RESTORATIVE CORRECTIONAL FACILITY

Location: Tacoma  
Mason contractor: The Henson Co.  
Architect: JCJ Architecture  
Owner: The Puyallup Tribe of Indians  
General contractor: M.A. Mortenson Co.  
Masonry supply: Basalite Concrete Products

Maintaining the cultural values of the Puyallup Tribe was critical in the development of the new Puyallup Tribe Restorative Correctional Facility. The 15,000-square-foot, 23-bed adult correctional facility is the first phase of a holistic justice and restorative program campus. The creative design and landscape embraces the urban tribe’s cultural values while meeting federal standards for crime prevention through environmental design. The 29-square-mile reservation is one of the most urban reservations in the United States. This striking masonry design reflects the generous and welcoming attitude of the tribe.

GREAT FLOORS

Location: Kennewick  
Mason contractor: Aden Masonry  
Architect: Wolfe Architectural Group  
Owner: Great Floors  
General contractor: Baker Construction & Development  
Masonry supply: Central Pre-Mix Concrete Co.

Great Floors wanted a newer, fresher look for their retail stores. They chose a 1.83-acre site in Kennewick for their new 26,500-square-foot store. The design needed to be fresh and able to compete for visibility in an already-crowded retail corridor.

Great Floor’s exterior design was inspired by the floor and wall tile they have sold in the Pacific Northwest for four decades. Load-bearing, single-wythe masonry was chosen as the prime building material due to its cost, durability, inherent fireproofing, and variety of color, block sizes and texture choices.

The result is a masonry pattern similar to a tile layout. Large, multicolored wall tiles create an inviting entry, and the masonry on the remainder of the building replicates the horizontal patterning of tile. Alternating between ground-faced and split-faced CMU, ribbons of masonry are created, resulting in a dynamic and visually engaging facade. The complementary vertical blue mesh accent structures add drama and contrast to the masonry walls, especially when lit at night.
The 1.3-mile noise wall along state Route 167 in Algona is part of the SR 167 high-occupancy toll lane extension project. The wall’s designers were faced with the challenge of finding a noise wall design that was cost-effective and aesthetically appealing, with minimal impact on commuters and neighbors. Concrete masonry units allowed the wall to be built with smaller equipment, eliminating the need for lane closures, large cranes and noisy night work that is required when using precast concrete. The design team also wanted to use a material that was not as susceptible to possible graffiti defacing.

The decision to use an ashlar bond design with raked joints met all the required needs. The final design gives the CMU wall a stone-like look with the added luxury of the ashlar pattern being visible from both sides of the wall.

The construction of this ashlar CMU noise wall proves that masonry products make for good neighbors. The masonry design was less harmful to the environment, created a safer work environment, and allowed a construction schedule of less than five months from beginning to completion.
INFORMATION OPERATIONS READINESS CENTER

Location: Joint Base Lewis-McChord
Mason contractor: Keystone Masonry
Architect: Burns & McDonnell
Owner: Washington Army National Guard
General contractor: RQ Construction
Masonry supplier: Mutual Materials (brick), Basalite Concrete Products (CMU)

The Information Operations Readiness Center (IORC) is the 127,000-square-foot headquarters for the Theater Information Operation Group of the Washington Army National Guard.

The new facility houses an assembly hall, classrooms, learning center and specialized administrative planning, briefing and support areas for five operational units.

The new IORC facility provides a secure environment. The exterior design features elements that are reminiscent of the old Fort Lewis district of Joint Base Lewis-McChord.

The exterior wall assembly consists of a masonry cavity wall construction with ground-face CMU veneer on the first floor and an upper floor of modular brick veneer with precast concrete copings, windowsills and accents. The interior wall assembly consists of load-bearing CMU on the first floor for enhanced security and acoustical performance.

These elements reflect the architectural character of JBLM and the National Guard’s desired 50-year building life.

NORMANDY FIRE STATION

Location: Burien
Mason contractor: Cascade Construction
Architect: Rice Fergus Miller
Owner: King County Fire District No. 2
General contractor: Neely Construction
Masonry supplier: Mutual Materials

The new Normandy Park Fire Station 29 is a 20,000-square-foot facility with six dorm rooms, a maintenance bay, a fueling island station, four fold doors (which open and provide a clear exit in five seconds), a fire training classroom and an emergency generator.

The exterior was designed using masonry, wood and glass. The sleek, modern design retains an old-world feel with the large half-circle windows above the four fold doors.

