star Rent A Fence Inc., Allstar Glass Inc., Associated Plumbing Co., B&T Striping & Curbing Inc., Bell Hardware of Portland, Brightway Cleaning Inc., Budget Door, Building Material Specialties, CalPortland, CDI Blinds & Shades, Custom Specialty Installation, Heil Electric Co., HERC Rentals Inc., K&H Interiors, KH Interiors Inc., Kodiak Pacific Construction Co, Landscape Management and Services, Macadam Forbes, Mountain States Roofing Inc., North Star Industries Inc., Northwest Surveying Inc., Panelized Structures Inc., PAPE Material Handling Inc., Parrott's B&B Welding Inc., PG Long Floorcovering LLC, Polygon US Corp., Portland Fasteners Inc., Precision Rebar Accessories, Protemp Associates Inc., Ralph's Concrete Pumping, Rayborn's Plumbing Inc., Safety Matters, Sams & Son Weatherstripping, Secure Pacific Corp., Solid Ground Construction Inc., Star Rentals Inc., Suburban Propane, Tapani Inc., Terra Associates Inc., Town & Country Fence Co. of Oregon, WB Painting & Deco Inc., White Cap Construction Supply, Willamette Valley Steel

## Bridge Meadows Beaverton

Affordable Window Coverings, Andersen Heating Inc., Architectural Metalcrafter Inc., Authority Dock

& Door Inc., B&T Striping and Curbing, Baxter & Flaming Industries, Brown's Architectural Sheetmetal Inc., Buffalo Welding Inc., Building Material Specialties Inc., Cascade Radon Inc., Chown Inc., Crown Fire Systems Inc., De-El Enterprises Inc., Engineered Products – a Pape Co., Floor Solutions LLC, GE Appliances, Gregory Law Landscape LLC, Hillebrand Construction Inc., Interior Technology Inc., KF Jacobsen & Co. Inc., Lanz Cabinet Shop Inc., Merit Electrical of Spokane Inc., Nana Wall Systems Inc., Northwest Masonry Restoration LLC, Peninsula Plumbing Co., Platinum Exteriors Inc., Point Monitor Corp., RDF Builders Co., Ri Ky Roofing and Sheet Metal LLC, TA Onchi LLC, ThyssenKrupp Elevator, Topline Counters LLC, Ultra Quiet Floors, Union Construction, Vale Insulation Group Inc., VPI Quality Windows Inc., WCTJ Inc., Western Partitions Inc., W.H. Cress Co., WMX Construction LLC

## Carbon 12

Acousti-Level Floor Systems Inc., All Trades General Contractor, Architectural Metal Works, Benson Industries Inc., Cascade Tower & Rigging Inc., Cedar Landscape, D and F Plumbing, DE EL Inc., Down To Earth, Harding Steel Inc., Imagine Energy, Infinity Countertops, Modular Paving Systems Inc., Oregon Commercial Painters, Otis Elevator Co., Parker Concrete, Patriot Fire Protection, Paulsons Floor Covering, Plumblin Drywall Inc., Portland Mechanical Contractors, Snyder Roofing Of Oregon LLC, Stoner Electric, TBH & Associates, Tice Electric, Timberland Inc., USI, JB Insulation, Whitaker Ellis

## City of Lake Oswego Operations Center

ACC Cost Consultants LLC, Gibson, Howser, Kodiak Pacific, Life Rax, Synchro Solar

## Columbia Precast Products Headquarters

Allied Building Products Corp., Bergen Construction, Bros. Concrete Cutting, Cascade Shorin, Cemex, Clark Public Utilities, Ferguson, Flatrock Construction, Geotk, Glacier Drilling & Dewatering LLC, Green Sweep, Hanes Geo, HD Fowler, Hildebrand, J.L. Stordahl, JL Rietdyk, Lakeside Industries Inc., Masons Supply, Maul Hay Farms, North Fork Recycling, Pacific Northwest Locating LLC, Parr Lumber, Patriot Sealcoat Inc., Pipeline Video & Cleaning, Porter W. Yett Co., Prairie Electric, Richard Sedy Trucking LLC, Star Rentals, Summerhill Trucking, Sunbelt Rentals, Tapani Trucking Inc., West Coast Sand & Gravel, West Coast Soil Solutions

## Columbia Tech Center #649

A Cooler Tomorrow LLC, A-Line Concrete Cutting LLC, Alite Construction LLC, All Star Glass Inc., American Welding Services, Cosco Fire Protection Inc., Don Rhyne Painting Co., Ek Plumbing Inc., Gohman Mechanical Inc., Instafab Co. Inc., Insulation Contractors, KH Interiors Inc., Pacific Realty Trust, Pacific Roofing Co. Inc., Panelized Structures Inc., Portland Sheet Metal Works Inc., Precision Rebar & Accessories, Rotschy Inc., S&K Electric LLC, S&S Rebar LLC, Spear Point Construction

## Cornell Oaks – Oregon Department of Human Services Office

American Welding, Associated Plumbing Co., Basco Builders Appliance Supply Co., Brix Paving, Cash's Drapery Inc., Chown Hardware, Eagle Striping Services Inc., Fair Weather, Gregory Law Landscape, HVAC Inc., Kerr Contractors, Key West Retaining Systems Inc., KO Custom Fab, Landscape Forms, LaRusso Concrete Inc., Mason's Supply Co., MB Structures LLC, McCarthy Manufacturing Inc., McDonald & Wetle Inc., Mid-Columbia Caulking Co. Inc., Northwest Masonry Restoration Co., Otis Elevator, Patriot Fire Protection Inc., Paulson's Floor Covering, PCI Performance Contracting Inc., Pioneer Sheet Metal Inc., Precision Rebar, Sign Wizards, South Town Class, Spacesaver Specialists Inc., Steel Encounters, Stoner Electric Inc., W.E. Given Contracting Inc., W.H. Cress Co. Inc., Willamette Valley Steel Inc., Zochert Fence Co. Inc.

