

SEATTLE DAILY JOURNAL OF COMMERCE

MASONRY INSTITUTE OF WASHINGTON EXCELLENCE IN MASONRY AWARDS 2023



FEBRUARY 24, 2023

ST. MICHAEL MEDICAL CENTER — SILVERDALE

Location: Silverdale

Mason contractor: Fairweather Masonry Co.

Architect: NBBJ

General contractor: Howard S. Wright, a Balfour Beatty Co.

Masonry supplier: Mutual Materials, Basalite

While hospitals are dedicated to healing their communities, they are also some of the most energy-intensive buildings on the planet. To create a hospital that is not only committed to patient care but the environment too, the St. Michael Medical Center Acute Care Expansion creates a highly efficient, sustainable and flexible health care delivery system that serves as a source of pride for patients, providers, staff and the region.

**FIRST PLACE
BLOCK**

Intentional sustainable design and careful planning combine to promote environmental stewardship and celebrate the natural beauty of the site while connecting the experience to the healing qualities of nature.

The primary wall system is CMU veneer. The project has 20,000 square feet of natural ground and standard CMU.

The design team took a unique approach to the old use of CMU block by using two suppliers and four different types of blocks. The block labeled the same by the two suppliers gives the block a unique look.



St. Michael Medical Center uses four different types of block from two suppliers.

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Madison Centre features natural stone granite and basalt, with 20,000 square feet of natural stone.

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MADISON CENTRE

FIRST PLACE
TILE, STONE MARBLE INTERIORS

Location: Seattle
Mason contractor: Fairweather Masonry Co.
Architect: NBBJ
General contractor: Sellen Construction
Masonry suppliers: Fairweather Masonry (Chinese black basalt), Coldspring (Mesabi granite)

Madison Centre is one of the newest additions to the Seattle skyline and has a dynamic and wide-ranging selection of client-focused amenities. With sweeping views of the city and beyond, the property boasts a location two blocks from light rail and bus transportation, with direct vehicular access to Interstate 5.

The space includes a massive rotunda just up from the building's entry, with a fireside lounge. The granite from the fireplace and its towering pillar was selected from remnants of a Minnesota quarry. A green wall designed by local company Botanical Designs features 5,000 plants and a Juliet balcony looking down from a conference room.

The project features natural stone granite and basalt, with 20,000 square feet of natural stone. The patterns on this project are a combination of honed and flamed finishes, with large-format stones.

2023 EXCELLENCE IN MASONRY AWARDS

The Masonry Institute of Washington celebrated 21 projects on Feb. 23 at its Excellence in Masonry Design Awards banquet at the Global Innovation Exchange Building in Bellevue.

The MIW awards program honors the best in masonry design and construction in Washington state. Masonry materials include brick, CMU, stone, tile, marble and terrazzo. These projects

represent the finest standards in masonry design, innovation, structural performance, and overall masonry integration for the client and the surrounding community.

The MIW was established in 1972 to promote masonry construction throughout Western Washington. The MIW is the leader in technical and educational resources in the Northwest.

ON THE COVER

Madison Centre in downtown Seattle won first place for tile, stone and marble interiors at the 2023 Masonry Institute of Washington Excellence in Masonry Awards.

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DJC TEAM

SECTION EDITOR: SAM BENNETT • SECTION DESIGN: JEFFREY MILLER
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AWARD WINNERS

