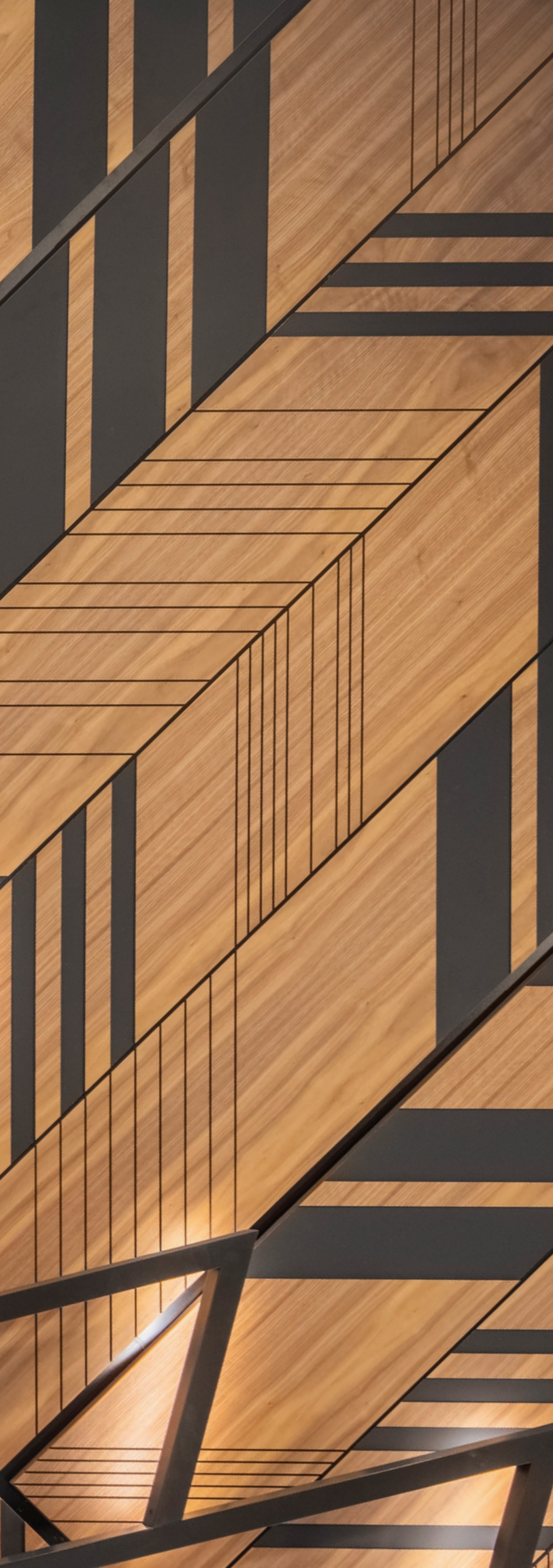




craft

ISSUE 12 // FALL 2023
A SELLEN PUBLICATION



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Photo: Wade Trenbeath



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Restoration work on Seattle's King Street Station was completed a decade ago. We revisited the project and the craftsmanship required to restore the 117-year-old building.



10 Years of *Craft*

This year marks a decade of *Craft* magazine. Over the years, we have shared stories in these pages about the people, partners, and projects that drive our company and industry forward. It's been a fulfilling journey for all of us, and I'm excited to share the latest issue with you today.

This issue's feature story calls back to the essence of our company and the name of this publication: craftspeople. It's no secret that our industry is facing a growing shortage of skilled craftspeople — a shortage that will be felt acutely in the Puget Sound region as we build more housing, hospitals, and vital infrastructure for an increasing population. It is incumbent upon Sellen and our peers in the industry to play a key role in building the next generation of builders and to provide them with the tools they need to grow into future leaders. In this issue, we share how people within our company and the broader construction industry are working to meet this challenge head-on.

As you have come to expect, this issue also covers some of the exciting work happening throughout Sellen, including a new home for a beloved performing arts nonprofit in Tacoma's Hilltop neighborhood; an ambitious reimagining of what an office lobby can be in today's hybrid workplace; and a look back at how skilled craftspeople revitalized an iconic Seattle landmark a decade ago.

Every project, no matter its size, is a testament to the incredible craftsmanship, collaboration, and shared commitment to excellence required to bring these spaces to life. We are truly grateful to partner with the Pacific Northwest's leading owners, architects, subcontractors, and consultants on all of this work. Seeing the spaces we build together change the fabric of our community for the better — and building great relationships along the way — is what makes all of the early mornings and late nights worth the effort. Thanks to each of you for your continued partnership.

With gratitude,

Scott Redman
Chief Executive Officer
Sellen Construction

craft

ISSUE 12
FALL 2023

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WITH THANKS TO
AGC Education Foundation
ANEW
EQ Office
KNKX
Pacific Current Group
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Support access to family-wage careers



ANew is the oldest continuously running pre-apprenticeship program in the nation. We are focused on building equity and inclusion in the construction industry for women and people of color, because we know that a thriving community is a diverse one where everyone has equal access to family wage careers.

We work hard to improve people's lives by providing quality training, employment navigation and support services for construction careers, and we have proven success for training people to enter the construction industry.

When you donate to ANew, you help to change lives.



Donate or learn more at anewcareer.org

KNKX Tenant Improvement

As a mainstay on radio dials in the Pacific Northwest since 1966, 88.5 KNKX found itself in need of new, expanded space for its Seattle studio. In 2021, KNKX and architect V Three Studios selected Sellen to help build a 7,200-square-foot studio space in the Madore Building, located across the street from Pike Place Market. The scope of the project included private and open office space, multi-purpose lobby and break areas, an on-air studio, three production studios, and finishes that bring the KNKX brand to life. The new and improved space allows the station to film more live jazz and blues performances for KNKX Studio Sessions, a popular series hosted on the station's YouTube channel.

