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PERSPECTIVE

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Proudly progressing Portland

✦ BY CAMERON HANKINS

THE RIGHT MATERIALS AT THE RIGHT TIME.

Block 216, New Construction


Nearly two years after groundbreaking, the 36-story Block 216 building is well on its way to being a fixture of the Portland skyline. This new construction mixed-use tower will soon offer 10,000 SF of retail space, a gourmet food hall, 180,000 SF of commercial office space, hotel accommodations by the Ritz-Carlton, amenity spaces to include a restaurant, spa, pool and fitness center, as well as luxury residences. Despite some historic hurdles (the COVID-19 pandemic, the 2020 forest fires, this year's heat wave), the Block 216 project team is on schedule and excited to take on new challenges.

Cameron Hankins, one of the Project Managers on Block 216, is focusing on project controls. With increased material and equipment lead times and cost escalations, Cameron thinks, "[That] early material and equipment procurement will be crucial to maintain schedule." **Working closely with the procurement team, Cameron hopes to fuel the field teams with the right materials at the right time.**

Taking on the task of coordinating efforts in the field is Tim Flowers, General Foreman, who has 18 years of experience with towers in downtown Portland. Tim Flowers says, "Communication is KEY." For Tim, "the only dumb question is the one

not asked." Tim encourages open lines of communication within his team. And, by working closely with trade partners, the GC, and project team, Tim ensures the delivery of a functional and feasible design.

Brent Campbell, Oregon's Operations Manager, has worked for MacDonald-Miller since 2015. After 26 years in the construction industry, Brent recognized the need for additional shop capabilities and has played a critical role in coordinating the location and layout of the new shop. Providing flexibility in the face of material price increases and significantly extended lead times, the new Portland Shop offers 5,700 SF of fabrication and storage space. He shared, "One of the biggest reasons for creating a Portland shop was to be more streamlined, efficient, and productive." The Portland Shop is fully operational and regularly delivering spools to Block 216.

Block 216 is on track to complete construction in the Spring of 2023. 





With time comes change.

Over the last 16 years our company has seen exceptional growth as a respected leader in the Mechanical Design-Build and Building Services industry. We recently announced that Rory Olson and Reagan Perry have been promoted to Divisional Presidents of Building Services and Construction respectively. To enable our business to continue to provide best-in-class service, engineering, and construction I am excited about the focus that these two new positions can leverage over these two parts of our business. Both Reagan and Rory have deep knowledge and broad experience in all facets of our industry and are great business partners to the MacDon-Miller team. Together, we will stay committed to providing a remarkable product to our clients.

Despite the challenges we have all faced over the last year – I don't need to provide a list – our collective efforts have continued to keep our company strong and ready to respond to the next client in need. 2021 was our biggest year in company history and the next 3 years look to be busy, likely setting new high-water marks. Our Performance Contracting business is really gaining traction with our customers, and our construction work continues to be strong with new jobs starting in Oregon and Washington.

We take pride in supporting our culture and living the values that shape our relationships with our employees and customers. Happy Holidays and thank you all for being the best in the industry!

Gus Simonds
CEO

From duct to dawn

✦ BY BURT ROSS

Novolex, Special Projects, Yakima, WA

After years of working with Eastern Washington maintenance customer, Novolex, the MacDonald-Miller service team had a proven track record as a facility solutions partner. When Novolex decided they needed to install a new RTO (Regenerative Thermal Oxidizer) to replace two smaller outdated RTO units and associated ducting, we were ready to take on this special project.

This RTO unit pulls exhaust air from the plastic bag production process within the facility that contains high levels of VOC's and burns them off so that the plant meets EPA requirements for clean air. Taking approximately ten months to build, this is the largest RTO unit that's ever been built by the manufacturer.

Ship & Shore Environmental, the manufacturer of the RTO, was looking for a subcontractor to perform the necessary installation work locally. Our presence in Yakima and extensive knowledge of the customer's facility made MacMiller a clear choice for this project.

Our ability to fabricate all the ducting, install the ducting, and install the RTO, was a big win for the customer. Along with the install piece, we've helped Ship & Shore from day one on the project management side. The biggest challenge to overcome was the ability to meet as a construction team in person as the unit manufacturer is based in California. With only a few site visits together in person, the customer relied on our team to execute with excellence over the duration of the project.

