

IDAHO BUSINESS REVIEW

IDAHO'S 2016 TOP PROJECTS

in Private, Public, Transportation, Utility, Renovation



Top Project of the Year
Chateau des Fleurs

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| 3. McCain Foods
8,526,743 kWh/yr | 8. Idaho National Laboratory
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6,691,713 kWh/yr | 9. Lamb Weston
2,646,278 kWh/yr |
| 5. Jerome Cheese
6,214,376 kWh/yr | 10. Mountain Home AFB
2,009,515 kWh/yr |

* Listed with each business is their annual savings in kilowatt-hours per year (kWh/yr). For comparison, the average number of kWh used per year by an average home in Idaho Power's service area is 11,412 kWh.

▲ Chobani plant in Twin Falls, Idaho

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Top Project of the Year



Photo courtesy of Chateau des Fleurs

IDAHO BUSINESS REVIEW

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Letter from the editor



Idaho Business Review's Idaho Top Projects program is 12 years old. This year we celebrate 36 construction projects in five different categories: Private, Public, Transportation, Utility, and Renovation.

You will marvel at the scope of these projects, and be amazed at how they overcame challenges to complete the project on time and under budget. You will admire their teamwork and shake your head in wonder at their innovation – how the heck did they do it? And you will share with them pride in the quality of their work.

Sixteen experts and professionals, representing architects, engineers, executives, contractors, planners, real estate, transportation, energy and green building – came together to evaluate the projects. When the scores were all tabulated, the project that scored highest above all the rest was crowned the Top Project of the Year: The Chateau des Fleurs. When you read the story about the project, you'll see why.

In fact, when you read all the stories for the Idaho Top Projects in these pages, including the finalists and the first, second, third-place and honorable mention awardees in each category, you will be as proud as I am when I present to you: *Idaho's Top Projects for 2016*.

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Judges



Jessica Aguilar
assistant vice president of corporate real estate and construction for D.L. Evans Bank.



Russell Brooks, P.E.
Project Manager/Quality Control Manager
Pharmer Engineering



John Brunelle
executive director,
Capital City Development Corporation



Cathy Cooper, P.E.
Director of Engineering,
SUEZ



Wayne L. Hammon
CEO, Idaho Associated General Contractors



Dale Kuperus
manager, Design & Construction for the Ada County Highway District



Diane Kushlan AICP |
Partner, Kushlan Associates/
Coordinator for the Idaho District Council of the Urban Land Institute



Julie Marple
vice president,
Northwest Real Estate Capital Corp.



Debbie Maxwell
assistant director of Treasure Valley Transit Inc.



Scott W. Raeber
associate broker, Colliers International



Matt Stoll
executive director of the Community Planning Association of Southwest Idaho (COMPASS.)



Steve Trout
principal, Trout Architects,
AIA, LEED AP draftsman.



Sheree Willhite
commercial program specialist,
Idaho Power



Dave Winder
director, investment specialist, Commerce Real Estate Solutions



Charlie Woodruff
LEED Green Associate, Director, Community, Idaho, U.S. Green Building Council



Tom Zabala
former principal of ZGA Architects

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Project of the year: *Chateau des Fleurs*

Creating a masterpiece

BY JEANNE HUFF

Idaho Business Review

Creating Chateau des Fleurs is a dream come true for the Roghani family. Five family members spanning two generations: owners Susan and Foad Roghani, Susan's brother, Paul Beckman, who served as construction manager, daughter Roshan Roghani-Ishaq and her husband, Danish Ishaq, were all part of the decision-making process.

At times, for K2 Construction Manager Melanie Alderson, it was a balancing act, but one with a single vision.

"They all had components that were important to them on the project, and although they didn't always agree on everything, their values were aligned," she says. "And the outcome of their compromises is a masterpiece." The concept of the project started out as a small flower barn, that first grew to a 12,000-square-foot event center, and then "it exploded into a 23,000-square-foot state-of-the-art event center, fine restaurant and beautiful gardens." The family kept an eye on the project's cost, but doing it the right way was always at the top of the list. "The lifetime costs of the building, the long-term value of the asset, building it exactly the way they wanted, the value the family brought

to the community, and realizing a long-time dream of theirs, was much more important to them," she says.

K2 and Insight were tasked with designing and building the masterpiece that would create an old world "French Chateau" feel, take advantage of the natural resources available, provide state-of-the-art functionality, maximum energy efficiency, and use local craftsman to provide "the finest finishes around." In order to create a destination location for weddings and festivals, a state-of-the-art commercial kitchen was necessary for the world-class restaurant and catering. In addition "exquisite" interior and exterior finishes were required for the meeting areas, restrooms, ballrooms and grand halls. The grounds were developed into Versailles-like gardens that would not only provide a one-of-a-kind outdoor venue for many types of gatherings,



but would also provide organic produce for the restaurant's cuisine.

THE TICKING CLOCK

The initial design concept was brought to the table in August 2014, with an initial opening date of June 2015. But after many changes and a number of challenges that had to be reworked or overcome, the actual opening date was moved, but only by a few months: Chateau des Fleurs opened in September 2015.

There were two main structural components to the building, the precast concrete wall panels and the structural steel (columns, beams, roof joists, and deck). K2 partnered with Hanson Structural, now called Forterra, to design and supply the concrete sandwich panels and partnered with Butler Manufacturing to engineer the structural steel system. Hanson had two large projects scheduled which provided the Chateau with only a window of opportunity for erection of the concrete panels.

B&A Engineers (civil engineer), and KPFF (structural engineer) had to jump on design in order to finish the civil and footing design so that a foundations permit could be obtained. They finished design at the beginning of November 2014 in

time for city review which enabled footings to be prepped and poured starting in early December 2014. As a result, foundations were in and ready for panels by January 5, 2015.

The team also needed a building permit by January 5, 2015 in order to meet their deadline. "This put a tremendous amount of pressure on the design team to finish the electrical, mechanical and plumbing design as well as some of the trade contractors," Alderson says. "The team had to plan for flexibility. Since the concrete panels were reinforced with pre-stressed strands of rebar it would have been very difficult if not impossible to add these components within the exterior walls later."

The rest of the design was completed and submitted at the beginning of December 2014 to the City of Eagle building department. Concrete panels were poured offsite in December and walls were ready to be stood when the building permit was approved on January 5, 2015. "The team hit Hanson's window of availability perfectly," Alderson says. By the time the concrete panels were up, the steel was onsite and being erected. Single sourcing the design and supply of the concrete walls and steel structural components allowed the team to



Photo by Chad Case Photography

bypass the typical shop drawing submittal process and start installation sooner. Staging the submittals for the building permit allowed the team to start before full design was complete. "Selecting the right team was a key factor in making this project hit critical start dates," Alderson says.

CHANGES AND CHALLENGES

Like any masterpiece, this project constantly morphed from conception to completion. The project experienced constant (weekly if not daily) changes and several very major changes at critical times.

The first HVAC design – using an underground river piping system – was too costly, so while the concrete walls were being lifted into place in early January 2015, the redesign of the HVAC system began.

■ Continued on page 8

Photo by Chad Case Photography



PROJECT TEAM + STATS:

Location: Eagle

Cost: \$4,655,700

Start Date: December 2015

Completion Date: September 18, 2015

Owner/Developer: Susan and Foad Roghani, Paul Beckman, Roshan Roghani-Ishaq, Danish Ishaq

Architect: Insight Architects

Engineer: Musgrove Engineering, Bluscope Steel, Fortera, KPFF, BSR Equipment, B&A Engineers

General contractor: K2 Construction Inc.

Submitted by: K2 Construction, Inc.

WINNER | ■ Continued from page 7

With “no time to spare,” YMC and designer Musgrove Engineering, with the support of K2, were tasked with designing and implementing a new system that would blend the Roghanis’ personal philosophy of energy conservation and effective use of natural resources, while still remaining economically feasible. A roof top heat pump system that could use the abundant ground water for a heat source/sink was the best option.

And because the owners also wanted a safe, environmentally friendly and effective method of dealing with ice in the winter, the team implemented a water-to-water heat pump system for snowmelt. Polytubes were embedded in the concrete sidewalks and entryways and connected to a heat exchanger and hot water storage

tank. The heat exchanger is powered by a heat pump using local ground water as a heat source. With compressor energy and extremely high coefficients of performance (COP), 50 degree ground water can be used to create 120-degree glycol snowmelt water.

Next challenge: “How do you get cool air to hundreds of warm people dancing below? The team of constructors and designers came up with an innovative solution,” says Alderson. Supply air ducts connected to the heat pump air handlers on the roof were run down shafts to the floor. The air was distributed through “a unique underground ducting system.” Supply air diffusers were installed at the floor perimeter so air could return to ceiling units.

Alderson says the final mechanical

■ Continued on page10

Photo by Chad Case Photography





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WINNER | ■ Continued from page 8

item of major concern to the owner was the implementation of a state-of-the-art kitchen which would be the backbone of the five-star restaurant and catering service. A back-to-back class IV kitchen with type 1 grease hoods fit the bill. With the help of YMC and Bar Store Restaurant Supply, the team successfully met criteria for cost and efficiencies, function and cleanliness, and maintenance and security.

To deal with the constant changes and ongoing design, two weekly meetings were held. At each meeting the new changes were addressed and the game plan adapted. Ultimately, the changes resulted in a new completion deadline for September 2015.