The alternating earth-tone CMU masonry design will provide years of aesthetic appeal and service to the community.
LCC HEALTH & SCIENCE BUILDING

Location: Longview
Mason contractor: RMC/Romi Masonry Construction
Architect: Leavengood Architects, Rovelstad Architects
Owner: Lower Columbia College
General contractor: Emerick Construction Co.
Masonry supply: Mutual Materials

Lower Columbia College’s new 70,000-square-foot Health & Science Building will strengthen job creation in the health and science fields and support the region’s economic diversification goals. The building houses classrooms, a 180-seat lecture hall, faculty offices and laboratories.

Form, massing and materials are designed in harmony with history. The new structure stands as a backdrop to a 1926 public library. Circulation and dual lobbies on each floor hug the core of the building. The lecture hall’s round structural wall is a mixture of CMU and brick veneer.

Masonry products scale two stories of the building. Sloped roofs float over glazed openings to reduce scale. Translucent solar panels are integrated into the overhangs, offering a view of the future science of solar energy.

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Lower Columbia College’s new Fitness Center & Myklebust Gymnasium combines an innovative remodel of an aged 1960s concrete structure and a new fitness center.

To integrate the new structure within its urban-campus context, construction followed a path of high-density development where building forms maximized transparency and are sculpted to respect fire separation clearances.

Masonry products defined the fire separation and blended the 57-year-old structure with the new. The exposed steel products contrasted with the masonry exterior demonstrated the strength and beauty of the building.

Combining the new with the old, the 34,650-square-foot building utilizes extensive exterior brick and CMU, connecting this innovative building to the campus and the community.
Auburn High School Modernization and Reconstruction

Location: Auburn
Mason contractor: Fairweather Masonry
Architect: NAC Architecture
Owner: Auburn School District
General contractor: Lydig Construction
Masonry supplier: Mutual Materials, Basalite
Concrete Products

Auburn High School, built in the 1950s, was ready for modernization. The project included demolition of old buildings, the modernization of the Performing Arts Center and auto shop, and the construction of a new main campus building that houses Auburn’s 3,000-plus students.

All the buildings are now under one roof designed to maximize energy efficiency. The new school has a timeless three-brick-blend veneer that creates a connection to the original historic high school. The building systems include a liquid membrane air barrier screen and thermal displacement ventilation.

The brick masonry and CMU design was chosen to highlight the warmth of traditional brick while reflecting the modern urban design, and provide much-needed durability. Locally manufactured precast bands in beige tones provide strong, naturally colored contrasts.

The completed project will provide the Auburn community with an attractive, energy-efficient, cost-effective and technologically advanced building that will help prepare its students for the 21st century.

Brick masonry was selected for its warmth and durability.

HONOR AWARD
K-12

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MERIDIAN CENTER FOR HEALTH

Location: Seattle
Mason contractor: J&S Masonry
Architect: NBBJ
Owner: Neighborcare Health
General contractor: Lease Crutcher Lewis
Masonry supply: Mutual Materials

Neighborcare Health opened its new $22.5 million Meridian Center for Health, which is expected to serve 14,000 people seeking medical, dental and behavioral health care. The 45,000-square-foot center was built less than 20 feet from the old clinic, creating challenges for construction, deliveries and staging.

The steel-and-concrete building was constructed with an enclosure of masonry, rusting steel, metal panels and cedar siding.

The building includes an indoor “healing wall” that consists of salvaged wood strips assembled to make up a feature wall accented by stone columns. The masonry veneer included a unique ashlar pattern blended on site incorporating 50 percent raw, sandblasted smooth and ground-face CMU in 12-by-24 and 16-by-24 sizes, providing a unique visual aesthetic.

KERRY PARK COURT

Location: Seattle
Mason contractor: Henderson Masonry
Architect: Joseph Greif Architects
General contractor: Ediface Construction
Masonry supplier: Mutual Materials

These three new Kerry Park townhouses have million-dollar views of Seattle and occasional views of Mount Rainier.

The glass-and-masonry exterior provides a classy, timeless and welcoming motif for the new owners. The traditional Norman brick offers a low-maintenance aesthetic as well warmth and sustainable features inherent in masonry products.
FORD MCKAY AND PACIFIC MCKAY RECONSTRUCTION

Location: Seattle  
Mason contractor: Pioneer Masonry Restoration Co.  
Architect: BOLA Architecture + Planning  
Owner: Vulcan Real Estate  
General contractor: GLY Construction  
Masonry supplier: Boston Valley Terra Cotta, Marenakos Rock Center

Upzoning, rapid redevelopments and traffic congestion combined to impact two adjoining Seattle landmarks — the terra cotta-clad 1922 Ford McKay and the 1925 Pacific McKay auto showrooms constructed in the final years of Model T production.

