

TOP PROJECTS

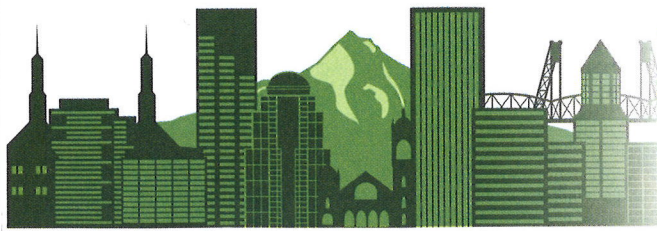
SOVEREIGN HOTEL 2018 PROJECT OF THE YEAR

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2018 Top Projects Winners & Finalists

Project of the Year:

Sovereign Hotel (R&H Construction and Emerick Architects)

TENANT IMPROVEMENT

First: Airbnb Customer Experience Hub – Blagen Block Expansion (Fortis Construction Inc.)

Second: Root Whole Body (Andersen Construction)

Third: Legacy Salmon Creek Breast Health Center (LRS Architects)

Finalists: Cornell Oaks Oregon Department of Human Services Office (Bremik Construction and LRS Architects), Icebreaker Nature Clothing & Innovation Centre (LRS Architects), moovel Headquarters (Hacker), Pendleton Flagship Store (LRS Architects)

INFRASTRUCTURE

First place: Lake Oswego Water Treatment Plant (Slayden Constructors Inc.)

Second place: Fernhill Western Wetlands Vertical Flow Wetland System (Tapani Inc.)

Third place: Portland International Airport HVAC Replacement (Hydro-Temp Mechanical Inc.)

Finalist: NE 72nd Avenue "Green Street" at Thomas Cully Park (Probity Builders and Verde NW)

HOSPITALITY

First place: AC Hotel By Marriott – Portland Downtown (M.A. Mortenson Co.)

Second place: ilani Casino Resort (Swinerton)

Third place: The Albany Carousel & Museum (Gerding Builders)

Finalists: 10 Barrel Brewing Co. Headquarters and Eastside Pub (Scott | Edwards Architecture), Hampton Inn + Suites – Pearl (Andersen Construction), Oakway Center Mixed-Use Building (Chambers Construction)

ENERGY TRUST OF OREGON HIGH PERFORMANCE AWARDS

Winner: Patriot Hall Renovation (P&C Construction)

Honorable mentions: Faubion School + Concordia University (Todd Construction and CBRE/Heery), New Bridge High School (Oh planning+design, architecture)

INDUSTRIAL

First place: Daimler Trucks North America – High Desert Proving Grounds (CIDA Architects & Engineers, Kirby Nagelhout Construction and David Evans and Associates)

Second place: United States Postal Service Processing & Distribution Center (Korte Construction Co. dba The Korte Co.)

Third place: Vista Logistics Park (Perlo Construction)

Finalists: Big Eddy Commerce Center (Sierra Construction), Columbia Precast Products Headquarters

(Tapani Inc.), Extra Space Storage (Sierra Construction), Portside Industrial Park (Mackenzie), T-6 Marine Reserve Site Expansion (Tapani Inc.), Tapani Equipment and Fabrication Shop (Tapani Inc.), Tradesmen Electric (Sierra Construction)

RENOVATION

First place: YMCA Adaptive Reuse (Lease Crutcher Lewis)

Second place: Lloyd Center Mall Renovation (Deacon Construction LLC)

Third place: Kaiser Permanente Interstate Medical Office East – Integrated Pediatric Care (PKA Architects and Howard S. Wright, a Balfour Beatty company)

Finalists: 380 Building/Fisk Tire Co. Building (Joseph Hughes Construction), 1010 Flanders (Mackenzie), City of Lake Oswego Operations Center (DAY CPM), Eugene County Club Renovations (DECA Architecture Inc.), Gethsemani Funeral Home (di loretoArchitecture LLC), Iron Fireman Collective (Mackenzie), Maletis Beverage (R&H Construction), The Geode (Deacon Construction LLC), Towne Storage Historic Adaptive Reuse (LRS Architects), Westmoreland Union Manor (Walsh Construction), Woodland Park Apartments (BRIDGE Housing)

TRANSPORTATION

First place: I-5/NW La Center Road Interchange (Kittelson & Associates Inc. and Swinerton)

Second place: Farmington Road Improvements (Harper Houf Peterson Righellis)

Third place: U.S. 101B: Old Young's Bay and Lewis and Clark River Bridges Project (Oregon State Bridge Construction Inc. and HP Civil Inc.)

Honorable mention: Peter Courtney Minto Island Bicycle & Pedestrian Bridge (Legacy Contracting Inc.)

Finalists: NE18th street Improvements – NE New Seasons Lane to NE 136th Avenue (Tapani Inc.), Sky Lakes Medical Center Parking Garage (Perlo Construction), Stewart Parkway Road Realignment (Century West Engineering), The PDX Travel Center (MAJ Development)

CRAFTSMANSHIP AWARD

The Clubhouse at Domaine Serene (Waterleaf Architecture)

OFFICE

First place: The Fair-Haired Dumbbell (Andersen Construction)

Second place: Leland James Office Building (Andersen Construction)

Third place: AllCare Health Campus Phase I (CIDA Architects and Engineers)

Honorable mention: Providence Stewart Meadows Medical Plaza (S+B James Construction Management)

Finalists: 12th and Morrison (LRS Architects), Columbia

Tech Center #649 (Sierra Construction), Crane Shed Commons (TVA Architects Inc.), SELCO Credit Union West Bend (McKenzie Commercial Contractors), Virginia Garcia Administrative Offices (Scott | Edwards Architecture)

EDUCATION

First place: Mountainside High School (Bora Architects and Hoffman Construction)

Second place: Portland State University School of Business – Karl Miller Center (Skanska USA Building Inc.)

