

5

Name of Project: Mirabella
Owner: Pacific Retirement Services, Inc
Structural Engineer: CKC
Mechanical Engineer: McKinstry
Electrical Engineer: SASCO
General Contractor: Turner Construction
Subcontractors & Suppliers: Turner Concrete, Percell Painting
Architect: Ankrom Moisan Associated Architects
Cost of Project: Approximately \$154 million
Start and Finish Date: Duration: Fall 2006 – Fall 2008

Description: Turner is currently building a thirteen-story concrete structure with brick, pre-cast and aluminum windows for Pacific Retirement Services, Inc. This U-shaped Continued Care Retirement Community (CCRC) project will surround a secure courtyard and contains 400 living units including; independent, assisted, skilled nursing, and Dementia care. In addition to the residential units, the project will have common area facilities for residents such as a dining room, bar & lounge, auditorium, wine tasting room, library, and an exercise facility with a pool. Support services for the building include main reception lobby, marketing offices, a commercial kitchen, commercial laundry, administrative offices, and maintenance facilities.

Mirabella is located in the Cascade neighborhood of Seattle's South Lake Union district. The facility is close to a brand-new waterfront park being developed on the lake.



Ankrom Moisan



6

Name of Project: The Nines
Owner: Sage Hospitality Resources, Denver
Engineers: KPFF, PAE Consulting Engineers,
General Contractor: Hoffman Construction
Architect: SERA Architects, Portland
Cost of Project: \$133 million
Start and Finish Date: October 2008

Description: The Nines will occupy nine floors atop the existing Macy's Department Store on the lower five floors of the building. At a project cost of \$133 million, the finished hotel will include 331 guest rooms, a 7,000 sq ft ballroom, 7,000 sq ft of additional meeting space, an atrium restaurant on the lobby level and a rooftop lounge. The architect is SERA Architects. KPFF, Portland, is providing structural engineering services, and PAE Consulting Engineers Portland, is providing mechanical and electrical engineering services. The developer is Sage Hospitality Resources, Denver, Colo. An important piece of the project is the approach to creating a hollow square design out of the former department store space. Designers created an atrium approach that will provide natural light to both exterior and interior rooms. The design essentially hollows out the center of the building all the way down to the eighth floor lobby. Interior rooms will have a view of the glass-roofed lobby. The building is aiming for LEED silver certification with the use of water-conservation plumbing and energy-efficient mechanical systems. Burnham adds that Hoffman has recycled over 25 million lbs of demolition debris.