

# THE QUARTERLY

SUMMER 2015

A PUBLICATION OF THE WALL AND CEILING ALLIANCE



**2015 CONSTRUCTION EXCELLENCE AWARDS  
DINNER & SHOW**  
PAGE 8

**2015 CEA PROJECT  
WINNERS**  
PAGE 14

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# WELCOME WACA'S <sup>NEW</sup> GOVERNMENT RELATIONS REPRESENTATIVE



To further our goal in growing our association member benefits, and to be a stronger partner with labor and our allied organizations, we are pleased to introduce our new government relations representative, Eddie Bernacchi. Eddie is the owner of Politico Group, a full-service public affairs, legislative advocacy and consulting firm.

Eddie is a 17-year veteran working in the public affairs and legislative sector in California, focusing his career on representing signatory subcontractors in the construction industry.

He is recognized as an expert on legislative and regulatory issues and has extensive relationships within the state government and with our labor partners. With Eddie by our side, we're stepping up our industry presence in the state capital. Eddie will support us through advising and keeping us informed on important issues that affect our wall and ceiling community. Through our magazine, Eddie will be contributing legislative reports. I encourage you to read his first WACA legislative report on page 6.

Additionally, Eddie represents several of our association partners, which increases our presence in the construction industry through coordinated collaboration with the Politico Group. We look forward to this

partnership, as Eddie's experience will help us better navigate political issues in Northern California.

Please welcome Eddie to our group. You can reach him at [bernacchi@politicogroup.com](mailto:bernacchi@politicogroup.com).



Frank E. Nunes  
Executive Director



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The Wall And Ceiling Alliance (WACA) serves and represents signatory wall and ceiling contractors in Northern California's 46 counties. Our primary goal is to represent and negotiate labor agreements for our contractor members. WACA organizes and steers the committees that negotiate the collective bargaining agreements with the unions.

WACA provides resources that assist members in operating a successful business. Among the services and activities provided are educational forums, technical assistance, government advocacy, labor relations, industry promotion, marketing and networking opportunities.

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# WACA LEGISLATIVE REPORT

July 2, 2015

by Eddie Bernacchi, Politico Group

 Now that Gov. Brown has signed the 2015-2016 State Budget, the State Legislature will begin a mad dash to get all remaining legislative measures to the governor by the September 11 deadline. This includes many issues affecting California construction companies.

One such measure, which we are championing, is reform legislation regarding change orders (AB 1347). Tackling the inequity in the public works change-order process is paramount to the growth and prosperity of our industry. AB 1347 puts a fair and responsible process in place that requires agencies to respond to a contractor's claim for "extra work," requires the agency to pay out portions of the work they acknowledge/agree they owe the contractor, and implements a fair process for resolving any disputed portions of payment. AB 1347 requires a public agency to respond with a written statement to a contractor's claim for payment that identifies which parts of the claim are disputed and undisputed within 30 days, and the bill requires payment of the undisputed portion in a timely fashion. In addition, AB 1347 allows the contractor to demand an informal meet-and-confer conference to settle issues in dispute if the contractor disputes the agency's written response. Finally, AB 1347 establishes a nonbinding mediation process if agreements are not reached in the meet-and-confer conference for the undisputed portions. Under this legislation, public entities would also be required to pay interest for late payments.

Also, with the paid sick leave law that was passed last year taking effect on July 1, 2015, urgency legislation (AB 304) is pending in the Legislature to adjust how the law is implemented. We have been leaders in the effort to make these critical changes as quickly as possible on behalf of our union contractors who are facing incredible challenges with various aspects of implementation.

Most notably, we have identified a technical issue regarding the union construction industry's right to negotiate the applicability of the new law. As such, some collectively bargained employees would receive different benefits than other employees covered under the same collective bargaining agree-



ment based on whether or not those employees work "onsite." This technical error in the law will have huge cost and implementation impacts if not addressed promptly.

We are working with the author of AB 304 to clarify the coverage of the law relating to employees in the construction industry that are covered by a valid collective bargaining agreement and work "offsite."

In addition, we continue to battle with the nonunion sector of the industry over bills aimed at gaining market share for union construction firms.

A good example of this is the establishment of a skilled workforce requirement for public works projects. We have worked tirelessly to develop and promote the use of a skilled workforce requirement as a means to ensure that only quality contractors perform work on public works projects.