FINISHING TOUCHES

Compared to a typical project, the doors and hardware, and interior

finishes (paint and lime wash colors and effects, wallpaper selections and flooring selections) were made late in the game, says Alderson. Also, “the owner chose all the sinks, faucets, and toilet fixtures throughout and sourced many items, selecting them and the craftsmen as she went. The project demanded the trade contractors to be flexible and all members to be innovative.

“There is no building like the Chateau des Fleurs,” Alderson says. “It was of upmost importance to the owner to make sure this building was not only unique but would last for 100 years. There are so many aspects that contribute to the uniqueness and quality of the building, it’s difficult to name all the components. In addition to the super-efficient mechanical systems, the thermal efficiency of the building components is very unique and the state of the art electrical sys-

tems was not an easy task to achieve.”

In addition, the building is 100 percent LED and fully automated, so security and HVAC systems, along with lighting, music, and video for the events in the ballrooms can be controlled from an internet connected device.

And, Alderson also applauds A&B Electric, another key member of the project team, especially in the handling of the 96 or so owner supplied chandeliers. “Specifications were not available until they arrived on site, so completion of rough-in was difficult,” she says. “They were extremely large and had to be assembled in the air. And to top it off, all together there were several thousand delicate crystals that had to be hung on them. They took great care and patience to get them all assembled without breaking anything.”

Photo by Chad Case Photography



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FIRST PLACE PRIVATE PROJECTS

PROJECT TEAM + STATS:

Location: Boise

Cost: \$3.6 Million

Start Date: March 2014

Completion Date: February 2015

Owner/Developer: Not Disclosed

Architect: Erstad Architects

Engineer: Axiom Engineering, Musgrove Engineering, The Land Group

General contractor: Mark Guho Construction Company

Submitted by: Mark Guho Construction Company



Photos by Chad Case Photography



30th and Main

This two-story professional/medical office building is located at the corner of Whitewater Park and Main Street in Boise. The 21,249-square-foot building resides on a 1.61-acre lot, with access off of Whitewater Park and Main Street. Team members included Mark Guho, Erstad Architects, and Trinity LLC. Taking a collaborative approach from conception, the team worked together through the land acquisition stage, and with the guidance of Al Marino of Thornton Oliver Keller, the client selected a property located at 3003 W. Main Street. High visibility, great access, and proximity to numerous attractions made this site selection an obvious choice. The project would go on

to be one of the first new developments for the “West End of Boise.”

Building Design Elements

The exterior building design incorporates cement board siding, patina steel panels, clay oversized brick, and aluminum sun screens. The interior structure incorporates an elevator accompanied by precast concrete stairs, stainless steel and glass railings. Storefront entries, floor tile and architectural lighting, make up the remaining common areas of the building core. Expansive views of the Boise foothills are provided by generous-sized windows on all sides of the building.

The interior buildout included a 7,200-square-foot Ambulatory Surgery

Center with six procedure rooms, six exam rooms, and recovery, all complete with medical gases, X-ray, and supporting staff offices. Most recently completed, the entire second floor was built out into professional office space, tenant specific in nature. Location, with modern/practical design has proven to make this building a desired location.

During the due diligence period of the project, Erstad Architects was engaged to assist through design development and proofing the building-to-site ratio. The project team was then formulated, followed by project expectation assignment and budget. Weekly, and sometimes daily, meetings proved to be the communication lifeline to the project. Strong communication not only led to proactively maintaining constructability through the design process, but also in sustaining the project budget. The project incorporated two elements of consideration: An oral surgery center on the first floor and available space on the second floor for other potential uses. The surgery center had its own unique challenges and considerations that were very tenant specific. Together, building direction to incorporate views, rentable square footage, exterior materials, and site layout, played a large role in determining the remaining available space on the second floor and its marketability.

SECOND PLACE PRIVATE PROJECTS

PROJECT TEAM + STATS:

Location: Boise

Cost: \$5,000,000

Start Date: May 2014

Completion Date: March 2015

Owner/Developer: Rocky Mountain Companies

Architect: Larson Architects

General contractor: CM Company

Submitted by: Rocky Mountain Companies



Photos courtesy of Rocky Mountain Companies

Emerald Medical Center

Rocky Mountain Companies was engaged to build a 17,000-square-foot, custom, state-of-the-art joint preservation and reconstruction facility adjacent to the Saint Alphonsus campus.

Rocky Mountain worked closely with its architect and contractor teams to meet tight construction schedules for the doctor group, while delivering state of the art medical finishes and design.

The Saint Alphonsus Joint Preservation & Reconstruction Clinic is a 17,310-square-foot, state-of-the-art medical office building in Boise. The facility was the vision of Dr. Dennis McGee, Dr. Mark Meier, and Dr. Richard Moore in conjunction with Saint Alphonsus. The facility was designed through an exhaustive design process

with all stakeholders to ensure the highest level of medical care. These efforts build on a legacy of advanced treatments for conditions ranging from arthritis to bone infections and the new clinic will include the latest in joint preservation and reconstruction technologies. The new Joint Preservation & Reconstruction Clinic also offers services such as minimally invasive total hip and knee replacement, surgical navigation, and knee preservation, providing local residents with the highest caliber care.

With life expectancies lasting longer, the clinic brings expanded focus to both preventative joint preservation as well as a higher standard of long-term care post-procedure.

IBR Top Projects Judging Criteria

IDAHO BUSINESS REVIEW

IDAHO'S
2016
**TOP
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SUBMITTED PROJECTS WERE JUDGED BY 12 INDUSTRY EXPERTS ON:

- **Scope of work** – intended use and how the finished project fulfills that
- **Challenges and obstacles** – how difficult it was to complete
- **Budget and schedule considerations** – Was it a tight budget? Were there budget reductions after the project start? Schedule conflicts? On time?
- **Quality – Overall quality:** Is the project the best quality possible?

THIRD PLACE PRIVATE PROJECTS

PROJECT TEAM + STATS:

Location: Boise

Cost: \$56,133,000

Start Date: February 2014

Completion Date: Phase 1 - August 2015, Phase 2 - December 2015

Owner/Developer: Boise Retirement Community, Greystone, ABHOW, The Terraces of Boise

Architect: AG Architecture

Engineer: Structural Engineering Consultants LLC, Core Engineering, The Land Group Inc

General contractor: PETRA Inc.

Submitted by: PETRA Inc.



(Left to Right) Photo by Phil McClain Photo by Corey King Photo by Phil McClain

The Terraces of Boise

The Terraces of Boise is Boise's first "Life Care facility." This high-density, senior residential project is comprised of 414,801 square feet with 10 buildings on a 13-acre site located in the Harris Ranch Community. The main building consists of approximately 62,332 square feet of underground parking, 38,846 square feet of common area that includes 149 units for independent living, and 64 units for assisted living and memory support. The buildings vary between one and four stories of primarily wood framed construction with about 52,000 square feet of steel stud/non-combustible construction. The three skilled nursing buildings are single story, wood framed and approximately 12,265 square feet each. Six single story wood-framed, duplex country homes complete the project at

roughly 3,800 square feet each.

The first of the two-phase Terraces of Boise project constructed over 160,000 square feet of living and common spaces. Today stands a four-story apartment home facility, complete with two restaurants, Zapore and Della Terra Café, an underground parking garage, a fitness center, meeting rooms, library and 12 "Country Home" residences. Additional phases added 81 additional independent living apartment homes, memory support suites, three 16 bed skilled nursing cottages, assisted living apartments, a beauty/barbershop, a physical therapy space, and an enclosed courtyard. Idaho's first "Life Care Center," it caters to seniors 62 years of age and older, offering an active and engaging community.

HONORABLE MENTION PRIVATE PROJECTS

PROJECT TEAM + STATS:

Location: Meridian

Cost: \$2,060,735

Start Date: 3/12/2015

Completion Date: 11/1/2015

Owner/Developer: CenterCal Properties, LLC

Architect: Nadel Architects, Inc.

Engineer: The Land Group

General contractor: HC Company

Submitted by: HC Company



(Left to Right) Photo courtesy of HC Company Photo courtesy of HC Company Photo by Cal Werry Photography

Boise Co-op at The Village at Meridian

The scope of the project consisted of the construction of a new ground-up 26,000-square-foot retail grocery store and food preparation facility, including a lunch counter with indoor/outdoor seating areas. The interior design intent was for an upscale, bright, open, and inviting atmosphere for shoppers. Challenges included

the coordination of the entire construction/design team to provide all the infrastructure to the many areas around the store for cooler display cases, freezers, food preparation and check-out stations. The schedule objective was to be complete and open for business by mid-November in time for Thanksgiving shopping.



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Photo by Amanda Ryan Design and Photography

IDAHO'S TOP PROJECTS 2016 FINALIST

PRIVATE

SUBMITTED BY: BRS ARCHITECTS

Broadway Retail Center

PROJECT TEAM + STATS:

Location: Boise

Cost: \$1,262,131.38

Start date: May 2015

Completion date: December 2015

Architect: BRS Architects

Engineer: KM Engineering LLP

General contractor: HC Company

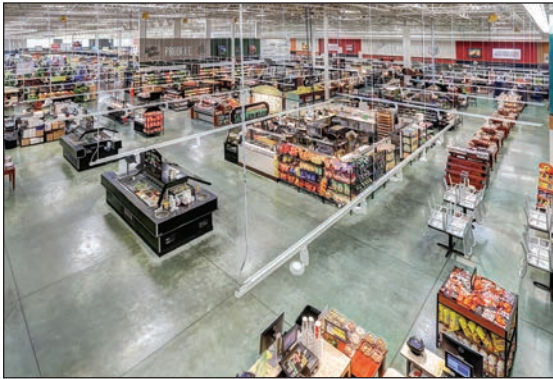


Photo by Brian Brown Photography

IDAHO'S TOP PROJECTS 2016 FINALIST

PRIVATE

SUBMITTED BY: BATEMAN-HALL INC.

