

HIGHLIGHTS

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# PERSPECTIVE

VOLUME 7 | FALL | 2019

## An impressive building block

✦ BY OLIVIA WEAKLEY

### Block 216 has broken ground!

Construction for the mammoth tower known as Block 216 has broken ground in downtown Portland. The project's general contractor, Howard S. Wright, has begun excavation of the hole for the garage with mechanical and plumbing work soon to follow. Last October, it was announced that MacDonald-Miller had won the Design-Build for the HVAC systems, sheet metal, hydronic piping systems, and plumbing work for Block 216. Since then, a dedicated team of MacMillan's have been working hard on the design and engineering work with 100% of the construction documents on track to be completed by late February.

This project has been defined as a huge win for MacMiller! Block 216 will be a 460 ft tall

structure and one of the most expensive single building projects in the city's history.

Block 216 will be composed of 35 levels with multiple purposes. The ground level will contain approximately 10,000 SF of retail space; separate residential, hotel and office lobbies; a hotel lounge; and a gourmet food hall. The food hall is anticipated to replicate the same energy that Portland's famous food carts used to bring when they previously framed this block. A grand ballroom, junior ballroom, event space, and meeting rooms will inhabit the second floor. Levels three through seven will be filled with roughly 180,000 SF of office space.

The most talked about part of this structure is levels nine through eighteen. These levels will be home to the Northwest's first Ritz Carlton, Portland's first 5-star hotel. The

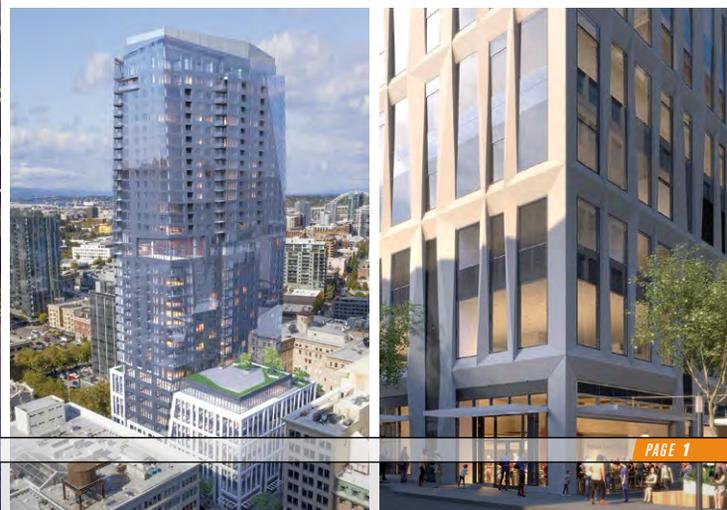
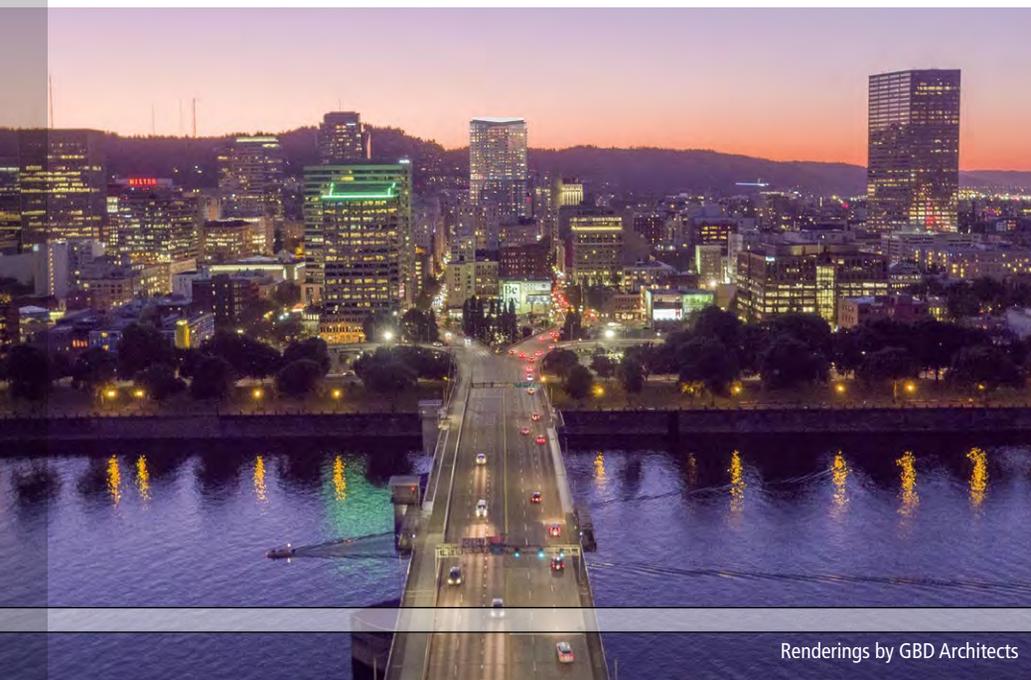
last fifteen floors will be made up of 138 luxury condos. Levels nineteen and twenty will be shared space for the hotel's and condo's amenities, and will also contain a restaurant and bar with panoramic views of Portland and the Cascade mountain range.

