



**MacDonald-Miller**  
FACILITY SOLUTIONS®

*We've moved!*

Our new headquarters are  
at 17930 International Blvd.,  
Suite 120 » SeaTac, WA.

#### HIGHLIGHTS

- P3** Give it up for giving back
- P4** A stealthy approach to success
- P7** Cougars make wine?

## PERSPECTIVE

VOLUME 10 | SUMMER | 2022

### Dazzling diamonds growing in Gresham

✦ BY LIZ SCOTT

You might not know that growing diamonds requires a critically complex and monitored environment.

Element Six, which operates the Lab in Gresham on behalf of the De Beers-owned laboratory-grown diamond brand, Lightbox Jewelry, took an aggressive approach to their facility needs at their Gresham plant: they were looking for a fully accountable service support solution. MacDonald-Miller now offers full-facilities management with a service technician residing at the site 7 days a week. In addition to our full HVAC offerings, this

innovative manufacturing site also takes advantage of our Smart Building Services and utilizes our special projects team.

Dewayne Miller, our primary technician who works onsite Monday-Friday 7-5 (some days, even longer), gets to see the magic happen firsthand. He spends most of his time working on the highly complex mechanical systems that keep the diamonds in optimal growing conditions.

"The people are great to work with and the site is state-of-the-art," says Dewayne. "We are doing a lot more than just HVAC at the site, we are taking care of the facility

and the vendors – even the specialty gas complex, and facilitating the projects getting done. We are members of the team and that is the best part."

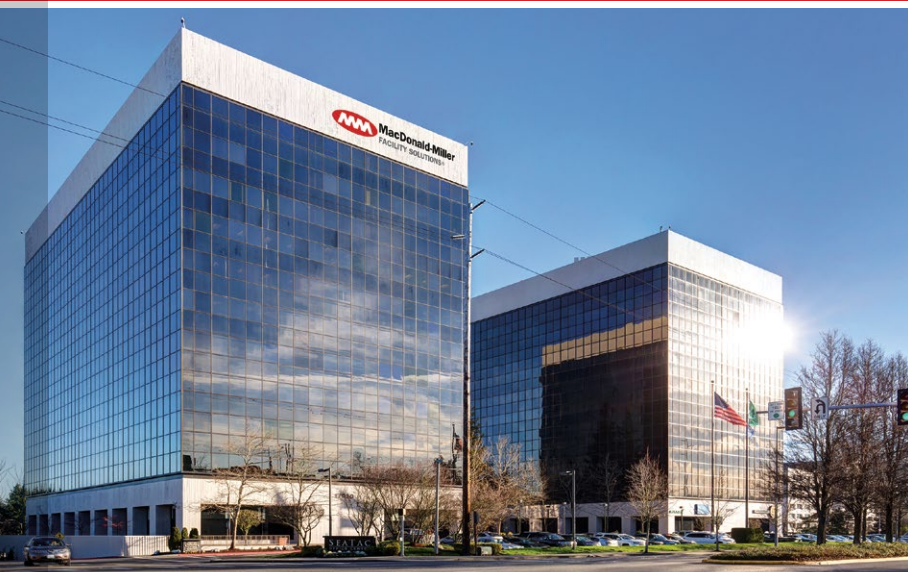
The site has multiple different critical systems, including a Marley cooling-tower system that feeds the process water that goes to the reactors, where the diamonds are ultimately grown. Other priority systems include a state-of-the-art EPO system including gas detection, process water chillers, and gas exhaust. Currently we are installing two additional chillers to add more redundancy to keep up with the facility's

CONTINUED ON PAGE 6 »



Photo by Element Six





## We're on the move

It's a bittersweet time as we move our headquarters to SeaTac Office Tower this summer, ending a 34-year stay at the Detroit Avenue Campus. In 1988 all our business was run out of the Detroit Campus, including our fabrication shop – there were no remote offices, except a newly opened Portland, OR office. Over three decades, we have accommodated the continued growth of MacDonald-Miller by adding 9 additional offices across the region including our 100,000 SF shop near Boeing Field and our new Seattle SODO office opening this fall.

This move marks a new chapter in the history of MacMiller. It's a sad goodbye, but also a really exciting infusion of energy into the future of our great company.

