

Happy Holidays!

HIGHLIGHTS

- P3** Give it up for giving back
- P4** Eight is our lucky number
- P7** Bringing the work to a boil

PERSPECTIVE

VOLUME 10 | WINTER | 2022

Tons of cool collaboration

✂ BY JEFF MORASCH

The Bravern | Bellevue, WA

SPECIAL PROJECTS


Replacing two 350-ton chillers in two buildings (both requiring 24/7 cooling) in downtown Bellevue required more planning and adjusting than most Special Projects.

This project required 18 months of planning and continuous pivoting due to supply chain issues. The equipment was six months late, which caused three scheduled start changes. Some additional hurdles included street closure planning, noise variance regulations, and a 10-story building foundation hole across the street.

There were quite a few challenges to overcome, but thankfully we had great partners on the project:

- 15 semi-trucks and a 120-ton support crane were needed to assemble the NessCampbell Crane and Rigging 600-ton Liebherr luffing jib crane. Lifted chillers were 47 ft long and over 12 tons!
- Plumbers and Pipefitters from MacDonald-Miller prepared removal of the existing two 350-ton chillers and prepped the site for the new chillers.
- Sellen Construction steel workers removed and reinstalled the overhead structure steel.
- The City of Bellevue coached us through the needed noise variance and land usage permits along with recommendations

for the street closure, detours, and pedestrian bypasses.

- Prime Electric removed and reinstalled all the overhead street light cables. 

"I would like to thank everyone involved. There were a lot of moving parts! Who could have imagined such a perfect weekend in October for this lift. A crane of this size can only be operated under 14 knots of wind. Just think about the possibilities of over 14 knot winds in the PNW in October. So lucky!"

Jeff Morasch, Special Projects Account Executive, Chiller Specialist





A new year is just around the corner

Despite the headwinds of the national economy, and COVID still swirling about, I'm proud to say that next year will be the largest year in MacDonald-Miller history. Both our Construction backlog and our growing Building Services division portend a healthy and busy year for both Washington and Oregon.

That's not to say we don't have to face serious challenges in these uncertain times. Office vacancies and higher interest rates are cooling off construction activity for office buildings. Healthcare companies are also feeling the financial squeeze and being more conservative in their investments.

Fortunately, diversity is a strong suit of ours, and we have a robust amount of work in data centers, biotech, high rise residential and lots of service and retrofit work. The Clean Buildings Law in Washington State is driving more and more interest in our industry, especially in Controls and our Smart Buildings Service to help existing buildings meet these new energy efficiency requirements. It's an exciting time to be in the "Making Buildings Work Better" business!

Each project – big or small – is a special and valuable opportunity for us to earn the trust our customers put in us – and to keep our own MacMiller business vibrant. Whether in good times or tough times, TRUST is the most valuable currency we have. We earn that trust daily – by keeping our promises – it is never free.


Let's keep building on that trust, execute with distinction, lean into the headwinds we may encounter and we will come out a hero for our customers, our community and our families in 2023.

Happy New Year to you all!

Gus Simonds
CEO

Inclusion in Action

✳ BY NICOLE MARTIN

As a part of our commitment to create a more sustainable and inclusive construction industry, this October, MacDonald-Miller participated in Construction Inclusion Week with other local industry partners and over 2,000 different organizations nationwide! During this weeklong event we engaged in daily topics like: commitment, belonging, supplier diversity, workplace culture, and community engagement. We also launched our DEI video – scan the QR code to check it out! 




Washington State Clean Buildings Program Update

✳ BY MARISA STEPHENS



Meydenbauer Center, our biggest energy project to date is underway! This Bellevue convention center is a 4-story 151,809 SF building, constructed in 1993. It has a 36,000 SF exhibition hall, 12,000 SF of meeting rooms, administration offices, an event kitchen, and a 410-seat performing arts theatre. This project shows the type of activity the legislation is driving.

- **Identified 16 energy conservation measures (ECMs)** to bring the center into compliance. They qualify for Early Adopter Incentives from the City of Bellevue.
- **Metric Tons of Carbon to be Saved: 518.5** which is equal to 19,639 trees planted, 42,529 gallons of gas, and 623,309 lbs of coal saved. 

OVERALL THE PROGRAM IS GAINING MOMENTUM WITH:

480+ TOTAL BUILDINGS BENCHMARKED TO DATE

60+ EARLY ADOPTER INCENTIVE APPLICANTS

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. To find out more about the Giving Fund's objectives, or to consider joining the committee reach out to Robert.Gibson@macmiller.com.