Bret Lovely, VP Project Executive, stated that project completion is slated for mid-2023. When asked about his thoughts on the project, he explained that what excites him most about Block 216 is the plethora of different spaces and high-end amenities involved in the design and construction.

This is certainly a high-profile project! It's also another opportunity for MacMiller to foster our strong reputation and promote our renowned Design-Build capabilities throughout Portland. 

## DESIGN-BUILD | PORTLAND, OR

# BLOCK 216



Gus Simonds  
President



# Sno-King Kirkland Ice Arena

## We love our work, and it shows.

This last August we were proud to be recognized by Puget Sound Business Journal as the third *Best Company to Work For* in the extra-large company category. With over 200 applicants, our #3 position puts us in the top six percent of all companies big or small. This is a timely pat on the back for our hard work, reputation and culture that will provide the foundation for a thriving MacMiller for years to come.

It has been wonderful this year to see how our Smart Building Services make a real difference for our customer's building operations. This fall, the Lawrence Berkeley National Laboratories, with the Department of Energy, has recognized Swedish Medical Center for their application and utilization of our building analytics and fault detection software. On top of that success, Starbucks Center recently passed the city building tune-up criteria based on the improvements made by engaging our building analytics technology (Smart Building Services) on their mechanical system.

This past year has been one of preparation for our facilities, our technology and our engineering resources to successfully engage our planned 20%+ growth in 2020. Already, some of our major projects are gaining speed – Washington Convention Center Expansion, Redmond Microsoft Campus, Rainier Square, Seattle Children's Hospital, to name a few. Also, our Service Business deserves a round of applause for surpassing our \$20 Million service contract base this September. Customer satisfaction is job one for our service department and everyone at MacMiller.

Happy Holidays to everyone and a heartfelt toast to a great 2020 ahead!

## We iced this one

✦ BY JEFF MORASCH

MacDonald-Miller's relationship with Sno-King started with our service department when we became their maintenance provider. After the initial maintenance, we identified that their older equipment was creating significant cost in terms of emergency repairs and soft ice. I, along with the chiller team, discussed the system's deficiencies and the idea of replacing it with something more efficient and reliable. Ice rinks are unique as there are two glycol loops that need to be controlled – a 48°F subfloor loop above the dirt to prevent permafrost and a 14°F loop to build/maintain the ice.

Sno-King is a non-profit Hockey Association committed to today's youth, and the organization has limited funding. With this in mind, MacMiller began looking at options for a reliable chiller plant within their price range. The price tag for a conventional built-up refrigeration system was too costly, so we thought outside the box. The solution was to use a York air cooled scroll chiller with an added desuperheater heat exchanger. The evaporator portion of the chiller makes the 14°F glycol for the ice and the compressor discharge gas creates the 48°F subfloor heat. Now, the wasted condenser heat is used to heat the subfloor loop instead of using a boiler.

