



**MacDonald-Miller**  
FACILITY SOLUTIONS®

*Celebrating*  
**10 YEARS** of the  
**PERSPECTIVE NEWSLETTER!**

#### HIGHLIGHTS

- P3** Give it up for giving back
- P4** Perfect picks
- P7** Awards

# PERSPECTIVE

VOLUME 10 | SPRING | 2022

## It's all in the details

✦ BY JESSE CAUDLE & HENRY LEWELLEN

### Sheet Metal Detailing and MEP Coordination

MacDonald-Miller's emphasis is in design-build construction. Our account executives, or sales force, work directly with owners and their design consultants to develop system concepts for buildings' program requirements. Once the design is complete, and the Mechanical/Plumbing drawings are completed by Engineering, there are still a few more steps before each trade goes out and installs.

Detailing is the process of transforming the Mechanical/Plumbing design from our Engineering team into a detailed 3D model that is constructable and coordinated

with other trades. This model is used to generate detailed drawings, material lists and fabrication files to allow the shop and field to fabricate and install the pipe and ductwork.

One of the main elements of this process is **clash detection**, which involves taking the many models of everything on the project including steel, walls, duct, pipe, electrical, fire protection, lights and even kitchen equipment and identifying impacts to confirm that everything has a place to go.

This process allows issues to be identified in the office months in advance, rather than out onsite while trying to get everything installed.

**Our sheet metal detailers crushed it on a recent project that consisted of building four 5-story office buildings.**

In total, these buildings have more than 1,434 terminal units and 34 hoods filling up the kitchen spaces. They are largely supported by a Dedicated Outside Air System (DOAS) utilizing sensible cooling units to provide energy efficient cooling/heating to the offices.

For this project, MacMiller Detailing performed the sheet metal and MEP coordination scopes. With four buildings operating on overlapping schedules, MacMiller was running 2-5 clash reports a week covering 1-3 buildings at a time. This led to hundreds of clashes being identified and resolved on a weekly basis while juggling the modeling for the upcoming floors.

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## Net Zero Hero

In the last 5 years, efforts to make buildings more sustainable have gone from nice-to-have to a “must-have” in the marketplace. Whether it is a new building or a retrofit of an existing building, or even a campus, the effort toward a lower carbon footprint is “afoot”!

At MacDonald-Miller we are committed to being the “Net Zero Hero” for our customers. Some of the most interesting efforts we’ve been involved with include Starbucks Center, Central Energy District Design for First Hill, Geo-well Fields, and Energy Services Contracts to improve and upgrade existing building systems for Northshore School District, City of Bellevue, and WSU. We’re just getting started! In the years to come, our ability to design mechanical and building control systems, calculate the carbon footprint, and install the improvement measures and guarantee the outcome, makes MacMiller the go-to resource in this new world of sustainability.

This year we are finishing strong on two of the largest projects we have ever tackled. And, we have more signature jobs getting underway – Swedish Hospital North Tower, Cloudview Towers Bellevue, West 8th Bellevue, Snoqualmie Casino Expansion, Lewis & Clark College Portland, and we’re surfing a wave of biotech work.

As 2022 gets underway I know there’s still a lot to worry about – more than I want to list. Let’s focus on what we can control – executing with distinction, keeping our promises to our customers and our team members, and making MacMiller a great place to work.

Enjoy the Spring and hats off to all the MacMillian Heroes that make buildings work better every day!

Gus Simonds  
CEO

## HEROIC Moment

### King County Library System

When an arsonist started a fire in a local library’s book drop, our Smart Building Services experts were able to remotely adjust the HVAC system operation to evacuate all the smoke from the building minimizing the impact of the fire.

“Smart Building Services provides us with the comfort of knowing our buildings are monitored at all times which allows us to respond to emergencies, ensuring the best comfort for staff and patrons.”

~ Greg Smith, Director of Facilities at King County Library System

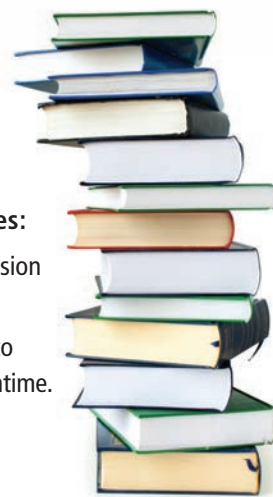
### INTERESTING FACTS:

- ♦ KCLS is the 2nd largest library system in the US.
- ♦ MacMiller provides services to all 50 branches, which includes Smart Building Services.