Summertime is internship time here at MacMiller, and this year we have over 25 students, working in more parts of the business than ever before, including Detailing, Engineering, Fab Shop, Performance Contracting, Project Management, Smart Buildings, Service Sales, and Service Field. Some of our interns have come from as far as Houston, Princeton, and Illinois. I am really happy to see not only more interns than ever before, but also that we're finding diverse talent in new places outside the NW.

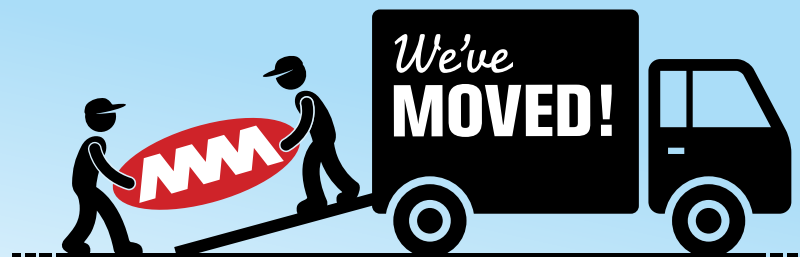
Over the last several months, the leadership team and I have been working on defining what our MacDonald-Miller culture of Equity and Inclusion really means. As hard as it is to put into words something as complex as how we all work and show up together, I feel we have a durable "North Star" statement we can all lean into and be proud of everyday:

***You Be You and Together We Can. Diverse perspectives drive our business.***

MacDonald-Miller is committed to empowering our teams and partners to drive positive changes that includes equity for all. We succeed when everyone feels they belong, are safe and understood.

You be you, execute with distinction, and enjoy the summer while it lasts!

Gus Simonds  
CEO



## Same great MacMiller! New great HQ.

**As of August 22, 2022 our new headquarters physical location is:**

**17930 International Blvd., Suite 120  
SeaTac, WA 98188**

**Our mailing address remains the same:  
PO Box 47983 | Seattle, WA 98146**



## "I love coming to work." (heard here daily)

MacDonald-Miller was just named one of Washington's Top 100 Places to Work by Puget Sound Business Journal! When it comes to awards, this is one we're truly proud of. That's because it means we've created a welcoming, fun and collaborative environment – where our employees feel like part of a family, with boundless opportunities to learn and grow.

THANK YOU to our dedicated employees who ensure our success through their unwavering commitment to our mission of making buildings work better.



2022 WASHINGTON'S  
BEST WORKPLACES



# 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.



## Lindsey Andrews, Project Manager Military Order of the Purple Heart

Lindsey Andrews, a Navy veteran, combined forces with his father-in-law who is a Vietnam Purple Heart recipient to regularly volunteer with the Military Order of the Purple Heart. Through our Giving Fund, MacDonald-Miller has partnered with Chapter 407 in Lakewood, WA since 2017 as a platinum level sponsor for their annual charity golf event. This event has raised hundreds of thousands of dollars in support of local veterans and provides an awesome opportunity for wounded warriors to get back on their feet while recovering from the mental and emotional traumas of battle.

This golf event provides much needed funds to support the maintenance and operations of the local Jack Nicklaus designed all-volunteer run golf course next door to the VA hospital in Lakewood.

MacDonald-Miller is proud to sponsor the event as it provides an opportunity for our employees to share a fun day with local purple heart veterans. Through support of this local charity over the years, several MacMillians have had the opportunity to honor those who have sacrificed so much for our great country.



To find out more or make a donation go to [www.veterangolf.org](http://www.veterangolf.org).



## Andrew Eichenberger, Design Engineer Lake Stevens High School's VEX Robotics Club

Andrew Eichenberger's love of engineering and the design process began in middle school where he joined the Lake Stevens High School's VEX Robotics Club. This program allows students to collaborate and work in teams while learning to use the design process to build, program and present a competitive robot. Andrew, now a design engineer, supports his alma mater by volunteering as head referee during competitions, doing his best to ensure the teams compete on an equal playing field while having a really good time.

The program has grown tenfold in the past decade and now boasts over 100 members. And, the VBots at Lake Stevens High School mentor the CBots at Cavelero, the middle high school. Through MacDonald-Miller's giving fund, Andrew was able to provide a donation that will help purchase robot components, as well as cover tournament fees and transportation to competitions. The club helps students learn valuable engineering skills, and plays a role in fostering an increased interest in pursuing STEM-related careers.



To find out more or make a donation go to [www.cbots-vbots.club/](http://www.cbots-vbots.club/).