The key to this job was minimizing down time as an ice arena gains revenue solely from providing ice time. Sno-King asked if we could take the ice down at 11pm Sunday and have the new ice available for skating that Friday. The answer was, **"YES we can!"**

Scott Soncrant started work at 6pm on a Sunday, removed all the glycol and refrigerant, and worked through to the next morning. This work needed to be accomplished before Lou Gitchell and

**"YES we can!"**



**"You are lucky to have this contractor as most couldn't pull this off!"**

Michael Fifes' teams arrived at 6am for the crane pick. All the equipment was removed, and the new equipment was in place by Monday afternoon with the piping/electrical following. Not only did we accommodate the short schedule, but an ice rink professional from All Star Arenas told Sno-King, **"You are lucky to have this contractor as most couldn't pull this off."**

With the project performing so well, we were asked to bid the new ice arena being built in Snoqualmie, WA. As our approach saved Sno-King a huge initial cost, we were indeed awarded the Snoqualmie project, too!

## A SPECIAL THANKS!

To the awesome team that made it happen.

**Jason Zembrycki**, SPTI Pipefitting Superintendent, for supplying the labor and material budgets to build a proposal.

**Mike Pinchin**, SPTI Pipefitting Foreman, for helping work through the setbacks before starting the job.

**Todd Zeller**, Chiller Team Foreman, for adding the desuperheater to the chiller before installation as the factory couldn't meet the deadline.

**Scott Soncrant**, Chiller Team Journeyman, for working all Sunday night and most of the next day to stay on schedule, along with following the project from the beginning to end.

**Lou Gitchell and Fitting Crew**, for working with limited information and a short deadline.

**Greg Sukraw and Mike Fife**, for finding a solution to the non-compliant building electrical. Without their solution the job wouldn't have started during the bi-annual shutdown.

**Art Joseph**, Lead Engineer, for learning how ice rinks work and building a design that works perfectly.



Lockwood Elementary School

## PROJECT STATS

**MECHANICAL EQUIPMENT COUNTS:** 48 Hot Water Fan Coils | 11 Supply Fans | 6 Exhaust Fans | 11 Hydronic Unit Heaters | 2 Roof Top AHUs | 2 Boilers | **ELECTRICAL EQUIPMENT:** 235 LED Light Fixtures – WOW!  
**ROOFING SF:** Re-Roofed 55,000 SF | **NUMBER OF CLASSROOMS UPDATED:** 21  
**SCOPE OF WORK:** General Contracting/Energy Conservation | **TIMELINE:** 52-day Construction Schedule!

### Energy conservation gets an A+

✦ BY ZACH SHOOPMAN

As a preferred Energy Services Company (ESCO) provider for Northshore School District, our Public ESCO team developed a holistic energy and needs-based project for Lockwood Elementary School. Our team recommended four main Energy Conservation Measures (ECMs) that would best benefit the aging school built in the 1960s. The main scope of work included a complete mechanical system upgrade, changing from electric unit ventilators to a hydronic system utilizing high efficiency gas boilers and ceiling mounted fan coils, reroofing/adding insulation to the school roof, replacing classroom lights with LED fixtures and modern lighting controls, ceiling modifications, upgraded ventilation and installing a smart thermostat in one of the portable classrooms.

These ECMs will greatly benefit Northshore School District's Lockwood Elementary in Bothell, WA, including energy efficiency, air quality and comfort, learning environment, reduced operating and maintenance costs, and replacing the school's aging systems with new ones. The associated reduction in annual carbon emissions based on calculated savings equates to **86.8 metric tons of CO<sub>2</sub>, the equivalent of removing 13 cars from the road or planting 21.5 acres of trees.**

This extremely fast-paced project took place during summer break of 2019 between June 28th and August 17th. It demonstrated our talent of delivering a quality project on time and in budget. Due to the owner-direct nature of ESCO

projects, MacDonald-Miller acted as the General Contractor, utilizing our fabrication facility, fitting, plumbing, sheet metal, low voltage, line voltage, lighting, and utility worker teams to execute over 16,500 direct labor hours – in just 52 work days! (And that doesn't take into account our subcontractors!)

"What really impressed me was how MacDonald-Miller identified problems I wasn't aware of and came ready with a solution. They made my life easy," said Ha Yang, NSD Planning and Design Administrator.

Yang continued, "The project came under budget, on schedule, and had no incidents or hiccups that I had to worry about. The MacMiller team excels at many things from project management, communication, project delivery to housekeeping. They provided an **A+ team** and I'm proud to continue working with them on more projects over the next year."