### KCLS takes advantage of two other SBS services:

- ♦ Monthly analytics reports to continuously commission their systems comfort and energy efficiency.
- ♦ 24/7 system diagnostics for their critical systems to proactively provide maintenance and prevent downtime.

**Great job Rob Estes & Josh Wehmer  
for being our library superheroes!**



MacDonald-Miller is proud to be helping communities achieve carbon neutrality. From Smart Building Services to District Energy Centers, we’re saving the planet one building at a time!

# GIVE IT UP FOR GIVING BACK

At MacDonald-Miller we believe that it is everyone's responsibility to build healthy and viable communities. MacMiller offers the Giving Fund to support our employees in their charitable work in our local communities and around the globe. Here are a few examples of how the Giving Fund has helped our employees as they volunteer and support the causes that are important to them.



## Brendon Thorstad, North Sound Service Tech Skagit Valley Neighbors in Need

"I enjoy giving back to a good cause especially one that helps those less fortunate," says Brendon, who helps at Neighbors in Need, the oldest food bank in Skagit County. Brendon volunteers with HVAC repairs and other building needs.



Neighbors in Need feeds hundreds of homeless in the Valley and many struggling families. They make to-go bags for the homeless and provide microwaves so they can have a hot meal while they are here picking up food.

The Giving Fund was able to help with their walk-in equipment that was approved a couple of years ago. It has increased the number of fresh vegetables and produce they can distribute to ensure good quality food is available for these folks. And it's not all boxed food. They feed 60,000 people a year and they handle over 1 million pounds of food. Currently they are handing out 80,000 pounds a month! They rely on 30 volunteers that hand out food every Tuesday and the people that come through the line thank every one of them. It's amazing to be a part of this process!!!



Consider making a donation today at [www.svneighborsinneed.com](http://www.svneighborsinneed.com).



## Michael Coffey, Account Executive Hearts of Nepal

For six years Michael has been supporting Hearts of Nepal, a non-government organization that provides clothing, medical care, love, food and education for at-risk or otherwise compromised girls in remote areas throughout Nepal. The girls are adopted and supported for life. "This organization provides a lifelong commitment to create radically improved change in a caste society," he says.

Hearts of Nepal is now raising funds to open a second hostel. For their first hostel they were able to take in 18 girls in danger of falling prey to sex trafficking and a life of slavery. Through fundraising efforts, they are providing a healthy, loving childhood, with a strong sense of family, and education through college – all resulting in a much deserved, fulfilling future.



Consider getting involved as a legacy partner at [www.heartsfornepal.org/legacy-partner](http://www.heartsfornepal.org/legacy-partner). 100% of donations goes to these girls.

*The MacMiller Giving Fund helps to bring awareness about issues such as these. Because of the involvement and commitment of our employees, we're making a positive impact in many ways across our neighborhoods, our region, and the world. To find out more about the Giving Fund's objectives, or to consider joining the committee reach out to [Robert.Gibson@macmiller.com](mailto:Robert.Gibson@macmiller.com).*

These kids will be living at the new second hostel.



