



HIGHLIGHTS

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PERSPECTIVE

VOLUME 11 | SUMMER/FALL | 2023

GC: SKANSKA BALFOUR BEATTY | ARCHITECT: LMN

Any project, any size. We're in Controls.

BY CARRIE BOWEN

Redmond, WA

Over the past six years, MacDonald-Miller has been modernizing a 3-million sf office expansion. The project involves multiple architectural firms, general contractors, mechanical contractors, and control subcontractors working together in a joint venture. Our new construction group won the mammoth mechanical contract, leading to a close partnership with the rapidly growing building controls division. In 2019, our MacMiller controls team was awarded the largest controls contract in the company's history, covering approximately 817,000 sf for four new buildings in the Pacific Northwest.

The new office buildings tie directly into a very complex central utility plant which was another sizable MacMiller contract with both our New Construction and Building Controls teams. The plant generates heating and cooling for each of the buildings using thermal energy tanks that are warmed by hundreds of geothermal wells drilled into the ground using the deep earth's constant temperature. This complex structure allows centralization of heating and cooling systems rather than each building maintaining systems separately. For perspective, this plant is one of the largest of its kind in North America and is expected to reduce energy usage by 30 percent.

Our talented control engineers and technicians were faced with complex design standards along with evolving requirements, which meant close collaboration with our New Construction partners. The controls team had their work cut out for them as the four office buildings showcased several mechanical systems and a combined 1,400 terminal units to bring to life through building automation. At the peak of the project schedule, there were 22 field technicians collectively executing the low voltage installation and controls integration for each piece of mechanical equipment. Collectively, the team ran over 13 miles of cable pathways, validated over 44,000 software points, and authenticated an

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THE STATS



30% EXPECTED
ENERGY
SAVINGS

22 

Field technicians on each piece of mechanical equipment



Cable pathways installed: **> 3 miles**



Software points validated: **> 44,000**



Authenticated links: **720,000**

**LARGEST
CONTROLS
CONTRACT**
IN COMPANY HISTORY!

3 MILLION SF
Office expansion
& modernization



Exceeding expectations

After a recent visit to one of our new construction jobsites I am in awe of the depth of our company's knowledge, experience, and collaboration. No matter what problem we're hired to execute or troubleshoot, we continue to provide a high-quality product and service that exceeds what our customers ask of us. This speaks volumes about how we value our work, our employees, and our culture.

In the picture above, I am dwarfed by the expert fabrication and installation of the state-of-the-art system we engineered for a pharma facility currently under construction in Everett, WA. Congrats to everybody involved in this fast-moving and impressive job that continues through the rest of this year. More good news this summer is that the Swedish Medical Center project has restarted after being on a long pause, giving MacDonald-Miller a nice backlog of work as we head into 2024 and 2025. We are also busy with the Snoqualmie Casino expansion and BioMed Realty projects.

We have recently won an exciting data center project in Oregon. Coupled with the Clackamas County Courthouse and others, this ensures a healthy workload in 2024 and good recession buffer for all of MacMiller.

Service, Performance Contracting, Controls, Healthcare, Service Special Projects and Construction Special Projects are all as busy as ever – despite slowdown in other industries, we have the same MacMiller employee count as we have had over the last two years.

Our MacMillians are smart, skilled, and dedicated professionals, working in many different capacities and environments – hot roofs, dark mechanical rooms, crowded construction sites, drawing on computers, estimating projects, working through supply chain procurement challenges, listening and communicating with our customers, both internal (you!) and external, and finally connecting these efforts together – creating our own test and balancing, with just the right tools to nurture building systems to life. Thanks for all you do to support MacMiller!

Gus Simonds
CEO



You can dance if you want to!

MacDonald-Miller is proud to receive the AGC of Washington Safety Excellence Award for Specialty Contractors over 1 million worker hours for the **9TH YEAR IN A ROW!**

AGC's Build Washington Awards celebrates the outstanding projects and safety programs in our community. Our ongoing training, education, and personal disciplines have created a best-in-class safety culture here at MacMiller.

In addition, we'd like to acknowledge our pre-fabrication shop for successfully renewing their Voluntary Protection Program status (VPP) which promotes effective worksite-based safety and health. MacMiller is the only mechanical contractor in the state of Washington to receive this recognition and it's because of the outstanding efforts of our employees. To that end, our shop recently celebrated another year without any loss time incidents! Thanks to all for staying committed to our values of safety.



"Similar to breathing being a fundamental aspect of our existence, working safely is ingrained in the MacMiller culture. Our culture revolves around following established safety protocols, consistently utilizing personal protective equipment, and being mindful of potential risks and hazards in our work environment. By embodying this principle, we significantly reduce the likelihood of accidents, safeguard ourselves and those around us, and foster a healthy work environment."