Broulim's Fresh Market

PROJECT TEAM + STATS:

Location: Ammon

Cost: \$5,584,694

Start date: 4/29/15

Completion date: 12/10/15

Owner/developer: Broulim's Inc.

Architect: Design Sequence

Engineer: ARW Engineers, Spectrum-Engineers

General contractor: Bateman-Hall Inc.



Photo Courtesy of RedBuilt

IDAHO'S TOP PROJECTS 2016 FINALIST

PRIVATE

SUBMITTED BY: REDBUILT

ClearView Eye Clinic and Surgery Center

PROJECT TEAM + STATS:

Location: Lewiston

Cost: About \$3 million

Start date: January 2015

Completion date: October 2015

Owner/developer: ClearView doctors and professionals

Architect: Boulder Associates

Engineer: DCI Engineers

General contractor: Kenaston Corporation



Photo courtesy Van Auker Companies

IDAHO'S TOP PROJECTS 2016 FINALIST

PRIVATE

SUBMITTED BY: VAN AUKER COMPANIES

Francini Marble and Granite, Inc.

PROJECT TEAM + STATS:

Location: Meridian

Cost: \$3,265,000

Start date: February 2015

Completion date: August 2015

Owner/developer: Francini Marble & Granite

Architect: Van Auker Companies

Engineer: N/A

General contractor: Van Auker Companies



Photo courtesy Jordan-Wilcomb Construction Inc.

IDAHO'S TOP PROJECTS 2016 FINALIST

PRIVATE

SUBMITTED BY: JORDAN-WILCOMB
CONSTRUCTION, INC.

Hawkinson Warehouse

PROJECT TEAM + STATS:

Location: Boise

Cost: \$1million+

Start date: November 2014

Completion date: July 2015

Owner/developer: John Hawkinson

Architect: ZGA Architects

Engineer: Engineering Inc.

General contractor: Jordan-Wilcomb
Construction Inc.



Photo by Marc Walters Photography

IDAHO'S TOP PROJECTS 2016 FINALIST

PRIVATE

SUBMITTED BY: ENGINEERED STRUCTURES INC.

La Pointe Student Housing

PROJECT TEAM + STATS:

Location: Boise

Cost: Confidential

Start date: 2/2/2014

Completion date: 8/8/2015

Owner/developer: Topanga Investments

Architect: ZGA Architects & Planners,
Chartered

Engineer: Structural: KPFF Consulting
Engineers

General contractor: ESI Construction

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Photo courtesy of McAlvain Construction Inc.

IDAHO'S TOP PROJECTS 2016 FINALIST

PRIVATE

SUBMITTED BY: MCALVAIN CONSTRUCTION, INC.

River Edge Apartments

PROJECT TEAM + STATS:

Location: Boise

Cost: \$23,097,352

Start date: June 25, 2014

Completion date: August 27, 2015

Owner/developer: The Michaels Development Company

Architect: Kitchen and Associates

Engineer: McAlvain Construction Inc.

General contractor: McAlvain Construction Inc



Photo courtesy of McAlvain Design/Build Inc.

IDAHO'S TOP PROJECTS 2016 FINALIST

PRIVATE

SUBMITTED BY: MCALVAIN DESIGN/BUILD, INC

SkyWest Aircraft Maintenance Hangar

PROJECT TEAM + STATS:

Location: Boise

Cost: \$17,487,182

Start date: October 2014

Completion date: August 2015

Owner/developer: SkyWest Airlines

Architect: Larson Architects

Engineer: The Land Group

General contractor: McAlvain Design Build, Inc.



Photo by Guy Hand

IDAHO'S TOP PROJECTS 2016 FINALIST

PRIVATE

SUBMITTED BY: JORDAN-WILCOMB CONSTRUCTION, INC.

Telaya Winery

PROJECT TEAM + STATS:

Location: Garden City

Cost: About \$2 million

Start date: July 2015

Completion date: January 15, 2016

(temporary occupancy issued)

Owner/developer: Telaya Wine

Architect: Larson Architects

Engineer: Tikker Engineering Inc.

General contractor: Jordan-Wilcomb Construction Inc.



Photo by Tony Moody

IDAHO'S TOP PROJECTS 2016 FINALIST

PRIVATE

SUBMITTED BY: NORTHWEST REAL ESTATE CAPITAL CORP.

Trailwinds Apartments

PROJECT TEAM + STATS:

Location: Garden City

Cost: \$10,488,000

Start date: September 9, 2014

Completion date: November 6, 2015

Owner/developer: Northwest Real

Estate Capital Corp

Architect: Hutchison Smith Architects

Engineer: DC Engineering, AHJ

Engineers, Munger Engineering Inc.

General contractor: Village Builders LLC



Photo by Mark Bolland, Bolland Communications

IDAHO'S TOP PROJECTS 2016 FINALIST

PRIVATE

SUBMITTED BY: ERSTAD ARCHITECTS,

Valencia Senior Housing

PROJECT TEAM + STATS:

Location: Fruitland

Cost: \$5.1 M

Start date: May 2014

Completion date: April 2015

Owner/developer: Mark Bolland

Architect: Erstad Architects

Engineer: The Land Group, DC

Engineering,

General contractor: Kier Construction Corp.



Photo courtesy of McAlvain Construction Inc.

IDAHO'S TOP PROJECTS 2016 FINALIST

PRIVATE

SUBMITTED BY: MCALVAIN CONSTRUCTION INC.

Vista Apartments

PROJECT TEAM + STATS:

Location: Boise

Cost: \$26,897,222

Start date: June 2014

Completion date: July 2015

Owner/developer: Carter USA

Architect: Kitchen and Associates

Engineer: KPFF

General contractor: McAlvain Construction Inc

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FIRST PLACE PUBLIC PROJECTS

PROJECT TEAM + STATS:

Location: Coeur d'Alene

Cost: \$57 million

Start Date: July 29, 2014

Completion Date: Dec. 18, 2015
(substantial)

Owner/Developer: Kootenai Health

Architect: NAC Architecture

Engineer: Coffman Engineers

General contractor: Bouten
Construction Company,

Submitted by: Bouten Construction
Company



Photos by Rick Keating

Kootenai Health East Expansion



The 100,000-square-foot, three-story east expansion of Kootenai Health hospital in Coeur d'Alene, constitutes a major step in the hospital's strategic plan to become a comprehensive regional medical center by serving a growing patient volume, providing new and expanded services, and recruiting topnotch professional staff. After the strategic plan was updated in 2012 to reflect this goal, a multi-phase facility master plan was generated to guide the development of Kootenai Health's physical campus, phase I of which is the new addition. As well as providing more space to care for patients, the addition, located on the east side of the hospital, frees up space in the existing facility for future expansion and renovations.

The first floor of the addition comprises a new Family Birth Center with six triage/recovery rooms, 10

labor and delivery (L&D) suites, 18 antepartum/postpartum (AP/PP) rooms, two C-section operating rooms, and a 12-room neonatal intensive care unit (NICU), a new hospital entrance and registration area, and expanded visitor waiting areas. Dedicated to orthopedics and neurology, the second floor houses 32 private patient rooms and support space. The third floor will remain unfinished for later development into patient rooms.

Additional amenities include two large enclosed exterior spaces: a healing garden for patients and visitors and a courtyard for staff. A vast upgrade from the former facility, the new Family Birth Center features a significant increase in space and capacity, a better location, superior technology, and a higher level of care in the NICU.

At 39,663 square feet, the new facility is nearly three times the size of the former center. All patient rooms are private. Located just off the first-floor lobby, the center offers patients direct access from the exterior. Formerly, patients had to pass through the emergency department to reach the second-floor birth center.

Amenities of the 10 spacious L&D

suites (compared to six in the former birth center) include a bassinet, generous-size bathroom with jetted tub, large window for an infusion of natural light, sleeper-sofa, chair, workstation with Wi-Fi where family can plug in a laptop computer, and refrigerator. The 18 AP/PP rooms (up from 12) are similarly equipped with the exception that there is a shower instead of a tub. The TV in each patient room features an application that provides personalized, up-to-date, interactive care-plan information as well as entertainment options.

The NICU has been elevated to Level III care as a result of the new facility's advanced equipment and staff training. The unit can now care for babies born as early as 28 weeks' gestation (about three months premature) and who weigh as little as 1,000 grams (2.2 pounds). The NICU houses one large central nurse monitoring station and seven nurse desks, each of which is strategically positioned to offer an unobstructed view into two patient rooms via a pair of angled windows, providing nurses with a direct view of the babies. In addition, a camera is mounted above each isolette.



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SECOND PLACE PUBLIC PROJECTS

PROJECT TEAM + STATS:

Location: Nampa, Idaho

Cost: \$15,600,000

Start Date: 8/1/2013

Completion Date: 2/1/2015

Owner/Developer: Gardner Company

Architect: Babcock Design Group

Engineer: KPFF Consulting Engineers

General contractor: Engineered Structures, Inc.

Submitted by: Engineered Structures Inc.