*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).*

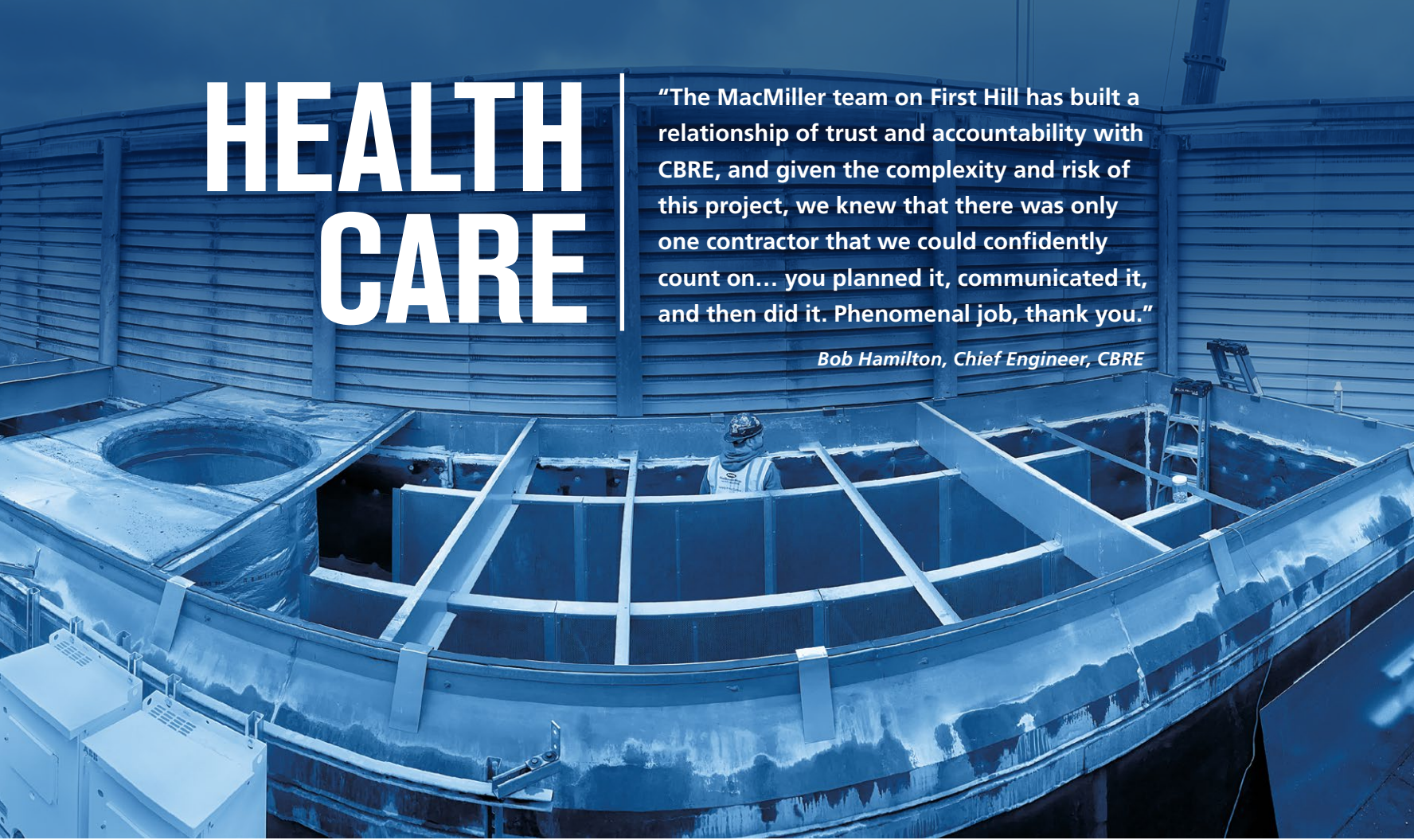




# HEALTH CARE

"The MacMiller team on First Hill has built a relationship of trust and accountability with CBRE, and given the complexity and risk of this project, we knew that there was only one contractor that we could confidently count on... you planned it, communicated it, and then did it. Phenomenal job, thank you."

*Bob Hamilton, Chief Engineer, CBRE*



## A stealthy approach to success

✦ BY JASON BOUCHER




"The roof pick was exciting to watch. The MacMiller team performance was exceptional from the coordination to execution. Very well done."