– Lee Pyfrom, Safety Director



GIVE IT UP FOR GIVING BACK

Sasha Owen, Project Estimator

Grays Harbor Youth Backpack, Grays Harbor, WA

Grays Harbor Youth Backpack is a small, nonprofit organization focusing on assisting school-aged children dependent on food programs in the Grays Harbor County area. For the past 10 years this organization has provided nutritious food items to help these students get through the weekend.

Currently, the nonprofit supports around 185 children facing food insecurity each week. In the colder months, the group also provides blankets, hats, gloves, and coats for the affected children.

Grays Harbor Youth Backpack receives generous donations from a variety of businesses, groups, and organizations, as well as from fundraising events throughout the year. This year, the nonprofit



has hosted events such as a silent auction and a Bunco game night. Filling a bag with non-perishable food items like juice, pasta, and granola bars costs \$8.00 on average.

100% of all funds raised for Grays Harbor Youth Backpack go towards purchasing these goods.

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.



Sasha supports this mission by volunteering her time with Grays Harbor Youth Backpack. She shops, helps assemble food bags, or simply donates money or items whenever specifically needed. "I never want to see a child go hungry or go without," said Sasha. "They have no choice in the situation, so I am compelled to help in any way that I can." The program is supported strictly by volunteers like Sasha, who donate their valuable time to make the mission possible.



To find out more, go to Facebook »
Grays Harbor Youth Backpack.

Interns win!

Our summer internships continue to educate and inspire students who are interested in non-traditional careers in the construction industry. This year we welcomed 25 students from 12 colleges and programs. These students have worked so hard this summer and have done amazing things for our company. It has been a pleasure to work with them and hear their stories. We cannot wait to see the world they create in the future!





Expanding on a healthy relationship

BY RICK HARBISON

MacDonald-Miller is partnering with a local biotechnology company on the expansion of their facilities as they continue their innovative work to transform cancer medicines.

The current 283,000 sf project consists of five connected buildings that expand the company's biomanufacturing capacity, providing greater control and flexibility to produce their own FDA-approved medications to treat cancer.

Completion of this new facility will produce the largest ground-up building project for a pharmaceutical manufacturing facility in all of Washington and Oregon. With this comes a massive amount of sheet metal use, including 30 air-handling units on site, weighing approximately 360,000 lbs – equal to about four Boeing 737 airplanes! Additionally, this is the largest project that MacMiller has done with UA Local 26 plumbers to date.

An accelerated schedule means that MacMiller's teams must move quickly. "The project is challenging because it is being engineered, detailed, and installed all at the same time," says Piping General Foreman, Chris Schooling, "I enjoy that this puts these departments in a situation where we're working closely together."

The project is slated for completion in H2 2024.

In addition to completing multiple 50,000 sf of shell/core and tenant improvement buildouts for office and lab spaces, we maintain their buildings with dedicated full-time service and controls technicians. These self-performed design-build projects encompass in-house HVAC, plumbing, controls, test and balance, start-up, and maintenance after construction is completed. To date, our relationship with the company consists of 350 project and service calls, management of over 1,200 of their equipment assets, and providing support to 15 buildings.



FACES OF SUCCESS

Chris Schooling, Piping General Foreman
» With MacMiller for 20 years

"I started at MacMiller in 1998 as a piping helper and became a piping apprentice in 1999. I was an apprentice for almost two years before I was rotated. In that time, I worked in the pipe fabrication shop, New Construction, and Tenant Improvements, now known as Special Projects. I came back to MacMiller in 2005 and have been here ever since. I've been fortunate to work in SP, NC, Healthcare, and Detailing. Working in various departments has given me a valuable and well-rounded skill set."

PROJECT HIGHLIGHT

Oregon | DESIGN-ASSIST

Portland State University,
Gateway Center for the Arts

Portland, OR

SCOPE OF WORK:

Design-Assist, New Construction and Tenant Improvement project including HVAC, plumbing, and controls

PROJECT PARTNERS:

Swinerton, Lever Architects, PAE

PROJECT TIMELINE:

- Pre-con: underway
- Construction: July 2024 – September 2025
- Tenant improvement: September 2025 – February 2026

PROJECT DESCRIPTION:

This 4-story, 94,645 sf building will be the new home for the Portland State University Arts department classrooms, labs, storage, specialty clinics, a wellness center, and gallery/exhibit spaces. It will incorporate a mass timber structure and pursue LEED Gold certification. It also includes a tenant improvement on the 3rd floor following construction completion.

UNIQUE CHALLENGES/INNOVATION:

- Connecting this new building to an existing central plant will involve extensive piping in an occupied building as well as underground work.
- Early BIM coordination to accommodate prompt release and fabrication of mass timber components.