Photos by Marc Walters

Nampa Library Square



The Nampa Library is the focal point of Nampa Library Square, a redevelopment of an entire city block in downtown Nampa. The site was previously occupied by a bank building, a police station, and the old fire and administration building. The three-story, 62,000 sf library serves as the main anchor for the block and is accompanied by a new 300-stall, 100,000 square-foot parking structure and two single-story office/retail buildings. Each building fronts the new public plaza with fountains, possible outdoor dining, grass and other enhancing landscape amenities. The parking structure not only serves the

square but the entire downtown.

The spacious two-story lobby of the library opens up to the second floor. A grand feature staircase brings patrons through the facility providing transparency. The library has ample natural day light in the book-stack areas from the expansive windows, including the 28ft tall windows facing the plaza. Welcoming gathering spaces, open seating areas and computer access are all adjacent to the windows and provide views to the outside. The library also has an inviting third floor exterior patio that looks onto the plaza below.

The exterior is a touch subdued

with muted brick, block and metal panels. The facility is contemporary looking in nature while respecting the historic downtown streetscape of Nampa and matching the scale of the downtown colors.

One of the goals of this project from the beginning was to provide a sustainable building. By incorporating energy saving features, such as the expansive windows that wrap the entire library and flood the interior with natural lighting, the library has received a Green Globes Certification rating of 3 Globes.

THIRD PLACE PUBLIC PROJECTS

PROJECT TEAM + STATS:

Location: Boise

Cost: \$9,116,728

Start Date: September 2013

Completion Date: September 2015

Owner/Developer: N/A

Architect: CSHQA

Engineer: AHJ Engineers

General contractor: Construction
Kimberlee Wallace-Business
Development and Marketing

Submitted by: Steed Construction Inc.



Photos courtesy of Steed Construction Inc.

Veteran's Administration Community Living Center



The new Veteran's Administration Living Center consists of two ground-up structural steel and masonry buildings: a single story 12-bed building "A" and a two story 20-bed building "B", that were designed to house a patient-centered facility for veterans requiring extended care, assisted living, rehabilitation or hospice.

The new 24,500+-square-foot facility will centralize services that were previously dispersed throughout the VA's Boise campus. The design of the new veterans facility strives to command a new care model that truly mimicks "home." In fact, each floor is referred to as a "house" based on the "green house" model that was created to give its residents a sense of inclusion as well as personal anonymity.

It has a self-contained residence, designed like a private

home, so the veteran will have his or her own bedroom and full bathroom. Like home, there is also access to a shared kitchen and group meals which bonds the residents and creates a strong sense of community which helps to deinstitutionalize elderly care.

Steed Construction worked hand in hand with the innovative design team of CSHQA Architects, and the Boise

V.A. Engineering Department, to complete this game-changing facility that boasts the highest possible standards in senior care.

"Steed Construction could not be more proud of the finished facility and what it will mean to those who have so bravely served our great country," Steed Construction Inc. President Randy Steed says.

HONORABLE MENTION PUBLIC PROJECTS

PROJECT TEAM + STATS:

Location: Pocatello

Cost: \$15,000,000

Start Date: May 2014

Completion Date: : August 2015

Owner/Developer: Portneuf Health Trust Inc.

Architect: Jackson Land Design, JHS Architects

Engineer: A & E Engineering, Inc.

General contractor: Construction Services Inc.

Submitted by: : Jackson Land Design



Photos courtesy Jackson Land Design

Portneuf Wellness Complex

The Portneuf Wellness Complex is a world-class 80-acre facility, unique in many ways.

The project includes 6 full sized multi-use sports fields and one isolated championship field – all of which can be used for soccer, lacrosse, and football. There are two full-sized basketball courts and a four sand volleyball courts.

A mountain bike park was built in to the existing terrain and a large children's playground provides something for the younger crowd.

A state-of-the-art amphitheater (the largest outdoor amphitheater in Idaho) houses local events as well as big concerts, festivals and community events. As many as 11,000 people can

enjoy these events while lying out on the large grassy hillside overlooking our beautiful mountain scenery. The amphitheater also overlooks a 6-acre lake. Anglers can cast to hungry trout from docks or from float tubes in the fishing area. Beach bums can swim, build sand castles, paddleboard, and otherwise enjoy access to the swimming area.

The entire complex is looped by almost two miles of 10-foot wide paved walking paths. There are multiple restrooms, pavilions, concession stands, and parking areas.

The complex is designed for all economic levels, all ages, and all abilities. There is something for everyone at this special facility.



Photo by Nick Guho

IDAHO'S TOP PROJECTS 2016 FINALIST

PUBLIC

SUBMITTED BY: GUHO CORP

Idaho State Veterans Cemetery Expansion

PROJECT TEAM + STATS:

Location: Boise

Cost: \$3,956,514

Start date: 10/01/2012

Completion date: 5/28/2015

Owner/developer: State of Idaho

Division of Public Works

Architect: Beck & Baird

Engineer: Keller Associates

General contractor: Guho Corp

FIRST PLACE TRANSPORTATION

PROJECT TEAM + STATS:

Location: Pocatello

Cost: \$14.4 Million

Start Date: November 24, 2014

Completion Date: December 23, 2015
(substantial)

Owner/Developer: Pocatello City

Architect: N/A

Engineer: HDR

General contractor: W.W. Clyde & Co.

Submitted by: W. W. Clyde &
Company



Photo courtesy of W.W. Clyde & Company



South Valley Connector

In October 1968, five men stood in a grassy field south of Pocatello, Idaho. They represented the city and county, and on that cloudy day they announced to the public that the City of Pocatello had decided this field would serve as a tentative location for a new 'cutoff' road to connect the South Valley area of Pocatello. Forty-seven years later on December 23, 2015, a grander version of that original 'cutoff' road dream was finally opened to the public as South Valley Road.

It's not often that this type of transportation project takes nearly five

decades of planning to bring to fruition. The project was full of difficulties, obstacles and challenges that required additional planning, compromise and innovation to complete. But, if those five men who stood on that field in 1968 could see the realization of their vision, they would be proud of the hundreds of people who kept their plans alive. Thanks to that vision and thousands of man-hours, the South Valley area of Pocatello will never be the same.

Making new connections

The South Valley Connector project

is a new transportation route that connects Bannock Highway to South 5th Avenue. Beginning at Bannock Highway, the roadway is on an elevated platform across a former floodplain and sewage lagoon until the Portneuf River levee is reached, where the alignment switches to a 430-foot two-span bridge that crosses over the Portneuf River and associated levees, six Union Pacific Railroad rail lines and South 2nd Avenue, then touches down on a basalt lava flow outcropping.

Project details

Once located on the bluff overlooking the valley, the roadway profile crosses under existing Interstate 15 with two overpass bridges. The roadway then resurfaces and connects to South 5th Avenue at a new traffic signal located one-half mile south of the I-15 interchange.

To achieve the interstate crossing, the project includes twin interstate structures to span over the new local roadway, including construction cross-overs to manage traffic staging. In addition to the linear alignment, the project has a button-hook connection from the new roadway down to South 2nd Avenue, just north of the Portneuf River, which provides access to Ross Park. Greenway trails extend from end-to-end with a connection to the AMI/Kirkham trail system.

SECOND PLACE TRANSPORTATION

PROJECT TEAM + STATS:

Location: Hailey

Cost: \$34 Million

Start Date: June 2013

Completion Date: October 2015

Owner/Developer: Chris Pomeroy

Architect: Mead & Hunt

Engineer: T-O Engineers

General contractor: Knife River

Submitted by: T-O Engineers



Photos by Leo Geis



Freidman Memorial Airport

Friedman Memorial Airport in Hailey, serves the Wood River Valley region, including the Sun Valley Resort. The airport is critical to the region's economy, providing a transportation hub for commercial service, private and corporate aircraft. In 2011, the community found the airport did not meet standards and a new airport was not an option.

T-O Engineers developed a plan to correct the standards deficiencies at the existing airport, to the extent possible. This plan was implemented as one large project, with seven separate contracts. The total project would relocate Taxiway B, the airport's primary taxiway. Relocation of this taxiway required modifications and relocation of several other facilities on the airport. Construction of the project began in Fall 2013 and needed to be complete no later than December 31, 2015, due to federal

requirements.

In addition to these construction contracts, the project also required the acquisition of five hangars, with a total cost of \$1.73 million.

Nearly all of the subcontracts for all projects went to Idaho companies, keeping the project investment in the Idaho economy. Even more significant, approximately 39 percent of the construction contracts went to Blaine County companies, allowing the project to have a major positive impact on the local economy.

Challenges and obstacles

This was the primary challenge of the project – the schedule. Many decisions needed to be made quickly in order to maintain the required pace of the design process. In order to facilitate this decision making, constant communication with airport staff and the Airport

Authority Board was necessary.

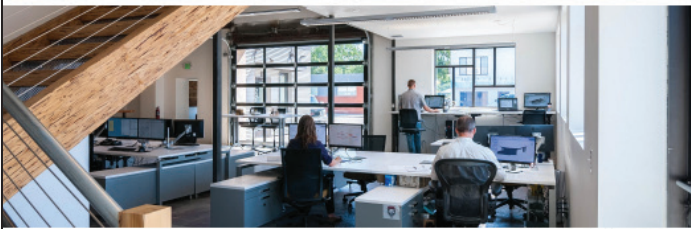
Team Practices

T-O Engineers led a diverse team of other consultants to manage the design and construction of these projects. The national firm Mead & Hunt was responsible for the terminal (Contract 3) and RLB, an Idaho and Sun Valley local firm, led the design of the Airport Operations Building (Contract 4). Under T-O's leadership, these firms supported each other. Mead & Hunt assisted RLB with certain elements of design and RLB assisted Mead & Hunt during construction to inspect the progress of the work and resolve issues quickly.