Shout out to Steve Hilliard who has been a huge help in coordinating our team and all of our subcontractors. This is one of the largest projects we've done as an Inland Northwest Team and we've all learned a lot. Pat Roberts has helped us tremendously in how we manage and deliver this work for our customer and the unit manufacturer. THANK YOU to our top-notch team! 🍷





SMARTCAP K405 BUILDING REDMOND, WA

A smart partnership

✦ BY D'WAYNE KENDRICK

SMARTCAP, based in Redmond, WA, is a private real estate organization focused on delivering high value for its investors by leveraging its unique approach to analyzing investment opportunities. Utilizing detailed market research and proprietary tools, SMARTCAP builds sophisticated and accurate financial models for each of its assets. This data-driven approach enables SMARTCAP to find and build value faster than its competitors.

MacDonald-Miller is thankful to be a part of SMARTCAP's process from acquisition through capital improvement and performance. The newest building being added to MacDonald-Miller's Performance Contracting (Private Sector) portfolio is the K405 building, purchased by SMARTCAP in 2019. During SMARTCAP's acquisition process, we worked closely with SMARTCAP to deliver our observations and recommendations report to identify and define this asset's specific upgrade needs and develop a financial strategy for the improvements.

Utilizing MacDonald-Miller's Performance Contracting designed specifically for the private sector, SMARTCAP will be able to complete significant energy saving capital improvements while **reducing its required capital contribution by roughly 82%**. This can be achieved without increasing the tenants' expenses – a factor typically experienced with a capital amortization financing strategy.

SMARTCAP and MacDonald-Miller continue to deliver win-win results for both tenants and investors!

Design started in July with an estimated completion of Q1 2022. 

K405 is Packed Full of Added Value:

- Tenants will benefit from a modernized HVAC system including retrofitting existing zone boxes, complete controls upgrade, air balancing, and the ability to adjust the system using real time occupancy demands.
- Upgraded lights and lighting controls will provide both improved workspace experience and the technology needed to control spaces based on actual occupancy demands.
- Retrofitting the building's elevator to improve safety, functionality, and appearance.
- A 10-year energy savings guarantee is being provided and supported by MacDonald-Miller's Smart Building Services to ensure the required financial accountability and system performance is realized for the full 10-year performance period.
- MacMiller is guaranteeing this building will be compliant with the Clean Buildings Standard Energy Use Intensity (EUI) requirements and reporting for the next 10 years.
- This project will use the soon-to-be available CPACER program in King County, which will provide more favorable financing terms. This program also has flexibility that will be beneficial when the building is sold.



On the rooftop and in our wheelhouse

✦ BY KEVIN ANWAY

O'Shea Building, Construction Special Projects, Seattle

The four-story O'Shea Building, located at 1524 5th Avenue and home of Old Navy, opened in 1914. When it opened, the building replaced the Olympic Stables (horse parking) and a Methodist Church. The building was renovated in 2000 and is now undergoing another significant upgrade. Steve Buerk of RAFN asked Kevin Anway if MacDonald-Miller could perform a building-wide mechanical survey for KG Investment Properties (KGIP). After the survey, MacMiller provided a proposal for new rooftop mechanical equipment and was awarded the rooftop unit replacement.

The vintage 2000 rooftop equipment had electric heat and cooling in the same unit. However, since the year 2000 codes have changed to prohibit the use of electric resistance heat and cooling within the same unit unless it is a heat pump. New heat pump configurations were not compatible with the existing footprints, weights, or electrical loads of the existing equipment, so the equipment was replaced with AC-only units. Therefore, heating had to be done at the zone level. MacMiller was informed only two weeks in advance that Seattle was planning to enact a moratorium prohibiting zone level electric resistance. Engineering had to scramble to get permit applications to the city to beat the deadline and set KGIP up for their future tenant needs. After overcoming several significant permitting issues, MacMiller was also awarded a complete controls retrofit opportunity.

After extensive and meticulous field sheet metal coordination and planning, street use and noise ordinance permits (by Todd Selland

at Barnhart), advanced shop fabrication of support structures for new rooftop equipment, and up-front design and installation of new controls, MacMiller was ready for the day of the crane pick. Each of the existing units were mounted on custom shop-fabricated steel cross-members, supported by spring isolators. Fifth Avenue was blocked off between Pike Street and Pine Street so the crane could be set up and still allow large semi-trailers to bring the new equipment to the job site. The units were up and running by Monday, which was a must for a retailer like Old Navy as well as for the occupied tenants on floors three and four.

CRANE PICK!