The new space is located within a 100-year-old concrete and brick building, leading to several challenges the team had to overcome during construction. The team's efforts included coordinating HVAC duct work and exposed cable trays with the designed ceiling heights, building out the studio and production rooms with the required noise and acoustic sensitivity features, and installing a 14-foot operable door in the main performance studio. While the door has its own acoustic rating, it also required additional structural support and an acoustically rated pocket for both the door and its electric motors. ✨



“It was a great experience working with Sellen on this project. As a radio station, we had a lot of technical requirements not often found in tenant improvement projects, and the team helped us design a space that works well for us. The level of organization and professionalism helped to make this a successful project, and we couldn't be happier.”

– Steve Albertson, Director of Administration, KNKX

Owner

KNKX

Architect

V Three Studios, LLC

Location

Seattle

Fun Fact

KNKX reaches 325,000 listeners each week in Western Washington

Size

7,200 SF

Completed

March 2023

Woodland Park Zoo Basecamp Northwest



In 2022, Sellen's team completed two concurrent projects located within Seattle's iconic Woodland Park Zoo. The first project, the Cathy Herzig Basecamp Northwest, included a new, public-facing breeding lab in the existing Tundra House building. The space allows visitors to learn more about the Western Pond Turtle, a species native to the region, and Woodland Park Zoo's efforts to rebuild the once critically endangered local population. Thanks to its efforts and other institutions in the Pacific Northwest, the amount of Western Pond Turtles in the region has increased from just 150 in 1990 to more than 800 today.

The second project provided upgrades for another species with local roots: the Canada lynx. While most Canada lynx reside in Canada and Alaska, they can also be found in the northern regions of Washington. Sellen completed a series of upgrades to the animals' habitat space and built new support spaces. Crews worked closely with zoo staff to minimize impacts to nearby animals during construction. The new exhibit is now home to three Canada lynx.

Woodland Park Zoo is currently engaged in the Forests for All campaign, which will raise funds to build a new, dynamic exhibit. Learn more about the campaign at www.zoo.org/forestsforall. 🌟

Owner

Woodland Park Zoo

Architect

Woodland Park Zoo
Architectural Design

Location

Seattle

Fun Fact

Woodland Park Zoo's three Canada lynx are named Marty, Monty, and Yukon

Completed

September 2022

"Sellen's work on this project was exceptional. The team matched our passion for the project's mission to make conservation a priority in everyone's lives, and they helped us bring to life the vision of our Living Northwest Trail — which is part of our \$110 million 'Forests for All' campaign — for the people and animals we serve."

— Katie Bang, Sr. Director - Facilities and the Built Environment, Woodland Park Zoo

909 A Street: Pacific Current Group TI

Continuing a long run of successful work in Tacoma's 909 A Street building, Sellen's Special Projects team completed a tenant improvement project for Pacific Current Group in early 2023. The refreshed space includes open workspace, private offices, conference rooms, collaborative gathering areas, and a full kitchenette. Designer JPC Architects incorporated striking, high-end finishes throughout the new space, drawing upon Tacoma's rich industrial history in an office with beautiful views of Commencement Bay. The project reflects the new, hybrid nature of the workplace, with a focus on wellness and comfort for tenants.

Some of the unique finishes in the space required collaborative problem-solving from the project team. One of those features — a large, monolithic kitchen backsplash — was originally too large to fit in the building's elevator. Sellen and JPC worked together to revisit the piece and how it could be safely transported to the job site, resulting in a finished feature that fit in the elevator without compromising the ambitious design concept. ✨



“We built a larger office that could hold our whole team and provided a place where we would be proud to come to work each day. I knew we passed the test when the true judges (my kids) came to the office and told me it was cool. We are exceptionally grateful to JPC and Sellen for creating such an incredible space.”

— Trent Erickson, COO, Pacific Current Group

Owner

Pacific Current Group

Architect

JPC Architects

Location

Tacoma

Size

4,400 SF

Fun Fact

Countertops and backsplash were fabricated with Dekton stone, which is made from 80% recycled material

Completed

January 2023

Seattle Children's Hospital Emergency Department Buildout



Sellen's team completed a tenant improvement project located within Seattle Children's Hospital's Forest A Building last fall. Work on the project began in April 2022 and completed in November 2022.

The project, located adjacent to the hospital's active emergency department, provided a total of seven new patient rooms. Four of the rooms were built specifically for patients experiencing mental and behavioral health needs. The remaining three rooms were built with flexibility in mind, allowing the hospital to modify each as needed to meet the needs of future patients with minimal construction impacts.

Because the project was located in such close proximity to an occupied emergency department, Sellen's team worked closely with hospital staff to communicate upcoming impacts and, when needed, adjust work activities for the well-being of patients. Excellent communication between the project team and the emergency department's charge nurse helped minimize impacts to nearby staff and their patients — particularly those sensitive to noise — while work was underway. ✨

Owner
Seattle Children's Hospital

Architect
ZGF

Location
Seattle

Size
3,300 SF

Completed
November 2022






/// FEATURE

BUILDING A STRONGER TOMORROW:

The Craft Labor Shortage in Construction



The construction industry has a problem — or 546,000 problems, to be exact. According to an analysis by Associated Builders and Contractors, that is the number of additional workers needed to meet the current demand for construction services across the United States. While other industries are facing similar challenges, several driving forces specific to construction are leading to a particularly acute shortage.

Despite recent interest rate increases and economic uncertainty, demand for construction in the Puget Sound region is expected to remain robust in the years to come. The population of Washington state is projected to grow by nearly 1 million residents in the coming decade, and such rapid growth will require builders to create more housing, schools, hospitals, and infrastructure. Making matters more complicated, one in four craftspeople today are 55 or older and will leave the workforce within the next 10 years.