Third place: Franklin High School Modernization (CBRE/Heery)

Honorable Mention: La Grande Central Elementary School (DECA Architecture Inc.)

Finalists: ATA-Jefferson Middle School (John Hyland Construction Inc.), Berwick Hall (Lease Crutcher Lewis), Hamlin Middle School (John Hyland Construction Inc.), Hockinson Middle School (Robinson Construction Co.), Kalapuya Ilihi Residence Hall (Walsh Construction Co.), Linn-Benton Community College Health Occupations Center (Soderstrom Architects and Triplett Wellman Contractors), Oregon State University Reser Stadium North End Zone Renovation and Expansion (Fortis Construction Inc.), River Road Elementary School (Chambers Construction), Roosevelt High School Modernization (CBRE/Heery), Sunset Primary School (Triplett Wellman Contractors), Vose Elementary School (Triplett Wellman Contractors)

PARKS & PUBLIC SPACES

First place: Portland Japanese Garden (Hoffman Construction)

Second place: Pioneer Courthouse Square Renovation (Howard S. Wright, a Balfour Beatty company)

Third place (tie): Luuwit View Park (Stacy and Witbeck)

Third place (tie): Mountain View Champions Park (P&C Construction)

MULTIFAMILY

First place: The Dianne at NW 11th & NW Hoyt (Howard S. Wright, a Balfour Beatty company)

Second place: The Goat Blocks (Andersen Construction)

Third place: 38 Davis (Andersen Construction)

Honorable mention: Q21 (YBA Architects)

Finalists: 419 E. Burnside – "Aura Burnside" (Yorke & Curtis Residential), Bridge Meadows Beaverton (Walsh Construction Co.), Carbon12 (PATH Architecture), Couch 9 (Walsh Construction Co.), Philbrook Farms Phases I & II (Tapani Inc.), Silverplace Apartment Homes (I&E Construction), St. Francis Apartments (Walsh Construction Co.), Stone Bridge Apartments (John Hyland Construction), The Brim (YBA Architects), The Uptown Mixed-Use Development (PBS Engineering and Environmental and LSW Architects)

DJC 2018 TOP PROJECTS Hospitality First Place

LOCATION: Portland, Oregon

PROJECT COST: \$50 million

START DATE: September 2015

COMPLETION DATE: February 2017

OWNER/DEVELOPER: McWhinney, Sage Hospitality and Mortenson Development Inc.

ARCHITECT: SERA Architects

ENGINEERING FIRM:

KPFF Consulting Engineers

DESIGN-BUILDER: M.A. Mortenson Company



AC Hotel by Marriott — Portland Downtown

SUBMITTED BY: M.A. MORTENSON CO.

With approximately 120,000 square feet and 13 stories, the AC Hotel houses 204 guest rooms and features the AC Bar and Lounge, a library, meeting space, high-tech “media salons” and a fitness center. Designed to exude a European feel, the hotel promotes Portland’s culture through local art, food and beverages and its hospitality team encourages guests to go explore the city.

As co-developer, Mortenson secured the property and financing and shared the upfront predevelopment and due-diligence costs. As the design-builder, it contracted directly with the owner and held all contracts with the architect, trade partners and suppliers. This allowed the design-build team, which included SERA Architects, Cochran and Temp Controls Mechanical, to work together from the project’s outset with Sage Hospitality and McWhinney.

Mortenson described its trade partners as a critical part of the project’s success. It utilized 33 MWESB firms during design and construction, which provided a competitive advantage in pricing and schedule as well as allowing for greater diversity within the project team. Mortenson exceeded the 20 percent MWESB goal by reaching 22 percent during the design phase and 26.4 percent during construction, which amounted to about \$10 million worth of contract work.

In addition to wet and icy weather, challenges included the site’s location amid high pedestrian and vehicle traffic, which necessitated a rigorous disruption avoidance plan, safety plan and traffic mitigation requirements. The site’s lack of lay-down space forced Mortenson and its trade partners to implement a just-in-time delivery method.

With a tight schedule and a difficult weather year, trade partners had to work around the clock toward the end of the project. For example, to avoid disruption of the interior construction trades, the subcontracted moving company delivered and installed furniture fixtures and equipment



during night shifts.

Prior to and during construction, 3D scan helped the team avoid settlement and façade damage to masonry buildings in the nearby Yamhill Historic District. The hotel’s design is intended to fit in aesthetically with the historic district by including white masonry as a nod to the past and silver metal panels that give the building a more modern spin. The team met LEED Silver certification goals by sourcing local materials, recycling content and implementing stringent requirements with trade partners.

In a letter praising the project, William Balinbin, Sage Hospitality’s vice president of acquisitions and development, noted that the AC Hotel has outperformed initial operating projections since opening in February 2017, and that Sage and Mortenson have worked together on more than 14 hotel projects.

“It would be my pleasure to work on many future deals with Mortenson,” Balinbin wrote, “as they have demonstrated their development and construction expertise, as well as (striving) to provide a hassle-free project from start to finish.”