



# CONNECTIONS

March 2008



## CEO Corner

Recently, our team procured the Seattle Civic Center project located in downtown Seattle. This high-rise mixed-use building is a high-profile, design-build project that will add nicely to UMC's backlog looking a few years out from today. The project was hotly contested by a few of our most formidable competitors.

We know that relationships with our clients and, most importantly, project performance are the factors that enable us to continue to procure work. In this case, both of our competitors had established relationships with members of the project team. They also both had a record of previous performance. The combination of these facts put a very competitive edge on the proposal process and increased the intensity and focus of our team. A classic example of why we do what we do, this is exciting stuff.

The ultimate reward came when all of the intensity and hard work put into the procurement of this project culminated in the project award going to UMC.

The credit goes to the TEAM that put it all together: The Engineering Group, Estimating Group, the past performance of the operations group, etc. The proposal lead on Civic Center was Ted Granston. Ever modest and credit-deflecting, Ted deserves a big Hi-Ho on this one! Great job to all!!

-Jerry Bush

## Safety

### JIM SCHICK RETIRES

Jim Schick came to University Mechanical Contractors, Inc. in 1991 and provided the foundation of our safety department. He developed UMC's safety program with focus and dedication. He analyzed difficult tasks and designated specific safety protocols. He worked to inspect jobsites, maintain compliance with OSHA and WISHA standards, investigate jobsite accidents, and manage L&I claims to the mutual benefit of UMC and its workers. Jim retired at the end of February, and has plans to golf, ski, visit warm places, and move to Missouri to be near his son.

Safety is a process and the primary workplace priority. Each worker must consider safety in every task, decision, and action to be truly committed to the ultimate goal of working every day without accident or injury. UMC has a high standard of safety. It is our responsibility to continually strive for improvement.

We had zero recordable injuries in February. Congratulations: two consecutive months with no recordable injuries! Since 1992, that has only happened on five occasions. It is an excellent way to start the new year. **Let's go for three months!**

## STAR Performer-MARCH

**KHAI XIONG**



Khai joined the UMC Family in March of 1998 as a Detailer working with Ed Toyoji on the Harborview R&T project. Under Ed's mentorship Khai developed his MEP coordination and detailing skills that would later make him one of the cornerstones of UMC's Detailing Department.

Ed had this to say about Khai's development:

*"Khai has developed into one of UMC's best detailers. He has a thorough understanding of both the plumbing and HVAC piping systems and produces shop drawings that are accurate and complete. Khai is easy to work with, a team player, always has a positive attitude and treats his co-workers with respect. Everybody enjoys working with and for Khai cause he's just a nice guy!"*

Khai has been involved as an MEP Systems Coordinator and Lead MEP Systems Coordinator on some of UMC's largest and most successful projects: Sea-Tac STEP, SCCA, FHCRC



**UNIVERSITY  
MECHANICAL  
CONTRACTORS, INC.**

*We Build Value*

Phase 4A, Merck Rosetta, Cosmopolitan Tower, Horizon House and most recently the Swedish Orthopedic Institute.

Matt Mifflin had this to say about Khai's leadership on the Swedish Orthopedic Institute project:

*"Khai did an amazing job keeping up with all of the demands put on him, keeping up with all of the change orders, training new detailers, leading the charge in MEP coordination and consistently showing great leadership on the jobsite keeping everyone informed and up to date. He has been a huge reason for our success on this project."*

In his personal time Khai enjoys fishing and spending time with his family and friends!

I would like to personally thank Khai for all the hard work and dedication he has shown over the years.

Please take time to stop by and congratulate Khai on being this month's STAR performer.

CONGRATULATIONS Khai!

-Nominated & written by:  
Curtis Watson



## In the Hopper

### INDUSTRIAL PROJECTS UPDATE

#### Current Projects

#### **Navy Keyport Mechanical System Decentralization**

The Bonneville Power  
Administration (BPA) manages

energy efficiency programs for our local military bases. Over the past couple of years, we have been under contract with the BPA to increase the efficiency of heating systems at the Bangor Subbase, the Whidbey Island Naval Air Station and at the McChord Air Force Base. Recently we were awarded the Mechanical Systems Decentralization project at Navy Base Keyport. There, we will be working on the heating systems in eight buildings.

The project caps, removes or otherwise abandons leaking and non-insulated steam and condensate lines from the central steam plant to the various buildings. Three of the buildings will remain on central plant steam, with re-piped steam and condensate lines. The remaining buildings will be removed from the central plant steam supply and their heating needs will be met by natural gas fired equipment which will be located in each of the buildings.

UMC is just now mobilizing and the work will be completed in three months. Ned Moore is leading our sheet metal work and Ron Clark, Senior our piping work. Randall Gaylor is the Project Manager.

#### **Paccar Engine Test Lab Expansion**

We highlighted this project last summer as it was starting and we can now report on its successful conclusion. Paccar has a test laboratory in Mount Vernon to test their Kenworth diesel truck engines. The facility was expanded from four engine test cells to eight cells. The general contractor was Howard S Wright and UMC performed the mechanical work which included process and utility piping, plumbing and HVAC.

Our base work was completed as planned and we are now finishing the installation of the Owner's test equipment. Commissioning will take place in a few weeks. UMC's piping work was led by Mike Spencer, sheet metal by Jeff Christensen and start-up by Vern Roach. Brian Burton was our Project Manager.

#### **Brightwater Treatment Plant**

King County is constructing this large waste water treatment plant in Snohomish County. The facility is located just north of Woodinville on Highway 9. The majority of the construction is being managed by the Hoffman Construction Company and UMC has been awarded a significant amount of their mechanical work which includes process and utility equipment installation, piping, foul air ducting, HVAC and yard piping. We will be mobilizing in April and completion will take place in late 2010.