*Larry Hancock, Unimark Superintendent*

### 600 Broadway Modernization, Seattle, WA

600 Broadway is a multi-tenant medical office building that provides primary care and outpatient services to many patients daily. This mechanical modernization project was a complex project with very specific client needs. The building was required to remain in operation through the entire project, with a clear goal of patient care never being disturbed by the mechanical systems repairs and upgrades in their space. The MacDonald-Miller Healthcare Team was selected by architectural firm Perkins-Will to perform a basis of design engineering and costing study for the mechanical portion of the project. The basis of design scope highlighted a few offerings that set us apart from the competition, specifically LEED certifications, mechanical engineering, our Smart Building Services and depth of healthcare experience.

Execution of the interior project relied on heavy multi-discipline pre-planning, strong communication and stealth execution. This consisted of the replacement of 198 VAV boxes and 10 heat pumps in the building. The project was fully executed during nights, and each morning the goal was for the tenants to be unaware that any work was conducted the night before – from ceilings being taken down, electrical changes, VAV's and heat pumps being replaced. Each morning, everything would be buttoned up and functioning per design. After nearly 5 months of night shifts the interior mechanical work was completed. 



## PROJECT HIGHLIGHT

**Pacific Northwest** | CONSTRUCTION SPECIAL PROJECTS

### Boeing Trenches

Bellevue, WA

#### Scope of Work:

**Boeing Hydronic Heating-Water Return-Piping Replacement**

This project was driven by an existing leak in a 6" steel heating water line that was buried underground and tied two separate buildings together. The leak appeared to be caused by lack of insulation where piping contacted a subgrade concrete pad and/or lack of water circulating through the system causing corrosion pits.

The original plan was to have the piping re-lined with an epoxy liner, but cost and length of pipe run made that option too expensive. We opted to go with Thermacor piping that would sit on top of the existing lines and the leaking line would be abandoned in place. This project was required by the customer because the property was being sold and required all utilities to be functional to close the deal. Our main challenges were having an open trench during the wet season and material handling near an open trench. Shoring was used in accordance with OSHA standards to ensure the trench didn't collapse on us. All work was performed by Kory Bosler, Zach McIntosh (welder) and Sam Andrew (fitter/plumber).



## PROJECT HIGHLIGHT

**Inland Northwest** | PLAN SPEC

### CO-9 Data Center

Quincy, WA

#### Scope of Work:

DEC units

- Pkgd AC
- Relief fans
- DX split systems
- Generator Exhaust Extensions
- Exhaust fans
- Supply and return ductwork
- Split-heat pump system
- VAV Terminal units
- Exhaust and transfer fans
- Plumbing for office space, including bathrooms and waste/vent piping

#### General Contractor:

Capitol Power Group

#### Construction Timeline:

Q2 2022 – Mid January 2023

## FACES OF SUCCESS

### Kory Bosler

SPTI Pipefitting Foreman

» With MacMiller for 6 years

"What I like most about MacMiller is the people in the field that I work with daily. We have some of the best mechanics and craftsman in the industry working for us. You can always count on support and knowledge when trying to accomplish some of the more challenging projects we encounter on a regular basis. MacMiller is one the best companies I have ever worked for, and I look forward to working on even more challenging projects in the future."

# TEAMWORK





## SHOUT OUTS!

### ➡ TO KRAIG GROSE

"Kraig Grose has been a great addition to the team. He is well-versed in HVAC and has excellent knowledge and skills. I am very happy with his progress and his team. He is incredibly good at what he does."