INTERNAL PROJECT TEAM:

Andy Ware and Jared August/Project Executive Team, Cameron Hankins/Senior Project Manager



PROJECT HIGHLIGHT

Inland Northwest | DESIGN-ASSIST

AeroCenter

Spokane, WA

SCOPE OF WORK:

Design-Assist, 33,000 sf aviation hangar and office space; includes HVAC, plumbing, excavation and backfill, controls, insulation, and TAB

PROJECT PARTNERS:

Lydig Construction and Sandbar Architecture

PROJECT TIMELINE:

January 2023 – August 2023

PROJECT DESCRIPTION:

Design-Assist project for the construction of a private, integrated aviation terminal consisting of 6,000 sf of office space and a 27,000 sf hangar. MacDonald-Miller's scope included the mechanical and plumbing for the facility, including seismic engineering, insulation, and test and balance for all new equipment and systems.

UNIQUE CHALLENGES/INNOVATION:

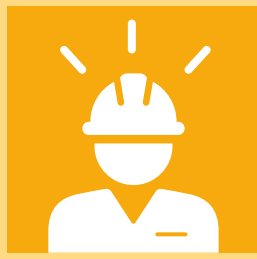
The Mechanical Engineer was let go at the end of CDs. The MacMiller team assisted the new Engineer of Record with material options, value engineering, and constructability reviews in order to complete the permit drawings.

INTERNAL PROJECT TEAM:

Richard Condrey/Project Executive, Chad Murphy/Senior Project Manager, Jacob Hackl/Project Engineer, Ryne Harris/Plumbing Foreman



GOALS FOCUS



DIVERSITY
EQUITY
INCLUSION
BELONGING

DEIB



EQUITABLE RECRUITING

DIVERSE TALENT

MACMILLER
COMMUNITY

EXPANDING OUR REACH

COMMUNITY
ENGAGEMENT

EMPLOYEE

EDUCATION | DEVELOPMENT | RETENTION



Our Inclusion Council has initiative!

BY AARON LAVERGNE, DANIEL NELSON,
AND CAMERON HANKINS

Since the inception of the Inclusion Council in 2020, we have new members and new goals to help refine our initiatives. This year we are focused on Employee Education and Development, Recruitment and Retention, and Community Outreach.

INITIATIVE 1

The implementation of internal education and employee development led to successful diversity, equity, inclusion, and belonging (DEIB) training for management and a further initiative included revamping our employee website to foster mutual understanding of DEIB and addressing common questions.

INITIATIVE 2

Our second initiative addresses the need to pursue equitable recruiting and retention practices to find, retain, and foster a diverse employee talent base. Consequently, we have observed an increase in diversity in both our recruiting talent pool and our current employee demographics. To further this commitment, we expanded the reach of our summer intern program, actively welcoming talents from across the nation. "This year, we partnered with two new scholarship programs, Rainier Scholars and Degrees of Change, through which we successfully recruited two interns for this cohort," stated Recruiting Coordinator Riley Cooper. MacDonald-Miller remains dedicated to supporting the next generation of professionals by offering innovative internship positions within our organization and creating an inclusive recruiting environment. As we look ahead to 2024, our focus will shift to evaluating talent retention with the aim to curate and foster a supportive work environment as we pioneer safe spaces for feedback and community-building.

INITIATIVE 3

In compliance with our third initiative, which focuses on community engagement, MacMiller has maintained working relationships with two local organizations, STEM Paths Innovation Network (SPIN) and ANEW. SPIN builds interest among minority and female middle school and high school students in STEM fields. We recently hosted SPIN in our Seattle sheet metal shop at the beginning of the year. Students learned about the mechanical industry, how ductwork is created, and even got to fabricate their own sheet metal toolbox.

We continue to strengthen our relationship with ANEW, a nonprofit with the mission to improve the pathway for women in the trade fields through monetary sponsorships, pre-apprentice training, and other resources to jumpstart their careers. This year, MacMiller employees have assisted in mock interviews with ANEW participants. This process even resulted in the hiring of two new service technicians!

WHAT'S NEXT

We will be highlighting our commitment to DEIB practices through participation in Construction Inclusion Week (CIW) again this year. Planning is already underway for this week in October, when our employees will be encouraged to participate in "Toolbox Talks" and discover ways in which they can exhibit DEIB within the MacMiller community.

Diversity makes us stronger. Our commitment to an inclusive culture resonates through every fiber of our organization, but it takes work. The inclusion council is grateful for the progress we have made and eager to continue the work in advancing DEIB for the construction industry.

Controls Project Highlight, continued from page 1

impressive 720,000 links to ensure unitary and total-system functionality to prepare for commissioning and final building turnover. As of Spring 2023, the controls team has successfully commissioned and handed over two buildings while the final two are scheduled to be completed this fall. The team looks forward to the successful completion of this cornerstone project. We're sending a message to the industry that we can tackle any project with poise, no matter what size and complexity, and at the end of the day, the result is a satisfied customer!