NAME - Jyoti Bk  
AGE - 10  
FAMILY STATUS - No Father



NAME - Birendra Kami  
AGE - 15  
FAMILY STATUS - No Mother



NAME - Brispati Bk  
AGE - 14  
FAMILY STATUS - No Parents



NAME - Nishu Bk  
AGE - 10  
FAMILY STATUS - No Father



NAME - Dhansara Sunar  
AGE - 9  
FAMILY STATUS - No Father

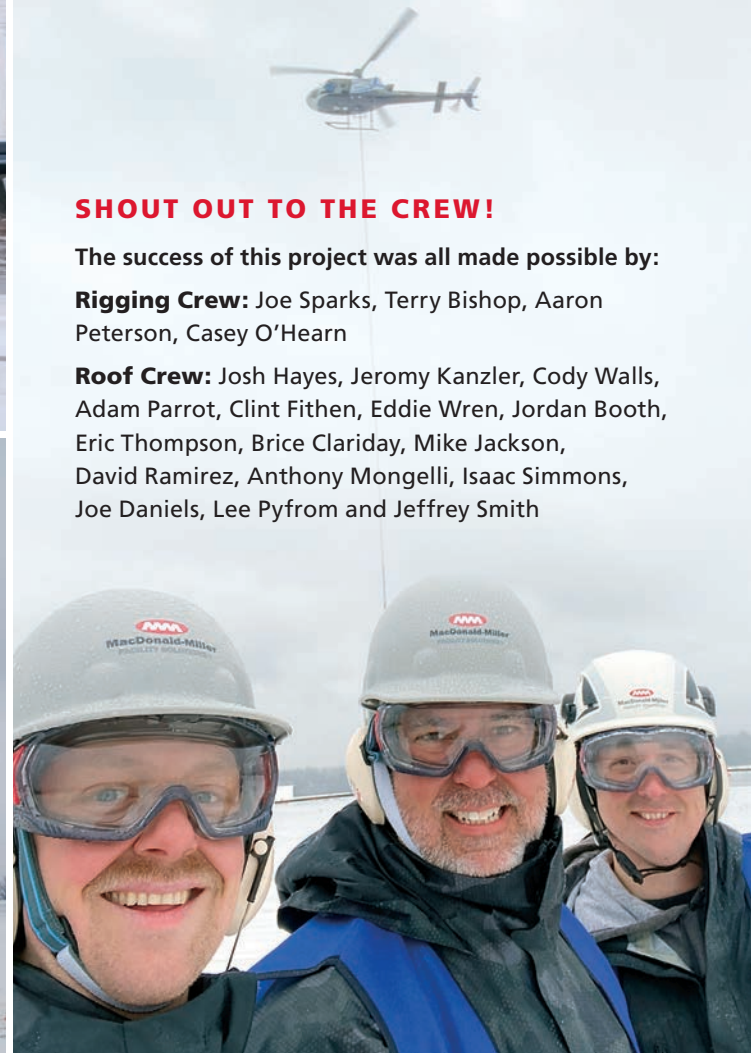


NAME - Ram Bahadur Kami  
AGE - 11  
FAMILY STATUS - No Father



NAME - Gopal Bk  
AGE - 11  
FAMILY STATUS - No Father





## SHOUT OUT TO THE CREW!

The success of this project was all made possible by:

**Rigging Crew:** Joe Sparks, Terry Bishop, Aaron Peterson, Casey O'Hearn

**Roof Crew:** Josh Hayes, Jeromy Kanzler, Cody Walls, Adam Parrot, Clint Fithen, Eddie Wren, Jordan Booth, Eric Thompson, Brice Clariday, Mike Jackson, David Ramirez, Anthony Mongelli, Isaac Simmons, Joe Daniels, Lee Pyfrom and Jeffrey Smith

# Perfect picks | Project Roxy | Arlington, WA


BY JEFFREY SMITH

**In November 2020, Michael Burrus and Joe Paxton sold a project in Arlington, WA that was roughly 2.8M SF and would require a helicopter to lift the Roof Top Units (RTU's) to the roof because of the massive footprint of the building.**

On February 19, 2022, after months of anticipation, MacDonald-Miller executed a dual helicopter crane pick and lifted 58 units to the rooftop of this Amazon Distribution Center. Due to risk, enormity of the building footprint (750,000 SF), and limited daylight we knew we had to be efficient regarding how this was planned and executed. Newly hired project engineer Eric Han was tasked with planning and implementing the pick 58 RTU's as efficiently as possible. He put together several different plans and worked diligently with Joe Sparks and Mike Jackson to get their feedback so we could maximize the field movements as well as adjust on the fly if something went awry.

Because of Eric's detailed planning, we were able to work through an issue when one helicopter had a mechanical problem. The go time was supposed to be 7:30am with the larger helicopter. However, when getting ready for takeoff, the pilot noticed something wrong with a broken wire and had to shut down the helicopter to fix it. What would seem like

a mini-disaster was a non-issue due to the planning of Joe Sparks, Mike Jackson and Eric Han. We were able to change the sequencing of the pick so we could proceed without a long delay.