*Jared Gowan, Manager Facilities Engineer*

### ➡ TO THE ENTIRE MACMILLER TEAM

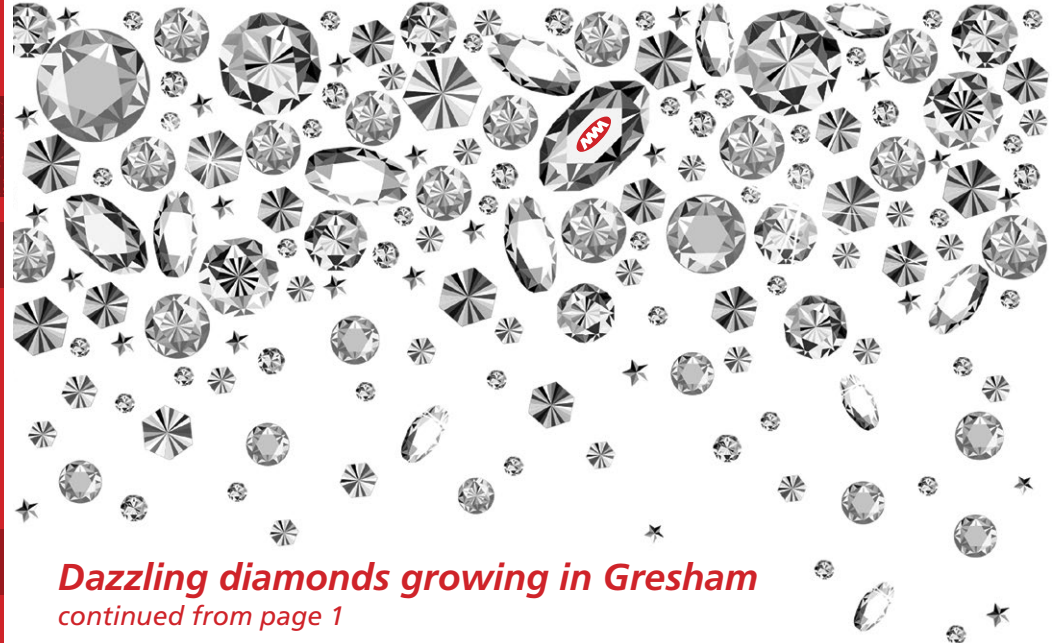
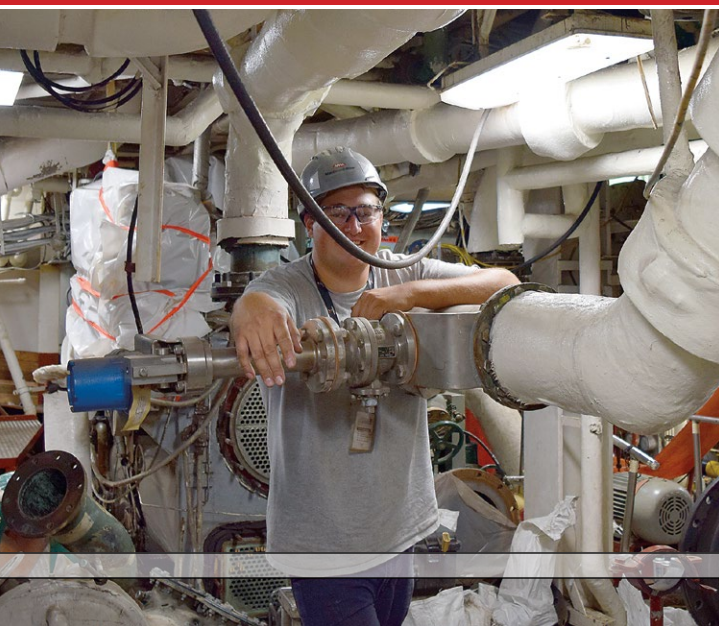
"After working with MacDonald-Miller for many years, I have become so used to always getting excellent service and work from every employee at MacMiller. No matter what project we are working on – from replacing little hot water coils to building the latest sixty-story high-rise – I know that everyone from MacMiller is the best, takes pride in their work, and has my best interests in mind. It is not uncommon for them to look at what they are working on and add something to make it easier for me to service. I truly can't compliment everyone enough, even those who answer the phone when my world has fallen apart, and I need the cavalry. Thanks for being the very best."

*Forest Faulkner, Chief Engineer at JLL*

### ➡ TO NORM HENSLEY

"I would like to mention again how much I appreciate Norm Hensley. His caring attitude about the functioning of the building HVAC systems as well as the comfort of its occupants really shows his dedication to service. This also applies to Glenn Venera and Shane Littrell, who have assisted Norm in getting our building ready for use. They make it seem like there is a policy or culture of friendly and caring customer service at MacDonald-Miller. I have not had a bad or negative experience with anyone from MacMiller."


*Brian Gerke, Uhaul*



## ***Dazzling diamonds growing in Gresham*** *continued from page 1*

growing production. The large air handler system serves the manufacturing floor including a small clean room, while office space is served by a VRF Mitsubishi. MacMiller is also looking forward to future opportunities for partnership growth with Element Six.