FACES OF SUCCESS

Alex Feskov, Foreman Controls Installation Technician
» With MacMiller for 10 years

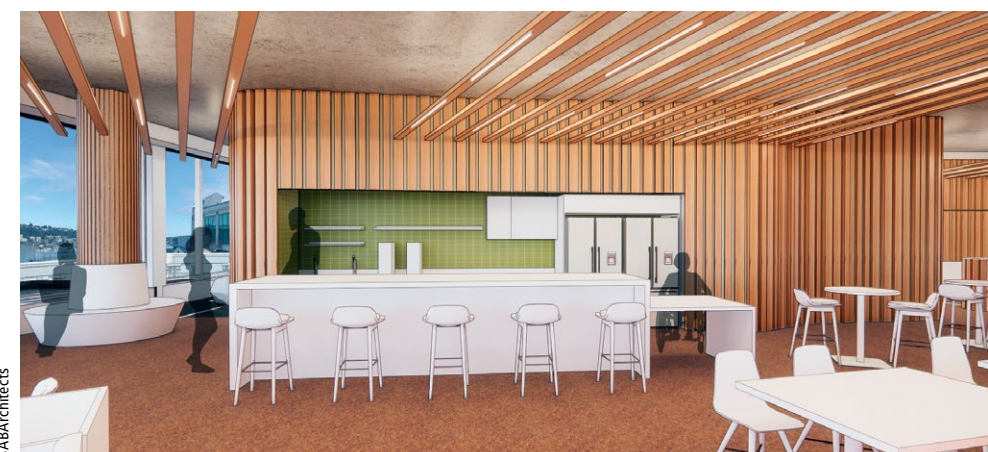
"Working at MacMiller is exciting and enjoyable because of the variety of interests, education, and viewpoints. For the past year I had an opportunity to work on the largest project I've ever been a part of. I'm consistently amazed with the attitude of cooperation and the output pace of our various groups. I have the privilege of working with a field leadership team that is extremely smart, thoughtful, and committed."

PROJECT HIGHLIGHT

Pacific Northwest | DESIGN-BUILD

This biotech Tenant Improvement (TI) in Seattle is unique in that it is one of four other TI projects that are going on within the shell and core construction, but all with a staggered schedule. Walking through the building, you can see each stage of a project depending on the level (empty shell and core, drilling and hangers, framing and rough-in, walls being covered and trim, finishes and startup). We also have multiple mechanical contractors performing the different levels, so it is interesting to see the varied flavors and perspectives of companies working side-by-side.

This is the first project where the Hilti Jaibot for overhead drilling activities was utilized by all MEP trades. The Jaibot is a relatively new robotic technology for our industry. Instead of a field worker using a Trimble machine for all hanger point layouts, the field uses the Jaibot for each hanger location with one major difference between the two tools: the Jaibot will do the layout and drill the hole to the specified depth. This device relieves work from the strenuous task of overhead drilling. Sure is nice to have Jaibot on the team!



SABArchitects



SHOUT OUTS!

TO THE YAKIMA MOB TEAM

"BIG thanks to Bryan Haithcox (who's there the most), Tim Brothers, Alex Torralbo, and Andy Pimentel. I can't thank you all enough. From pass down of information, transparency, and professionalism to overall customer courtesy – you guys seriously rock!"

Denyale Nash, Hogback Development Company

TO MATT CROSBY AND COOPER NIKOLAISEN

"The property management team at one of our Redmond projects was very impressed with the panels in Building 6, the first building turned over to them. Matt Crosby and Cooper Nikolaisen spent a good portion of time cleaning up and getting laminated drawings displayed in the panels. I personally saw these panels and they were quite a mess! It is not often that panel work is commented on, let alone impresses anyone that opens the door. Nice work Matt and Cooper! Making MacMiller's Building Performance Group shine!"

Kenny Sproul, Team Lead NE Controls

TO THE EMANUEL HOSPITAL PLUMBING CREW

"The crew went above and beyond, working overtime and weekends, to avoid impacting the ER on the floor below. The GC and owner are happy with the progress they've made and are looking forward to being done with the scope in the ER. Thank you to the plumbing crew for making this install as smooth as possible."

David Gascon, Assistant Project Manager

New Company Record!

During the 4th of July holiday we received 144 service calls. **We were able to respond to 31 remotely** with our Smart Building Services team. **Way to go MacMiller!**

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WASHINGTON & OREGON

PERSPECTIVE

VOLUME 11 | SUMMER/FALL | 2023

Multi-Trade Racks fabricated by UA Local 32 and
installed/connected onsite by UA Local 26.