## Couch 9

Aaken Corp Electric, Advanced Fireproofing & Insulation Co., American Direct, Burgener's Woodworking Inc., Cascadia Windows Ltd, Center Pointe Signs Inc., Consurco Inc., CPC Equipment Inc., Culver Glass Co., Customline Shower Co., De-El Enterprises Inc., Dorma USA Inc., Dorothy Tester Sales Inc., Eagle Striping Services Inc., Floor Solutions LLC, GE Appliances, Ha's Painting Inc., Hillebrand Construction Inc., Hunter-Davison Inc., Kinometrics Inc., Kone Inc., Kraft Masonry Inc., Lanz Cabinet Shop Inc., Merit Electric of Spokane Inc., Metro Access Control, Metro Overhead Door Inc., MSD Construction LLC, Northwest Millwork Inc., Pacific Foundation Inc., Pacific Stair Co., Peninsula Plumbing Co., Pioneer Waterproofing Co. Inc., Point Monitor Corp., Pro-Bel Enterprises Ltd, Prominent Construction Inc., RDF Builders Co., Ron Rust Drywall Inc., Saris Cycling Group, Snyder Roofing of Oregon LLC, Standard TV & Appliance, Steel Erectors Northwest Inc., Teufel Nursery Inc., Topline Counters LLC,



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# Subcontractor Roundup



Toro Aluminum USA Corp., Vale Insulation Group, Vancouver Roofing & Sheet Metal Co., WESSCO, Western States Fire Protection Co., W.H. Cress Co., Zesbaugh Inc.

## Crane Shed Commons

Anthology Woods, Bend Commercial Glass, Cascade Heating & Specialties Inc., Commercial Door & Hardware, Concrete Restoration Inc., Eagle Roofing Co., Energy Conservation Insulation Inc., Environmental Controls Corp., Fabulous Floors Inc., Farwest Steel Corp., FEI Testing and Inspection, Froelich Engineers, High Desert Aggregate & Paving Inc., Hooker Creek Construction Materials, Hooker Creek Ready Mix, HWA Inc., Instafab Co. Inc., Interface Engineering, Kadee Industries Inc., LaRusso Concrete, Latham Excavation, LDC Inc., Michael's Precast, Mike's Fence Center Inc., Millsite Landscape Services, North Rim Electric, Otis Elevator Co., Pavement Protectors, Peri Formwork Systems Inc., Phoenix Fire Protection-Redmond, Phoenix Fire Protection LLC, Pro Shop, Pro-Bel Enterprises Limited, Rasmussen Masonry, Roger Langeliers Construction Co., Severson Plumbing & Mechanical, Skyline Sheet Metal Inc., Sportworks Northwest Inc., Steel Encounters Inc., Tomco Electric Inc., Tri County Paving, True Line Steel Inc., TVA Architects Inc., Western Partitions Inc., Westside Concrete Accessories

## Daimler Trucks North America - High Desert Proving Grounds

Joyce Jackson, Overhead Door Co. of Central Oregon, Pavement Protectors

## Eugene Country Club Renovation

Acocella Tile, Affordable Windows, AVS Elevator, Barclay Dean, Belfor, Brown Sheet Metal, Chown Hardware, Comfort Flow, Cutting Edge, Dorman Construction, Eugene Sand & Gravel, Evergreen Roofing, Floor Solutions, Forslund Crane Service, Framing Resource, Harver, Harvey and Price, Insul8, JaniKing, Kevin Cohen Plumbing, Kiwi Fab, Lane Country Glass, LDC Inc., LJ Pearson, LOI, Meili Construction, Mid Valley, Midgleys Fireplace, Mike Jones Masonry, New Dimension Wood Flooring, OEG Electric, Old Mill Cabinets, Poage Surveying, ProSide, Ram-Jack, Ramsay Signs, Rexius, Safway Scaffold, Sierra Pacific, Statewide-Rent A Fence, WPI

## Extra Space Storage

Alite Construction LLC, Architectural Metal Works Inc., Architectural Specialties Inc., Baxter & Flaming Industries Inc., Blackstone Fire Protection LLC, Brundage Bone Concrete, Budget Door, Cemex, Cornerstone Masonry Inc., DeWitt Construction Inc., Eagle Striping Services Inc., Eclipse Security Professionals, Forge Building Company LLC, Gohman Mechanical Inc., Ha's Painting Inc., Janus International Group LLC, JB Insulation, Kodiak Pacific Construction Co., Madden Fabrication, Ness & Campbell Cranes Inc., NW Traffic Control, Pacific NW Rebar, PAPE Material Handling Inc., Parker Concrete Inc., PERI Formworks Systems Inc., PMSI LLC, Point Monitor Corp., Precision Rebar Accessories, PTC Inc., Roof Toppers Inc., Spear Point Construction, Spectra Contract Flooring, Speedy Glass, Speedy Novus Glass LLC, Stevenson & Associates Inc., ThyssenKrupp Elevator Corp., Timberline Electrical Contractors, United Site Services of NV Inc., Valley Pacific Construction Inc., W.H. Cress Co. Inc., Williams Scotsman Inc., Wireless Applications Consulting, Zochert Fence Co. Inc.