Block

First place: St. Michael Medical Center — Silverdale

Second place: Costco corporate garage Building 5

Tile, Stone and Marble Interiors

First place: Madison Centre

Second place: Nisqually Health & Wellness

Commercial

First place: Dexter Yard

Second place: Hyatt Regency Lake Washington

Third place: Bothell Professional Plaza

Education

First place: Central Avenue Elementary School

Second place: Stanwood High School

Third place: Juanita High School

Honorable mention: Phyllis and Charles Self Learning Commons —

Whatcom Community College

Government

First place: SOF 22nd STS Operations Facility

Second place: Tukwila Fire Station 51

Multifamily

First place: The Ruston Carriage House

Second place: Chief Seattle Club

Third place: Aspen Terrace

Restoration, Renovation and Expansion

First place: Sprunk residence

Second place: St. Thomas School

Unique Use

First place: Residential Sphere

Second place: 520 Bike Trail

Third place: Chief Seattle Club

Allied Craft Recognition

First place: Queen Anne Square

DEXTER YARD

FIRST PLACE
COMMERCIAL

Location: Seattle
Mason contractor: J&S Masonry
Architect: SkB Architects
General contractor: Turner Construction Co.
Masonry suppliers: Mutual Materials, Endicott Brick, Fireclay Tile, Northwest Precast

From the beginning, architects and the developer wanted to “un-office an office building” and create a sense of meaningful place. This project is two separate office towers that share a ground plane and a central pedestrian pass through of circulation flanked by small, curated retail shops that complement each other and create a unique 18-hour experience to become a desired destination for tenants, the community, the neighborhood and the public.


To produce low-cost buildings, the warehouse design was repetitive bays that allowed materials to enter at one end and emerge as finished goods at the other. To break down the monotony of the large and long exterior building facades, detail was typically achieved by the craft of the builders and artisans. Nowhere was it more emphasized than through the masons’ skills of installing brick. Sills and headers were opportunities to express the masonry craft and celebrate the inherent properties and strength of the brick. Fields of brick would be reoriented into various patterns of running bonds and herringbones to bring a visual interest and detail.

During the early design of Dexter Yard, it was clear “the podiums had to be brick.” Dexter Yard’s ground plane is inspired by the art of brick. It resonates with the historical use of brick from the site’s past. To design the typical glass, slick and polished office building would have been a soulless response and disingenuous to the site’s history. The masons at Dexter Yard understood the design intent and seized on the opportunity to truly celebrate the qualities of brick and showcase their craft, creativity and care in the installation.



For Dexter Yard, architects and the developer wanted to “un-office an office building” and create a sense of meaningful place.

PHOTO FROM MIW



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The Central Avenue Elementary School was a replacement for the original school built in 1949.

PHOTO FROM MIW

CENTRAL AVENUE ELEMENTARY SCHOOL

FIRST PLACE
EDUCATION

Location: Tacoma
Mason contractor: Warfield Masonry
Architect: Erickson McGovern Architects
General contractor: Neeley Construction Co.
Masonry supplier: Mutual Materials

This project was a replacement for the original Central Avenue Elementary School built in 1949. It features brick masonry arched windows similar in design to the original architecture, and crews were able to integrate repurposed 82-year-old light fixtures into the masonry.

The uniqueness of this project is that masonry was used in the arches in both the interior and exterior wall systems, and that it meets the Washington state sustainable protocol.

Primary wall systems consists of 4- and 8-inch smooth "Deep Plum" veneer.

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by Marriott, at 19608 International Blvd. in SeaTac, sold for a bit over \$51.1 million, according to King County records.

The seller was RI SeaTac Property LP, associated with Texas Western Hospitality of Dallas, which acquired the land in 2016 for about \$4.2 million, then developed it. Jensen Fey was the architect. The buyer was M2 SeaTac LLC, associated with MCR

The new development might start this fall, but owner Retail Opportun hasn't yet announced a groundbreaking.

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The two-story operations facility provides space for administration, training, maintenance, storage and drying tower for parachutes.

PHOTO FROM MIW

SOF 22ND STS OPERATIONS FACILITY

FIRST PLACE GOVERNMENT

Location: JBLM
Mason contractor: Keystone Masonry
Architect: Burns & McDonnell
General contractor: Absher Construction Co.
Masonry supplier: Mutual Materials

The SOF 22nd Special Tactics Squadron Operations Facility at Joint Base Lewis-McChord was built to allow the squadron to properly train in support of national defense objectives. Consolidating units from four separate facilities, the two-story, 85,030-square-foot building provides space for administration, training, maintenance, storage, drying tower for parachutes, two simulation areas, classrooms, medical and secure planning rooms. This vital facility provides space to maintain equipment, vehicles and boats, and issue support equipment for each squadron member.