Jessica Storm, SSP Expeditor Manager
Blanchet House, Oregon

It's no secret that there is a huge houseless problem in Portland and all over Oregon. As a native Portlander invested in making my city better, I wanted to find a way to contribute to a solution rather than being frustrated and judgmental. Over the years, I have tried to jump in when I've had the opportunity to act. It's nice to know I'm doing something with purpose, big or small, that has a real effect on people's lives.

For over 11 years, my family has been participating in community projects via our children's schools, St. Rose (Pre-K-8th) and Central Catholic High School. It started with sack lunch and food donation collection, and my husband helping to facilitate the school program. Efforts grew as we built relationships with the donation centers we were helping. After COVID shook our worlds and school became a home-based event, St. Rose specifically struggled to find a way to contribute and still support the community in need. My husband and I reached out to our partners at Blanchet House and learned that care kits and basic items such as toothbrushes, gloves, hats, and socks were the most needed. Working with St. Rose and its families, we put together and delivered care kits during the rest of 2020 and through 2021. Along with continued lunch donations through Central Catholic, this became our new focus.

In 2020, I decided to apply to the MacMiller Giving Fund on behalf of St. Rose. As a member of the Giving Fund Committee, I saw a great opportunity to help Blanchet House achieve their diverse goals. Instead of helping with just care kits and lunches, I wanted to help fill the gaps for their other programs. Blanchet House has meal, clothing, residential and farm programs, all of which benefit the whole person in terms of recovery and




community involvement. That's really what I love so much about them – their mission "to alleviate suffering and offer hope for a better life by serving essential aid with dignity." That attitude makes such a difference. The core values of Blanchet House are Hospitality, Dignity, Hope, Integrity, Community and Authenticity. As an organization that helps men gain sobriety and learn job skills, create a sense of community and personal responsibility, and gives them hope and a safe place to move into a better future, it is a wonderful place to support. Luckily my colleagues in the Giving Fund Committee agree! Since 2020 I have continued to apply for donations to their cause. And, their staff are always so gracious and appreciative of all the efforts made to help them. I look forward to our continued relationship and passing on MacMiller's amazing contribution in support of their mission. 



To find out more or make a donation go to www.blanchethouse.org.

The Joy of Giving

'Tis the Season for Holiday Giving! MacDonald-Miller continues to share the holiday magic with our yearly tradition of giving back to our local communities.

Thank you to our employees who participated in support of Louisa Boren K-8, Portland Rescue Mission, and Blanchet House. These are local organizations within the Washington and Oregon regions that help children and communities in need. We can all help ensure a happy holiday season for everyone! 



Eight is our lucky number

General Contractor: Skanska USA
Architect: Adamson Associates

The Eight | Bellevue, WA

DESIGN-BUILD

NE 8th Project, also referred to as “The Eight”, stands apart from other high-rise shell and core projects as this building is being constructed by Skanska, for Skanska. This project showcases the trust they have in MacDonald-Miller to execute a project where they are not only the general contractor, but also the owner’s rep, and the owner. We’ve been working with Skanska USA since 2019 on this project to ensure their expectations are exceeded, despite regional and global impacts on our market. The team that has been assembled is comprised of high-performing contributors that have created a workspace filled with motivation and excitement to deliver a product that we can all be proud of.

There were some unique challenges in working around concrete and supply chain delays, and escalation impacts are still a challenge. MacMiller has exercised all options to reduce the impact to both the project and the schedule. The Eight is also the first large scale project where we will be installing a Firefighter Air Replenishment System (FARS) – this is new to the greater Seattle area. [AAA](#)

PROJECT SCOPE:

- Mixed-Use Office
- 25 Stories
- 523,000 SF of Office
- 12,650 SF of Active Use
- 883 Parking Spaces

Project schedule: Broke ground in Q4 2020, scheduled completion in Q4 2023

Rendering of The Eight. Courtesy of Skanska USA.



FACES OF SUCCESS

Zachary Vincent

Plumbing Foreman for The Eight

» began working with MacMiller in 2015

“I came back to MacMiller 3 years ago for my final rotation of my apprenticeship. I was grateful for the opportunity to come back to MacMiller as a journeyman because of the knowledge and support I get from everyone I have worked under out in the field.”



Awards



SkB Architects



Tim Rice Photography

NAIOP Night of the Stars 2022 Winners

Dexter Yard

Office Development of the Year

Dexter Yard was a complete site redevelopment that consisted of three levels of underground parking, on-street retail and podium level, and two adjacent Class A 14-story towers. Dexter offers an open campus, enabling companies to attract talent and invite people to connect. It offers 15 floors of life science, tenant opportunity, on-site retail, and the Field House. The project includes a 5,500 SF multi-use space, rooftop amenity spaces, green roofs, and two connecting sky bridges. The mechanical design concept utilizes a Sensible Cooling system that includes DOAS AHU's, air cooled chillers, heat recovery chiller and a heating plant sized at 9,000,000 BTUH.