The skilled workforce requirement links a contractor's eligibility to bid on certain public works projects be tied to contractors who

can guarantee a specified percentage of their employees working on those projects have graduated from a state or federally approved apprenticeship program. The required percentages start at 20 percent for 2016 and grow to 60 percent by 2020. On the heels of applying this standard to petroleum refinery work and all design-build public works projects (other than schools) over the past two years, we are pushing legislation to expand the requirement to design-build procurement for schools (AB 1358) and cover schools built under the lease-lease-back procurement model (AB 566).

Unfortunately, the nonunion sector of the industry vehemently opposes the use and expansion of this policy. Thankfully, with your association's new engagement in statewide issues to counter their voice, we will be better able to advance this issue and others like it moving forward.

*Eddie Bernacchi is the principal of the Politico Group and represents the union construction industry. Eddie can be reached at [bernacchi@politicogroup.com](mailto:bernacchi@politicogroup.com).*

For more information about the tournament,  
contact Carmen Valencia-Castillo at  
[carmen@wallandceiling.org](mailto:carmen@wallandceiling.org).

# WACA GOLF TOURNAMENT

## FRIDAY, SEPTEMBER 11, 2015

Reserve your spot early — we anticipate this event to be a SOLD-OUT event!

### Poppy Ridge Golf Course

4280 Greenville Road, Livermore, CA 94550  
Golf Fee: \$200 per person

**Registration Is Open:** Visit our calendar of events page at [www.wallandceilingalliance.org](http://www.wallandceilingalliance.org) to register.

Fees include: lunch, golf, on-course refreshments, hosted cocktails, dinner, door gifts, and an opportunity to win many prizes.

### Golf Schedule

9:30 a.m. – Check-In and Lunch  
11 a.m. – Shotgun Start  
4 p.m. – Hosted Cocktails  
5 p.m. – Dinner, Raffles and Prizes

### Sponsorship Opportunities Available

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#### Tee Sign Sponsor – \$350

Tee sign with company logo/name on course



## 2015 CALENDAR OF EVENTS



**SEPTEMBER 11, 2015**

**WACA Golf Tournament**  
*Registration Open*  
Poppy Ridge Golf Course  
Livermore, California

**DECEMBER 5, 2015**

**WACA Holiday Party**  
The Fairmont San Francisco Hotel  
San Francisco, California

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2015

# CONSTRUCTION EXCELLENCE AWARDS DINNER & SHOW



One of the biggest award events in Northern California's construction industry, the Construction Excellence Awards (CEA) recognizes the achievements of union contractors that have performed exceptional wall and ceiling work. The dinner show highlights contractors' skills, and showcases the industry's top wall and ceiling projects. On June 4, WACA hosted this year's CEA Show at Castlewood Country Club in Pleasanton, California.

The process for determining award recipients was not easy. Three judges participated in the selection process: Perry A. Haviland, FAIA; Malvin Whang, AIA, LEED AP, senior project manager at UCSF; and drywall expert Jason Fell, with over 27 years of experience in the wall and ceiling industry. To ensure a comprehensive review, the judges examined projects in person and evaluated them for quality and craftsmanship. Through this extensive process, the 2015 CEA winners were selected.

Seventeen crystal awards, including five awards for Project of the Year, were presented. This year, the Project of the Year – Interior Over \$500,000 award went to not one but two companies, Bayside Interiors, Inc. and California Drywall Co., for Levi's® Stadium. This project was significant in the Bay Area for its pioneering construction, in particular the collective delivery model of integrated bridging design-build. The nine-story, 1.85 million-square-foot stadium is also the first pro football stadium in the United States to receive LEED Gold Certification for new construction.

A highlight of the evening was the presentation of the Lifetime Achievement Award to Jim Johnson, who was in attendance celebrating the evening with his wife, Patty. Jim was unaware he was the recipient of the award, which made it an unexpected surprise. Jim started his career when he was 19 years old, culminating over 60 years of experience in the wall and ceiling industry. "We were proud to recognize Jim for his industry contributions and his professional achievements at our 2015 CEA Show," said Frank Nunes, executive director of WACA.

Presentation videos of the award-winning projects were displayed at the dinner event. In the videos, company representatives provided inside information about the detailed work, challenges involved and the degree of skills needed to perform the jobs.

WACA also acknowledged the suppliers who made it possible for the award-winning construction to be completed. Recognized suppliers were: AMS Supply, CALPLY – L&W Supply, ClarkDietrich Building Systems, Foundation Building Materials, San Francisco Gravel Company and Westside Building Material Corp.