The facility's architectural appearance and exterior color palette were designed to integrate with the base's architectural compatibility plan. The installation design guide requires a varied-height brick/masonry base on the buildings to well above head height with metal siding above. The facility was designed using the base standard Carib brick veneer to a height of 12 feet, 8 inches with pre-finished metal wall panels above.

The facility utilized concrete masonry units supporting an exterior brick facade. This creative and economical solution serves as an exterior membrane as well as the vertical and lateral structural system for the facility. The CMU walls were designed as special masonry shear walls, with added reinforcement to provide the necessary ductile behavior for seismic events.

Interior space was maximized by utilizing the masonry's load bearing abilities, which eliminated the need for interior columns.

Building materials with high-recycled-content were selected to divert waste from landfills. Masonry systems align with cradle-to-cradle objectives for material longevity and future reuse.



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THE RUSTON CARRIAGE HOUSE

FIRST PLACE
MULTIFAMILY

Location: Tacoma
Mason contractor: Johnston Construction Co.
Architect: Akiyama Architecture
General contractor: Wren & Willow
Masonry supplier: Mutual Materials

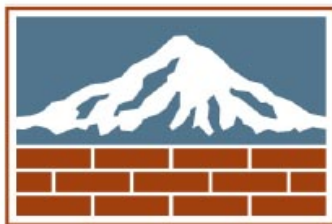
The aesthetic design goal of the Carriage House was to reflect the early 1900s carriage house and industrial-era architecture.

The aesthetic design goal was to reflect the early 1900s carriage house and industrial-era architecture. A community design goal was to provide a place for people to socialize, a place to celebrate, and a place to live and work. An exterior building envelope design goal was to select a long-lasting, low-maintenance rain screen wall system.

A number of unique circumstances existed during the design and construction of this project. Restrictions during the pandemic caused uncertain economics and budgeting challenges, along with concerns for material and labor availability. The team addressed these circumstances by choosing appropriate building materials and project delivery methods. Brick and CMU products were selected for availability and highest value in the building envelope system.



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Congratulations to all the 2023 MIW Excellence Award Nominees!

Zella Apts. 2019 MIW Excellence Award Winning Project



Henry's Tavern 2019 MIW Excellence Award Winning Project

SPRUNK RESIDENCE

FIRST PLACE
RESTORATION, RENOVATION & EXPANSION

Location: Seattle

Mason contractor: Rife Masonry

Architect: Wiss, Janney, Elstner Associates

Masonry suppliers: Conproco, Mutual Materials, Prosoco

This residence is known as the James A. Gibbs House and was built in 1931. Pitched on the hillside in Queen Anne, the house has 180-degree views of downtown Seattle.

The exterior is constructed of terra-cotta, mortar, and all the proper building materials to make this house stand the test of time.

Crews first pressure-washed the south elevation with hot water and Prosoco 2010 all-surface cleaner. Then, all the terra-cotta on two corners of the south elevation was removed, labeled and set aside for repairs.

The repair process consisted of installing stainless-steel washers and all thread rod for reinforcement — epoxied in place to add strength to the terra-cotta. The next step was to install Conproco Matrix patching material, and Conproco Matrix TR to the thin spalls and cracks. Conproco TerraColor was the product of choice to color match the patches to the existing building.

Finally, the repaired terra-cotta was ready to get installed. With this process, Rife Masonry fabricated 2-inch stainless steel clips to fasten to the existing retrofit grid.

All the corner terra-cotta was installed, and a caulk sanded expansion joint would allow for movement in the future and not damage any of the historical elements of the residence. Dow Corning 795 with a clean washed sand was used to achieve a seamless appearance to match the mortar as well.

All the sky-facing joints on the south elevation — windowsills, balcony banisters and window headers — were ground back, and then caulked and sanded to make for a watertight application.