Owning the entire project as a GC throughout the entire project life cycle from development through implementation and verification truly demonstrated our company's unequalled ability to put our customer first.

MacMiller continues to grow as a State of Washington Approved Energy Services Company (ESCO).

# 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 three 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.



SUPPORT

### Josh Graves

PROJECT ACCOUNTANT

**Years with MacMiller:**  
3 years

#### We've got each other's backs!

What I value the most about the MacMiller accounting team is our willingness to help each other out. Any one of us is always ready to answer any questions or work through a problem that another team member might be having. Project Accounting is a great team to be a part of!

#### Go for grunge...

I really like **live music**. I've been to around 50 shows since moving to Seattle three years ago.

The best so far has been the Foo Fighters. Pearl Jam is a very close second place.



## FUN FACT

The three MacMiller folks featured above are working together on the Lockwood Elementary ESCO project, detailed in the article on the left. ←



COLLABORATION

### Doug Dethloff

MECHANICAL ESTIMATOR

**Years with MacMiller:**  
5 years

#### Culture of collaboration

I am continually impressed with our estimating group's collaborative attitude and speed of production. The diverse interests, education and unique perspectives truly makes working at MacMiller fun and enjoyable.

#### Way before digital...

In 1973, I started my career working in the **Print Room** at a Consulting Engineering firm in Omaha, NE.



SUCCESS

### Kenny Gierke

MAJOR EQUIPMENT BUYER

**Years with MacMiller:**  
I've been with MacMiller a little over 2 years now, after moving up here from Portland.

#### It's never "can't do".

Every day at MacMiller is my most memorable day! What I really value about my team here is that I feel like the whole company is my team. When we need to get something done, we all come together to pitch in. That and the fact that we really don't let ourselves be limited by little things that don't exist yet. Whether that means developing an amazing conference room using virtual reality or bringing multiple functional teams together to develop and build a new app to improve our business, we really all pitch in and give what we have for us to all be successful.

#### Me and my uke

I like to sit at home and play my ukulele and watch sappy love-story movies in my down time! Oh, and that time in February of last year when the whole building smelled like **gumbo**... that was my fault! I just wanted to have a fat Tuesday celebration with my new coworkers!



# STEM

## It starts with STEM

BY MEG LANDIES

This fall, West Sound STEM Network acknowledged the efforts of MacDonald-Miller at their Career Connect Washington Summit. Our organization was proud to be recognized for outstanding partnership and contributions to developing career pathways for youth and young adults in the region.

As a leader in partnering with educators, we provide these professionals with valuable learning opportunities. These initiatives include externships and site visits, as well as co-developing pathways for high-demand sectors such as controls technology.

MacMiller is an industry member of West Sound STEM and a driving force in developing the controls programmer and associate controls specialist apprenticeships. We deliver outstanding guidance on the Senior Leadership Team, while the Implementation Team regularly supports education and industry within the West Sound STEM Network region. One innovative program we're deeply entrenched in is STEM Cafés for teachers. With a focus on engineering design, STEM Cafés are real-world training opportunities for teachers to increase their own STEM knowledge, connect with industry, and engage in activities they can apply to their classroom. MacMiller has also hosted teacher externships and worksite learning tours for students. 

**"A big thank you to MacDonald-Miller for providing these deep and meaningful connections for educators and students – this is critical if we are to support developing the workforce of today and tomorrow,"** says Dr. Karen Borders, Executive Director, West Sound STEM.



## Bolstering the boiler

BY BILL KEGLEY

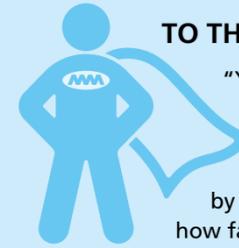
### New life for a 58-year-old York Shipley

The Lakeside Condos date back to the 1962 Seattle World's Fair. The original boiler, a York Shipley fire tube, was slated for demolition and replacement after 58 years of service. After reviewing the options to remove the old boiler and install new condensing gas boilers, MacDonald-Miller suggested that the customer retube the old boiler and upgrade the burner and controls systems. It's important to note that sometimes adding high efficiency condensing boilers to an older building is not the best option. Often, the existing building heat exchangers will not work with the low water temperatures required for condensing boilers if they want to keep their advertised 'high efficiency' rating.