To build the spaces we need tomorrow, Sellen and our peers in the construction industry must play an active role in building the workforce today. Efforts are underway to do just that, including introducing young people to construction careers; broadening access to family-wage union positions for people from all backgrounds; and, once in the industry, providing the support and mentoring needed to develop the next generation of leaders.





Inspiring the Next Generation

The most direct path to infuse youth into an aging workforce is to go straight to the source: local high schools and colleges. For years, industry employers focused their efforts on career fairs, where recruiters would hold brief conversations with students as they perused multiple booths, often facing stiff competition from other market sectors.

“You can get an audience of students and tell them how great this industry is, but that isn’t really educating them,” said Diane Kocer, executive director of the Associated General Contractors of Washington (AGC) Education Foundation. “We needed a strategic approach to connect with high school students in a way that translates and to get the word out that construction isn’t a career of default — it’s a career of choice.”

Kocer and her colleagues at the AGC Education Foundation followed in the footsteps of Boeing, which partnered with the Washington Office of Superintendent of Public Instruction (OSPI) years earlier to create what is now known as the Core Plus Aerospace curriculum. The two-year program provided high school students with hands-on learning opportunities and introduced them to a wide variety of positions in the aerospace industry — all while they earned the core math, science, and language arts credits needed to graduate. Kocer saw an opportunity to apply the same approach to construction industry careers.

“The Core Plus Aerospace program was a game-changer because it meant that these courses didn’t need to be electives,” Kocer said. “Students could earn these credits for their third-year math, language arts, and science requirements and then go on to do whatever they want, whether that’s a four-year university, a technical school or community college, or a pre-apprenticeship program.”

After consulting with local contractors, high school teachers and administrators, and construction management programs at Washington universities, the Core Plus Construction framework was created. The program includes 1,080 hours of instruction, with courses informed by the experience of construction experts throughout Washington. Schools offering the program are eligible for grants from the state, which provide funds for the training and equipment required to administer courses. Students receive the credits they need to graduate while learning how to interpret construction drawings, create cost estimates, and work safely with power tools, all while they work together with classmates to build a team project.

Before it could be used in local high schools, it needed to be vetted by the OSPI’s curriculum experts to ensure that the coursework would fulfill the requirements for math, science, and language arts. Local builders, including Sellen, volunteered to host the OSPI administrators, answer their questions, and show them first-hand how vital each of those skills are in the construction industry.

“They spent two days on local job sites, and they would tap a craftsperson on the shoulder and ask them how they were applying those core math, science, and language arts competencies to complete their current task,” Kocer said. “After those two days, they were blown away by the math, science, and communication skills required in our field.”

Core Plus Construction was approved by both OSPI and the Washington State Legislature in 2020, and today the framework is in use at more than 80 local school districts. Kalin Magruder, a senior project manager at Sellen, is passionate about the Core Plus Construction program and played a critical role in gaining OSPI’s approval. She is part of AGC Education Foundation’s Workforce Development Advisory Committee and Renton School District’s Technical Advisory Board, and she participates in classroom activities for Core Plus Construction courses at local high schools.

“Every student learns differently, and the hands-on learning provided in shop, robotics, and auto repair classes — which are all frequently the victim of budget cuts and funding shortages in our schools — can’t be easily replicated in textbooks and standardized testing,” Magruder said. “If these Core Plus Construction classes can show a student their value and that they can be successful in what some may consider a less traditional path — even if they don’t go into construction — I consider that a win.”

While the program is still in its infancy, the early results are encouraging. AGC Education Foundation hosted a conference in March to provide high school educators with the tools needed to teach construction math. Every seat was reserved within an hour of the announcement, reinforcing the growing demand for Core Plus Construction throughout the area.

“The legacy of our company and our field depends on our ability to encourage talented people to join the construction industry,” Magruder said. “We owe it to our industry to continue down this road of raising awareness and building new pathways into construction career paths.”

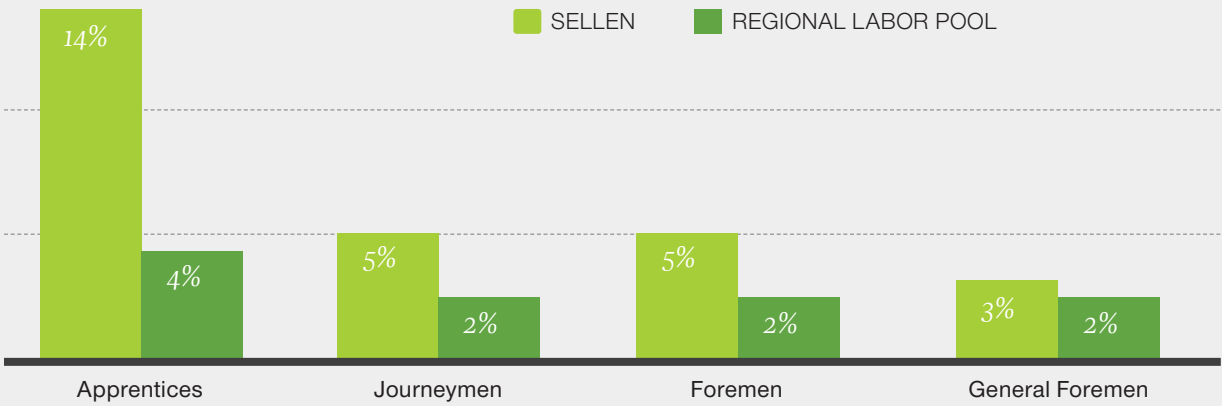
ABOVE TOP LEFT: Diane Kocer, AGC Education Foundation Executive Director

ABOVE BOTTOM LEFT: Kalin Magruder, Sr. Project Manager

ABOVE RIGHT: A Core Plus Construction class at New Market Skills Center in Tumwater, Wash.

Women in the Trades

Puget Sound Workforce: EEO Tabulation of the American Community Survey (2023)



Broadening Access to Construction Careers

To keep pace with increasing demand for craftspeople, particularly in the rapidly growing Puget Sound region, the construction industry not only needs to become younger — it also must become more inclusive.