## Fernhill Western Wetlands Vertical Flow Wetland System

US West Electric

## Gethsemani Funeral Home

Advanced Electric, All Ways Excavating, Beaverton Plumbing, Best Overhead Door, Contract Floor Consultants, DJ Glass, Fine Line Concrete, Fisher Roofing, G&S Welding, Heritage Land Survey, JB Insulation, Klinger Masonry, Lakeside Lumber, Medallion Industries, Mortech, Mutual Materials, Nakamoto Forestry, NW Waterproofing, Olympic Carpentry Team, Oregon Commercial Painters, Oswego Drywall, Parr Lumber, PMG, Rose City Building, Point Monitor, Shaffer Siding, Therm Tec, United Tile, Universal HVAC, Valley View Landworks

## Hamlin Middle School

A-Game Courts, Acocella Tile, Acousti-Level Floor Systems, Advance Cabinet Designs, Aqua Window Cleaning, Arizona Courtlines, Barclay Dean, Basco Appliance Supply, Bell Hardware, Bridgeway Contracting, Buell Recreation, Building Material Specialties, Cascade Casework Corp., Commercial Metal Products Inc., Construction Specialties Inc., Contract Décor, Culver Glass, Davidson's Masonry Inc., Delta Construction, DSL Builders, Dynamic Sports Construction, Dynasty Concrete Co., F.M. Sheet Metal, Farwest Steel, Field Turf USA, Floor

Solutions, Home Insulation Co., Island Fence, Knife River, L.J. Pearson Construction Inc., LDC, Life Rax, M&W Electric, McKenzie Glass, Nevco Inc., Nor-Pac Seating Inc., Northwest Precast, Omlid & Swinney Fire Protection and Security Inc., On-Deck Sports, Otis Elevator Co. Overhead Door Co. of Eugene-Springfield, Pacific Decorative Concrete, Pole-Tech Co. Inc., Pro Sound and Video, RC Building Specialties LLC, Rexius, Roberts Surveying, Santiam Steel Inc., Saxton Bradley, SCH Enterprises LLC, Seattle Sound & Vibration, Smith & Greene Co., Specialty Coatings, Sportsfield Specialties, Staton Cos., Stedman Sheetmetal, Steel Encounters, Third Generation Painting, Trade-Mar Sign & Display, Twin Rivers Plumbing, Umpqua Roofing Co. Inc., Victor Stanley, W.H. Cress Co. Inc., Wenger Corp. WESSCO, Western Asphalt Maintenance, Won-Door

## Hampton Inn + Suites – Pearl

Advance Welding Inc., American Direct Procurement Inc., American Heating Inc., Anderson Poolworks, Anning-Johnson Co., Belstone, Brandsen Flooring, Campbell's Custom Tile, Centennial Glass Co., Crawford Door Co., Creators Inc., Delta Fire Inc., Elmer's Flag & Banner, D&H Flagging, Exteriors Design LLC, Fryer Noble, Gibson Doors & Millwork, Grabinski Group, Inpro Corp. Inc., Klinger Masonry, Kone Inc., LaRusso Concrete, McDonald & Wetle Inc., MPL Corp., NW Entrance, Onity, Pacific Stair Corp., Pacific Stone Intallers, Pavement Maintenance, Peninsula Plumbing Inc., Pioneer Waterproofing Co., Prairie Electric, Precision Rail of Oregon LLC, Saris Cycling, Sawtooth Caulking Inc., Sign Wizards, Skyline Sheet Metal, Smith & Green Co., Spectrum Interiors Inc., Teufel Nursery Inc., Timberland Framing, Urban Racks, W.H. Cress Co. Inc., Washburn Machinery Inc., WCTJ Inc., Westech Construction Inc., Wojan Window & Door Corp.

## Hockinson Middle School

Crossfire Sprinkler Co., Empire Painting Inc., LaRusso Concrete Co. Inc., MC Interiors, McDonald & Wetle, MJS Contracting Inc., Nor-Pac Seating Co. Inc., Northwest Precast LLC, Northwest School Equipment, NW Construction General Contracting Inc., Overhead Door Corp., Piper Mechanical Inc., Prairie Electric Inc., Pro-Bel Enterprises, S&M Steel Fab Inc., Sawtooth Caulking Inc., Snap-Tex Northwest Inc., Specialty Coatings, Stanley Patrick Striping Co., Steel Encounters inc., T&T Contractors Inc., TerraCalc Land Surveying Inc., United Technologies Otis Elevator, Vancouver Paving Co., VEVACO Sign, Wenger Corp.

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CONSTRUCTION MANAGEMENT

# Subcontractor Roundup



## I-5/NW La Center Road Interchange

Mill Plain Electric

## ilani Casino Resort

Applied Restoration Inc., Matson Siding Inc., Mill Plain Electric, SAK & Associates Inc.

## Kaiser Permanente Interstate Medical Office East - Integrated Pediatric Care

Cherry City Electric, WE Given

## Kalapuya Ilihi Residence Hall

A.I.A. Industries Inc., A2 Fabrication Inc., Academy Specialties LLC, ACF West Construction Co. Inc., Action-Pride Cabinets Inc., Advanced Fireproofing & Insulation Co., American Direct, American Scaffold Inc., Apollo Mechanical Contractors Inc., Bryan Keith Matthews, Cedar Landscape Construction Inc., Civic Construction LLC, Culver Glass Co., De-EI Enterprises Inc., Delta Systems Integration Inc., Floor Solutions LLC, GE Appliances, Geotech Foundation Co. West, Gorilla Hardware LLC, Greg Payne Trucking & Construction, Harvey & Price Co., Hillebrand Construction Inc., JB Insulation, Jeffrey A. Ludwick Inc., KC Development, KONE Inc., Kraft Masonry Inc., Luma Lighting Design, McKenzie Glass, Northwest Masonry Restoration LLC, On Electric Group Inc., PLACE Studios LLC, RDF Builders Co., Regional Cleaning Service LLC, Ron Rust Drywall Inc., Smith Sheet Metal, Snyder Roofing of Oregon LLC, Standard TV & Appliance, Superior Interiors Inc., Twin Rivers Plumbing Inc., Ultra Quiet Floors, Umpqua Roofing Co. Inc., Urban Lumber Co., VPI Quality Windows Inc., Western Asphalt Maintenance Inc., Western Partitions Inc., Wildish Construction Co.

