

## HIGHLIGHTS

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# PERSPECTIVE

VOLUME 6 | QTR 1 | 2018

## Healthcare expansion, the perfect cure

✦ BY CHAD ELROD

Managing the 5th floor Acute Care Expansion for CHI Franciscan Health at Saint Anthony's Hospital in Gig Harbor has been a rewarding and challenging experience. The project consists of the build-out of 32 patient rooms – MacDonald-Miller performing all HVAC, plumbing, pipe fitting, and medical gas scope. If ever there was a show of the MacMiller force and our ability to champion a "competitive" bid, this job is it! Nate Ostrander won this job with a promise to deliver best in class on a tight budget and short duration. We did that, and more!

From the start, we displayed strong leadership by taking on a "lean and mean" MEP detailing effort, which resulted in our ability to get a jump

on procurement, dial in our man power plan, and get building before the rest of the trades started showing up. In addition, patient room headwalls were multi-trade coordinated and fabricated off-site at the MacMiller shop, with the obvious benefit of keeping the construction site cleaner, more productive, and safer. Thus, a win for the owner, construction, and hospital patients.

These activities had an extremely beneficial downstream effect. Skanska USA, the project's general contractor, got the space turned over ahead of schedule, a detail of significant importance since the hospital was concerned about not being able


to handle the increased traffic due to the oncoming flu season. This illustrated a fitting example of "plan your work and work your plan".

### ABOUT WORKING THE PLAN...

the applied talents of our general foremen and the expert management of their respective crews are what really made this job a win!

### Huge thanks to:

**Sam Pemble (plumbing), Joe Juntunen (sheet metal), and Jory Heslep (pipe fitting).**

When I was hired on, a bit over two years ago, I was told that MacMiller prides itself on being the industry leader in healthcare construction in the Northwest. Given the time I've now spent within the Healthcare unit, it is plain to see that the efforts put forth by Ruben Cañas and John Solem in developing a dedicated team of healthcare building specialists, project executives and managers, really does result in best in class experience for our clients! 

## "PLAN YOUR WORK AND WORK YOUR PLAN."

Saint Anthony's Hospital  
at Gig Harbor

Matt Fortier



## SHOUT OUT!

➡ TO JEREMY SCHUMACHER

"Your tech, Jeremy Schumacher, has been so helpful and so on top of it. This is such a complicated building that we took over and he has helped us sort through all the equipment and has really followed through."

*Aimee Joseph, 38 Davis*



Gus Simonds  
President



Be the choice and execute with distinction

Welcome to 2018 – get ready for another exciting year at MacDonald-Miller! Our Northwest economy continues to roll strong and our corporate backlog remains healthy, bolstered by good wins in the fourth quarter of 2017. This year will begin a little slow but finish like a lion, with fourth quarter revenue projected to be 40% more than the first quarter!

Recently, our Business Units/Department Leaders debated and approved their proposed plans, budgets, and goals for 2018. It was impressive to see a room full of experienced leaders challenge one another to be ever better – to bring our very best to our customers every day. Committing resources to new markets, such as Industrial and Marine work, or new services like Building Analytics, is an intentional part of this planning process and shapes the future of MacMiller. Recognizing that our resources and talents have real appeal to industries that are new to us is both exciting and healthy for our business. Innovation, it's what's for breakfast here at MacMiller!

Above all, we must remember that everything we do at MacMiller can be traced back to a client's choice to hire us. Why do our clients hire us? Because they trust and expect us to execute our service with distinction. Distinction means we employ the very best tools, technology and innovation to get the job done right. Distinction means that we care about the quality of the job we do and are always looking for a way to improve our delivery. And if there's a question, we will always show up to make it right. **If customer satisfaction is vanilla ice cream, then distinction is chocolate sauce on top!**

MacMiller's ability to execute with distinction rests on the strong backs, hearts and minds of all of us – who also make a very important choice: the choice to be here and be part of our winning MacMiller team! Thank you all for your hard work and dedication this last year. You are all distinctly awesome!

Happy New Year and Good Luck in 2018!