"We were honored to showcase our members' top projects in Northern California's wall and ceiling industry," said Ben Duterte, technical director of the Wall and Ceiling Bureau.

Project videos and event photos are available for viewing at [www.wallandceilingalliance.org](http://www.wallandceilingalliance.org).



**LIFETIME  
ACHIEVEMENT  
AWARD**

**Jim Johnson**



# THE WALL AND CEILING ALLIANCE WOULD LIKE TO THANK ALL OUR SPONSORS:

## PLATINUM

- Carpenters 46 Northern California Counties
- Northern California District Council of Laborers
- Western States Drywall/Lathing Industry, Labor-Management Cooperation Committee, Inc.
- Westside Building Material Corp.

## GOLD

- Anning-Johnson Company
- Bayside Interiors, Inc.
- CALPLY – L&W Supply
- Foundation Building Materials
- Jones, Henle & Schunck (JHS)

## SILVER

- Association of the Wall and Ceiling Industry
- Drywall Lathers Local 68L
- Plasterers Local 66

## BRONZE

- District Council 16
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- Northern California Glass Management Association
- Northern California Painting & Finishing Contractors Association
- WWCCA – TSIB

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**RESIDENTIAL EXTERIOR**  
**Frey Plastering**  
 1645 Pacific Avenue  
*Barry Frey*



**RESIDENTIAL INTERIOR**  
**Daley's Drywall & Taping, Inc.**  
 One Rincon Hill – Tower Two  
*Sean Ledon*



**RETAIL EXTERIOR**  
**O'Donnell Plastering, Inc.**  
 The Village Retail Center  
*Dave Jarland, Rob Fischer and Jeff O'Donnell*



**RETAIL INTERIOR**  
**California Drywall Co.**  
 The Centurion Lounge – San Francisco Airport  
*Mike Gutierrez*



**COMMERCIAL EXTERIOR**  
**O'Donnell Plastering, Inc.**  
 400 Main Street  
*Dave Jarland, Jeff O'Donnell and Rob Fischer*



**COMMERCIAL INTERIOR**  
**California Drywall Co.**  
 Uber Headquarters  
*Jesse Chagoya*



**INSTITUTIONAL EXTERIOR**  
**Anning-Johnson Company**  
 San Jose State University Student Health Center  
*Ryan Colello*



**INSTITUTIONAL INTERIOR**  
**California Drywall Co.**  
 Levi's® Stadium  
*John Hughes*



**EIFS**  
**Frey Plastering, Inc.**  
 1645 Pacific Avenue  
*Jeff Campbell and Barry Frey*



**GREEN BUILDING**  
**J&J Acoustics, Inc.**  
 Nueva High School  
*Paul Brown*



**CEILINGS**  
**Bayside Interiors, Inc.**  
 Levi's® Stadium  
*William Fischer II and Clint Burns*

# 2015 CEA RECIPIENTS



**PROJECT OF THE YEAR  
EXTERIOR UNDER \$500K**  
**Anning-Johnson  
Company**  
CS Bio  
John Sytsma



**PROJECT OF THE YEAR  
INTERIOR UNDER \$500K**  
**California  
Drywall Co.**  
The Centurion  
Lounge –  
San Francisco Airport  
Mike Gutierrez



**PROJECT OF THE YEAR  
EXTERIOR OVER \$500K**  
**Frey Plastering, Inc.**  
1645 Pacific Ave.  
Jeff Campbell



**PROJECT OF THE YEAR – INTERIOR OVER \$500K**  
**Bayside Interiors, Inc.**  
Levi's® Stadium  
William Fischer II and Clint Burns  
**California Drywall Co.**  
Levi's® Stadium  
John Hughes



## OUTSTANDING SUPPLIERS



**Westside Building  
Material Corporation**  
Tom Vairetta



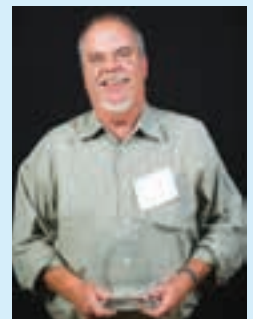
**CALPLY –  
L&W Supply**  
John Gudino



**AMS**  
Mike Lujan



**Foundation Building  
Materials**  
Hector Solorio



**San Francisco  
Gravel Company**  
Jeff John

## Exclusive offer to all **WACA** members!



Plexxis Software, creator of the Drywall ERP end to end wall and ceiling software, is offering WACA members' exclusive offers!