## Leland James Office Building

Buffalo Welding, Merit Contractor, Primo Construction, Sign Wizards, Vaughn Environmental

## Linn-Benton Community College Health Occupations Center

Air Science, All Star Glass Inc., American Seating Co., Architectural Specialties Inc., Bargreen Ellingson Inc., Burkhart Dental Supply, Bayland Technologies Inc., Bell Hardware – Eugene, Benton Electric Inc., Cascade Scientific Inc., Cash's Drapery, Compview, Construction Specialties Inc., Core-

Brace, Crawford Electric Co. Inc., Custom Designed Skylights Inc., Empire Painting, Farwest Steel, Eagle Roofing Co., Green Acres Landscape, Gregory Law Landscape, Hillebrand Construction Inc., Hill-Rom Co. Inc., Hilltop Commercial Supply Inc., Ideal Products Inc., Il-S Mechanical Inc., Insulation Contractors, Jet Fire Protection, Kelly's Home Center, Knife River, L&M Industrial Fabrication, LD&C Laboratory Design Construction Inc., LP Co., Macdonald Environmental Planning, MC Interiors, Michael's Precast Concrete, NuAire Inc., Nugent Masonry Inc., Overhead Door of Salem, Pacific Detailing Inc., Patterson Dental, Pioneer Sheet Metal, Prestige Tile & Stone Inc., Prism Medical Ltd., RJ Armstrong & Associates Construction Inc., RN Martin Finish Work LLC, Robert Lloyd Sheetmetal Inc., Salem Wood Products Inc., Santiam Steel Inc., Sawtooth Calking Inc., Sign Wizards, Specialty Coatings, Specialty Flooring/Tile, Standard Wire & Steel Works, Steel Encounters Inc., Stryker, System Design Consultants, Thomas Kay Textiles, Thyssenkrupp Elevator, Twin Rivers Plumbing Inc., Volk Steel Erectors Inc., Western Partitions Inc.

## Lloyd Center Mall Renovation

Advanced Fireproofing & Insulation, Art Cortez Construction Inc., Arctor Inc., Authority Dock & Door Inc., B & B Builders Inc., Boden Alexander, Bud Bellamy & Son Inc., Building Material Specialties Inc., Cascade Industrial Services LLC, Cell Crete Corp., Concrete Forming & Placing LLC, Contech Services Inc., Cornerstone Janitorial Services, Cornerstone Masonry Inc., D & R Masonry Restoration Inc., DCI Engineers, Design Space Modular Buildings Inc., Diamond Specialties Inc., Don's A-1 Glass Service, Dynalectric Co., Eagle Striping Services Inc., Eagle's View Construction II LLC., EC Co., Engineered Products – A Pape Co., Everything Ice, Farwest Steel Contracting Inc., Five Star Janitorial, Flipside Renovations LLC, Frahler Electric Co., Green Acres Landscape Inc., Green Deconstruction Services Inc., Griffin Construction and Fab Inc., Ground Penetrating Radar Systems Inc., Hutchco Construction Inc., HVAC Inc., Iris Window Coverings NW Inc., J & K Tile Co., Johnson Controls Inc., Laras Construction LLC, LaRusso Concrete Inc., McDonald & Wetle Inc., McKay Consulting LLC, Mr. Steel Inc., North Star Industries Inc., Northwest Control Co., Northwest Masonry Restorations, NW Flooring Solutions, Old Mill Cabinets & Millwork, Olympian Precast Inc., Otis Elevator Co., Pacific Fire Systems LLC, Pacific Partitions LLC, Pioneer Sheet Metal Inc., Pioneer Waterproofing Co Inc., Piper Mechanical Inc., PNW

Interiors Inc., Pole-Tech Co. Inc., Portable Welding & More Inc., Protemp Associates Inc., River City Painting LLC, Roof Toppers Inc., Rubenstein's Contract Carpet LLC, Safway Services LLC – Troutdale, Sawtooth Caulking Inc., Sound Fire Protection, Specialty Coatings Inc., Steven W. Broders Co, LLC, Straight Up Carpentry LLC, T-Plus Steel Fabricators, Trojan Wall Products Inc., Venetian Terrazzo Co LLC, VPI Quality Windows Inc., W.H. Cress Co., Willamette Glass Inc., Williamsen & Bleid Inc.

## Maletis Beverage

Alliant Systems LLC, B&B Tile & Masonry Corp., B&T Striping & Curbing Inc., Cascadian Landscapers Inc., Crawford Door Co. LLC, Deform, ES&A Sign & Awning Co., Fred Shearer & Sons Inc., Iso-Quip Corp., Kodiak Pacific Construction Co., LaRusso Concrete Co. Inc., McDonald & Wetle Inc., Northwest Handling Systems Inc., Paladeni Concrete Inc., Pioneer Sheet Metal Inc., Prairie Electric Inc., Pro-Bel Enterprises Ltd., Rogers Painting LLC, Scott Roeder Woodworking, Severed Concrete Sawcutting and Coring, Steven W. Broders Co. LLC, Terracalc Land Surveying Inc., The Western Group, T-Plus Steel Fabricators Inc., Western Neon, Western States Fire Protection Co., Willamette Fence Co.