Gus Simonds

Giving help, and hope, where needed most

BY ROD KAUFFMAN, PRESIDENT OF BOMA SEATTLE KING COUNTY

For the past 13 years, BOMA member firms and individuals have contributed time, talent, labor, materials and equipment resources to support Ryther Child Center and the Downtown Emergency Services Center.

In 2017, BOMA was informed of a need to help improve the only men's shelter operating in Bellevue. The shelter, owned by the city of Bellevue, is an older 2-story office building located downtown in Lincoln Center, just east of I-405.

The shelter serves nearly 80 men each day and provides overnight shelter for up to 100 men from November to April. It's operated by Congregations for the Homeless (CFH), a non-profit organization supported by a wide cross-section of churches from many faiths.

The shelter utilizes 4,000 SF of ground floor tenant space and there are no indoor restroom facilities. Portable toilets are used, and a mobile truck is present for showers and laundry, but the use of this mobile facility was lost in 2017. And, there was no ability to cook food on site due to the lack of an exhaust hood system.

The cost of the project renovation and TI improvements needed to enhance the shelter's amenities was estimated at \$450,000 – the bulk of the work being in mechanical, electrical and plumbing. The challenges here were twofold: (1) a tight time frame to be open before the winter set in, and (2) a limited budget, as the city could not spend more than \$350,000.

Fortunately, a group of generous BOMA member firms stepped in and provided bids at significantly reduced pricing. MacDonald-Miller leadership quickly agreed to take on the mechanical scope relating to installing a kitchen exhaust hood system and other associated work. Thanks to both MacMiller's and other BOMA member firms' willingness to take the reins, the shelter will now have indoor restrooms, showers, laundry, a full pantry and a full kitchen.

At BOMA's October lunch meeting, MacDonald-Miller was recognized as a "BOMA Hero." For such a critical cause, we'll gladly accept that accolade!



Bellevue Men's Shelter

Lighting up the East Side

BY ED ADAMS

This lighting project at T-Mobile Headquarters required innovative problem solving from multiple MacDonald-Miller departments, resulting in a job we can all take pride in (and see) as we drive west on the I-90 after dusk.

The task began as a proposal to replace the temporary lighting fixtures of the T-Mobile headquarters in Bellevue, Washington, with the goal to update the iconic magenta halo surrounding the building. At the time, there was a temporary stage lighting system of power cords draped across the ground and mounted to scaffolding. The original plan called for the installation of the light fixtures directly mounted to the building, some with an elevation of 110' above the ground. However, challenges arose with the larger fixtures for higher locations, with some fixtures weighing nearly 100 lbs. each. With this plan, the integrity of the building exterior would be compromised, and the potential future headaches would be huge – water seepage, paint matching, expansion and contraction of the sealant were just some of the concerns.

This method was going to require multiple trades, and trips, over the side of the building to complete the install. With no scaffolding available to work from, it was going to require the crew to work from bosun's chairs, and safety was our primary concern!

The morning of the proposal presentation, a decision was made to find an alternate method of doing the entire project without risking the building or crew. A conceptual design was put together using custom-made brackets fabricated by our prefabrication shop. This alternate method would allow for the majority of the installation to be done working from the safety of the rooftop. Most conduit, wiring and mounting hardware are done to the top and the back of the existing parapet walls. Each of the five buildings at the site, Newport 2, Newport 4, Newport 5, Newport Terrace and the Newport Pavilion, has a different configuration and would require adjustments to be made to the brackets and overall

installation. Many of these adjustments came "on the fly" during the installation of the work. Mike Cordova, Brian Wheeler and Greg Sukraw worked these modifications into the schedule and kept things moving forward.

The new bracket design for the fixtures allowed them to be adjusted so the light cast could be changed in or out. The initial test installation was conducted and approved as installed, and the project was underway. Once the rough-in of the power and control wiring was far enough along to allow for "real world" testing, it was determined that the fixture lenses would need to be changed for the overall appearance of the design. This change would require the removal of the fixtures and brackets to remove and replace the lenses. Two different types of hoists were needed, swing stage scaffolding and a gantry hoist were used to do both. The hoist and scaffolding were needed to be picked up and installed two additional times after the initial install, as well as moved from building to building during the project. Even more challenges came up when it was determined that all the anchors would need to be drilled outside of normal business hours.