PHOTO FROM MIW



The Sprunk residence's exterior is constructed of terra-cotta, mortar and all the proper building materials to make this house stand the test of time.

RESIDENTIAL SPHERE

FIRST PLACE
UNIQUE USE

Location: Yelm

Mason contractor: Keystone Masonry

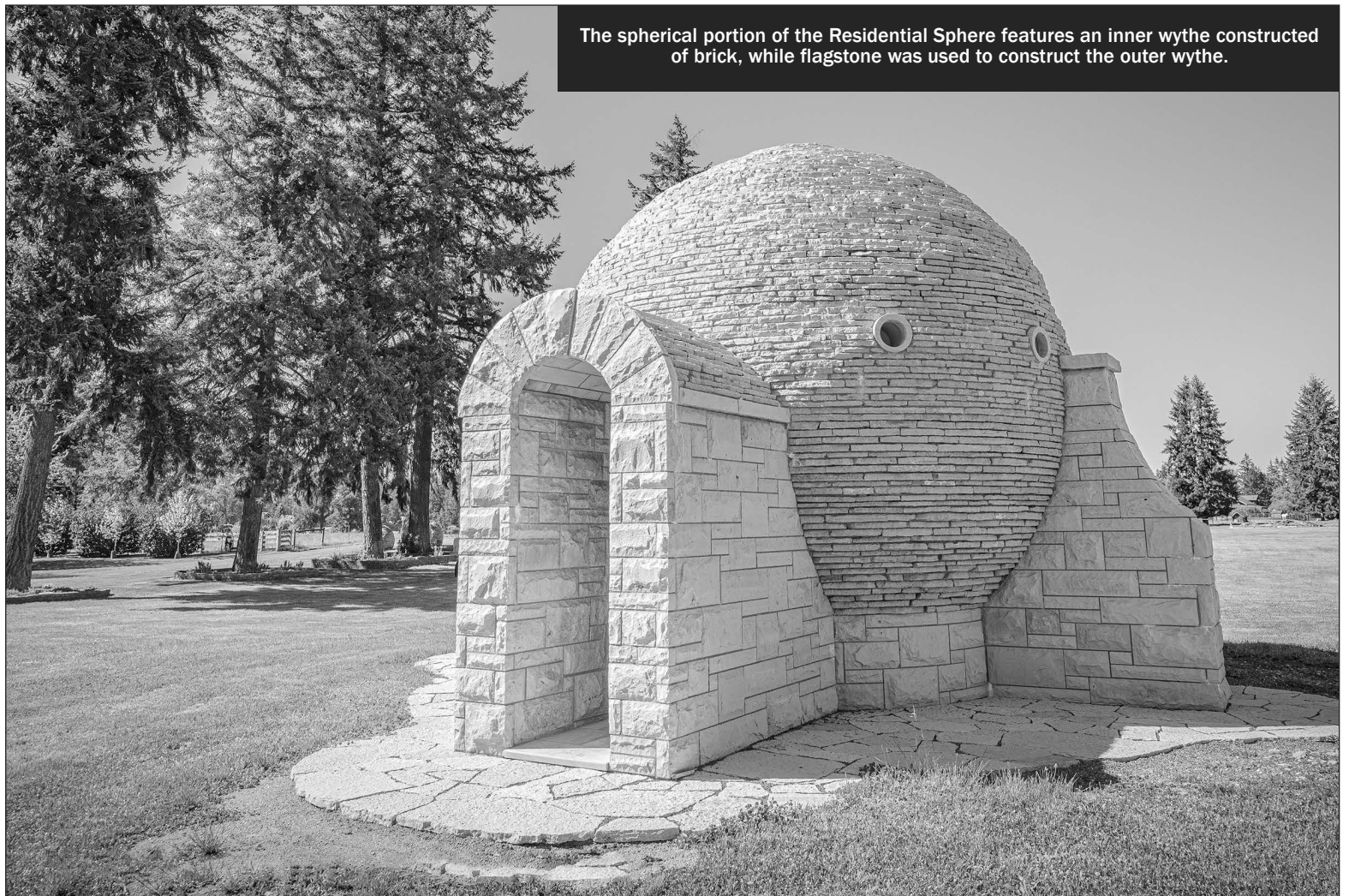
Masonry supplier: Lemke Stone

The subject's spherical wall is 16 inches thick. It is reinforced vertically with No. 9 rebar elements staged every 16 inches on center at the "equator" and hooked at both the top and bottom. The walls are then connected by horizontal reinforcing agents, which includes placement of No. 5 rebar located every 16 inches on center.

The spherical portion of the build features an inner wythe constructed of brick, while flagstone was used to construct the outer wythe. The core of the wall structure is grouted with 7,000-pound concrete grout.

Impressive engineering and structural wonder find envy with the "boss" ring stone at the top, which absorbs upward compression. The ring also offers a convenient portal for long nights of stargazing.