## moovel Headquarters

Lara Swimmer Photography, Listen Acoustics, O-LLC Lighting Design

## NE 18th Street Improvements

CSI Construction Services, Taylor Transport, Vancouver Paving

## NE 72nd Avenue "Green Street" at Thomas Cully Park

Accurate Land Surveyors, Faison Construction, Konell Construction, Raimore Construction

## Oakway Center Mixed-Use Building

Acocella Tile, Advance Cabinet, Advanced Fireproofing, Aluma, Anderson Pool, BMS, Building Material Specialties, Comfort Flow, Construction Specialties, Culver Glass, Curtis Restaurant Supply, Custom Window Cleaning, DGM Systems, Evergreen Roofing, Farwest Steel, Gibson Steel, Grover Cleaning, Haas Contracting, Harvey & Price, Home Insulation, Inpro, Interior Tech, Kiwi Fab, KONE, LJ Pearson Construction, Marion Construction, Mid-Valley, Midgley's Stove, New Way Electric, Ness & Camp-

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- ▶ Hampton Inn Pearl
- ▶ Faubion School +  
Concordia University
- ▶ Hockinson Middle School
- ▶ Maletis Beverage
- ▶ Maletis Beverage
- ▶ Sovereign Hotel Building
- ▶ T-6 Marine Reserve Site  
Expansion



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bell, Nikyobe, NW Millworks, NW Pool & Spa, Omlid Swinney, PAB Enterprises, Paragon Tile, Pioneer Waterproofing, ProContracting, R2M2, Rexius, RTB Co., Rubenstein's, Safway Services, Sawtooth Caulking Inc., Source Direct, Stedman Sheetmetal, Temp Air, Third Generation Painting Co., Twin Rivers Plumbing, W.H. Cress Co. Inc., Westside Iron

## Oregon State University Reser Stadium North End Zone Renovation and Expansion

A+ Flagging, Anderson Pool Works, Anning-Johnson Co., Bryan Keith Matthews, Cash's Drapery Inc., Center Pointe Signs Inc., CGC Industries Inc. dba Culver Glass Co., Cherry City Electric, Cole Surveying LLC, Corona Steel Inc., Dant Clayton Corp., Delta AV, Environmental Controls Corp., FieldTurf USA Inc., Finlandia Sauna Products Inc., Forty Nine Degrees LLC, Graton's Lawns Unlimited Inc., Green Man Construction, Hammerquist Inc., Interior/Exterior Specialist LLC, Irwin Seating Co., Knife River Corp. – Northwest, KPFF Consulting Engineers, L&M Industrial Fabrication, Legend Custom Woodworking Inc., Mick Miller Construction, National Network Services of Oregon Inc., Nugent Masonry Inc., OEG (On Electric Group Inc.), Overhead Door Co. of Salem, Overhead Door Co. of Portland/Vancouver Inc., Pacific Excavation Inc., Pacific Foundation Inc., Pence/Kelly Concrete LLC, Performance Abatement Services Inc., RG Smith Electric Contracting Inc., Rubenstein's Contract Carpet LLC, Sawtooth Caulking Inc., Schonert & Associates Inc., Skyline Sheet Metal Inc., Snyder Roofing of Oregon LLC, Spacesaver Specialists Inc., Straight Up Elevator Co., T Gerding Construction, Tube Art Displays Inc., Western Partitions Inc., Western States Fire Protection Co., W.H. Cress Co.

## Pendleton Flagship Store

Daltile

## Peter Courtney Minto Island Bicycle & Pedestrian Bridge

Anderson's Erosion Control Inc.,  
Faison Construction

## Philbrook Farms Phases I & II

All Country Locating, Allied Building Products, All-west Underground, Anchor Insurance, Axis Crane, Bergen Construction, Bros. Concrete Cutting, C&R Tractor & Landscape, CalPortland, Canfield Trans-

fer, Cascade Shoring, Cemex, Charlton Landscape Construction, Clark Public Utilities, Clark Regional Wastewater, Columbia Precast Products, CSI-Construction Services, Dan Jones Trucking, Dan Tapani Excavating, Dave Brandt, Design Space Modular, Flatrock Construction, D.P. Nicoli Inc., Ferguson, Geotk, Green Sweep, Hanes Geo, Hatch Western Co. Inc., HD Fowler, Hildebrand, Honey Buckets Inc., Hoodview Disposal, International Graphics, Iron Horse LLC, J.L. Storedahl, JL Rietdyk, Jones Landscape, J'S Custom Landscaping, Karvonen Sand & Gravel, HM Contract Cutting LLC, Masons Supply, Maul Hay Farms, Ness Campbell, North Fork Excavating, North Fork Recycling, Oregon Block & Paver, Pacific Int-R-Tek, Parr Lumber, Pihl Inc., Pro-Build, River City Environmental, Robb Construction, Schulz-Clearwater Sanitation, Section 30 Materials, Star Rentals, Sunmark Seeds International, Summerhill Trucking, Superior Sweeping, Tapani Trucking Inc., Taylor Transport, Waste Connections, West Coast Sand & Gravel

## Portland Japanese Garden

A2 Fabrication, ABM Onsite Services West, AYM Corporation, Basco, Bassett Construction Inc., Boden Alexander, Brandsen Hardwood Floors, Building Material Specialties, Carr Construction, Cash's Drapery, Center Pointe Signs, Cherry City Electric, City of Roses Disposal & Recycling, Culver Glass Co., Custom Designed Skylights, Davidson's Masonry, Digital Works Productions, Floor Factors Inc., Goldbrecht Inc., Interior Exterior Specialists, Konell Construction & Demolition, KPFF Consulting Engineers, Mobility Concepts, Pence/Kelly Concrete, Performance Contracting, Pipp Mobile Storage, Portland Coatings, Pro Bel Enterprises, Ricon Industrial, Safeway Services LLC, Schonert & Associates, Security Contractor Services, Snyder Roofing of Oregon, Sound Fire Protection, Spacesaver Specialists, Stone Sculptures, Straight Up Carpentry, Subterra Inc., Takumi Co., Teufel Nursery, The Party Pros, Total Mechanical, Town & Country Fence, Turnstone Construction, Turtle Mountain Construction, Williams Scotsman Inc., Zesbaugh Inc.