Project Innovations:

The main innovation of this project was in the planning stages. It was impossible to meet all FAA standards at the existing airport site within the budget available. For this reason, the team developed and processed what the FAA calls "Modifications of Standards". These modifications are very rare and the innovative approach used for this project was instrumental in getting approval for the plan that was developed.

The completed project leaves the airport with new, updated facilities and allows the airport to be poised to thrive and be an economic engine for the state of Idaho.



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THIRD PLACE TRANSPORTATION

PROJECT TEAM + STATS:

Location: Meridian

Cost: \$80,000,000

Start Date: January 2013

Completion Date: November 2015

Owner/Developer: Idaho
Transportation Dept.

Architect: N/A

Engineer: Parametrix

General contractor: Concrete Placing
Company

Submitted by: Parametrix



Photos by Idaho Airships



I-84 Meridian Road Interchange

The I-84 Meridian Road Interchange project replaced an existing diamond interchange with a new Single-Point Urban Interchange (SPUI) and reconstructed over four miles of interstate to provide additional capacity, improve safety, and extend the design life of I-84. The new SPUI is designed to efficiently handle 284,000 vehicles per day, providing a legacy transportation improvement for the region. This project also

improved capacity and safety on I-84 by constructing an additional lane in each direction and reconstructing the pavement for existing lanes.

The scope of the project required three separate design packages; multiple construction contracts; local, state, and federal permits; and extensive stakeholder outreach, public involvement, and coordination with area businesses. Design of the nearly 800 plan sheets involved a

local multi-disciplinary team consisting of Idaho Transportation Department (ITD) and consultant engineers, planners, and landscape architects. The \$53 million project, built by local contractors, constructed the largest SPUI in Idaho (and one of only a few eight-lane SPUIs in the United States), structures over Five Mile and Ten Mile Creeks, drainage and irrigation systems, significant utility relocations, lighting, landscaping, and public art.

The numbers associated with this project are staggering: 110,000 cubic yards of excavation, 350,000 cubic yards of structural fill, 20,000 tons of asphalt, 95,000 square yards of concrete pavement, 10,000 feet of guardrail, 360,000 feet of pavement markings, 50,000 square feet of retaining walls, and 1,000,000 pounds of rebar. The massive construction effort was completed in 20 months while more than 70 million vehicles travelled through the project site!

The I-84 Meridian Road Interchange is an important project that exemplifies ITD's mission to improve safety, mobility, and economic opportunity. This project also exemplifies the benefits of consultant and agency design teams working together to accomplish a significant project.

HONORABLE MENTION TRANSPORTATION

PROJECT TEAM + STATS:

Location: Cascade

Cost: \$5,100,000

Start Date: March 1, 2015

Completion Date: October 1, 2015

Owner/Developer: Idaho
Transportation Department

Architect: N/A

Engineer: N/A

General contractor: RSCI

Submitted by: RSCI



Photos by Mike Kimball

North Fork Payette River Bridge

This accelerated project includes demolition and removal of the existing three-span bridge over the North Fork Payette River in Cascade, Idaho and construction of a new 250-foot, two-span, concrete girder bridge. Construction activities included re-aligning approaches, constructing Mechanically Stabilized Earth (MSE) Walls, pile driving, abutments, setting girders, grouting keyways, deck

waterproofing membrane, asphalt overlay on bridge deck traffic control and public outreach. The new bridge consists of two new lanes, shoulders and sidewalks, and reconstruction of both sides' roadway approaches. This project was completed from May to October 2015, and all work was managed to minimize impacts to the summer travel season.



Photo courtesy of Knife River

IDAHO'S TOP PROJECTS 2016 FINALIST

TRANSPORTATION

SUBMITTED BY: Knife River Corporation - NW

Gowen Road Interchange

PROJECT TEAM + STATS:

Location: Boise

Cost: \$30.2 Million

Start date: March 2014

Completion date: November 2015

Owner/developer: Idaho Transportation
Department

Architect: N/A

Engineer: JUB

General contractor: Knife River
Corporation - NW



Photo by Mike Kimball

IDAHO'S TOP PROJECTS 2016 FINALIST

TRANSPORTATION

SUBMITTED BY: RSCI

Rattlesnake Bridge

PROJECT TEAM + STATS:

Location: Lemhi County, Salmon

Cost: \$1,979,882

Start date: July 24, 2015

Completion date: February 1, 2016

Owner/developer: Lemhi County

Architect: N/A

Engineer: Deere & Ault Consultants Inc.

General contractor: RSCI

FIRST PLACE UTILITY PROJECTS

PROJECT TEAM + STATS:

Location: Minidoka

Cost: \$24,549,205

Start Date: September 9, 2011

Completion Date: March 15, 2015

Owner/Developer: US Bureau of Reclamation

Architect: N/A

Engineer: Bureau of Reclamation

General contractor: RSCI

Submitted by: RSCI



Photos courtesy of RSCI



Minidoka Dam Modifications

The original Minidoka Dam was completed between 1904 to 1906, and has since been critical in turning the surrounding areas into well developed, prosperous farmland. The Minidoka Dam provides storage capacity for spring runoff and provides critical irrigation water for farmlands in south central Idaho. In addition to irrigation demands, the Minidoka Dam is also critical for flood control, hydroelectric power, recreation and wildlife. The agricul-

tural and livestock industries of the surrounding areas such as Rupert, Burley, and Declo rely heavily on the Minidoka Dam.

The existing structure consisted primarily of stoplogs and concrete piers and was showing serious signs of deterioration with seepage and leakage problems. The purpose of the Minidoka Dam Modifications project was to prevent structural failure of the spillway and associated canal headworks structures.

The project consisted of constructing a new South Gated Spillway with a total of 16 radial gates (each measuring approximately 20 feet wide by 20 to 24 feet tall), constructing new north and south cast-in-place mass concrete dikes, north and south overflow spillways, new south side and north side canal headworks, and modifications to the existing North Gated Spillway to tie in the new overflow spillways. This also included demolition and removal of 2,100 linear feet of the existing overflow spillway, foundation excavation including 50,000 cubic yards of rock breaking and removal for structures and for the new spillway channel approach and outlet.

RSCI completed this technically challenging and difficult project over the course of three-and-a-half years while self-performing over 75 percent of the contract scope. The project included the placing over 37,000 cubic yards of structural concrete on various structures and over 50,000 cubic yards of rock excavation for structure foundations. The project also included the installation of 24-inch and 30-inch steel wetlands bypass piping, valves, blowers, and distribution piping.

SECOND PLACE UTILITY PROJECTS

PROJECT TEAM + STATS:

Location: Idaho Falls, ID

Cost: \$22,790,000

Start Date: May 2011

Completion Date: May 2015

Owner/Developer: Idaho Falls

Architect: Hummel Architects, Inc.

Engineer: MSA

General contractor: Alder Construction

Submitted by: Murray, Smith & Associates, Inc. Pharmar Engineering LLC



Photos courtesy of Murray, Smith & Associates Inc. / Pharmar Engineering LLC



Idaho Falls Secondary Treatment Upgrades

The team of Murray, Smith & Associates, Inc. (MSA) and Pharmar Engineering, LLC (PE) was selected by the City of Idaho Falls in 2011 to complete the design of a major renovation to the secondary treatment process. In order to meet the year-round nutrient removal requirements of the City's new National Pollution Discharge Elimination System (NPDES) Permit for the 18-mgd design flow, the design and construction of a new secondary treatment system was required. The final design included an upfront Block & Hong style selector followed by three single-pass, four-zone aeration basins with initial anoxic/aerobic "swing" zones. Other facility

upgrades include a new primary effluent lift station, a third secondary clarifier, turbo blowers, RAS/WAS pump systems, and extensive site/yard utility improvements.

Challenges and obstacles

While a treatment plant upgrade of this type has a number of complex issues to resolve during design and construction, the big picture complexities that had to be overcome included: completely replacing the secondary treatment process of a 40-year-old facility while continuously maintaining treatment, and training and preparing plant staff for the immediate operation of a completely different system with

significant instrumentation additions.

Quality

The Idaho Falls Secondary Treatment Upgrades project illustrates that exceptional design and cooperation can provide expanded services and sustainability, in addition to fiscal responsibility.

The combination of exemplary financial planning by the city, fiscally responsible design, and quality on-the-ground construction oversight, resulted in this over \$20 million project being completed without requiring a rate increase. Also, during the design process, a continuous focus on optimization of the end product led to a number of design decisions that were made with the long-term interests of the City and rate payers in mind. In addition to the focus on energy efficiency, the design incorporated elements that will be beneficial for many years into the future. First, the aeration basin was divided into three treatment cells versus the originally planned two cells. This design change allows the city to postpone a \$4.8 million aeration basin expansion 10 or more years from now by providing enough capacity flexibility in the summer to allow one basin to be taken off-line for required maintenance while still providing proper treatment.

THIRD PLACE UTILITY PROJECTS

PROJECT TEAM + STATS:

Location: Hagerman

Cost: \$2,500,000

Start Date: November 14, 2014

Completion Date: March 2015

Owner/Developer: SPF Water

Architect: N/A

Engineer: SPF Water

General contractor: JC Constructors Inc.

Submitted by: JC Constructors, Inc.



Photos courtesy of JC Constructors Inc.