**Plexxis is gifting one of the following deals** (one offer per member)

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## Steel Framing and Metal Lath

# 2015 CEA PROJECT WINNERS

## RESIDENTIAL INTERIOR

### DALEY'S DRYWALL & TAPING, INC. • ONE RINCON HILL — TOWER TWO



**LOCATION:** SAN FRANCISCO

**ARCHITECT:** SIMON, CORDWELL,  
BUENZ AND ASSOCIATES

**SUPPLIER:** FOUNDATION BUILDING MATERIALS

One Rincon Hill – Tower Two is a luxury high-rise condominium project, located close to the world-renowned San Francisco-Oakland Bay

Bridge. The project is one of the first high-rise buildings drivers see when crossing the Bay Bridge. At 53 stories, it's the tallest constructed building in Daley's Drywall & Taping history. The building's finishes were mostly level-4 smooth throughout, with some highlighted areas using level-5 smooth as well. Daley's Drywall & Taping is both proud and humble to receive recognition for this project.

## RETAIL EXTERIOR

### O'DONNELL PLASTERING, INC. • THE VILLAGE RETAIL CENTER



**LOCATION:** SAN LEANDRO

**ARCHITECT:** MCG ARCHITECTS

**SUPPLIER:** WESTSIDE BUILDING  
MATERIAL CORP.

The Village is a two-building retail complex in downtown San Leandro, located in an area the city is currently revitalizing. A considerable number of modifications in the field had to be done to make the project work, as the field conditions when being built did not match the original plans. The Village Retail Center's

scope consisted of 10,000 square feet of Santa Barbara smooth finish, which was done in a two-coat process, plus another 2,000 square feet of lath and base coat (scratch and brown coat) for stone. Over 1,500 linear feet of foam trim and 120 corbels were used, equaling 28 different profiles in all.

O'Donnell Plastering, Inc. also did lath and base coat for the exterior veneer. The result was a building that, despite the modifications to the project, made the owner happy with the results.

## COMMERCIAL EXTERIOR

### O'DONNELL PLASTERING, INC. • 400 MAIN STREET



**LOCATION:** LOS ALTOS

**ARCHITECT:** DES ARCHITECTS & ENGINEERS

**SUPPLIER:** AMS SUPPLY/CALPLY — L&W SUPPLY

400 Main Street is a two-story, steel-framed office building in downtown Los Altos. It has 39,000 square feet of three-coat BMI plaster with floated Dryvit Limestone acrylic finish and 3,200 square feet of brown coat for tile. There were 4,300 linear feet of foam shapes, many of which were finished with ArcusStone limestone plaster and a high level of detailing throughout the project. The unique finish the owner wanted was sponge-floated, an unusu-

al choice for acrylic, for which Dryvit Limestone was used to achieve the desired look.

One of the challenges encountered was a very tight footprint on the job site. The project did not permit a lot of laydown space, and there were difficulties staging material due to the scheduling. A significant amount of work had to be done out of sequence in order to get scaffolding done in certain areas. The level of detail on this building included recessed windows, numerous foam shapes and arches requiring considerable craftsmanship.

## COMMERCIAL INTERIOR

### CALIFORNIA DRYWALL CO. • UBER HEADQUARTERS



Photo courtesy of Jasper Sanidad

**LOCATION: SAN FRANCISCO**

**ARCHITECT: STUDIO O+A**

**SUPPLIER: AMS SUPPLY**

The Uber headquarters building was designed to house 600 employees. The 90,000-square-foot office building includes open-plan seating, collaborative meeting spaces, a range of breakout spaces, and a quarter-mile track around the floor for “walk-and-talks.” The main lounge is anchored by a “God view” wall with interactive screens mapping Uber cars in every city serviced. Sleek lines, walnut and marble are combined with polished concrete and smoke-effect plastic to complete the desired appearance.

In trying to achieve the creative workplace design, metal-stud-framed structures that resemble daybeds were recessed into the walls and lined with gray felt to dampen sound. These wall spaces were intended to encourage staffers to camp out during intense problem-solving sessions.

California Drywall installed exposed metal studs covered with smoky, semitransparent Polygal plastic panels to provide privacy. The ceiling and walls, with their appearance of concrete, are an integral color acoustic plaster. A state-of-the-art energy management system and energy-efficient features minimized the environmental footprint for the project.