## Portland State University, School of Business - Karl Miller Center

Buffalo Welding, Cascade Tower & Rigging, Centerpointe Signs, Empire Painting, Vaughn Environmental

## River Road Elementary School

Advanced Cabinet Designs, Alex Consult Construct Services, American Ironworks & Erectors, Architectural Millwork Mfg. Co., Bell Hardware of Eugene Inc., Culver Glass Co., Cutting Edge Concrete Cutting, DeaMor Associates Inc., Dynasty Concrete Co., Empire Protection & Safety, Fabulous Floors, Farwest Steel Reinforcing Co., FM Sheet Metal, Gibson Steel Fab Inc., Greensun's Inc., Hap's Masonry, Hilltop Commercial Supply, Home Insulation Co. Inc., Huntco Supply LLC, Industrial Concrete LLC, LDC Inc., LJ Pearson Construction Inc., Mason's Supply, National Network Service, Northwest Wall System, Olympian Precast Inc., Overhead Door Co., Pacific Decorative Concrete Inc., RC Building Specialties LLC, Rubenstein's Contract Carpet, Santiam Steel, Sawtooth Caulking Inc., Smith Sheet Metal, Soriano Floor Finishing LLC, Third Generation Painting Co., Umpqua Roofing Co. Inc., Won-Door Corp.

## Root Whole Body Wellness Center

WCTJ Inc.

## SELCO Community Credit Union West Bend

Advance Cabinet Designs, Bend Commercial Glass, Carlson Sign, Central Oregon Roofing, Deschutes Painting Inc., Energy Conservation Insulation, Everclear Cleaning Services Inc., Farwest Steel, Hickman Williams & Associates, Hooker Creek Cos., Interior Tech, J & R Fire LLC, JKD Construction, Kevin Spencer Masonry, Knife River, LDC Inc., Mid-Valley Glass, Northwest Precast, OneSource Office Interiors Inc., Parr Lumber Co., Quality Heating, Rubenstein's Contract Carpeting, Scofield Electric, Securitas Electronic Security, Sierra Pacific, South Fork Excavation, Springtime Landscape & Irrigation Inc., Stedman Sheetmetal Inc., Sunburst Fabrications Inc., Sunset Plumbing, The Harver Co., Todd Hurt Consulting, W. H. Cress Co. Inc., Wallace Group, Western Protective Coatings

## Silverplac Apartment Homes

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tion, Minol, Molalla Masonry, Murphy Bed Specialists, Outdoor Fence, PDX Exteriors, Play Pros, Pro's Custom Cabinetry, ProFab, River Bend/Old Castle, Roy Houck Construction, Safe Technologies, Sly's Drywall, Sport Court of Oregon, Standard TV & Appliance, Steelport, Thomas Kay, Tristate, Ultra Quiet, US Mailboxes, Valley of the Sun, Westside, Woodcrafters

## Sky Lakes Medical Center Parking Garage

Bell Hardware of Klamath Falls Inc., Diversified Contractors Inc. dba Four Seasons Nursery & Landscaping, Farwest Steel Reinforcing Co., Geopier Northwest Inc., Henris Roofing & Supply of Oregon Inc., J.B. Steel Inc., Johnson Controls Inc., Knife River Corp. Northwest, Lawco Fire Protection LLC, Metal Masters Inc., Mid-Columbia Caulking Co. Inc., Morello Construction LLC, Pacific Electrical Contractors Inc., Perlo Structures, Pinnacle Hydronics LLC, Powley Plumbing Inc., RF Stearns Inc., Rhine-Cross Group LLC, S2 Industrial Inc., Straight Up Elevator Co., Van Row Mechanical Inc., Willamette Valley Steel, Winema Electric Inc.

## Sovereign Hotel Building

Minority Abatement Contractors Inc., Professional Minority Group Inc.

## St Francis Park Apartments

A-Absolute Comfort Heating & Cooling Inc., A2 Fabrication Inc., Anning-Johnson Co., Buffalo Welding Inc., Cascade Radon Inc., Contemporary Visions Signs & Wayfinding, Culver Glass Co., Custom-line Showers Co., De-El Enterprises Inc., Exterior Systems, Farwest Steel Contracting Inc., Floor Solutions LLC, GE Appliances, Green Art Landscaping Co. LLC, Hillebrand Construction Inc., Hilti Supply, Howard Jacobs Masonry, Huntco Supply LLC, Interior Technology Inc., Interlaken Inc., Iris Window Coverings NW Inc., JB Insulation, Lanz Cabinet Shop Inc., McDonald & Wetle Inc., Metro Overhead Door Inc., Meyer Sign Co., Mid-Valley Glass & Millwork, MSD Construction LLC, Northwest Masonry Restoration Co., Northwest Millwork Inc., OWCB, Pioneer Sheet Metal Inc., Pioneer Waterproofing Co. Inc., Portland Road & Driveway Co. Inc., Prestige Tile & Stone Inc., Progressive Concrete Solutions Inc., RDF Builders Co., Rogers Painting LLC, Safeguard US Inc., ThyssenKrupp Elevator Corp., Timberland Inc., Topline Countertops LLC, United Brothers Co. LLC, VPI Quality Windows Inc., W.H. Cress Co. Inc., Zana

Construction Co.