The crew gave up many early mornings and most of their week-ends during the summer to meet the challenge. It would not be possible without: Brian Wheeler (PM), Greg Sukraw (Electrical Superintendent) Mike Cordova (Foreman), Troy Andersen, Matt Bucsit, Zach Edson, Joel Jenkins, Mark Lesmeister, Brian Lyne, Ryan MacFarlan, Jose Martinez, Nick Papke, Ian Toms and Eugenio Vila, who took care of all of the field work with help from prefab shop, Scott Haugen, the Purchasing Department, the Tool Room and the Safety Department. Office support was handled by Dan Freyling, Ed Adams, Stephen Wilson, Rachelle Hartley and many others.

This was another amazing display of MacMiller team ingenuity and execution! This project truly shows the diversity of what we can do as a team when multiple departments all have a significant contribution to a project. Well done to everyone who played a part in this project's success!



Patrick@T-Mobile



# STATS

SEATTLE CHILDREN'S HOSPITAL | NEW CONSTRUCTION | DESIGN-ASSIST | 321,000 SF

TEAM MEMBERS | Sellen Construction, AEI Engineers, ZGF Architects, CPL Structural and VECA Electric



## Expanding on a vision with Seattle Children's Hospital ✦ BY MICHAEL BURRUS

There is simply nothing more rewarding than working on a project with far-reaching benefits for a community. Seattle Children's Hospital is a renowned healthcare facility, and for the 25th year in a row, it has been recognized as one of the nation's best children's hospitals by U.S. News & World Report. In fact, in 2017 this report ranked Seattle Children's #1 in the Northwest.

The hospital is driven to operate at the highest standards, embracing innovation and methodology that enable its staff to deliver the best possible care for kids facing all types of medical challenges. It was one of the first medical centers in the country to apply the methods and scientific rigor of the Toyota Production System to healthcare and has adopted the Continuous Performance Improvement (CPI) approach as the basis of their organization-wide philosophy.

So, when MacDonald-Miller was given the opportunity to play a role in supporting Seattle Children's mission, we couldn't have been more proud, and thrilled. This initiative was regarding The Seattle Children's Building Care Project, a 321,000 SF addition to the existing Seattle Children's campus. The scope of the project includes construction of eight stories above grade, a three-story 150,000 SF underground parking facility, connections to the existing Building Hope building, site work and initial build out and commissioning of approximately 130,000 SF of hospital programs. These programs will include Oncology, Operating Rooms, Pharmacy, Lab Services, Sterile Processing and Administration spaces. The project is utilizing the Integrated Project Delivery method for design and collaboration and has

significant low energy consumption goals. Design and preconstruction will run through November 2018 with construction beginning December 2018.

When the new facility is complete it will be a state-of-the-art procedure center that will support nearly a million square miles from the main campus in Seattle to the Arctic Circle in Alaska, which is the largest region of any children's hospital in the country.

Here at MacMiller, we go beyond just doing a job for the sake of the job. Our people not only immerse themselves into the task at hand, we also consider ourselves part of the organization – and that means being emotionally invested in our clients and their goals. This is especially true when it comes to the healthcare sector. We know the history of Seattle Children's Founder Anna Clise, and what our work would mean to her today. As a bit of background, the death of Anna Clise's young son from inflammatory rheumatism in 1898 made her tragically aware of the lack of specialized care for children – and inspired her to take action. With the help of 23 female friends, Clise established the first facility in the Pacific Northwest to treat these children, most of whom would otherwise have been left to endure pain and disability throughout their lives. Clise's original vision – to care for children regardless of race, religion, gender or a family's ability to pay – still guides Seattle Children's today.

