

before and after



W.G. CLARK PROJECT TEAM



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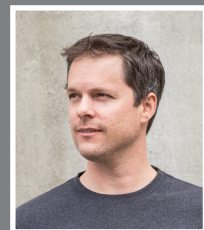
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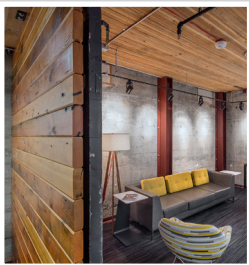


**SKYWAY LUGGAGE BUILDING/
THE NATURE CONSERVANCY
BUILDOUT**

environmentally friendly thoughtful repurposing



- We surveyed existing materials to be removed during demo with the intent of repurposing the wood for finished sections of the project. This included careful removal of the materials while keeping the lengths needed for reuse, removing all metal (nails, bolts, screws, etc.) and debris from the timbers so that they could be run through a planing machine.

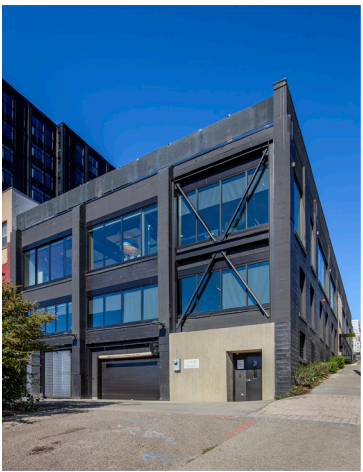


- Cut lists were made for the sizing of the repurposed materials to be used for window sills, reception desk, conference room and work tables, kitchen work table, cladding of the main entrance door, wood benches and shelves in the restrooms, and exposed wood wall “features” throughout the building.
- Salvaged wood materials were shipped to Lynden, WA to a facility that specializes in working with reclaimed wood products. Working from the W.G. Clark “cut list” the milling and planing of the materials was performed to the required specifications for reuse.

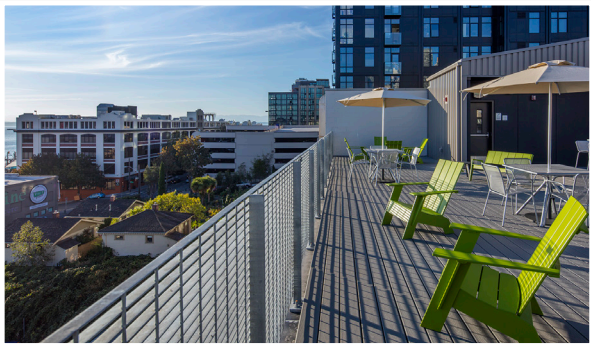
preserving the past built for the future



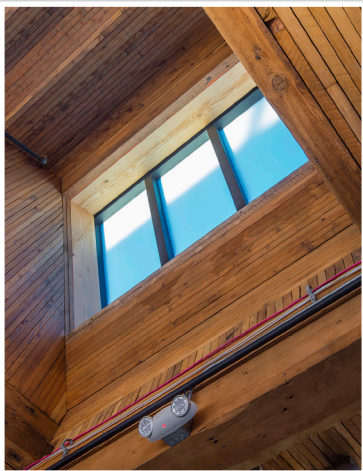
- Extensive strapping and seismic connections at all wood-to-wood and wood-to-concrete connections were performed “in house” by W.G. Clark carpenters under the direction of the structural engineer and adapted to existing conditions as needed.
- New concrete shear walls and structural steel reinforcement. This work included two exterior concrete shear walls at the entrances, as well as structural steel X- bracing on top of concrete shear wall at the rear of the building. It also included new structural steel supports for the roof deck, elevator, window openings, and seismic strapping at all floor structures.
- New thermal envelope at the roof and exterior walls brought the building up to current energy codes and requirements and included new energy efficient windows at all exterior openings.



historic meets modern comfort and flexibility



- New roof top deck built for special events capable of hosting 100 or more guests.
- New four-stop elevator installed to serve the building from parking level to rooftop.
- Custom “board formed” concrete at exterior entrances where structural upgrades were required to match the original construction and look of the over 100-year-old building.
- Refurbished the unique heavy timber skylight back to its original glory.
- Added secure under building car and bicycle parking for tenants and guests.
- Full ADA compliance on restrooms, showers, and gender neutral rooms.
- Custom light fixtures with energy efficient LED bulbs, daylight controllers, and dimmers to provide the tenant with the most flexible configurations for user comfort.



urban environment challenging conditions



- Busy sidewalks and traffic on three sides required careful coordination with SDOT for street use, sidewalk permits, and material delivery.
- With the building adjacent to a homeless shelter, we placed a high importance on keeping the building secure from unauthorized access after hours and on weekends both for the safety of the stored materials/ tools and to prevent unauthorized personnel from entering the building and possibly getting injured.
- Protecting the building from vandalism and graffiti during construction was a continuous effort. We pressure washed the building on a weekly basis to remove graffiti and discourage tagging. We also installed chain link protection at all the door and window openings for added building security.
- Installing modern infrastructure to a 100-year-old building included bringing in fiber optics from the street through a cobblestone alley, an entire new electrical service to supply the building, and repairs to the existing sewer and water systems to make them functional for the increased loads of a modern office building.

