



Reflecting on 65 Years of Electrical Construction

By Mike Holmes, President

For the past 65 years in construction, one thing has not changed—the need for **productivity** on the jobsite.

Some continue to view productivity as working harder. The sustainable reality to productivity is working smarter.

For the last three years, we have renewed our commitment to productivity and the results have been outstanding!

1. We are more responsive to our customers' bid requests.
2. As our productivity has increased, our prices have come

down.

3. We are able to perform work with success that we have traditionally avoided.

We were able to initiate the necessary changes and be better prepared for the current market conditions.

All in all, I could not be happier with our progress. Our team has stepped up their commitment to continuous improvement in an extraordinary way.

To help get the word out, we initiated a two-phase approach:

Mike Battistoni joined our company to manage the Commu-

nications Division. Mike brings many years of communications experience to the position and will provide the leadership necessary to grow that already expanding group.

With Mike in charge of the day-to-day operations of Communications, **Jeff Tomlinson** has been promoted to Vice President and will spend the majority of his time meeting with clients, making sure their expectations are satisfied.

Change is never easy. It is often met with resistance. Together, we have embraced a culture of change and have dem-

onstrated a professional approach to the ongoing challenge it presents.

If you have been around for 65 years, you have done something right. To be around for another 65 years you need to focus on getting better wherever you can. Confidence with a dash of paranoia goes a long way... *Wired Right?*



Michael J. Holmes
President

Military and Special Projects Division, Fort Lewis, Washington

By Ed Hillman, General Foreman

Many new projects are now underway at Holmes Electric, including our newly formed **Military and Special Projects Division**. Holmes Electric has added Senior Project Manager **Paul Jobson** to our team. Paul is our specialist in Military and Government projects and was brought on board to help us increase our workload at Fort Lewis and other government sites throughout our state and beyond. Paul has had tremendous success with this challenge. Our ever-growing presence on **Joint Base Lewis-McChord** is a direct result of his efforts.

Our anchor military project to date has been a partnership formed with **Wade Perrow Construction** to construct the new



Army National Guard Readiness Center. This is a 3-story masonry structure sitting on approximately 69,000 sf base, which will house the 66th Aviation Brigade Administration, I-168th Battalion Administration, commu-

nications, medical exam facility, equipment storage, training facilities, assembly hall, dining facilities, classrooms and maintenance facilities.

The Readiness Center is well underway and making great progress with structural steel now being erected and roof structure to follow very soon. This present schedule has this building project being completed by July 2011.

In addition, the high profile **Fort Lewis Museum** project can be seen alongside I-5 and is also just getting into full swing—another Wade Perrow project. This is a complete remodel and preservation of the historical building. The facility will be closed for the next year, which will give us ample opportunity to properly clean and rebuild the structure and make it a true showcase facility to display the history of military progress. Preserving the historic value of the finishes and yet adding all new power distribution, security, fire and lighting control systems is always a challenge—but of the utmost importance.

In addition, we also have the

remodel and expansion of four **Child Development Centers (CDC)** located throughout the Fort Lewis base. With the demolition phase now completed, **Pease Construction** is working hard to open up two locations for us to get started on the reconstruction and installation of the ever-important fire and security systems that will guard these children, as well as the complete



new installation of the distribution system and exterior lighting. Oh, and let's also not forget the parking for the parents.

With our increased visibility and presence on the Fort Lewis base, Holmes Electric's reputation for professionalism and our ability to get the work done properly at the "Lowest Installed Cost" has really caught the attention of many contractors here and have led us to perform additional work like the relighting and fire detection system with **Centennial Construction** at the **9640 Logistics' Center**. This type of "Get In and Get It Done" work has always been one of Holmes' strengths and we look forward to working well with

Centennial on many other projects still pending at Fort Lewis.

On the Special Projects side of this team, Holmes is presently under contract with **JTM Construction** to provide the design and engineering for the long-awaited **LeMay Car Museum**. Still in the planning and development stages, this structure is going to be built adjacent to the Tacoma Dome and should really become an iconic destination for many visitors to the Tacoma area. Slated to begin construction this spring, we are all excited to see what innovations this design team will come up with and to start building this monument to the auto industry from the ground up.

Our Military and Special Projects Division is growing almost daily now and has proven a great opportunity for Holmes to build on its long established relationship with our fellow electricians at **Local 76 Tacoma** as well as preserving our Holmes team dispatched and working in the Seattle **Local 46**. As our work continues to grow, watch for Holmes Electric to fully establish itself as the top quality electrical contractor in the Tacoma area as it has in the Seattle market for the last 65 years.

Featured Projects



Nintendo of America—Redmond Expansion, Redmond, Washington

By Chuck Piquette, General Foreman

With the direct involvement of Nintendo's Mike Nichols and Jennifer White and the coordinated construction approach of Turner's Chris Heger and Rich Teddy, this project was highly productive. The building was constructed at an excellent rate and we managed to deliver significant electrical savings back to Nintendo.

Holmes installed many systems including the high voltage switch and service transformers for the site utilities. Inside the building, Holmes installed power and lighting, as well as low voltage systems, including data, communications, audio visual, sound masking, security, fire alarm and a DAS system.

The construction team was directed to obtain **LEED Silver** level certification. However, with our integrated approach, we are on track

for a **Gold** level – at no additional cost to the owner. The design of the building included a raised access floor for the HVAC system. The raised access floor also allowed for a totally modular power and data distribution system that allows for maximum flexibility for the owner to make office configuration changes easily.

The use of BIM modeling facilitated a very fast construction cycle with trade conflicts being resolved in the coordination meetings before work took place in the field.