Developer/Owner: Biomed Realty Trust

Architecture Firm: SkB Architects

General Contractor: Turner Construction

Ovation Towers

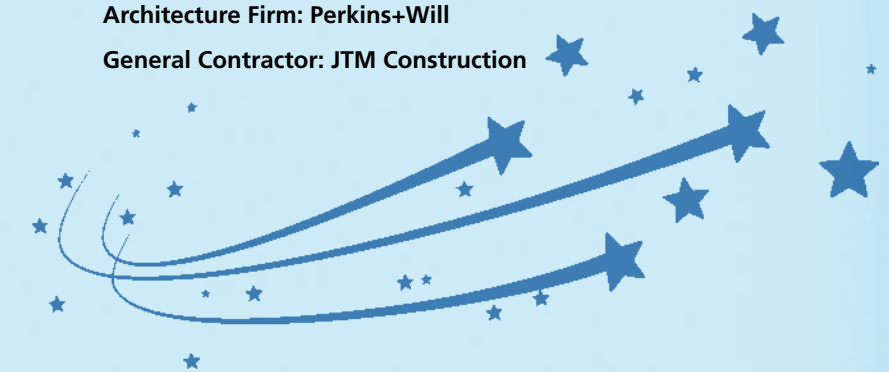
High-Rise Residential Development of the Year

Ovation Towers offers 500 residential units and significant amenities in twin 32-story towers with an 8-level underground parking structure. MacDonald-Miller designed and installed the HVAC and plumbing systems.

Developer/Owner: Lennar Multifamily Communities

Architecture Firm: Perkins+Will

General Contractor: JTM Construction



From left to right: Steve Larson, Mark Baughman, Pat Cabe, Jeremy Don

PAT CABE RECEIVES MORTENSON STAR AWARD!

Pat was nominated for his Swedish pre-construction support efforts, especially in coordinating with AEI.

“MacMiller is unparalleled in our industry due to our people. I am fortunate to work with a group of passionate, dedicated experts that have either previously encountered and solved the problem in front of us or can be counted on to invent a new solution for the issue at hand.”

– Pat Cabe, Healthcare Project Executive



Keith Black and Wyatt Robey working on the boiler replacement project. Out with the old, in with the new!

Bringing the work to a boil

✂ BY GABRIEL HOY & CHRIS GRIFFITHS

Central Plant Upgrade | Corvallis, OR

SPECIAL SERVICES PROJECTS

Customers with large central plants understand the complexity involved when it's time to replace aging boilers. Central plants often feed critical operations areas for a building, which means the systems can't be shut down during the upgrades and repairs. Such was the case for our recent project in Corvallis, Oregon.

The goal was to create a new boiler plant that would have greater efficiencies and provide a higher level of redundancy to their system. First, we had to create a temporary heating water system during construction to maintain system operation. We removed a 600 HP and 200 HP boiler and left one 600 HP boiler in place (which was still worth hanging on to as a redundant backup boiler). We installed four new 200 HP Bryan boilers with Limpfield Autoflame burners and upgraded their entire flue system.

Their heating hot water pumping system was upgraded with a cleaner install of pumps with modern flow control that maintained their pump redundancy, and subsequently allowed the facility to eliminate their antiquated system bypass. Their backup fuel oil pump system was also upgraded. We replaced their makeup air unit and added a separate supply fan to ensure that it carried a level of redundancy to match the rest of the heating hot water plant. All of these upgrades set the facility up with enhanced control, higher reliability, and improved system efficiency.

Sounds easy, right?

Well, in reality, this project presented many conceptual and logistical hurdles along the way. To start, we were working with a mechanical room that had many kinds of systems in the space which could not be removed, shifted, or interrupted at any time during construction. There was a lot of piping, conduit, duct, equipment, and structure in the way, and the mechanical room was also buried

within the bowels of the facility, which constrained the removal of large, old equipment and installation of new. The new flue was difficult to integrate because there were so many obstructions within the room to navigate, and we also had to feed the new flue system through multiple stories of an abandoned chimney stack.

On top of all of that, this is an active heating hot water plant serving a working system which both needed to remain operational and maintain redundancy during all of construction! Since our design inherently had redundancy built in, we were able utilize a portion of the new boilers to create the temporary system and systematically cut the system over to the new system to avoid any downtime.