According to the U.S. Bureau of Labor Statistics, there were approximately 12 million construction workers in the United States last year — an increase of nearly 2 million since 2003. During the same 20-year period, the percentage of women in the field increased from 9.6% to 10.9% and the percentage of Black construction workers increased slightly from 6.2% to 6.7%. While the industry is larger and more diverse than ever, significant opportunities remain to eliminate barriers that have long discouraged or prevented women, BIPOC, and additional underrepresented groups from pursuing high-paying careers with local trade unions.

Gerard Thomas's introduction to construction came through ANEW, a nonprofit pre-apprenticeship organization in Tukwila that helps people from all backgrounds and gender identities prepare for long, successful careers in construction. He graduated from ANEW's Pre-Apprenticeship Construction Education (PACE) program, a 12-week course that provides students with classroom instruction, hands-on training for multiple trades, and routines that improve physical fitness in the months leading up to an apprenticeship.

After graduating from PACE and working as a laborer for six years, Thomas came back to ANEW — this time as an instructor, where he helps others find their footing in the industry by drawing from his experience.

"My experience here gave me a different outlook on life — it changed pretty much everything," Thomas said. "If I can help someone else reach that feeling, if I can help them have a shot to change their life in a positive way — I would do that for free."

For many entering the industry, whether they're on their first career path or their fifth, union trade wages offer more than a raise — they represent an opportunity to alter the course of their life.

"We have people from the ages of 18 to 60 come in here. Some were told to come here by their parents, some just got out of prison, and some are just looking for direction. They all want to turn their life around," Thomas said. "Imagine going from earning \$15 an hour working retail to \$30 an hour as an apprentice in the trades,

and instead of getting paid a few times a month, you get paid every week. This is an industry where people can get in and earn enough to support themselves and their families."

After each 12-week program, during which students try their hand at various trades and apply to several local unions, ANEW hosts a graduation ceremony. While it marks the end of their time at ANEW, Thomas sees it as a new beginning.

"My pride and joy is when they call me weeks later and tell me they've been accepted into their trade of choice and that they're working in the field," Thomas said. "All I did was open the door. They are the ones that have to do the work and walk through it, and they're able to change their lives with the things they learn here."

Brittany Robinson, a second-year operating engineer apprentice at Sellen, graduated from ANEW's Trade Rotations Program (TRP), which is offered exclusively to women. After several jobs in other fields, she was looking for a career that would offer long-term financial stability. Robinson graduated alongside her peers in ANEW Cohort 111, a group of women looking to start a career in the trades. Today, she is working on one of the largest projects in the Pacific Northwest.

"Getting the phone call that I had been accepted into the operating engineers union was an amazing accomplishment, and one that I worked very hard to achieve," Robinson said. "ANEW helped prepare me — physically and mentally — for entering the field, particularly as a woman in a traditionally male-dominated industry. My experience at Sellen has been great. Everyone treats me fairly and helps me continue to learn and improve."

Local workforce data illustrates the need to continue building a more diverse workforce, with women representing only 4% of trade apprentices in the Puget Sound region. Stories like Robinson's are becoming more common in the field, however, and with the help of ANEW and instructors like Thomas, the hope is that this is just the beginning.



VIDEO: LEARN MORE ABOUT ANEW AND HEAR FROM THE WOMEN IN COHORT 114



Developing the Future Leaders of Our Industry

The next challenge in closing the industry's labor gap is providing the training and mentorship required for craftspeople to grow into the next generation of foremen, superintendents, project managers, and construction executives. Nearly a quarter of the workforce is 55 or older, resulting in a slow-motion, mass exodus of industry talent and skilled leaders who are not easily replaced. Workers in the industry are provided with the tools they need and the training to use them. The transition from being a part of the crew to leading the crew, however, requires much more.

"As an industry, we haven't done enough to prepare the next group of leaders," said Casey Cocker, Sellen's director of foreman development, who draws from his experience to help others. "When I was first promoted to foreman, I wasn't given the tools to manage people — which is a big challenge, because that's at the core of what foremen do."

To address this issue, Sellen worked with the local carpenters union to create a training program for all of the company's foremen. The program includes eight modules, covering topics ranging from time management and conflict resolution to practicing Servant Leadership — a philosophy that focuses on leading with empathy and vulnerability in lieu of the command-and-control culture with which construction has long been associated. The ultimate goal of the program is to provide current and aspiring leaders with the training they need to thrive on the jobsite, in the community, and at home.

Since 2022, 140 foremen at Sellen have completed the leadership development program. Seth Newsome, a labor foreman who has been in the industry for two decades, was one of the graduates. He and his peers hope to apply what they learned to create an environment for their crews where hard work and accountability are paired with mental and emotional support.

"For a lot of us who came up through the trades in the last 15 years, we knew that we wanted to do things differently from the previous generation when we were called upon to be leaders," Newsome said. "This new approach to leadership helps us cultivate better relationships while we do what's asked of us. We're still hitting our deadlines and building things to precise specifications — but we can work more safely, with a smile on our face, and without being motivated by fear."

Leadership development doesn't just happen — it takes a lasting, intentional focus and a commitment to continuous improvement. In 2024, a new cohort of Sellen superintendents, along with new hires and recently promoted foremen, will go through the program, which has been improved based on feedback from the first wave of foremen.

The work happening within Sellen and throughout the industry is encouraging, and the programs featured here represent a tiny fraction of the larger, ongoing effort to build the workforce. However, the road ahead is fraught with challenges, and continued development will require industry-wide investment of time and resources. Building the next generation of builders is critically important — not just for the industry itself, but also for a country in dire need of more spaces that provide housing, healthcare, sustainable energy infrastructure, and vital services that improve people's lives. In an industry where seemingly insurmountable tasks are overcome every day, this is a challenge worth embracing. ✨

"This new approach to leadership helps us cultivate better relationships while we do what's asked of us. We're still hitting our deadlines and building things to precise specifications — but we can work more safely, with a smile on our face, and without being motivated by fear."