## INSTITUTIONAL EXTERIOR

### ANNING-JOHNSON COMPANY • SAN JOSE STATE STUDENT HEALTH & COUNSELING CENTER



**LOCATION: SAN JOSE**

**ARCHITECT: RATCLIFF**

**SUPPLIER: WESTSIDE BUILDING MATERIAL CORP.**

This was a high-profile project for San Jose State University, as the architecture was very different from anything else currently on the campus. The project is a three-story, 53,000-square-foot structure with plaster and TAKTL rainscreen design-build exterior framing. The center of the building is comprised of exam rooms, an X-ray room, training facilities and supporting office suites.

Anning-Johnson used BMI base coats, followed by PAREX Sand Fine and Sand Coarse finishes for the project. The building was designed to the furthest extent of the property limits, with no allowances given for construction lenience. Exterior cladding contractors were brought in to coordinate the final design and construction details.

The project was designed to meet LEED Gold standards, which means incorporating sustainable design principles such as optimized energy performance, water-efficient landscaping and maximum use of daylight.

## HISTORICAL RESTORATION INTERIOR

### RFJ MEISWINKEL COMPANY • SOLANO COURTHOUSE



**LOCATION: FAIRFIELD**

**ARCHITECT: HORNBERGER + WORSTELL**

**SUPPLIER: SAN FRANCISCO GRAVEL COMPANY**

Originally designed by E.C. Hemmings in 1911, this two-story, 29,900-square-foot courthouse is an outstanding example of Beaux Arts architecture. RFJ Meiswinkel Company was responsible for replacing or restoring all of the historical ornamental and flat run plaster throughout the entire building. All the new drywall had a level-5 finish.

The Solano Courthouse project was a seismic restoration of an existing building that had never been upgraded after recent earthquakes. Improvements for the historic building restoration included modern amenities. RFJ Meiswinkel's

portion of the project was reconstructing the ornamental plaster that was demolished in order to make the upgrades. The company integrated new plaster and tied it into the existing plaster seamlessly so the hidden upgrades wouldn't show. As a result, the building could be presented and experienced as it originally had been in the early 1900s. The courtrooms were the showpieces, as well as the biggest challenge, where smooth plaster was used as original and the ornamental plaster was used in tying it together.

This courthouse was included in the Central Solano Courthouse County Heritage Commission's inventory of “Lasting Heritage” buildings. With the passing of second-generation company leader Joseph Meiswinkel, the RFJ Meiswinkel family is grateful his contributions in the wall and ceiling industry will continue to be seen and appreciated.

Photo courtesy of Cesar Rubio Photography

### GREEN BUILDING

#### J&J ACOUSTICS • NUEVA HIGH SCHOOL



**LOCATION:** HILLSBOROUGH  
**ARCHITECT:** LMS ARCHITECTS  
**SUPPLIER:** AMS SUPPLY

Nueva High School is a 121,910-square-foot structural steel building. The structure features a full gymnasium, science classrooms, design/innovation I-labs, art labs, multipurpose performing arts/fitness/classrooms, flexible instructional spaces, a kitchen lab, a dining area, and a writing and research center. It varies in height from the one-story Student Center to the three-story North Wing. A concrete podium was built with parking below the North Wing, and the Student Center connects the labs and North Wing to the gymnasium and theater facility.

J&J Acoustics performed the light gauge metal stud framing, drywall, taping, lath, plaster and insulation for the project. J&J Acoustics'

scope of work included the design and engineering of light gauge metal framing systems, drywall, taping, water/air barriers, and lath and plaster. The project was finished on a fast-track schedule and awarded a LEED rating.

Some of the project's challenges included the fast-track schedule; limited site space; and, as always with LEED projects, getting the appropriately submitted and approved products to the job site on time. Not only was this project LEED-certified, but it also had to be in compliance with the latest Title 24 requirements by code. A requisite was to have outward-bound insulation outside of the stud wall cavity, and it was achieved by using Z-furring that was filled with insulation.

Nueva High School is a three-time winner of the U.S. Department of Education National Blue Ribbon Award and a winner of the American Institute of Architects Award for School Design and Sustainability.