This was a total team effort from design to construction, including intense schedule and design coordination and we were able to pull off the cutovers with no issues. The entire team on this project demonstrated the high standards that MacDonald-Miller is known for.

Our boiler team led by Scott Gideon contributed invaluable knowledge and technical expertise all through the sales, design, coordination, and construction phases. Our fitting team led by Gene Cannon provided great constructability feedback during design, pulled off some incredibly difficult hot-taps, and managed a complicated temporary heating hot water plant to keep the entire building online even during demolition and installation. Our sheet metal team led by Andy Ottosen installed a complicated manifolded flue system and upgraded makeup air system. Our engineering team led by Jeff Welter played a crucial role in managing the design of complex existing and new systems, coordinating intricate project phases, and taking on a pivotal logistics role between engineering, sales, field, and customer. Brent Campbell, Oregon's Operations Manager, provided constructability advice throughout and critical guidance to help the team safely integrate our new flue system with the existing composite-lined steel chimney system. 🏆

ESCO PROJECT HIGHLIGHT

Inland Northwest | PERFORMANCE CONTRACTING

Omak School District

Scope of Work:

We are performing work at six facilities: East Omak Elementary, North Omak Elementary, Omak Middle School (the performing arts center is part of this building), Omak High School, and Omak Alternative High School. The district is extremely pleased with our workers and the progress being made.

- Construction took place during a very short summer break – approximately **2.5 months**.
- Crews did a remarkable job adapting to the **111-degree F** temperatures and compressed timeline.
- 6,454 hours** went into the development of selling the project, planning, and engineering which led into procurement. This includes one month of night shifts prior to the end of the school year for preliminary electrical rework and detailing for mechanical installations to allow the team to hit the ground running once the buildings were turned over to us.
- 11,260,35 labor hours** on site (June 20 - Aug 7) with the project running 10-12 hour shifts 7 days a week during the month of July with as many as 48 team members on site on any given day.
- 18 yards of concrete** poured for fluid cooler pads.
- 134 heat pumps** removed and replaced in existing buildings within the first 45 days of construction. 🏆



→ FACES OF SUCCESS



Aerick Estep, SSP Oregon Account Executive

» With MacMiller for 5 years

"I am so grateful to be working at MacMiller, a company embodied by people who are pursuing excellence at every turn. It is a thrill to be able to work on multi-varied projects and have confidence that my company can execute whatever I need to pursue for my customer. I have been in the industry for over a decade now and my experience confirms that MacMiller is truly special."



SHOUT OUTS!

→ TO THE MACMILLER SHUTDOWN TEAM FOR MULTICARE TACOMA

"I wanted to thank Mike Bull, Bill Wolfe, John Oravitz, George Chastain, Blake Ray, Tan Phan, Ron Bumgarner, Joe Fabre, Jeremiah Hay, Fred Turner, Chris Banghart for helping me with a successful shutdown at MultiCare Tacoma General Hospital. A special shout out to Cameron Christian for going above and beyond to ensure we were prepared for this shutdown. We had 6 crews spread out all over the hospital to take care of multiple repairs and tie-ins at the same time with only a 4-hour window to perform this work. We had zero room for error, and everything went off without a hitch. Thanks for supporting me with this and continuing to prove why MacMiller is the mechanical contractor of choice!"

Chris Brooks, Special Projects Plumbing Foreman

→ TO MATT PREWETT

"Matt Prewett has been living the last 10% for the past 10 months on a few really tough healthcare projects, UWMC Child Birthing Center and 600 Broadway Redevelopment. Needless to say, the last 10% is critical to the success of every one of our projects and it's one of the last impressions we leave when executing with distinction. His commitment to continuously go above and beyond to support our clients and our field teams is certainly noticed and appreciated... THANK YOU, Matt!"

Ruben Cañas, MacMiller VP Healthcare and CSP

"Nice work Matt!!! Thanks again for all your dedication, and for taking ownership of these projects and the other punch list items. You're doing a great job."

Bob Hamilton, CBRE

→ TO JAMES WILLIAMS

"We can always count on James Williams! He knows our facility and is quick to answer our questions and calls."

Briana Kovak-Lewis, Molecular MD

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**Our NEW
headquarters:
17930 International
Blvd., Suite 120,
SeaTac, WA 98188**



macmiller.com 1-800-962-5979

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MacDonald-Miller
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PO Box 47983
Seattle, WA 98146

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PERSPECTIVE

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Overhead steel structure being reassembled
above chillers at Bravern in Bellevue.