Just being able to support her vision in any way we can makes this type of project special. We feel that the work MacMiller is doing on Seattle Children's Building Care Project will have an impact on children and their families for generations to come. 🐡

emotionally invested

# FACES OF SUCCESS

It takes people from a wide range of professional skills to make MacDonald-Miller the industry leader that it is today. It's the diverse personalities and backgrounds that seamlessly come together to create smart, successful project teams here at MacMiller. That's why in each issue of Perspective we take the time to highlight members of MacMiller who've made invaluable contributions. It's a way to give you a little more insight into those that proudly represent us, and a way to further illustrate how three different individuals can make one team greatly successful.



TEAM

## Todd Bovey

ENGINEERING PRINCIPAL

**Years with MacMiller:**  
8 months

### Impressed by all!

I really enjoy working on healthcare projects and the entire healthcare team here at MacDonald-Miller is top notch! I value the fact that the team integrates engineering into the projects early, during the proposal stage, so we can come up with the best approaches together. I've also enjoyed working with the field crews, detailers, CAD operators, project managers, and engineers – there are too many to mention, but everyone here has been great.

### Breathing easy...

I once spent over an entire work week breathing from a **scuba** tank underwater (58 hours overall) during a 3-week scuba-diving vacation to Indonesia. It is one of the most remote and bio-diverse underwater wilderness areas of the world.



## FUN FACT

The three MacMiller folks featured above are part of the Healthcare Team, detailed in the article on the left. ←

## PRIDE



## John Solem

SENIOR PROJECT MANAGER

**Years with MacMiller:**  
10 years

### What I value most about MacMiller:

The amazing thing about being at MacDonald-Miller is experiencing a sense of pride and satisfaction after a job well done. It's not only about being proud of your own abilities, it's also about knowing that you're improving a client's organization – often in a huge way that's critical to their operations. Completing our hospital projects on time and in budget is always rewarding. We are providing a superior quality project that will help people for years to come.

### Happy campers!

My wife and I love hiking, **camping** and exploring in our little camper.



FOCUS

## Michael Burrus

PROJECT EXECUTIVE

**Years with MacMiller:**  
11 years

### The thrill of the bid...

There is nothing like competing for a large hospital expansion project and winning. The one project that always brings a smile to my face is the UW Medical Center Montlake Tower Project Phase 1. We were not the low responsive bidder on that project, but we found a technicality with the bid from the out-of-town contractor and successfully won our bid protest. That single event has led to nearly a decade of work at UWMC.

### Go Gramps!!!

Most of my co-workers know I am an avid Oklahoma **football** fan, but what they don't know is that my grandfather held the record for *Most Points Scored in a Bowl Game* for over 60 years. His record was broken in 2014 when the Sooners beat Alabama in the Sugar Bowl and Trevor Knight threw 4 touchdown passes. I also love backpacking and fishing whenever I get the chance.





An award for awesomeness!

✧ BY RORY OLSON & JOHN VANCAMP

Due to robust training, experience and exposure to clients, our Service Technicians play a critical role in sharing what MacDonald-Miller offers.

In 2017, we rolled out the “Service Promoter Award Program” to recognize Service Technicians committed to expertly promoting the breadth of what MacMiller can deliver. It emphasizes solution recommendation, upgrade identification and customer engagement via MacLens.

At the end of each quarter prizes are given to the leaders in each area. The overall winner for the year deserves special recognition for setting the bar high – and the winner of the 2017 Service Promoter Award is Levi Burck.

Levi Burck is a Service Foreman based out of our Portland area office. He has been with the company for 9 plus years. Levi grew up in the Ephrata, Washington area and was an all-state athlete in Track and Field while in high school. At a certain point in his life, he was looking for a career that would allow him to support his family. When an uncle made Levi aware of our trade, he enrolled in Spokane Community College where he quickly became a stand out student, according to instructor Steve Sherman. Subsequently, he came to the attention of the Portland Office.

As an Apprentice, Levi learned to be a professional mechanic and has attempted to maintain the highest standards in his work quality and professional ethic. His dedication to his craft and customers led to a promotion to foreman in October, 2017.

Away from work, Levi enjoys spending time with his growing family, taking an active role in coaching his son in sports, riding motorcycles, boating and camping, and getting outdoors in general.

SHOUT OUT!