Magic Springs Project Pump Station and Pipeline

The scope of work includes installation of a pre-packaged pump station, construction of a wetwell and piping in high groundwater area, 24-inch and 30-inch steel pipe 200 feet on a talus slope with above ground

thrust blocks as well as 100 feet of construction on a vertical rock face at the Magic Springs facility. The project also required approximately 11,000 feet of buried 12-inch, 24-inch, and 36-inch HDPE pipeline through farm-

land as well as ductile iron piping and valves to discharge the pumped water at its final destination at the Rangen fish farm.

Challenges and obstacles

The pump station was installed at the base of the Snake River canyon where spring water flows through gravelly soils. Construction in groundwater was challenging, requiring excavation work on the wetwell and piping feeding the wetwell to be completed expeditiously so that slopes would not slough, potentially damaging the existing Magic Springs fish farm. Construction on the talus slope, ranging from 14 percent to 48 percent grade, was a challenge. JCC used small pieces of equipment on the slope to perform the excavations for the four thrust blocks on the slope, which varied from seven to 10.5 feet deep. Construction on the 100-foot rock face was a challenge for rock scaling as well as construction of the 24-inch and 30-inch vertical steel pipelines.

The project was a high-profile project court mandated to provide 2.2 cfs of water from the Magic Springs facility to the Rangen facility. JCC bid the project on short notice and constructed the project during the winter months to fulfill the court mandate.

HONORABLE MENTION UTILITY PROJECTS

PROJECT TEAM + STATS:

Location: Fruitland

Cost: \$15.3 M

Start Date: January, 2014

Completion Date: November, 2015

Owner/Developer: City of Fruitland

Architect: Pharmer Engineers

Engineer: : Pharma Engineers

General contractor: JC Constructors Inc.

Submitted by: JC Constructors Inc.



Photos courtesy of JC Constructors Inc.

City of Fruitland Wastewater Treatment Facility

JC Constructors Inc. completed a new mechanical wastewater treatment facility for the City of Fruitland. Major work components included site dewatering, 60,000 cubic yards of excavation, 8,800 cubic yards of reinforced concrete, buried piping between four and 30 feet in diameter totaling 15,500 linear feet, 23 pumps throughout the plant and

in eight lift station, a 24-inch diameter discharge outfall to the Payette River, and a 14-foot bore under the railroad tracks. The work included an administration building, a headworks building, a disinfection building and a sludge dewatering building. The work also included 11 significant process or flow control water containing structures.

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FIRST PLACE RENOVATION PROJECTS

PROJECT TEAM + STATS:

Location: Boise, Idaho

Cost: \$1,119,767

Start Date: 6/19/2015

Completion Date: 11/20/2015

Owner/Developer: Kennedy Wilson,
Nicholas Davidson

Architect: The Architects Office

Engineer: Axiom PLLC

General contractor: HC Company

Submitted by: HC Company



Photos by Charles Hoffman



Whitewater Park Apartments Clubhouse

The scope of this project was a complete exterior/interior renovation of an existing 8,500-square-foot clubhouse into a nearly 10,000-square-foot space with a much more modern feel. The overall goal was to incorporate an outdoor lifestyle into the clubhouse as the management team wanted to appeal to the active lifestyle that so many people in Boise are so fond of. In order to achieve this, the high-end finishes selected were coordinated by an interior designer with a high end of scrutiny on the final quality of each space to maximize the appeal and functionality of the clubhouse. In order to work with the client's

timeline, the demolition, finish coordination, and construction all had to be completed on a fast tracked, five-month schedule while not disturbing existing tenants.

Highlights of the project include the complete removal of the exterior skin to install new siding that would provide a barn-type feel as prospective tenants entered the complex. This included a 115-square-foot faux barn door, weathered rough sawn cedar, a new metal roof, and added exterior canopies at the back of the clubhouse that blended a modern look into the barn-style finish. It also included the demolition of both the front and

rear entrances in order to extend the clubhouse foot print and provide additional interior open space and a picture frame view of the scenic and iconic Quinn's Pond. The barn-style feel was carried indoors by using reclaimed wood from Wyoming snow fences to finish some of the interior walls. Additionally, the interior columns were given a makeover with custom fabricated rough-faced wood cladding. One particular challenge on this project included the demolition of one half of the existing interior basketball court in order to add a two story state-of-the-art workout facility that overlooked the pond without altering the exterior appearance of the roof line. Also, taking advantage of the Quinn's Pond view was the added kitchen at the north end of the building which included the addition of glass paneled overhead doors which allowed the outside to be incorporated with the inside and expand the total usable space for the tenants during the warmer months.

This project was completed while maintaining a low-key construction presence for a major renovation project in order to not disturb existing complex tenants' privacy, convenience, and lifestyle. The project was delivered on time and the client was extremely pleased with the final product.

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SECOND PLACE RENOVATION PROJECTS

PROJECT TEAM + STATS:

Location: Moscow

Cost: \$10,412,000

Start Date: May 2015

Completion Date: July 2016

Owner/Developer: Dept of Public Works

Architect: Castellaw Kom Architects

Engineer: Taylor Engineering Inc.

General contractor: Kimberlee Wallace-Business Development and Marketing

Submitted by: Steed Construction, Inc.



Photos by Phil McClain Photography



University of Idaho College of Education

The College of Education building on the University of Idaho's main campus was a 1960s, vintage, five-story classroom building that needed to be replaced or severely updated. The U of I and the Idaho Department of Public Works decided to do a total remodel of the building starting by gutting the building down to its steel and concrete skeletal structure. The decision was made to create a cutting edge high-tech building for the University's College of Education. The design married the old and the new

by maintaining the majestic character that the U of I is known for, while bringing in as much natural light and breathtaking views as possible while upgrading the building with state of the art technology.

One of the biggest considerations was asbestos containment. It was a complete remediation, but some parts needed to be sealed and carefully monitored. Since the new facility was to receive a LEED Gold certification it was critical to maintain air quality and cleanliness throughout the con-

struction project at all times. The site access and staging areas posed significant challenges to the construction team. It took tremendous amounts of coordination to keep the area safe for the crew and pedestrians alike. Since the project was in the middle of an active university campus, strict safety practices had to be in place at all times.

Challenges and Obstacles

The structural repairs were a challenge and needed creative solutions to mitigate the problems. Damaged slabs had to be shored up in some cases and re-poured in others to create sound floor slabs. Pre-existing conditions needed resolution in order for the under-slab, mechanical, and electrical to be installed properly. The building, originally built in 1969, wasn't square or plumb. Great pains had to be taken to create the "illusion" that things are parallel even though the existing structure was 3 percent off. This doesn't sound like a lot. It is actually significant when we are talking about creating parallels within a structure. The floors were, at times, a difference of an inch and a half higher or lower from one point to the next when the slab was exposed to the naked eye.

A project of this type needs to be completed from top down to keep the work area clean and up to standard.

THIRD PLACE RENOVATION PROJECTS

PROJECT TEAM + STATS:

Location: Boise

Cost: \$1,911,220

Start Date: 05/01/2015

Completion Date: 11/30/2015

Owner/Developer: Capital City Development Corp

Architect: Jensen-Belts Associates

Engineer: Quadrant Consulting

General contractor: Guho Corp

Submitted by: Guho Corp



Photos by Anthony Guho



2015 CCDC Streetscapes

CCDC's 2015 Streetscapes started in May of 2015 in the River / Myrtle - Old Boise District of downtown Boise. Phase I of the project consisted of replacing five city blocks of sidewalk, working in front of many of Boise's historical downtown buildings. Phase II of the project completed an additional four-and-a-half city blocks in the Westside District. Green Storm Water infrastructure was installed

in areas without basements. Extensive curb and gutter replacement and new concrete drive approaches were placed, along with new brick paver sidewalks. Silva Cell systems were also installed for 61 new trees. Silva Cells are a suspended pavement system allowing tree roots to grow underneath sidewalks which maximizes tree growth, leading to larger and healthier trees that will live for gener-

ations to come. They also incorporate on-site storm water treatment and retention. During Phase II- Westside the team completed the first installation in the world of Silva Cell 2(!) This project has become the largest Silva Cell installation in the State of Idaho, setting the standard for sustainable tree growth in our state.

The obstacles associated with construction in the right-of-way, in front of 22 different active businesses, was mitigated through extensive planning and collaboration with businesses and property owners. Throughout the construction process, businesses affected by the project were given detailed descriptions of work to be completed, when work would start and finish in front of their spaces, and detailed access plans. Extensive phasing and traffic control plans were implemented, incorporating event schedules of the businesses and downtown events, while still maintaining access for the public. Construction was completed as quickly as possible, minimizing the impact on surrounding business and public.

HONORABLE MENTION RENOVATION PROJECTS

PROJECT TEAM + STATS:

Location: Mountain Home

Cost: \$37,718,085.77

Start Date: May 10, 2015

Completion Date: August 7, 2015

Owner/Developer: Mountain Home Air Force Base

Architect: N/A

Engineer: HDR Engineering

General contractor: Knife River Corporation

Submitted by: Knife River Corporation



Photos courtesy Knife River Corporation

Mountain Air Force Base Runway and Taxiway Overlay

In the summer of 2015, KRSW Joint Venture rebuilt the 50-year-old runway at MHAFB, turning what was considered to be the worst runway in the U.S. Air Force's Air Combat Command into one of the best.

While the runway work was performed under pressure and is the showpiece of the project, the major-

ity of the hours spent were on the taxiway.