Although the weather conditions were not ideal at 39 degrees, and there was 80 mph rotor wash from the helicopter, our rigging and roof crew proved once again how MacMiller is best in class. The execution of this scope was flawless even when challenges outside our control arose. Picking 58 units with a ground crane is not easy in one day, but to lift 58 units in 6.5 hours shows great planning, safety and teamwork! 



## FACES OF SUCCESS

**Eric Han**  
Project Engineer for Project Roxy  
» with MacMiller since early 2022

"I've gained invaluable knowledge from our team at MacMiller after this helicopter pick. It was a once in a lifetime experience and I want to thank Jeff Smith and Mark Krewedl for allowing me to help on such an amazing project like this one!"

## PROJECT HIGHLIGHT

### Pacific Northwest | NEW CONSTRUCTION

#### Washington 1000

Seattle, WA

##### Scope of Work:

Design-Build, 550,000 SF, 17-story Shell and Core Office; includes HVAC, plumbing and fitting

##### Project Team:

Hudson Pacific Properties, Lewis Builds & LMN Architects

##### Construction Duration:

24 months

##### Project Description:

- ◆ LEED Gold Target
- ◆ 12,000 SF Amenity Retail
- ◆ 11,000 SF Outdoor space
- ◆ Breathtaking 360-Degree Views



## PROJECT HIGHLIGHT

### Inland Northwest | NEW CONSTRUCTION

#### Grande Ronde Operating Room Expansion

La Grande, OR

##### Scope of Work:

Design-Assist, Expansion of new 44,000 SF Operating Room; includes HVAC, plumbing and medical gas piping

##### Project Team:

Bouten Construction, PKA Architects, Interface Engineering

##### Project Timeline:

4/2022 – 1/2025

##### Project Description:

Build out consisting of 5-story addition to existing hospital. Second floor is a surgery floor with 5 Operating Rooms. Bottom floor is a mechanical space. 1st, 3rd, and 4th floors for future buildout of clinical spaces.

##### Unique Challenges/Innovation:

5-story structure is built on a steep grade, with the building descending over the slope. A helicopter pad will be installed on the roof.



## FACES OF SUCCESS

### Jordan Carr

Project Executive for Grande Ronde

» with MacMiller for almost 2 years

"What I like the most about working for MacDonald-Miller is the people. I work with really great people."

## SHOUT OUTS!

### ➡ TO EVAN BATE

"Shout out to Evan Bate for his help, support and knowledge about Smart Building Services, and for working with the many customers he has on a daily basis. Evan's help on the BECU pilot project has been exceptional and will be a big factor in its success! Thanks so much!"

*Charlie Olson, Chief Building Engineer, BECU*



### ➡ TO LAURA TATRO

"Laura Tatro has been a great technician to work with over the past couple of years. She has 'saved our bacon' more than a few times and we really appreciate her efforts because much of our equipment is very old!"

*Kyle Kauzlarich,  
Pietromonaco Jackson Properties*

### ➡ TO GEORGE CHASTAIN AND KAREN NEUMAN

"Happy Friday! Just wanted to put together a few lines to let you know we, at the Starbucks Roasting Plant, deeply appreciate the MacDonald-Miller team effort to continuously deliver outstanding support to our site. In this particular case, I would like to call out George Chastain and Karen Neuman who did a great deal of coordination to replace a failed water heater in our facility. Once we placed the service request, they quickly put a plan in place to get us back up and running with minimal interruption. From a customer perspective, this demonstrates they understand our needs and are willing to do what it takes to support our business. It doesn't get any better than that! From the KRP Starbucks team, please extend a word of recognition to them for their hard work and commitment to customer service."

*Luis Leon, Maintenance Planner, Starbucks*




### *It's all in the details*

*continued from page 1*

Eddie Markwardt led the detailing front for all buildings on this project. This included leading a team of 11 detailers to complete the modeling, coordination, and fabrication deliverables throughout its life cycle. In addition to traditional MEP Clash Detection coordination, Eddie led his team in a special lighting coordination, clashing, and modifying unit layout around lights added after signoff on each of the office floors. This step ensures that all code-based clearances were achieved and allows building maintenance to be a breeze in the long term.

Through detailing's efforts, the shop produced 11,094 fabricated assemblies for the field. In total, there were 663,723 lbs of ductwork fabricated for all four buildings. The time spent up front streamlined the install process and coordinated the more complicated installs such as the 34 hoods throughout the amenity space.