➡ TO LEVI BURCK

“We wanted to recognize Levi Burck of MacDonald-Miller, the primary HVAC tech for our office buildings. Whether it’s freezing or hot as all get-out, Levi always does an outstanding job of regulating the temperature, so everyone is comfortable. Levi is unfailingly good-natured, super conscientious, and committed to making sure we’re taken care of. It’s not unusual to have Levi reply to emails sent after-hours... we’ve even received replies when he was on vacation. You simply won’t find a nicer or more hard-working guy. Thank you SO MUCH, Levi – you’re the best!”

Kristin Slocum  
Office Manager at Pacific NW Properties



We're a well-oiled machine

✧ BY JEFF MORASCH

**Service Special Projects | Emerald Services Brighton Facility**  
The Emerald Services Brighton Facility, owned by Safety Clean and Clean Harbors, hired MacDonald-Miller to transform a decommissioned oil storage facility into an oil recycling hub. Using 8 existing gear reduction pumps, railcars bring oil into the farm, filling the 10,000 gallon tanks. Valving then shifts pumping the oil from the tanks through filter assemblies, regulators, metering stations and to trucks that can deliver the product or to metering stations that can fill 55 gallon barrels. This project has caught the attention of high level Safety Clean players, thus opening communication for another similar project for the Tacoma Industrial Recycling Plant. **Our expertise knows no bounds!**

*“The main crew working outdoors in one of the wettest winters on record was Pat Scott, Dustin Williams, Scott Loran and Jory Heslep. I have been told by Emerald Services that pictures of this project will be used worldwide to show other companies what they expect. The original job was emailed to me as an idea from one of Safety Cleans mechanical engineers. There was a rough magnitude of how the plant should operate and the components needed with no real drawings or prints. I bid the job without really knowing how large any of the components were as the information given to us was very limited and Safety Clean purchased all their own parts. Pat and Jack took on the project as a challenge with Pat having to deal with new obstacles daily. The facility has now been tested and works just like it was supposed to with Safety Clean very satisfied. THANK YOU to the crew and everyone involved at the prefabrication shop. Everything looks spot on, I am amazed at what the prefab shop can do. Pat knocked it out of the park although he doesn’t like the attention!”*

~ Jeff Morasch, Industrial Chiller Specialist, Account Manager

Making an impact



In our communities...

✧ BY DANIEL MILLER

Our headquarter office recently teamed up with the YMCA Seattle Chapter to sponsor a family in a particularly unique hardship this holiday season. The family we sponsored became homeless due to a fire in the duplex where they lived. Although the family lost most of their belongings, they all made it out of the house safely. This type of trauma affects the whole family. After what they've been through, we were happy to make a big difference in their lives.

This year our Portland office had a raffle that raised \$1251, and split the proceeds between two charities. The money went to “Tens For Teens”, a program that gives \$10 gift cards to teens in foster care and “Angel Tree”, a program that reaches out to the children of prisoners and their families.

Giving fund contributes to bright minds

✧ BY ROBERT GIBSON

We received about 40 thank you cards from the Explorer Middle School in Everett after donating money for books to their school through our giving fund. MacDonald-Miller believes that it is everyone’s responsibility to build healthy and viable communities. We are proud to support the communities in which our employees live and work. MacMiller offers the Giving Fund in order to give back to our communities and to support our employees as they do their part to make an impact. Most of these kids will be reading and borrowing books for the first time!



We believe training goes beyond the four walls of a classroom. For the second year in a row we challenged our MacDonald-Miller parents and grandparents to take their safety knowledge home to educate the next generation of MacMillians with a fun safety calendar contest. A big “thank you” to the parents and grandparents who sat down with their mini-MacMillians to share what we do and how safely we do it at MacMiller!

This year’s winners are: Evan Sandoval (First Place), Sante Storm, Jayda Saetern, Cade Holly, Eureka Show, Caylee Wilder, Tanner Deines, Gretchen Galusha, Nels Hoel, Bella Deines, Paige Dickey, Millicent Galusha.





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WASHINGTON & OREGON



# PERSPECTIVE

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Ascend TI Helicopter Pick at  
Lincoln Square Expansion, Bellevue