The logistics of the project was demanding and accurate scheduling of various activities was a top priority. All personnel involved had to have security clearance to enter the base. Security was a major concern and factor to the success of the project.



Photo courtesy of Jordan-Wilcomb Construction

IDAHO'S TOP PROJECTS 2016 FINALIST

RENOVATION

SUBMITTED BY: JORDAN-WILCOMB CONSTRUCTION INC.

Bureau of Reclamation Tenant Improvement

PROJECT TEAM + STATS:

Location: Boise, Idaho

Cost: About \$6,000,000

Start date: January 2015

Completion date: September 2015

Owner/developer: Capitol Security Corporation

Architect: Lombard-Conrad Architects

Engineer: Engineering Consultants Inc.

General contractor: Jordan-Wilcomb Construction Inc.



Photo courtesy of Jordan-Wilcomb Construction

IDAHO'S TOP PROJECTS 2016 FINALIST

RENOVATION

Expo Idaho (Office and Grand Entrance)

PROJECT TEAM + STATS:

Location: Garden City

Cost: Less than \$2,000,000

Start date: September 2014

Completion date: May 2015

Owner/developer: Ada County Operations

Architect: Hummel Architects

Engineer: Engineering Inc.

General contractor: Jordan-Wilcomb Construction, Inc.

SUBCONTRACTOR ROUNDUP

30TH & MAIN

Pusher Construction-Site Concrete, NorthWest Interiors, Commercial Painting, AA Striping, Designer Floors, Dura Top, Fast Glass, Doherty Electric, Magnum Demo, Mesa Tile & Stone, Pacific Technologies, TML, Insulation Plus, Buss Mechanical, Power Enterprises, Scrub N Bubbles, Shilo Fire Protection, Upson Roofing, Western Specialties, C. Wright Construction, Burkhart Dental, TMC Masonry, B&B Steel Erectors, Rule Steel, Steel Fabrication and Supply, Schindler Elevator, Low's Ready Mix-Concrete Supplier.

BOISE CO-OP

Adam Roe Painting Inc., Bakers Plumbing Solutions LLC, Capitol Steel Constructors Inc., D&A Glass Company Inc., DeBest Plumbing, Distinctive Millwork and Specialties, Elmore Welding and Steel Fabrication, Fast Glass, Flooring America, Floor Tech Inc., Forte Construction Services LLC, Full Spectrum Services, G&G Insulation, G&S Excavation LLC, Idaho Heating and Cooling, Marv's Insulation Inc., Mesa Tile & Stone, Mountain States Roofing Inc., Overhead Door Company of Idaho, Quality Concrete, Slattery Mitchell Inc., Specialty Insulation Inc., Treasure Valley Fire Protection, TVR Heating & Cooling, Valley Plastering LLC.

BROADWAY RETAIL CENTER

Ace Construction, Alpha Masonry Inc., Capitol Electric Co., Elmore Welding and Steel Fabrication, Exterior Concepts LLC, Fast Glass, Firebird Construction, Flooring America, Ideal Demolition Services LLC, J.B.'s Roofing Inc., J.E.C. LLC, Jordan Painting Company, Marv's Insulation Inc., Northwest Interiors LLC, Paige Mechanical Group, R&L Framing, Stark Sprinkler & Landscape, Treasure Valley Fire Protection, TVR Heating & Cooling, E2Co, KM Engineering, Stapley Engineering, Tikker Engineering, D&A Door & Specialties Inc., Gem State Truss, HarrisRebar Inc., Emser Tile, Basalite, Alside.

BROULIM'S FRESH MARKET

TMC Contractors Inc., Paul M. Wolff Company, Bryan Landon Construction Inc., Daniels Masonry Inc., Christensen Construction, Smith Roofing and Siding LLC, Cascade Sealants Inc., Ard's Glass & Paint, Acoustic Specialties Inc., Alpine Drywall & Floor Coverings, Aspen Painting, 3-D Fire Protection, Mountain West Mechanical, Lewis Corp., DC Electric Inc.

CHATEAU DES FLEURS

Lurre Construction Inc., Franz Witte Landscape Contracting Inc., A-Core of Boise Inc., Hanson Structural Precast LLC, Hickey Construction, KB Fabrication & Welding Inc., Lafaver Roofing Inc., Mountain States Roofing Inc.,

D&A Door and Specialties Inc., Architectural Glass Glazing Inc., Summit Wall Systems Inc., Custom Plaster LLC, Dinamo Tile LLC, Nampa Floors & Interiors Inc., Color-Time Painting LLC, Butler Manufacturing Inc., Treasure Valley Fire Protection Inc., Paige Mechanical Group Inc., YMC Inc., A&B Electric LLC.

CLEARVIEW EYE CLINIC

RedBuilt LLC, Mandere Construction.

EMERALD MEDICAL CENTER

KM Engineering, Lurre Construction Inc., Western Idaho Construction and Landscape, TMC Inc., Mountain Steel, Idaho Custom Wood, Mountain States Roofing, Cascade Sealants Inc., D&A Door and Specialties Inc., D&A Glass Company Inc., Summit Wall Systems Inc., Desert Sage Wall Systems Inc., Mesa Tile & Stone Inc., Designer Floors, BHM & Associates Inc., SBI Contracting Inc., Shilo Automatic Sprinklers Inc., Buss Mechanical Services Inc., Service Experts, Mountain Power Electrical Contractors.

FRANCINI MARBLE AND GRANITE INC.

AJ Inc., C Wright Construction, A to Z Sprinklers & Landscapes Inc., Sidewalks LLC, AA Striping Inc., F&B Redi-mix, Dave Berry Construction Inc., American Construction Supply, Boise Crane, Harris Rebar ABCO Inc., Velocity Steel, Gem Buildings, Meridian Steel Erectors, Sawtooth Welding & Fab LLC, Franklin Building Supply, Marv's Insulation Inc., R&M Steel Company, Mountain States Roofing Inc., Woodland & Associates Inc., Cascade Sealants, Western Specialties Inc., Action Garage Door, D&A Glass Company, Summit Wall Systems, Exterior Concepts LLC, Cloud Painting, Arbon Equipment, Lacy Mechanical, TVR Inc., Treasure Valley Fire Protection, Boise Basin Electric.

HAWKINSON WAREHOUSE

Al's Pin Pounders, Architectural Glass & Glazing, Axelsen Concrete Construction Inc., Big D Builders Inc., Buss Mechanical, Cascade Sealants, D&A Door and Specialties, Designer Floors Inc., Easy Landscaping LLC, Energy Enterprise Group LLC, Epley Painting, Idaho Custom Wood Products, Jim Russell Excavation, John Hawkinson, Jordan-Wilcomb Construction Inc., KB Welding Inc., O.H. Door Company of S.W. Idaho, Precision Steel & Gypsum, Slattery Mitchell Inc., TVR Heating & Cooling, ZGA Architects.

IDAHO FALLS SECONDARY TREATMENT UPGRADES

Murray, Smith & Associates Inc., Pharmer Engineering LLC, Control Engineers PA, Stapley Engineering LLC, Hummel Architects Inc., American Geotechnics Inc., Jensen Belts Associates Inc., Dr. David Stensel, Dr. James

Barnard, Dr. Diego Rosso, Ron Gearhart, Dr. Enos Stover, Alder Construction.

LA POINTE HOUSING

Adam Roe Painting Inc., Advanced Sign & Design Inc., Anvil Fence Company, Associated Materials dba Alside Supply, B&B Steel Erectors, Bentley Door Company, BHM & Associates Inc., Black Stone Construction, Blind Appeal Inc., BMC West Boise, Buss Mechanical Services Inc., C&A Paving Co., Cascade Fence Co. Inc., Chacez Masonry, Ciao Interiors, Commtek Solutions LLC, Custom Pools Inc., D&A Door & Specialties Inc., D&A Glass Company Inc., Designer Floors Inc., Eagle Landscape Contractors Inc., Eidam and Associates, Franklin Building Supply-Boise, Fulcher Engineering Inc., G&G Insulation LLC, Guaranteed Waterproofing & Construction LLC, Gulley Excavation Inc., Harris Rebar ABCO Inc., Hobson Fabricating Corp., Idaho Construction Surveying, Impact Designs LLC, Industrial Restoration & Coatings Inc., Interior Systems Inc., Jensen Belts Associates, Leader MFG., Inc. dba Fairweather Site Furnishing, Lowe's HIW Inc., Martello Contracting, Merit Professional Coatings-Boise Inc., Mesa Tile Inc., Overhead Door Co. of S.W. Idaho Inc., Overhead Door Inc., Pineridge Builders LLC dba Valley Plastering, Precision Ladders LLC, Precision Steel & Gypsum Inc., Preston Fabrication LLC, R&L Framing, Randy's Precision Contracting, RME Inc., dba Rocky Mountain Electric, Robert Cormier Woodworking, SBI Contracting Inc., Schindler Elevator Corp., Sears - Contract Sales, Shilo Automatic Sprinkler Inc., Spiers Construction LLC, Strata Incorporated, Superior Interiors Inc., System Tech Inc., Tealey Land Surveying, Thueson Construction Inc., Valiant Products Inc., Webb Appliance Service & Repair LLC, Wholesale Fireplaces of Idaho, Winslow's Waterproofing LLC, Woodland & Associates Inc.

MAGIC SPRINGS PROJECT PUMP STATION

Lurre Construction, Interwest Supply, Burks Excavation.