— Seth Newsome, Labor Foreman

Tacoma Urban Performing Arts Center (TUPAC)

Revitalizing Hilltop's Art Community

Tacoma's historic Hilltop neighborhood is growing and changing rapidly. New investment and infrastructure, including the recently opened Hilltop Link light rail station, are a double-edged sword for residents: they provide needed improvements and services while further accelerating the gentrification of the historically Black neighborhood. In the midst of this change, many in the community are working diligently to preserve the heart, soul, and rich cultural heritage of Hilltop.

Location

Tacoma, Wash.

Architect

Mithun

Size

10,000 SF



Tacoma Urban Performing Arts Center — known as TUPAC — has deep roots in the Hilltop neighborhood and relies upon the incredible power of art to inspire and unite its community in the face of unprecedented change.

TUPAC's mission is to provide the youth of Tacoma — particularly BIPOC youth — with opportunities to achieve artistic excellence through culturally relevant, pre-professional dance training, community events, and classes in performing arts. It provides a wide range of courses, and while it is best known for its youth ballet program, people of all ages are welcome to participate in TUPAC's classes and community theater productions.

"The importance of art in a community is more than just dancing and singing," said Klair Ethridge, TUPAC's co-founder and executive director. "The arts help us flourish, to experience and imagine the possibilities in life. You learn understanding and how to get in touch with your heart. When communities don't have that, there's a missing piece."

TUPAC was co-founded by Ethridge and Kabby Mitchell III, who was the first Black company member in the history of Pacific Northwest Ballet. Their vision was to create a place where an underserved community, long starved for arts and culture organizations, could go to learn and grow through the arts. In early 2023, TUPAC hosted a live theater production of *Don't Bother Me, I Can't Cope*, a well-known musical written and performed by Black artists. It was the first Black community theater produced in Hilltop in more than 35 years.

"Hilltop has been a desert for performing arts — there was no avenue for our community to express themselves through art for a long, long time," Ethridge said. "It's amazing to have a part in providing that to this community, and this is just the start."

Mitchell tragically passed away in 2017 at the age of 60, two months before TUPAC officially opened its doors. His impact, however, will live on for many years to come thanks to the work of people like Deshawn Morton, who was mentored by



Mitchell as an up-and-coming performer in Tacoma and now serves as the School Director for TUPAC.

“Kabby took me under his wing — this amazing, wonderful Black man who showed me I could be a professional dancer,” Morton said. “Now that I’m here in this role, working in this organization that he started to help mentor and build up the next generation — there’s nothing more that I could ask for and there’s no better way for me to repay him for the incredible opportunities he gave me.”

Ballet requires grace, of course, but it also demands tremendous strength, discipline, and precision from performers, providing aspiring dancers with life lessons that extend far beyond the stage. Morton’s passion for helping his students grow, both as dancers and as people, is evident in all of his work.

“Dance provides discipline, work ethic, and physical and cognitive skills that help you become a better person, and that’s important for our youth to receive,” Morton said.

Though TUPAC is less than a decade old, it has already left an indelible mark in the Hilltop community. It produced a popular annual showing of “The Urban Nutcracker” — a modern telling of the classic Tchaikovsky ballet — and has focused recently on stories that celebrate the lives of people from Hilltop. Earlier this year, TUPAC partnered with Northwest Sinfonietta on a live production of *Nettie*, a ballet on the legacy of Nettie Craig Ashberry, a Black woman who founded Tacoma’s NAACP chapter in 1913 and fought tirelessly against racism in her community.

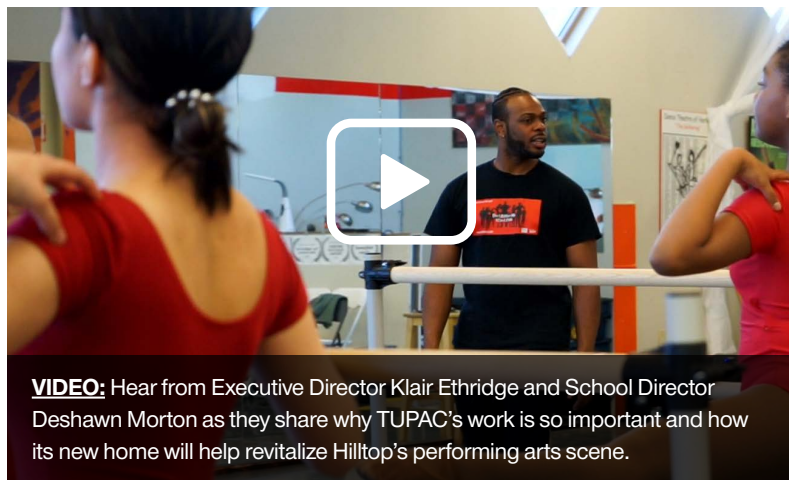
It’s a story that rings particularly true at TUPAC, which is currently located just three blocks from Nettie’s former house and will soon move even closer. Sellen has partnered with TUPAC to build its new home, designed by Mithun and located on the ground floor of a new affordable housing building in the heart of Hilltop. The new space will include state-of-the-art studios and a performance space with bleacher seats.

Its current facility was previously a drug store, and while the organization is grateful for the space, it does present some limitations on the classes TUPAC can offer and

prevents it from hosting many of its own productions, requiring it to rent stage space at local venues. That will no longer be the case in its new home.

“We will be a Black organization operating a Black-owned facility in a historically Black neighborhood,” Ethridge said. “We have to even the playing field. We have to give our community the chance to express themselves...If all goes well, we’ll be here in 100 years, and we’ll be thriving — known not just in Tacoma, but nationwide, for the artists that come out of this facility.”