The Data center and building life safety systems are backed up by two generators, each rated at 1500kw, and two Rotary UPS's eliminating the use of batteries for the ride through current until the generators come on and parallel.

Energy savings goals were exceeded by the

lighting types and the use of lighting control which measures daylight contribution from skylights and window walls. These features dim down or even turn off lights when not required. The use of occupancy sensors in most areas also controls energy use when spaces are unoccupied.

The whole project was approached from a continuous improvement process framework: Everyone was challenged to ask "Can we do this a better way?"

Holmes used WBS and JPAC to break down and track the project in order to fully understand the job. Using these tools, we are constantly looking at what piece of the project needs our attention to be ahead of any negative impacts.



Saint Louise Parish School, Bellevue, Washington

By Ricardo Perez, Project Foreman

Bellevue's **St. Louise Parish School** new building will provide a state of the art learning facility for its 450 students. The building's 50,000 square feet will house twelve classrooms in addition to computer and science labs and an art room for K-8 grade levels. It also has room within its shell for an additional eight classrooms for future expansion. School offices, faculty room and an expanded library will also be part of this two story building.

Ground broke in June of 2009 on the project, with plans to turn the building over to its owner on August 1, 2010. Holmes Electric with the major contractors on the project set

out to complete it on time for the 2010-11 school year. Doing so will allow the school to move from its current well-weathered facility built in 1961. The building is currently in the finishes stage with light fixtures and trims being installed.

Goudy Construction has an attainable goal of turning the building over on July 1, 2010—a month early—to allow the school an early start in its preparation for this fall's school year. I would be pleased to meet the many challenges of construction and work again alongside the great people of this project.



What's Happening...

Boy Scouts of America

By Lynn Nguyen

Seattle Seahawks East-side Friends of Scouting Breakfast, sponsored by Seattle Boys Scout of America, held its largest event of the year.

Annually, for the last thirty years, the Chief Seattle Council invites community members to attend the scouting breakfast. These breakfasts have been the Chief Seattle Council's largest fundraiser, benefiting more than 40,000 youth and adults served by Chief Seattle



Council. Together with the help of the community, young people are able to build character that will stay with them throughout their lifetime.

This year, the event was held on March 24, 2010 at the Meydenbauer Center in Bellevue.

J P Morgan Chase Vice President, Mark Sanelli served as the Breakfast Chairman and Rob McKenna, Attorney General, was the keynote speaker. Tony Ventrella inter-

viewed Marcus Trufant and Talk Show Host, John Carlson, of KOMO Radio emceed the event.

The event was successful in reaching the \$200,000 goal.

Holmes Electric regularly participates and commits to hosting at least one table each year.

This year, Holmes' guests included: **Pacific Lighting Systems, Consolidated Electrical Distributors, Inc (CED), Gexpro, Stoneway, Motors and Controls Corporation, Control/Technology/GE and Wesco Distribution.**

Codes and Standards

By Len Whalen, PE, Chief Engineer, Engineering Department

On April 7th, our Design-Build Team had an excellent presentation by ISAT providing an overview of the seismic design for building requirements in the 2006 IBC and The Unified Facilities Criteria 3-310-04 (Federal). ISAT referenced the important factors and demonstrated the materials available to meet these requirements. ISAT provides the engineering for the installation as well as a jobsite review and statement that we have installed what they engineered. ISAT also can provide the materials necessary for the installation.

Extensive changes to both the Washington State Energy Code and the City of Seattle Energy Code have occurred and Holmes Electric has been a part of these revisions. As Chief Engineer, I recommend that:

- The stringent requirements of "half the outlets in every office be switched off by occupancy or time control" be deleted. The benefit does not justify the install costs.
- That only a single sub-meter be required for tenant spaces

over 5,000 sf rather than requiring three meters per tenant.

- The requirement for tenant's energy usage be "publicly" available on an internet website be deleted, since too much information may accidentally get into the wrong hands.
- Seattle to allow "stepped switching" rather than dimming only (State allows stepped switching) for daylight areas—again "cost to benefit" and Seattle was applying this to relocated fixtures, essentially making good usable light fixtures unusable in daylight locations.
- The requirement for shutting off all or part of parking garage lighting during "unoccupied time" be deleted.
- The requirement to allow wall-mounted occupancy sensors to turn on only 50% of the lights in an area be changed to 67%. This allows 3-lamp fixtures to turn on 2-lamps, which may be enough light such that the occupant does not turn on the addi-

tional level.

The Electric League will be hosting a panel of experts on the changes to both these energy codes. Several Holmes' Design-Build Team members will be present to learn and understand these requirements to be applied to our design-build electrical construction on June 17th.

Understanding, calculation and applying the Arc Flash labeling requirements in the 2008 NEC will be sought by two of our Design-Build Team, Joel Hewitt and Jai Bradford. These individuals attended the presentation and class on April 22nd.

Our Design-Build Team has utilized AutoCAD MEP for BIM 3-D modeling. Building Information Modeling (BIM) plays an important role in saving the customer construction costs by finding solutions to installation conflicts early in the construction stage.

BIM 3-D modeling has been used on the following Holmes projects: Seahawks Training Facility, The Bravern and Nintendo of America.



600 Washington Ave S
Kent, WA 98032

PO Box 338
Kent, WA 98035

Tel: 253.479.4000
Fax: 253.234.2900

Contacts

Mike Richards, CEO
mike.richards@holmes.com

Mike Holmes, President
mike.holmes@holmes.com

Jeff Tomlinson, Vice President
jeff.tomlinson@holmes.com



Upcoming Projects

- ✓ Eddie Bauer
- ✓ LeMay Car Museum
- ✓ South Hill Business and Technical Center & Parametrix