In the words of Joe Daniels, "From the Trimble support at the beginning of the project, to the kitchen hood support details during the heat of the battle as well as the GRD & Flex reports during trim time... our detailing team ROCKED it!" 



#### FACES OF SUCCESS

**Eddie Markwardt, Sheet Metal Detailer**

"I've worked for MacMiller 28 years total. I started around 1986 and worked here 18 years. I left for around 8 years and I have been back for 10."

The thing I like most about working at MacMiller is the challenge of the large projects. You get to work on 58 story towers to multiple office buildings that are all going at the same time."

**Did you know** when you call 855-MAC-HVAC after hours you will be connected with a MacMiller Coordinator? As of last year our Service Coordination team has taken on ALL after-hour calls, which means you can connect with a MacMiller team member 24/7! Instead of using a 3rd party system, now customers get a MacMiller employee that is knowledgeable and efficient in getting their issues resolved, **every time they call.**

# Awards



## Shannon Force

Shannon Force has been a dedicated Account Executive on our Service Maintenance team since joining MacDonald-Miller in May 2017. This past year, she earned a record number of sales awards, some even multiple quarters in a row!

Shannon won multiple awards including the Innovation Award (most proposed Smart Buildings Services), Rainmaker Award (the most new contracts), 212 Award (selling 110% of the sales quota), Salesperson of the Quarter (two quarters in a row) and the End Strong Award (the top service sales spot at the end of the year).

*"The awards characterize the recipient as having 'uncompromising determination, resiliency, and being relentlessly prepared and goal-oriented,' and that certainly describes Shannon." – Natalie Crump, Sales Operations Manager*

**Her secret to success:** I am competitive, but the only person I'm competing against is myself. I want every single person on the maintenance sales team to succeed. By them succeeding, as well as myself, we help the company as a whole.

**Best part of the job:** MacMiller is a place where if you have an idea and you want to run with it, you can, and you will have the full support of the company behind you.

**Her take on the MacMiller Advantage:** We are a one stop shop for our customers! It's not just service or replacement projects – we are able to offer a holistic approach and solutions that go beyond what is typical of most vendors – we're a true partner!



## John Bennewitz

For the second year in a row, John Bennewitz has earned the prestigious honor of Service Promoter of the Year.

John strives to provide his customers with quality recommendations at every opportunity. His key focus when performing maintenance is to ensure he is fully transparent with his clients, with respect to the condition of their HVAC assets. He knows that he is the customer's eyes and ears out in the field. Prior to leaving the jobsite, John utilizes MacLens technology to provide them with detailed video and photo content of work performed along with any potential issues.

This powerful tool allows the customer to share asset issues and conditions with other decision makers within their organization. John walks the customer through the potential issues and possible consequences of inaction. This process gives our customers the option to decide the best fit for their budget and future goals. If repairing the problem is not in the customers' best interest, John partners with the project team to provide capital project planning to help them save costs going forward.

**Great job, John!** Thank you for continuing to look out for our customers' best interests and setting a bar the competition cannot match!



## Siemens Best Performance Award

MacDonald-Miller's Building Controls Team is honored to be awarded Siemen's Rocky Mountain/Pacific Northwest Best Overall Performance in 2021.

The award recognizes the best Siemens Controls Distributor in the eight State Region who had the highest year-over-year growth and expertise to handle the most complicated projects. In addition, MacMiller won the coveted 2021 Crystal Award for the highest revenue in the US in-field device orders (valves and damper actuators, temperature sensors, etc.).

Congratulations to all of you who helped make this happen from sales/estimating to engineering to installation, startup, programming, and commissioning. It's a true team effort!

## Honeywell's 2021 WEBs Contractor of the Year in the US

Congratulations to MacDonald-Miller's Building Controls Team for being chosen for this prestigious award. This status was earned through outstanding performance and demonstrated commitment to the Honeywell portfolio of products and solutions.

There are over 550 Honeywell distributors across North and South America, and we took the top spot in the US. We are fortunate to have such an awesome team of professionals who make this happen every day.

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WASHINGTON & OREGON



# PERSPECTIVE

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PROJECT ROXY  
ARLINGTON, WA