The buildings’ original terra-cotta facades, exterior granite, interior marble base, tile fountain, decorative stairs and terrazzo entry were meticulously cataloged, stored and reconstructed.

The reconstruction was a merger of high-tech and low-tech methods to execute the final product with exacting accuracy. The construction technologies and energy and seismic codes have changed over the last 80 years, and the owner wanted a durable, high-performance building with a LEED gold certification.

This led to a more robust and resilient skin than originally constructed to best leverage the reuse of the rich historic masonry, including a drainage plane system, high-performance exterior insulation and seismic tiles in lieu of the traditional uninsulated wire tie-back system.

The synergy of high-tech and old-world techniques brought these landmark buildings from the Model T era into the Tesla age, well-grounded in a changing neighborhood.

In addition to its honor award, the project garnered a design integrity award, which recognizes outstanding displays of craftsmanship, attention to detail, and commitment to all facets of the integrity of the building.

MAPLE LEAF GATE HOUSE

Location: Seattle  
Mason contractor: United Professional Caulking  
Architect: BOLA Architecture + Planning  
Owner: City of Seattle  
General contractor: Biwell Construction  
Masonry supplier: Mutual Materials

This brick classic revival-designed building was built in 1911.

The historic Maple Leaf Gate House had suffered from years of deterioration. The small structure is set on a high brick base over a concrete foundation.

The structure features a hipped roof lined with an elaborate terra-cotta cornice adorned with solid modillion blocks and corners embellished with fluted terra-cotta pilasters. An intermediate cornice above the brick base appears to visually support the corner pilasters.

The structure had seen many alterations over the years, including several windows that had been infilled with concrete.
**BEAUX ARTS VILLAGE RESIDENCE**

Location: Beaux Arts Village  
Mason contractor: Tony Rodinger  
Architect: Cutler Anderson Architects  
General contractor: Alford Homes  
Masonry supplier: Mutual Materials

This suburban 3,850-square-foot brick, steel and wood residence is located in a quiet neighborhood surrounded by homes from the 1950s and 1960s. The lot was home to seven magnificent Douglas fir trees, and the entire design of the home was created with a connection to the outside. The residence itself was organized into two brick-clad wings with a central gathering space. The mason fabricated the 35,000 bricks from pavers, rather than custom order, to keep costs low. To further emphasize the long horizontal lines of the brick wings, bed joints were deep raked while flush head joints were cut off and struck. The small but secluded lot with its large trees and brick walls provides the owners with a sense of privacy in this dense but quiet neighborhood in Beaux Arts Village. In addition to its honor award, the project garnered an award for truth in materials, which recognizes that materials should be used where most appropriate and their nature should not be hidden. Masonry, therefore, should not be painted, and it should be celebrated for its strength and natural aesthetic.

**NORDSTROM DOWNTOWN SEATTLE EXTERIOR RENOVATION**

Location: Seattle  
Mason contractor: Fairweather Masonry  
Architect: CallisonRTKL  
Owner: Nordstrom  
General contractor: GLY Construction

Nordstrom’s flagship store is designed to transform the store into an international shopping destination. The design team’s goal was to recreate an exterior look that would be dramatic as well as durable over time for this 10-story historic building. Since its 1930s construction, the terra cotta had been removed from the lower levels and some of the terra cotta on the upper stories had cracked and needed to be replaced. Locally fabricated terra cotta was added to the first two floors, failing terra cotta was replaced on the upper floors, and the entire building was cleaned and tuck-pointed. A new glass canopy was added, allowing light from the inside of the building to create a much brighter street presence.
AMAZON TOWER I, BLOCK 14

Location: Seattle
Mason contractor: Fairweather Masonry
Architect: NBBJ
Owner: Amazon.com
General contractor: Sellen Construction

Amazon Tower I, Block 14 in Seattle’s Denny Regrade neighborhood creates a combined-use facility with corporate offices and ground-level retail.

The courtyard walkway between the buildings is a key element in unifying the buildings and connecting them with the public the company serves.

The granite walkway is a 100-percent biodegradable natural stone and a favorite for project managers and building owners who are devoted to making earth-friendly choices. The random pattern selected for the CMU and granite allowed the installers to be creative with their installation while also requiring additional care and thought with the placement of each stone.

Utilizing the natural product not only provides for a durable pedestrian surface, but it also provides for long-lasting color and easy maintenance. The stair treads are a gray precast concrete that allowed for color matching as well as easy care and installation.

The project, covering the entire three-block campus, is on track to receive LEED gold certification.

The granite walkway offers a natural, durable surface for pedestrians.

Image by NW Architectural Photography
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