*Element Six was founded in 1946 and is the global leader in synthetic diamond and super materials manufacturing. Part of the De Beers Group, they employ over 1900 people and their primary manufacturing sites are in the UK, Ireland, Germany, South Africa, and the US.*

*The Lightbox Lab officially opened in 2020 with the mission to make the sparkle of a diamond available for more people, more often. The Lab is designed to produce more than 200,000 polished carats a year – grown in the USA! The product grown in Gresham can be seen by visiting [lightboxjewelry.com](http://lightboxjewelry.com). *

### FACES OF SUCCESS



#### **Liz Scott, Senior Account Executive**

» With MacMiller for 1 year and 4 months, and from 2013-2017

"What I like best about working at MacMiller is having a team that genuinely cares about my personal growth and success within the MacMiller family."

### ➡ TO THE MARINE SERVICE TEAM

"The MacMiller Marine Service team saves the day again! Our customer's ship was docked in Sasebo, Japan, and what began as an equipment repair for Chiller #1 and inspection of Chillers #2 and #3 turned into a MightyMac moment. During a time-sensitive inspection of Chiller #1, Corey Evans (Foreman) uncovered a critical issue – Chillers #2 and #3 were not functioning. The ship needs a minimum of 3 of the 4 chillers operational to be underway. Robert Blessing (Superintendent) quickly proposed a solution and got the needed equipment, even staying on board while the ship was underway to complete the work. This is just one of the many examples of how Robert and the marine team go above and beyond their job descriptions to offer MacMiller customers next-level service. Great job, team!"

*Kevin Wilder, Director Service Special Project Sales*





## Cougars make wine?

✳ BY MARK DEWEIRD

### They sure do!

MacDonald-Miller is doing our part to help WSU and the Northwest wine industry eclipse Napa. The state-of-the-art Wine Science Center at WSU in Richland, WA was developed in close partnership with our local wine industry. This teaching and research facility is among the most technologically advanced of its kind in the world.

### Together we asked the question:

How can WSU, and the Washington/Oregon wine industry in general, benefit from MacMiller's leadership in advanced systems analytics, controls, design/build engineering and service expertise? From those discussions, they were impressed with how the ICONICS software analytics platform has optimized other large complex systems and believe it could have a positive impact not only on their research, but actual wine production and certification standards. It was noted that "ICONICS is predominantly an industrial process optimization tool, one that we believe could have strong future relevance to our research and winery productivity." Not long after our introduction, the team's focus changed to redesigning the control system of the fermentation tanks in the research winery.

### Are those beer kegs? I thought we were making wine!

The team of winemakers and scientists at WSU are smart guys! They figured out how to make the large tanks you see at wineries as small as possible, while still yielding experiment results that relate to larger, standard tanks. Basically, they can run more batch experiments, as there are over 120 tanks in the winery. They wanted to know the best way to collect, display and manipulate fermentation tank data. They also looked for us to optimize and advance the process for flexibility in the future. Finally, the team wanted to avoid the pain and frustration that comes with smaller beverage control systems: problems with lack of software support and parts that instantly go out of production. They saw their control provider get purchased with the new owners turning away from wine, and WSU wanted something they could count on for the next 25 years. They were searching for an assurance of great support, stating, "Nothing in this pilot will restrict us, it greatly expands (our) options." We re-engineered the tank controls utilizing a Siemens system that can leverage their Pullman Campus staff expertise. In their report, "the option they propose allows greater research flexibility with regard

to data delivery/export, future sensor input (smoke), automation, and analytics with graphical dashboard delivery." Next stop: analytics, the central plant process chiller and energy efficiency.

This has been a great team effort, not only with the WSU staff, but with a classic, multi-layered, magnum-sized MacMiller technical flight. Pat Roberts led the Eastern Washington selling effort. Mark Krewedl, Justin Guy and the "Fab Shop Boys" crafted a spicy bit of re-engineering piping. Controls Group's Curtis Roberts and Mike Phenicie have been creating cool custom applications. George Pfeiffer actually did some engineering and thought up an intelligent valve control solution. Even our CEO, Gus Simonds, was involved in verifying key aspects of the Brix (sugar content) measurement science. Gus loves science, and he's also a Cougar who is proud to see WSU and MacMiller teaming up to transform the Northwest wine industry with cutting-edge science. The wine and beverage industry needs what MacMiller has – easy access to engineering, solid industry-leading control products, mechanical expertise and SERVICE!

**Notes:** *Viticulture is the science, production, and study of the cultivation of grapes. Enology is the science and study of winemaking.* [www](#)



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# PERSPECTIVE

VOLUME 10 | SUMMER | 2022

MacMiller Washington  
Company Picnic