MINIDOKA DAM MODIFICATIONS

Ayala Brothers, Brundage Bone, Butte Fence, Control Engineers, Northwest Guardrail, Twisted Technology, North American Industries, Kloefer, Summit Excavation.

RIVER EDGE APARTMENTS

Idaho Construction Survey, G&S Excavation, Western States Rebar Fab, Lea Electric, Alpha Masonry, Shilo Automatic Sprinkler, YMC, Paige Mechanical Group, Leighton Enterprises, Mesa Tile & Stone, Cascade Sealants, Desert Sage Wall Systems, Schindler Elevator Corporation, Coltrin Finish Carpentry, Designer Floors, D&A Door and Specialties, Superior Interiors, D&A Glass Company, Mountain Steel Fabrication,

SUBCONTRACTOR ROUNDUP

Continued

Lanz Cabinets, Custom Pools, Smith Roofing & Siding, Smoke Guard, Valiant Products, Northwest Interiors, Overhead Door, Boise Gutter, Power Enterprises, General Electric, Todd Schimmels Painting, G&G Insulation, Budget Blinds, Holt Painting, DH Crosby, West-Pak Equipment Co, Zesbaugh, Idaho Custom Wood Products, Sidewalks LLC, Woodland and Associates, Advanced Sign & Design, Procare Services, Leisure Time, All Colors, AA Striping, TH3 dbs Nostalgic Paver Systems, Arbor Care, Frontier Fence

SKYWEST AIRLINES AIRCRAFT MAINTENANCE HANGAR

Materials Testing and Inspection, Buss Mechanical Services, Big D Builders, Lea Electric, YMC, Treasure Valley Fire Protection, Harris Rebar ABCO, Knife River, Buss Mechanical Services, Idaho Material Handling, Lawn Co, Warner Construction, Overhead Door, Interior Systems, D&A Glass Company, National Coatings, D&A Door and Specialties, Bledsoe Cabinets, KB Fabrication & Welding, Mesa Tile & Welding, ABS Architectural Building Supply, Floor Tech, Spectra Contract Flooring, A-Core of Boise, Cascade Fence Co, Young Electric Sign Company, Sidewalks LLC, Arizona Epoxy Systems, Procare Services, Budget Blinds.

TELAYA WINERY

Bargreen Ellingson, Buss Mechanical, Cascade Sealants, CBI Insulation LLC, Color Craft Inc., D&A Glass, D&A Door and Specialties, Designer Floors Inc., Energy Enterprise Group LLC, Floor Tech Inc., Franz Witte Landscape Contracting, Frontier Fence Company, Hickey Construction, Jordan-Wilcomb Construction Inc., Larson Architects P.A., Lurre Construction, Mesa Tile & Stone Inc., Modern Roofing and Insulation Co., Mountain Steel, O.H. Door Company of S.W. Idaho, Precision Steel & Gypsum, SBI Contracting Inc., Thuras LLC, Treasure Valley Fire Protection Inc., TVR Heating & Cooling, Wood Products.

THE TERRACES OF BOISE

Adams All Trades Contracting LLC, Advanced Construction & Excavation, Advanced Heating & Cooling, Advanced Marble & Granite, Alpha Com, American Wallcover, Anvil Fence, Axelsen Concrete Construction LLC, Bargreen Ellingson, Belvedere USA LLC, Bentley Door, Big City Insulation of Idaho, Inc., BMC West, Boise Metal Works, Buss Mechanical Services, Butte Fence Inc. Campbell's Siding & Windows, CANAM, Clearview Cleaning Service, CSHQA, Custom Pools & Patio, D&A Door & Specialties Inc., D&A Glass Company Inc., Dan Davis Construction, Designer Floors, Design Space Modular Buildings, Desert Sage

Wall Systems LLC, Ferguson Enterprises Inc., Forterra Building Products, Franklin Building Supply, Franz Witte Landscape Contracting, GE Appliances, Giannini Garden Ornaments, Heath Specialty Precast LLC, Hobson Fabricating Corp., Idaho Sand & Gravel, INPRO, Integrated Interiors LLC, Intermountain Specialties Inc., Interior Systems Inc., Ironstone, Jim's Appliances & Furniture, L2 Insulation Inc., Lacy Mechanical Inc., Landon Enterprises LLC, Lea Electric, Leighton Enterprises Inc., Leisure Time, Marlo Interiors, Matson Enterprises, Mendenhall Equipment Co., Mesa Tile and Stone, Metcalf Exterior Enhancements Inc., Modern Roofing, Mountain Steel Fabrication, National Coatings, Northwest Laundry Supply, Optimum Underlayments & Plumbing, Overhead Door Company, Phoenix Fire Protection, Prism Medical Ltd., Probuild Meridian, Proximity Systems, Riverside Welding & Fabrication, SBI Contracting, SEC Idaho, Service Experts Heating & Air Conditioning, Smithcraft Construction, Solid Earth Superior Interiors LLC, T.A. Dibble Excavation, Tealey's Land Surveying, ThyssenKrupp Elevator, TMC Inc., TNT Specialties LLC, Treasure Valley Shutters and Blinds, United Water, Wright Brothers, The Building Co. LLC, Zumbrunnen.

TRAILWINDS APARTMENTS

G&S Excavation Inc., Hi-Grade Underground Inc., Evenflo Heating & A/C, Glidden Concrete Construction LLC, C&A Paving Company, Tribal Fire Systems LLC, Pro Con Homes, R&D Plumbing Inc., Alside, Burk Electric, Architectural Glass & Glazing, Otis Elevator Company, Ace Fabrication, Scott Myers and Sons Roofing, Cardall Insulation, Silverado Construction Inc., Superior Interiors Inc., Wright Angle Enterprises LLC, Dura Top, Lamination Statin, Dan Baird Landscapes, Abbey Carpets, Anvil Fence Co., O'Connor Painting LLC, KB Fabrication & Welding, Nampa Floors and Interiors, Idaho Survey Group PC, Capitol Landscape, Team Construction LLC, Pro Care Services, Hi Grade Underground, HB Siding Inc.

VALENCIA SENIOR HOUSING

Syman Company, Northwestern Construction Inc., E-M Construction, Anvil Fence Co., Sunshine Landscaping, Superior Interiors, S&N Custom Railing, Procon, Schultz Building Company, Lanz Cabinets, Barlow Builders, Gale Contractor Services, Quality Tile Roofing, Metcalf Exterior Enhancements, Idapac, Action Garage Doors, D&A Glass Company, Grisham Drywall, Dillabaugh's Flooring America, RBW Painting, Cannon Sales, Sears Commercial, Allied Furnishings, Classic Jack Construction, Schindler Elevator Corp., Shilo Automatic

Sprinklers Inc., Buss Mechanical Services, Breezeway Heating & Cooling, Schaffeld Electrical Services.

VISTA APARTMENTS • VISTA EAST

YMC, Shilo Automatic Sprinkler, Tri State Electric, Western States Rebar Fab, Schindler Elevator Corporation, Inland Crane, Leighton Enterprises, TMC, Creechley Tile & Marble Co, HB Siding, Bentley Door Company, Designer Floors, Northwest Interiors, D&A Glass Company, Upson Company, General Electric, Mountain Steel Fabrication, All Colors, AA Striping, Mesa Tile & Stone, Valiant Products, Overhead Door, Idaho Sand & Gravel Co, Custom Pools, SBI Contracting, Lanz Cabinets, CBI LLC, Integrated Interiors LLC, Lawn Co, Bentley Door Company, Superior Interiors, Rick Lane Construction, Anvil Fence Company, Cormier Wood Working, Forest Painting, Whirlwind Cleaning Services, RP Platinum Renovations, Budget Blinds, D&A Door and Specialties, CC Painting LLC.

VISTA WEST

YMC, Shilo Automatic Sprinkler, Tri State Electric, Ideal Demolition Services, Western States Rebar Fab, Schindler Elevators, Leighton Enterprises, TMC, Creechley Tile & Marble Co., HB Siding, Bentley Door Company, Designer Floors, Northwest Interiors, D&A Glass Company, Upson Company, General Electric, Mountain Steel Fabrication, All Colors, AA Striping, Mesa Tile & Stone, Valiant Products, Overhead Door, Idaho Sand & Gravel, Custom Pools, SBI Contracting, Lanz Cabinets, CBI LLC, Integrated Interiors, Lawn Co, Bentley Door Company, Superior Interiors, Rick Lane Construction, A Woman's Touch Custom Cleaning, Earth Energy, Hank Stevens Painting, Window Coverings Outlet, D&A Door and Specialties.

WHITEWATER PARK APARTMENTS

AAA Fence Rental Inc., Action Garage Door, Active Wiring Company, Adam Roe Painting Inc., Axion PLLC, Bob Love Excavation, Curtis Clean Sweep Inc., D&A Door & Specialties Inc., DeBest Plumbing, Distinctive Millwork & Specialties, Elmore Welding and Steel Fabrication, Fast Glass, Firebird Construction, HC Company Inc., Ideal Demolition Services LLC, Insulation Plus, Jim's Appliance & Furniture Inc., Kennedy Wilson Multifamily, Kinder Construction, KMD Mechanical, KW Whitewater LLC, Leisure Time of Boise Inc., Mesa Tile & Stone, MGM Siding Contractors Inc., Musgrove Engineering, Pro Power Clean Inc., Quality Communications Inc., Stark Sprinkler & Landscape, The Architects Office, The Concrete Cure, Valley Truss, Vida Design, Wall 2 Wall Flooring, Weather Tight Roofing.



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