This project had many challenges, but engineering (primarily Art Joseph and George Graham), our field sheet metal crew (headed by Nate Waagen and field foreman Mike Contreras), controls installation crews (headed by Dave Goff, field foreman Ryan McFarlan, and Sam Shipley) along with our main project coordinator Mike Reichert made it all happen. Our customers, KGIP and RAFN were very happy with the results and have since awarded MacMiller (Kelly Johnson) a service contract for all of the equipment in the building.

There are a lot of people who are not named above but were instrumental in making this happen. Hard hats off to all of them for a job well done! 🎉

FUN FACT

The four MacMiller folks featured to the right are part of the O'Shea Building team, detailed in the article above.

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 four different individuals can make one team greatly successful.



COMMUNICATION

Mike Contreras

SHEET METAL JOURNEYMAN

Years with MacMiller: 6 years

My most memorable moment at MacMiller

would have to be a few years back when we did the helicopter pick for the Ascend project in Bellevue. I had never seen such a big chopper and to be flying in units the size of a semi-truck was unbelievable.

What I admire most about the team I work with is the trust they put in me daily. I always have what I need when I need it. Communication is always there, and it feels good to know I am a part of the best company around.

Yeah, I'm a gamer...

Something people don't know about me is I'm a big-time video game nerd. I play more than I should. But what can I say, people like what they like. I am also ridiculously good at shooting a basketball.



COMMITMENT

George Graham

ENGINEERING MANAGER,
CONSTRUCTION SPECIAL PROJECTS

Years with MacMiller: 11 years

We lean on each other

What I value most about the team I work with is the willingness to help others improve and learn new skills. The whole team is committed to making others around them better and more efficient at what they do. I've always felt that I can come to anyone with a problem and get guidance on the best solution or find someone who has dealt with a similar issue. There is a wealth of knowledge in the CSP team, and it feels great to be part of a group that continues to perform at such a high level.

Jumping right in!

Last summer I hiked the Timberline Trail at Mt. Hood. This was my first backpacking experience and while I wouldn't recommend a 40-mile hike (3 days and 2 nights) to start off, it was a good time.



CONFIDENCE

Sam Shipley

CONTROLS SPECIALIST

Years with MacMiller: 6.5 years

The respect is mutual

What I value most is our team's culture and willingness to help each other succeed. I have the utmost respect for our leadership team and the respect that is reciprocated gives us the confidence and the tools to execute our work professionally and efficiently.

I value volunteering...

I currently sit on the Board of Trustees for the Sno-Isle Foods Coop as a volunteer member and as the executive board secretary. I also volunteer on the board as the secretary for the Lake Margaret Community Purposes Club that manages the community's freshwater treatment facility and infrastructure.



CAMARADERIE

Mike Reichert

CONSTRUCTION SPECIAL PROJECTS COORDINATOR

Years with MacMiller: 34 years

Whatever it takes!

What I value most about the CSP team is they all work with a "GET'R DONE" attitude. Everyone does their part and despite tight deadlines and unexpected challenges, our team always performs like rock stars.

It was a little tight...

I grew up with 5 siblings and my parents in a 2-bedroom 900 square foot house. Talk about a crowded living room!!! We are all very close to this day and I wouldn't change a thing about my childhood.





THE QUEST FOR THE BEST TALENT

Interview with Tasha Anderson, recruiting manager



Q: October means college recruiting season for MacMiller. How did our college recruiting approach change over the course of the pandemic?

A: Oddly, it helped. During COVID we were able to go anywhere virtually. There was no cost to travel, so it presented a great opportunity to widen our net and meet new people.

Q: What are some goals for our recruiting efforts this year?

A: We've always worked to instill DEI in our hiring process, because we know diversity drives creativity and ingenuity into our business. One of our goals is to look for talent by exploring new channels to help broaden our funnel with a wide pool of qualified candidates and bring the opportunity of a MacMiller career to schools that may not have previously been exposed.

Q: How did you go about that?

A: Jerome Edwards, one of our project managers, has been instrumental in developing a relationship with Prairie View A&M. Prairie View A&M, a historically black college or university (HBCU), offers a degree in construction science. Jerome joined the Inclusion Council specifically because he, "felt the need to bring fresh ideas and movement to the idea of including everyone." Jerome and I visited Prairie View A&M in September and are already planning more opportunities to connect.

Q: What excites you about partnering with Prairie View A&M?

A: What really stands out is the energy and care they have put into


their program. They want to give students the tools and skills to be successful. They've done an incredible job of preparing their students for the real world.