## Stone Bridge Apartments

Blake Surface Solutions, Bode's Precast, Commins Manufacturing, Dennis Seven Dees Landscaping, Double A Metal Fabrication, Dynasty Concrete, Evergreen Roofing, GE Appliances, GR Morgan Construction, H Korp Group, Hartness Drywall, Home Insulation, I Cam Construction, I-5 Glass, Image King Signs, Innovative Air, Iris Window Covering, Jet Industries, Knife River, Kraft Masonry, L.J. Pearson Construction Inc., Lane County Glass, Lanz Cabinets, LDC, McKenzie Glass, Michael's Precast Concrete, Mid-Valley Glass, National Firefighter, Omlid & Swinney Fire Protection and Security Inc., Oregon Fence Co., Otis Elevator Co., Overhead Door Co. of Eugene-Springfield, Paulson's Floor Covering, Peter Winberg Construction, Pole-Tech Co. Inc., Radius Pipe Bending, Reynolds Electric Inc., Roberts Surveying, Smith Sheet Metal, Steelport LLC, Third Generation Painting Co., Ultra Quiet Floors, Valiant Products, WESSCO, West Side Iron, Wildish Construction

## Sunset Primary School

2C Building Services, AC&E Corp., Affinity Landscaping, Al's Welding & Steel Fab, ALACO Ladder Co., American Direct, B&B Tile & Masonry, B&T Striping & Curbing, Billings & Cronn, Building Materials Specialties, Cascade Recreation, Columbia Cascade, Construction Specialties, Coral Construction, Cosco Fire Protection, Curtis Restaurant Equipment, Eldorado Climbing Walls, Elmer's Flag & Banner, Floor Solutions, Freemont Millwork, GR Morgan, Guardian/Portland Fastener, Hillebrand Construction Inc., Hilltop Commercial Supply, Insulpro Projects Inc., Interior Technology Inc., JRT Mechanical, K&M Rebar, Kodiak Pacific, LDC Inc., MC Interiors, McDonald & Wetle, Metro Overhead Door, Meyer Architectural Signs, Native Ecosystems NW LLC, Northwest Infrastructure, Olympian Precast, OTIS Elevator Co., Pacific Decorative Concrete, Pioneer Sheet Metal, RC Building Products, Red Built, Riverside Engineering Inc., RN Martin, Robert Lloyd Sheet Metal, Roedel Tile, Ross Island Sand & Gravel, Ross Recreation, Sawtooth Caulking, SI Contracting, Stagecraft Inc., Specialized Pavement Maintenance, Springhill LLC, Superior Interiors, Specification Sales, T&T Contractors, Town & Country Fence, Trojan Wall Products, Van Lom Concrete, Vibetech Specialties, W.H. Cress Co. Inc., Willco, Wood Tech Services

## T-6 Marine Reserve Site Expansion

Columbia Precast Products LLC, EnCon Northwest LLC, HD Fowler Co. Inc., Highway Specialties LLC, Hildebrand Concrete Construction Inc., J.L. Store-dahl & Sons, Lakeside Industries Inc., Northwest Linings & Geotextile Inc., Prairie Electric Inc., River City Environmental Inc.

## Tapani Equipment and Fabrication Shop

Able Fence Co. Inc., Anderson Glass Co., Andy Johnson Construction LLC, C&T Nonstop Masonry Inc., EM3 Concrete, Hydro-Tech Fire Protection Inc., Karvonen Sand & Gravel Inc., M&C Construction LLC, Michael's Floor Covering Inc., NW Security and Construction Services LLC, Park Place Painting, Piper Mechanical Inc., Roof Toppers Inc., Spray on Foam & Coatings Inc., Superior Door of Washington, Tapani Trucking Inc., Trademark Plumbing LLC, Wire Rite Electric Inc.

## The Brim

Acoustic Level Floor Systems Inc., Boles Bros Inc., Browns Architectural Sheetmetal Inc., Cedar Landscaping Construction Inc., Freedom Drywall Inc., Gregory Pacific Corp., JB Insulation, Kingsmen Contracting Inc., Lanz Cabinet Shop Inc., Phoenix Fire Protection, Riteway Heating & A/C, Schindler Elevator, Tapani Plumbing Inc., Timberland Inc., United Electric

## The Fair-Haired Dumbbell

All Trades General Contractors, American Heating, Andersen Structures, Buffalo Welding, Building Material Specialties, Cherry City Electric, Culver Glass, Dennis 7 Dees, Empire Painting, Floor Solutions, Geopier NW, Harvey & Price, Insulation Contractors, Larusso Concrete, Mid-Valley Glass & Millwork, Precision Rail, R2M2 Rebar & Stressing Inc., Santiam Heating & Sheetmetal, Sawtooth Caulking, Schindler Elevator Corp., Snyder Roofing, Timber Technologies, Westech Construction, Western Partitions, WFJ Janitorial Services, W.H. Cress Co. Inc., Zavala Corp.