It's a good reminder that new equipment is not always the right solution. In this case, the upgrade saved hundreds of thousands of dollars from what a new system would've cost. That approach would not have delivered a reasonable ROI over the life of the new boilers. Way to go MacMiller! 



# SHOUT OUTS!



## TO THE ZONE 3 TECHNICIANS

"Your Zone 3 technicians have been nothing less than amazing every time they come out! Not only am I satisfied by the level of work that they perform, I am blown away by how much knowledge they all have and by how fast they resolve our issues!"

*Adam K, Assistant Community Manager  
Metro 112 Apartments*



## TO THE SOUTH SOUND TEAM

"Big thanks to Shane Littrell, Don Swanlund, Justin Wolff, Mike Fife, Don Waterhouse, Paul Bieker, and the rest of the South Sound Team. They worked over the weekend at St. Claire Medical Pavilion on an impressive lift job. Healthcare works better with MacMiller!"

*Erryn Edrington :: MacDonald-Miller*

## TO TAYLOR GETTLE & JAMES WILLIAMS

"I just wanted to give Taylor Gettle a big THANK YOU for the wonderful job he did on our HVAC system yesterday. We have been having problems with the rooms keeping a consistent temperature. He came in and went right to work to install a new thermostat that averages the rooms. We are so grateful for James Williams and Taylor. They help keep our HVAC systems in great shape."

*Vickie Furtado, Director Operations and Admin,  
Laboratory Services, MolecularMD*



## TO THE NORTH END TEAM

"I wanted to give a shout out to Chris Diehl, Bryan Speed and Zach Ordon. They did an outstanding job with a repair to a surgery center RTU. We performed a 60-ton compressor changeout in under a two-day turn around. Due to the environment, all work had to be done after hours and needed to be completed by the end of the weekend. Our north end driver had everything staged and ready to rock for our guys to show up and knock it out of the park!

We had the system up and running at 2pm on Saturday! The icing on the cake: recently a competitor won a bid for a similar compressor, and it took them close to three weeks to complete it – it took our team only 2 DAYS! Great job guys!"

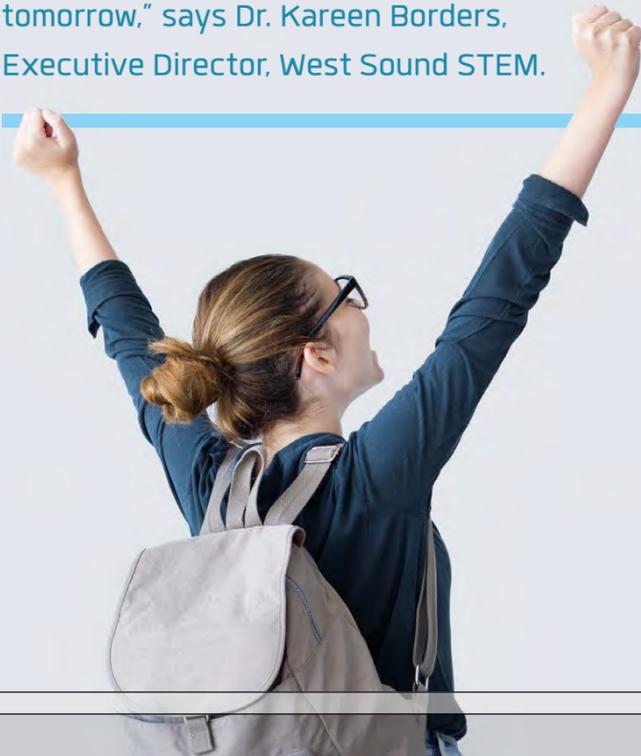
*Steve Adams :: MacDonald-Miller*

## TO THE MACDONALD-MILLER GIVING FUND

"All of us at Neighbors In Need Food Bank want to thank your committee members and Brendon Thorstad for your generous gift of \$5,000. This gift has gone to repair a walk-in refrigeration unit. When completed it will double our capacity to store fresh food that needs to be kept cold.

This last year alone we distributed 993,700 pounds of food to 65,269 families and individuals, so you can see how important storage capacity is to us. Thank you again!"

*Steve Fox, Food Bank Director  
Rudy Kerkvliet, Board President*



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Seattle Genetics

