



**2006  
AGC of Washington  
Award Winners**

**Grand Award Construction**

**Heavy Highway**

Todd Pacific Shipyards  
General Construction

**New Building**

**(over \$50 million)**

Auburn Safeway  
Distribution Center  
Turner Construction

**New Building**

**(\$15 million to \$50 million)**

Building 7111 addition and service pier upgrade  
GCC/WPC

**New Building**

**(\$5 million to \$15 million)**

Kent Station Phase 1  
Lease Crutcher Lewis

**New Building**

**(under \$5 million)TIE**

Point Defiance Zoo Kids' Zone  
Absher Construction Co.

**New Building**

**(under \$5 million)TIE**

Tacoma Country and Golf Club pool complex  
John Korsmo Construction

**Remodel/Tenant Improvement**

**(over \$5 million)**

Compass Center  
Turner Construction

**Remodel/Tenant Improvement**

**(under \$5 million)**

Lochshire Condominiums  
Charter Construction

**Grand Award — Safety Outstanding General Contractor (over 300,000 worker hours)**

Turner Construction

**Safety Award**

**Outstanding General Contractor (100,000-300,000 hours)**

John Korsmo Construction

**Safety Award**  
**Outstanding General Contractor**  
**(under 100,000 worker hours)**  
Aecon Buildings

**Safety Award**  
**Outstanding Subcontractor**  
Madsen Electric

**Contribution to Community**  
John Korsmo Construction  
Pease & Sons Construction

**Willy O'Neil Environmental Award for Excellence**  
Todd Pacific Shipyards  
remediation project  
General Construction

**Project Manager of the Year**  
Jeff Arviso -- General Construction Co.

**Superintendent of the Year**  
Randy Scott  
John Korsmo Construction

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## Construction Award

Remodel/Tenant Improvement (under \$5 million)

### Lochshire Condominiums

**Location:** Kirkland

**General contractor:** Charter Construction

**Owner/developer:** Lochshire Homeowners Association

**Architect:** Sandler Kilburn Architects

**Engineer:** Dibble Engineers

**Contract amount:** \$4.3 million

**B**lack walls, a pervasive mildew odor and even mushrooms growing in a bedroom were just a few signs of serious water intrusion in the 100-unit



Photo courtesy AGC of Washington

Lochshire condos in Kirkland. **A new courtyard was built with concrete pavers on short pedestals over a hidden drain field at the Lochshire condos.**

Substandard original construction had caused moisture pooling from the topping slab of the courtyard into a below-grade garage and into adjacent units. Charter Construction was hired to replace the leaking slab, remediate anchor bolts and stacked floor hold-downs, replace all siding and roofing, and conduct extensive interior repairs.

Building the new courtyard involved installing 24-inch concrete pavers on short pedestals over a new topping slab and membrane system. Each pedestal was individually measured and cut to maintain a level field that also allows surface water to flow to a new hidden drain field below.

The contractor used MG-Krete, a fast drying polymer-based concrete, for the topping slab, since immediate access to the units via the courtyard was needed by several residents.

All residents remained in the units during construction. Charter assigned an on-site liaison to the job, a task typically performed remotely. The liaison gave residents direction on how to prepare

for work, and fielded calls 24 hours a day, seven days a week.

The contractor paid close attention to residents' needs, from special wheelchair accommodations for a tenant with multiple sclerosis to consolidating tasks to minimize effects on a severe asthma sufferer.

There were no recordable accidents or safety problems during the course of construction.

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