## The Geode

All Star Glass Inc., Anderson Sandblasting, Axis Crane, Blackstone Fire Protection LLC, Browns Architectural Sheetmetal Inc., Clair Co. Inc., Columbia Drywall Systems Inc., Culver Glass Co., Custom

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# Subcontractor Roundup



Designed Skylights Inc., D & H Flagging Inc., Demolition Contractors Inc., Eagle's View Constuction II, Floor Solutions LLC, Frahler Electric Co., Framing Force Inc., Froelich Engineers Inc., Frontier Door & Cabinet LLC, Frontier Roofing & Construction, Gregory Law Landscape LLC, Howard Jacobs Masonry, Howser Steel Inc., Insulation Contractors Inc., LDC Inc., Metro Overhead Door Inc., Northwest Masonry Restoration, Pacific Community Design, Paulson's Floor Coverings, Pike Awning Co., PMSI LLC, PNW Interiors, Point Monitor Corp., Portland Masonry LLC, Precision Rebar Accessories, Professional Minority Group, Rite Way Heating & Air Conditioning Inc., River City Environmental Inc., S & S Rebar, Safway Services LLC, Schindler Elevator Corp., Timberline Development Co., United Site Services, Valley Pacific Construction Inc., Wallace Steel Inc., Western Construction, W.H. Cress Co. Inc., White-water Construction Inc., Willco Inc., Zeeland Co. LLC

## The Goat Blocks

D&H Flagging, Iron Horse LLC, KC Development, Northwest Scaffold, Specialty Firestop Systems

## Tradesmen Electric

AFP Systems Inc., AKS Engineering & Forestry LLC, Alite Construction LLC, All Star Glass Inc., American Welding Services, Architectural Specialties Inc., Baxter & Flaming Industries Inc., Bristolite Daylighting Systems, Budget Door, Burgener's Woodworking Inc., CDI Blinds, Custom Specialty Installation, Dan Tapani Excavating LLC, DT Construction Inc., Floor Solutions LLC, Hard-Core Contractors Inc., Insulation Contractors, JRT Mechanical Inc., Landscape Management & Services Inc., Mid Columbia Caulking Co. Inc., Northern Land Surveying LLC, Panelized Structures, Precision Rebar & Accessories, Pro Barrier Construction LLC, Ralph's Concrete Pumping Inc., Reliable Fence & Construction Inc., Riverside MFG  
Spike Builders Inc., Tradesmen Electric Inc., WB

Painting & Deco Inc., Weatherguard Inc., W.H. Cress Co. Inc., White Cap Construction Supply, Willamette Valley Steel

## U.S. 101B: Old Young's Bay and Lewis and Clark River Bridges Project

Egami Construction

## United States Postal Service Processing and Distribution Center

Concrete Restoration Inc., Laux HVAC and Sheetmetal, Oregon Pacific Construction, Town and Country Fence of Oregon, Williamson and Bleid Inc.

## Vose Elementary School

A-1 Straight Line Striping, Aaken Corp. Electric, Able Fence, Advanced Welding & Steel, Affinity NW, Baker Rock Resources, Building Material Specialties, Cascade Acoustics, Cascade Casework, Centimark Corp., Contract Décor, Curtis Restaurant Equipment, DeaMor Associates, Dennison Finn LLC, EC Co., Empire Painting, Extreme Excavation, Floor Solutions, Greenman Inc., GVA Northwest, Hillebrand Construction Inc., Hydrotemp Mechanical, IES, Insulpro Projects Inc., KR&P Plumbing Construction, Knife River, Konnell Construction, Kraft Masonry, LaRusso Concrete, LDC Inc., Life Rax, MC Interiors, Norpac, NW Enforcement, NW Masonry Restoration, NW Playground Equipment, Otis Elevator Co., Overhead Door of Portland, Performance Abatement Services, Pioneer Sheet Metal, Poletech, Precision Precast Erectors, Prestige Tile & Stone, R Design, RC Building Products, Roof Toppers, Ross Recreation, Sound Fire Protection, Southtown Glass, Specialized Pavement Maintenance, Springhill LLC, Stagecraft Inc., Steel Encounters, Trojan Wall Products, Vibetech Specialties, Western

Rebar, WFJ Janitorial, Willamette Valley Excavation, Wilsonville Concrete

## Westmoreland Union Manor

Able Communications Inc., Academy Specialties Inc., Apply-A-Line Inc., Arctic Sheet Metal Inc., B&B Tile & Masonry Corp., Buffalo Welding Inc., Crown Fire Systems Inc., Culver Glass Co., DeWitt Construction Inc., Dorma USA Inc., Floor Factors Inc., G&C Distributing Co., GER Product Inc., Innotech Windows Canada Inc., Insulation Contractors Inc., Janitorial Services Inc., KF Jacobsen & Co. Inc., Lanz Cabinet Shop Inc., LaRusso Concrete Inc., Merit Electric of Spokane Inc., Mid-Valley Glass & Millwork, Mt. Hood Corps. Inc., O'Neill Construction Group Inc., Otis Elevator Co., Peninsula Plumbing Co., Performance Abatement Services Inc., Pioneer Waterproofing Co. Inc., Portland Coatings Inc., RDF Builders Co., Roedel Tile Contracting Co. Inc., Sign Wizards Inc., Snyder Roofing of Oregon LLC, Superior Fence & Construction Inc., Teufel Nursery Inc., Topline Counters LLC, Western Partitions Inc.

## Woodland Park Apartments

Beaverton Plumbing Inc., Breckenridge Storefronts & Entrances LLC, Carillo's Janitorial Service LLC, Edmondson's Drapery Inc., Floor Solutions LLC, Gale Contractor Service, Hillebrand Construction Inc., Hunter-Davisson Inc., Indigo Paint & Contracting, Lanz Cabinet Shop, Lauzon Contracting Inc., Merit Electric of Spokane Inc., Mid-Valley Glass & Millwork, NetCompliance Environmental Services LLC, Northwest Masonry Restoration Co., Oswego Drywall Installers Inc., Otis Elevator Co., Point Monitor Corp., RDF Builders Co., Ri-Ky Roofing & Sheet Metal Inc., Safway Services LLC, SimpleGrinnell LP, Standard TV & Appliance, Stanley Patrick Striping Co., Start to Finish Contractors Inc., Steel Management Services Inc., TopLine Counters LLC, Valley Growers Nursery & Landscape Inc.



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