The project is supported in part by \$3 million in federal funds, but additional support is needed to complete the project. Visit tacomaupac.org to learn more about the project, the classes offered by TUPAC, and its upcoming run of live theater performances of *A Hilltop Holiday*, a twist on the classic musical *Scrooge*. 🌟



VIDEO: Hear from Executive Director Klair Ethridge and School Director Deshawn Morton as they share why TUPAC’s work is so important and how its new home will help revitalize Hilltop’s performing arts scene.

PHOTOS: Courtesy of TUPAC.

RENDERING (ABOVE, BOTTOM RIGHT): Image courtesy of Mithun and Plomp.

/// PICTORIAL

800 Fifth Avenue

Photos by Aaron Leitz





The needs of office tenants are changing rapidly in the new, hybrid work environment. Lines that were once well-defined between the home and the workplace are becoming increasingly blurred, and offices throughout the country are shifting to meet this reality. Sellen partnered with owner EQ Office and design firm Olson Kundig to complete a thorough reimagining of the entry to 800 Fifth Avenue, a 42-story office tower in downtown Seattle. The project's scope included refreshing the lobby and lounge spaces and adding a new fitness center. The team also modernized the public garden and plaza to provide a warm, welcoming exterior space for tenants and visitors.

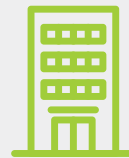
The renewed space features striking finishes at every turn, including white oak and exposed steel. A cantilevered pavilion, hovering over the sidewalk on 5th Avenue, is home to a retail bar and helps reduce the amount of wind entering the plaza. The project transformed how tenants and visitors interact with the 42-year-old building and provides beautiful gathering spaces where teams can collaborate on work or celebrate their achievements together. ✨

LEFT: The new outdoor fireplace.

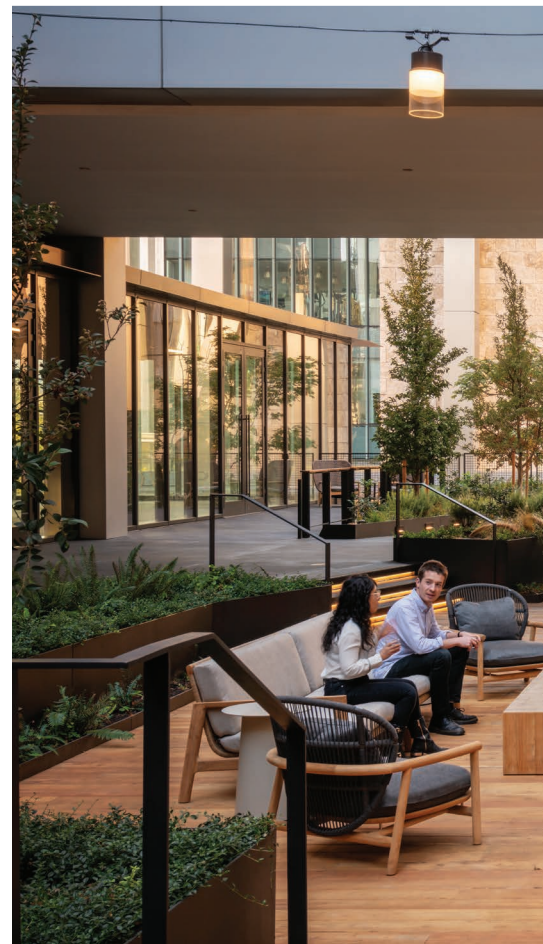
ABOVE: The elevated terrace garden adjacent to 5th Avenue.



15,800 SF
of space in the
public garden
and plaza



16,200 SF
of remodeled interior
space, including the
lobby and fitness center





CUSTOM PRECAST
fireplace for teams to
gather and collaborate
in the new space



CANTILEVERED PAVILION
with views over Fifth Avenue
added to shield the plaza
from wind and street noise



“We are proud to have partnered with Sellen and Olson Kundig to execute on the new vision for 800 Fifth. The redevelopment reshapes the workplace as an urban retreat, delivering a new experience to support our customers and providing a meaningful addition at the ground plane benefitting Seattle's downtown community.”

– Zach Zaborowski, Senior Vice President
Market Lead – Pacific Northwest, EQ Office

OPPOSITE PAGE TOP: The refreshed interior blends residential and workplace design concepts.

OPPOSITE PAGE BOTTOM: The new, more welcoming entry to the 800 Fifth Avenue building.

ABOVE: The cantilevered plaza hangs over the sidewalk below on Fifth Avenue.

LEFT: Outdoor spaces invite teams to gather and celebrate their shared achievements.



Mark Bucek

Preconstruction Superintendent

As preconstruction superintendent, Mark Bucek's job is to draw from the limited information available during the earliest stages of a project to create schedules, site logistics plans, and labor projections on which clients, architects, and field crews can rely. It's a role that demands creativity, foresight, and a deep well of knowledge and experience to draw upon — and Mark excels at it.

After leading teams in the field for years, he transitioned into this role in 2018. He works closely with teams on a wide variety of project types, proposing creative solutions and multiple options for our clients to consider. We sat down with Mark to ask about his career at Sellen, how his past work as a superintendent in the field informs his role today, and how his work helps our teams deliver on our clients' visions through each phase of work.