Our current activities are all in the office: detailing, planning, scheduling, equipment and material buy-outs and submittals. Rene Soucy and Craig Strugar are detailing pipe and Brian Irely is detailing sheet metal. Field execution planning is being done by Mike Spencer and Rick Hawkins. The project management team of Brian Burton, Randall Gaylor, Ryan Hoggatt, Steve Russo and Linda Weisberg are busy with the multitude of pre-construction tasks that are required. We'll keep you updated as the project progresses.

#### **Shut Down Season**

Since the first of the year, UMC has successfully completed shutdowns at Kimberly-Clark in Everett, Nucor Steel in Seattle, Oregon Steel Mills in Portland, Simpson Tacoma Kraft, and at TransAlta in Centralia. Over the



next month or so there will be shutdowns at Nippon paper in Port Angeles, Lafarge Cement in Seattle, Oregon Steel Mills, Port Townsend Paper, and several at Nucor Steel and Kimberly-Clark.

### Other Projects and Activities

UMC has ongoing work at Nucor Steel, Nippon Paper, Simpson Tacoma Craft, Kimberly-Clark, Garden Fresh Foods in Woodinville, Boeing in Everett, and Davis Wire in Kent. Current and near term proposals include the following industries: pulp and paper, energy production, metals processing, cement manufacturing, chemical processing, and waste water treatment.

### New Hires



Craig Strugar started working for UMC on 2/18 as a Detailer. He has been in the Pulp & Paper industrial sector for 30 years working as a Mechanical Designer IV and Project Engineer for Grays Harbor Paper, Weyerhaeuser and Jacobs Engineers at the Kimberly-Clark, Everett mill. He enjoys playing golf and doing voluntary construction work.



Brittney Spurlock started working for UMC on 2/7 as a Project Assistant. Brittney previously worked for Roof Truss Supply in Woodinville for five years. Brittney enjoys spending time with family and friends, as well as her 3 pet cats and going to rock concerts!

### Birthdays

#### March

- 1 Dyane Carter
- 2 John Munson
- 3 Bryan Irely
- 7 Ryan Hoggatt
- 8 Chris Bondelid
- 11 Max Harshman
- 12 Mike Harshman
- 14 Dave Babington
- 14 Glenn Biggs
- 14 Randy Gaylor
- 15 Dori Jenkins
- 23 Dave Johanson
- 23 Krista Powers
- 23 Ted Vega
- 26 Dan Lehr
- 30 Mehrdad Rad
- 31 Dale Bechtholdt
- 31 Maria Boyer
- 31 Ryan Lynn

#### April

- 5 Clarice Kellogg Olson
- 15 Edward Toyoji
- 15 Judy Gaylor
- 21 Daniel Vu
- 24 Marshall Nichols
- 29 Joel Perez

### Anniversaries



#### 10 years

Khai Xiong - March 23

### Calendar of Events



#### **August**

9th Company Picnic (Juanita Park)

#### **September**

Golf Tournament-TBD

#### **October**

30<sup>th</sup>-Halloween Party

#### **December**

12<sup>th</sup>-Santa Party

#### **January, 2009**

10th Holiday Party (Red Lion, Bellevue)

### Local Food, Coat & Blanket Drives

A collection can is located in the kitchen for non-perishable food items benefiting the local food banks. Shelf supplies are getting low! In addition to any non-perishable food items, the food banks would greatly appreciate the following: PEANUT BUTTER, COLD CEREAL, JAM, FLOUR/SUGAR, COFFEE, TUNA/CANNED CHICKEN, PASTA, and CANNED FRUIT.

The winter coat and blanket drive is also beginning and donations can be placed in the box in the kitchen labeled "Coat and Blanket Drive". The donations will be given to the Gospel Mission on June 30<sup>th</sup>.

## Project Home Again

In late fall of 2007, UMC attended the Mechanical Service Contractors of America (MSCA) National Annual conference in Colorado Springs, CO. In one of the sessions, MSCA Chairman, Wayne Turchetta spoke about program called Project Home Again. MSCA's Project Home Again gets MSCA members involved in the search for missing children. In partnership with the National Center for Missing & Exploited Children and with the help of Craftwork Identification Systems, MSCA has arranged to print and distribute magnetized missing children posters that you can place on service vehicles.

The 12"x18" magnetic posters include a photo of the child at the time they were reported missing, biographical information and numbers to contact if they are seen. Many posters also include age-progressed photos to help people recognize the child as they may look today. If the child is found, a "FOUND" sticker will be sent to place over the poster.

Since the program's inception, almost 100 of the nearly 200 depicted children have been recovered. There are 184 contractors currently participating nationwide.

I was so moved and impressed by this presentation, the organized effort of the program and its success, that when I returned from the conference I met w/ Jerry Bush to discuss the program and recommend that we get involved. He quickly agreed and we ordered enough magnetized posters to place two on every service vehicle. We have since received these and have

placed them on the service vehicles!!

~Rich Happel



FOR CROHN'S & COLITIS

Saturday, June 7  
Magnuson Park, Seattle

4:00 pm: Registration  
5:30 pm: Walk Start

[REGISTER ONLINE HERE](#)

Take steps and be heard at Seattle's inaugural Take Steps for Crohn's and colitis. Enjoy a scenic 3.1 mile walk through Seattle's Magnuson Park, great food, prizes, the Camp Oasis Kids Corral and much more! Your fundraising will not only help the Northwest Chapter, but also aid in raising awareness about inflammatory bowel disease in our community.

Sign up today