Mechanically speaking they have a great set up! We were so excited to learn they have their own fabrication center on-site with welding, 3-D printing, and even laser cutting, Revit, electrical engineering and architecture. They're wanting to do even more to cater to the mechanical industry which is something we want to invest in. We can be a partner to help ensure their programs are in alignment for what it takes to be the best in the industry.

They're the level we're looking for, their perspective will be different from talent we find locally, and we value that. This year, we began to recruit on campus for interns and full-time graduates for our 2022 summer. Their students share our values and have A+ talent. It's a cultural add, with humble, hungry, curious, smart individuals.

Adding Prairie View A&M to our list of top tier construction programs to recruit to MacMiller is a win/win. By bringing the MacMiller brand and culture to other schools, we build our future pipeline and strengthen our internal teams.

Q: Speaking of building our pipeline, what other schools did MacMiller visit this year?

A: With the help of many of our MacMiller team, we were able to be present, either virtually or in-person at 6 schools in addition to Prairie View A&M: the UW, WSU, University of Idaho, Montana State, Colorado State and Oregon State University. 

Awards



2021 Top Women in HVAC

ACHR NEWS

Congratulations to Maria V. Boyer, MacDonal-Miller Vice President of Pre-Construction Services, on being selected for the ACHR NEWS 2021 Top Women in HVAC!



2021 Top 40 Under 40 HVACR Professionals

ACHR NEWS

Rory Olson, President of Building Services, was recently named as one of the best and brightest in the HVAC industry in ACHR NEWS' Top 40 Under 40 HVAC Professionals!



2021 Women of Vision Awards

DJC Oregon

Congratulations to Alison Hewa, MacDonal-Miller Senior Account Executive, on this industry honor! The Daily Journal of Commerce Oregon has announced its Women of Vision Award honorees for 2021. The awards honor women who are shaping the built environment in Oregon and Southwest Washington via technical skill, leadership, mentoring efforts, community involvement, and promotion of industry diversity.



2021 Safety Excellence Award

AGC Build Washington

MacDonal-Miller is proud to be awarded the winner of the AGC Build Washington Award for Safety Excellence Award for Specialty Contractor Over 1 Million Worker Hours for the 7th year in a row! Our ongoing training, education and personal disciplines have created the environment of safety excellence we experience at MacMiller.



SHOUT OUT!

➡ TO JOHN HOPPER & TEAM

"Wanted to send a BIG SHOUT OUT to John Hopper and our Building Performance Team working on the PGE IOC project w/ Lewis Builds. A commissioning agent who was with another consultant and the GC said that MacDonald-Miller has the best controls team in Portland. I personally know this consultant and he does not make those comments lightly. We also got feedback from Lewis Builds on how pleased they were with our controls group and the complex commissioning this project has. The GC was concerned about the very complex commissioning requirements for the type of facility this will become. Thank you, John and team, for the level of professionalism you show every day!"

*Mike Johnson, Director of Oregon BPG/
Service Sales Manager*



SHOUT OUT!

➡ TO TACOMA HEALTHCARE FIELD TEAMS

"Wanted to give a massive shout out to the Tacoma Healthcare Field teams for all the hard work put into the Tacoma General SF-2 and RE-1 AHU Replacements: Chase Boone, John Allen, Mike Johnson, Kris Bergnes, Josh Stanley, Cliff Prussman, James Trythall, Ed Killham, Kade Lee, Frank Monfiletto, Jose Avellaneda, Bryson Baird, Lucian Dennis, Chris Brooks, Dale Christian, Mike Bull, Jim Bergan, Jeremiah Hay, Chris Banghart, Joe Fabre, Casey Williams, Eric Liles, and Greg Hall, sheet metal and pipe fitting fab shops. This was an extremely demanding and complex project that required working 10 consecutive 12 hour days to demolish and build back in-place the two main air handling units that serve the hospital's emergency department and trauma center. Their commitment, craftsmanship and teamwork is one of the many reasons we continue to execute with distinction. Great job!!!"

*Ruben Canas,
VP of Healthcare Construction*



SHOUT OUT! GRAND HYATT SEATTLE PROJECT TEAM

"I wanted to thank MacDonald-Miller for their tremendous help on getting our beautiful new domestic water booster system installed, it is always great to have a team of your caliber when facing challenges like the ones presented by the old system. Thank you, again."

Carlos Aleman, Area Director of Engineering, Hyatt

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WASHINGTON & OREGON



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O'Shea Building crane pick
SEATTLE, WA