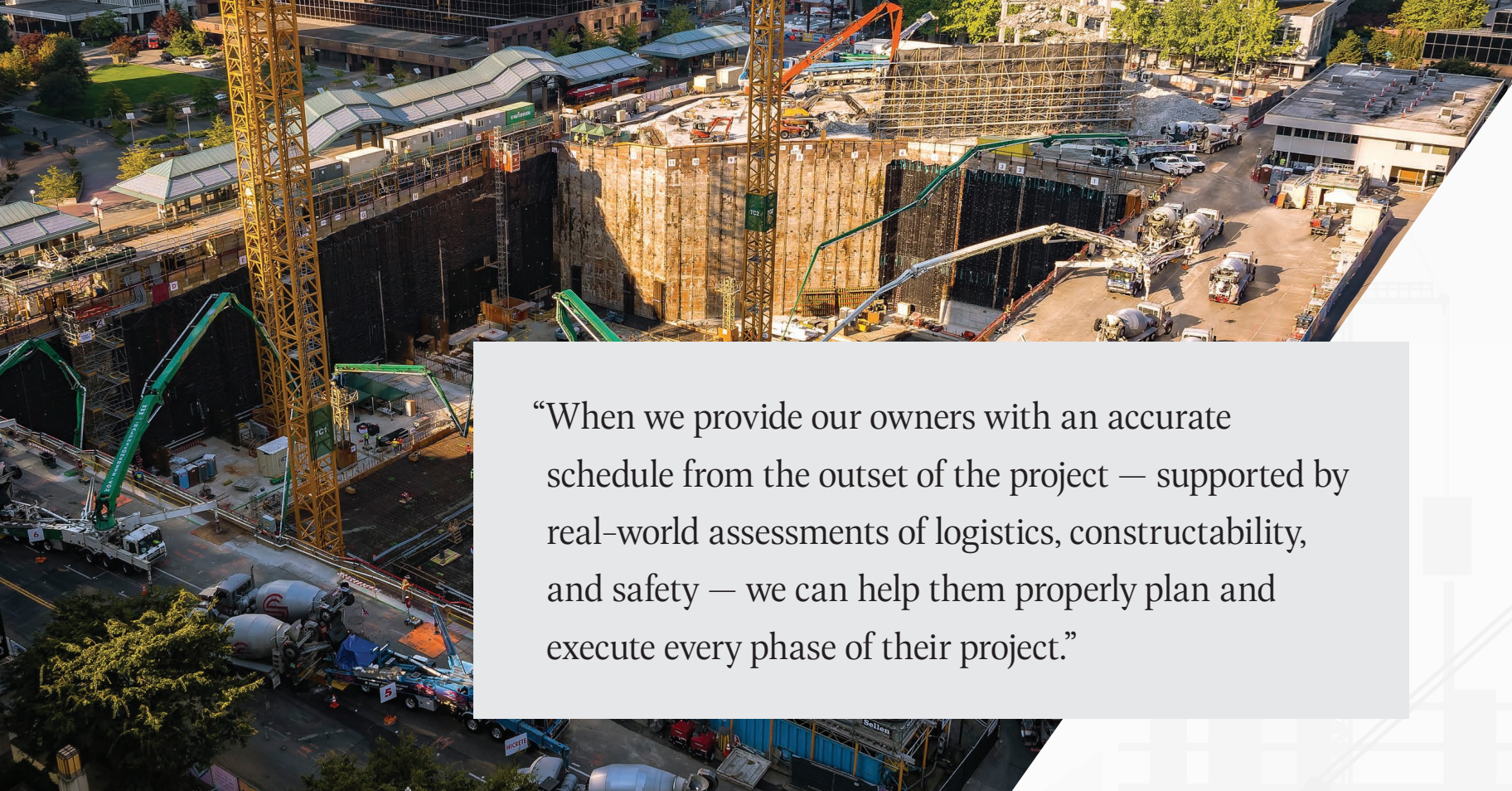
Q: How did you get your start in the construction industry? When did you know this was the right field for you?

MB: I grew up on a small farm north of Seattle, where I spent a lot of time working with my dad. He had an engineering background and also built wood boats as a side business. The opportunity to design and build things with him was the starting point that ultimately led me to a career in commercial construction. As a freshman at the University of Washington, I initially wanted to pursue a career in architecture, but after the first few quarters I figured out that construction management was a better fit for my interests. I was hired on as an intern at Sellen during my junior year and I've been here ever since.

Q: Prior to this position, you were a superintendent and worked on some of Sellen's largest and most complex projects. What did you enjoy about that work and what did you learn as a superintendent in the field?

MB: My favorite part of being a superintendent was working together with the best and the brightest — owners, design teams, subcontractors and Sellen teams — to create a beautiful, finished building that can be used and enjoyed by people for years to come. I still get that sense of satisfaction now, even though my role has changed.

I had the privilege of working with many veteran Sellen superintendents over the years, and I quickly learned how to create a rock-solid schedule and work plan for how we intend to build the building; receive buy-in from all stakeholders; and clearly communicate the plan and schedule — which are all keys to delivering a safe, efficient, and on-schedule project.



“When we provide our owners with an accurate schedule from the outset of the project — supported by real-world assessments of logistics, constructability, and safety — we can help them properly plan and execute every phase of their project.”

Q: How does your experience as a superintendent help you provide insights for owners and project teams?

MB: I've been at Sellen now for almost 20 years, and in that time I've worked on a wide range of projects — healthcare campuses, colleges, office towers, and everything in between. I've also worked in multiple municipalities — including a healthcare campus Sellen built in Reno, Nev. When I work on the early concept phases of projects, I draw from that real-world experience to provide our clients with early schedules and site logistics plans within the unique constraints of each project. As a former superintendent myself, I understand what information is most helpful to our teams at an early stage, and I work closely with our field leaders to ensure a successful handoff as we shift from preconstruction to construction.

Q: You help our teams and our clients envision the life of a project from early mobilization to substantial completion. How does your work help set up project teams for success?

MB: I truly believe that Sellen's field teams are the best in the business, and my ultimate goal is to make sure they are positioned for success from day one. I do my best to ensure that the schedule and work plans are accurately integrated, and I partner with our superintendents and field leadership personnel to make sure we are all on the same page.