The sphere itself measures 16 feet in overall diameter. Its gas fireplace is cylindrical, and the seating accommodates 12 adults. Keystone Masonry President Steve Borman says the acoustics inside are quite amazing due to the space's shape.



The spherical portion of the Residential Sphere features an inner wythe constructed of brick, while flagstone was used to construct the outer wythe.

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Queen Anne Square features brick-clad buildings with bronze reflective glass and a central courtyard.



PHOTO FROM MIW

QUEEN ANNE SQUARE

Location: Seattle
Mason contractor: United Professional Caulking & Restoration
Architect: Evolution Architecture
General contractor: SteelWave
Masonry supplier: GE Sealants

**FIRST PLACE
 ALLIED CRAFT
 RECOGNITION**

Queen Anne Square consists of two five-story buildings. The project features attractive brick-clad buildings with bronze reflective glass, and an inviting central courtyard with a pedestrian plaza. It also has two levels of covered parking and dramatic views from the upper floors of Elliott Bay and the Olympic Mountains.

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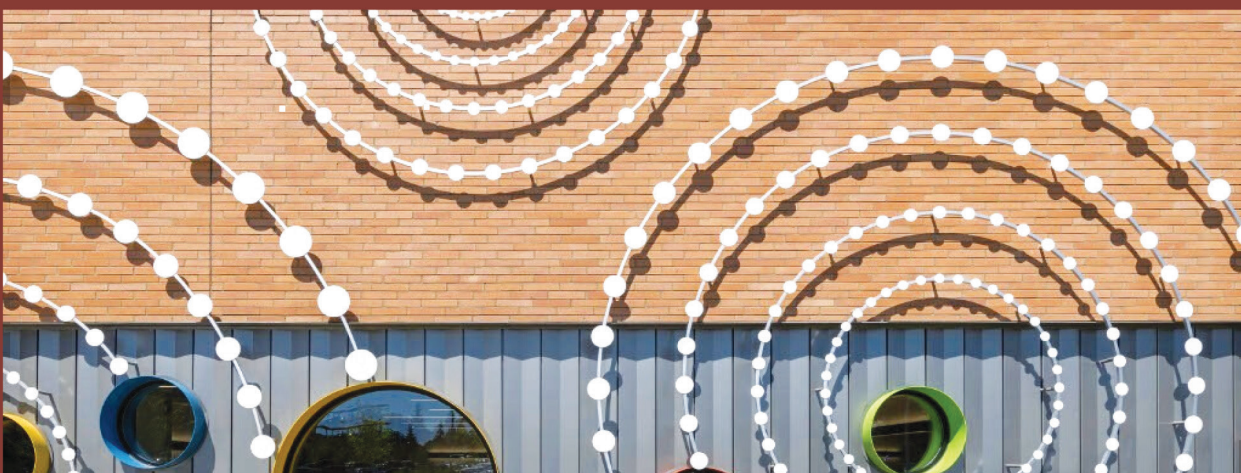
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