There's a lot of artistry when it comes to crafting a schedule — you need to be creative and flexible, because every project has its own unique challenges. An accurate schedule is the foundation of a successful project. It drives the budget, cash flow, and ultimately the occupancy of the building. When we provide our owners with an accurate schedule from the outset of the project — supported by real-world assessments of logistics, constructability, and safety — we can help them properly plan and execute each phase of their project.

Q: What is the most challenging aspect of your role?

MB: During preconstruction, we are often working with limited information regarding the scope of the project. We may only have a few conceptual drawings and, in some cases, limited information about exactly where the project is going to be built. It's essential for us to adopt a creative mindset to bridge the gaps when information is scarce, and to provide accurate schedule and budget insights for the project. Sellen has a vast library of historical cost and schedule data to pull from, and we have great relationships with local subcontractors that help us fill in the gaps during conceptual design, which enables us to develop accurate budgets and schedules very early in the process.

Q: What are the most interesting trends in our industry?

MB: 3D and 4D software has been around for a long time, but using it to create site logistics plans and think through workflow is a powerful new application that we have been using extensively. We are better equipped to visualize and plan equipment utilization, coordinate complex sequences of work, and think through logistics to ensure the safety of people on and off the job site. And because these tools are pretty visually intuitive, we can share all of it seamlessly with our clients, design partners, and subcontractors to make sure everyone is on the same page. I'm also interested in mass timber, which is continuing to grow more sophisticated in its design, modeling, and prefabrication. I'm excited to see how we — both at Sellen and within our industry — leverage these advances to build quicker and more efficiently, with less waste in man hours and materials. We have really talented self-perform crews, and mass timber structures allow us to maintain more control over the schedule, quality, and safety of our projects. ✨

RETROSPECTIVE

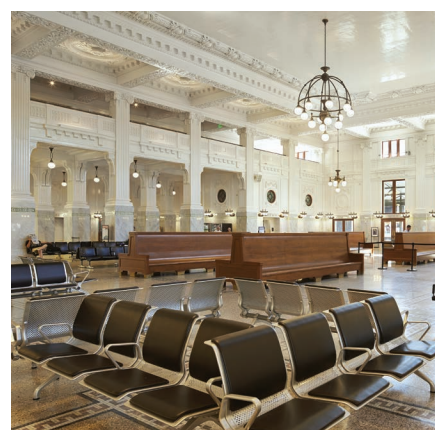
A Decade After King Street Station's Restoration

In 2008, King Street Station — one of the Emerald City's crown jewels — was purchased for a paltry sum of \$10. The 1906-built structure had fallen into a state of disrepair over the last century, worn down by the sands of time and misguided attempts at mid-century modernization. The intricate, baroque plaster ceiling was obscured by suspended tiles. Antique chandeliers were replaced with fluorescent lights. The 242-foot-tall clock tower — the tallest structure in Seattle until the Smith Tower's completion in 1914 — was out of commission and dangerously susceptible to seismic activity.

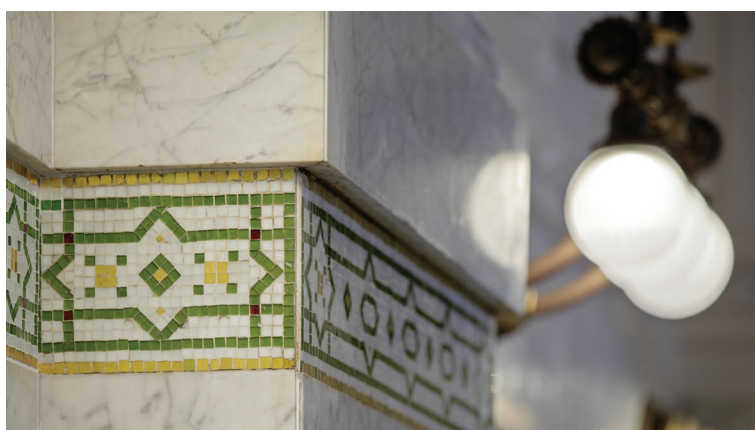
After acquiring the landmark, the City of Seattle and owner's representative Shields Obletz Johnsen hired Sellen and ZGF Architects to breathe life back into the aging structure. To accommodate piecemeal funding from the city, state, and federal government, work was completed in four phases of work from 2009 to 2013. Over the course of four years, the team masterfully restored King Street Station's 1906 grandeur while incorporating numerous behind-the-scenes upgrades, including 750 tons of new structural steel; 68 geothermal wells to provide heating and cooling; and 40 rooftop photovoltaic panels, which helped the 117-year-old structure achieve LEED Platinum certification.

This year marks a full decade since the grand reopening of King Street Station in 2013. Today, the revitalized King Street Station stands as a testament to the incredible effort put forth by all project stakeholders and the impeccable craftsmanship required to restore century-old finishes — often using original means and methods to preserve the building's rich character.

Sellen recently returned to King Street Station to complete a 10,000-square-foot tenant improvement project on the building's second floor for the City of Seattle's Cultural Space Agency, which has remained underutilized for more than half a century. The new space will host multiple nonprofit arts and culture organizations, including Totem Star, The Rhapsody Project, Red Eagle Soaring, The Jackson Street Music Program, and Wh!psmart. ✨



TOP LEFT: Cars being unloaded from a train at King Street Station in 1915. Photo courtesy of the Museum of History & Industry.
TOP RIGHT: The exterior of King Street Station after the multi-year restoration project, which included major structural upgrades to the clock tower.
BOTTOM LEFT: The station's interior in the 1970s. A series of modernization projects obscured many of the original structure's incredible finishes.
BOTTOM LEFT CENTER: The beautiful ceiling and light fixtures were carefully restored by skilled craftspeople in the 2013 project.
BOTTOM RIGHT CENTER: The plaza to the north was completely rebuilt during the phased restoration project.
BOTTOM RIGHT: Today, many of the station's intricate 1906-built finishes have been restored for visitors to enjoy while they wait for their train.





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