### PROJECT OF THE YEAR – EXTERIOR UNDER \$500K

#### ANNING-JOHNSON COMPANY • CS BIO



Photo with rendering elements added  
courtesy of Level 10 Construction

**LOCATION:** MENLO PARK  
**ARCHITECT:** DES ARCHITECTS + ENGINEERS  
**SUPPLIER:** WESTSIDE BUILDING MATERIAL CORP.

This project is an 11,000-square-foot, three-story complex. It consists of exterior metal stud framing design-build three-coat plaster with an acrylic finish, with dens glass sheathing and traditional lath. A challenge on the project from the design standpoint was integrating the

structural criteria with the architectural intent. Anning-Johnson had to deal with seismic deflection as well as story drift within the building, while also incorporating 5,000 linear feet of aluminum reveal. The exterior consists of BMI plaster with PAREX finish. There were two finishes on the project, Sand Coarse and Sand Fine, with five different colors, custom reveals, and a high degree of finish and trims throughout the building. The modern design, LEED Gold-certified, was pleasing not only to the planning commission but to the community as well.

## PROJECT OF THE YEAR – EXTERIOR OVER \$500K, EIFS AND RESIDENTIAL EXTERIOR

### FREY PLASTERING, INC. • 1645 PACIFIC AVENUE

LOCATION: SAN FRANCISCO  
ARCHITECT: BAR ARCHITECTS  
SUPPLIER: CALPLY – L&W SUPPLY



1645 Pacific Avenue is a six-story, concrete, 39-unit condominium with three elevations between Polk Street and Van Ness Avenue. The finish used for this EIFS project was Dryvit's Freestyle Smooth, applied with two separate coats and then troweled smooth. Initially, this project was designed for cement plaster. The owner didn't care for the expansion or control joints that would have been required with the plaster system and ultimately chose EIFS, specifically the Outsulation® Plus MD System on the Pacific Avenue elevation. With a number of consultants, construction details for the sculpture's attachment integration into the adjacent EIFS system were developed and implemented.

The Pacific Avenue elevation in particular had some unique characteristics. The fifth- and sixth-floor balconies had seven urns embellished with aloe leaves and a sculpture that developer Nick Podell called "The Reclining Lady." Many years of experience in various trades were essential for completing this project.

## PROJECT OF THE YEAR – INTERIOR UNDER \$500K AND RETAIL INTERIOR

### CALIFORNIA DRYWALL CO. • THE CENTURION LOUNGE AT SAN FRANCISCO AIRPORT

LOCATION: SAN FRANCISCO  
ARCHITECT: HOK  
SUPPLIER: CLARKDIETRICH  
BUILDING SYSTEMS



This project is a high-level retail space. Construction began in February 2014 and was completed by that September. The Centurion Lounge by American Express opened in November 2014. The lounge is the first on the West Coast and the fourth location to open in a network of expanding lounges in major airports across the United States.

Unlimited and complimentary access to The Centurion Lounge is among a suite of curb-to-curb benefits designed to create a smooth travel experience for American Express Platinum Card members. The 8,200-square-foot lounge, located in Terminal 3 of the San Francisco airport, features world-class amenities that are exclusive to card members. Some of the top-notch amenities include: a wine-and-dine experience, a unique wine-tasting area, work and play areas with high-speed Wi-Fi, a soundproof family room, and a relax and recharge area with shower suites.



California Drywall had to ensure the strict California Code requirements were met to make the space compliant with the high level of finishes envisioned by the architectural team. There were also difficulties constructing at a major international airport that presented logistical challenges, such as consistently and accurately transporting the manpower and supplies to the construction site. Despite these constraints, the project was finished on time showcasing the envisioned aesthetics.

### PROJECT OF THE YEAR – INTERIOR OVER \$500K

BAYSIDE INTERIORS, INC. & CALIFORNIA DRYWALL CO. • LEVI'S® STADIUM



#### About the Project

*Levi's® Stadium is home to the San Francisco 49ers and also serves as one of the world's best outdoor sports and entertainment venues. The \$1.2 billion venue has 1.85 million square feet, seats approximately 68,500, and features 165 luxury suites and 8,500 club seats. It was designed to be a multipurpose facility with the flexibility to host a wide range of events, including domestic and international soccer, college football, concerts, civic events, and will be ex-*

*pandable for major events such as the Super Bowl. This groundbreaking project is the first U.S. professional football stadium to have achieved LEED Gold certification. The stadium was designed by HNTB and built by Turner/Devcon for the Santa Clara Stadium Authority. Two of the wall and ceiling contractors for the Levi's® Stadium are CEA winners Bayside Interiors, Inc. and California Drywall Co.*

### PROJECT OF THE YEAR – INTERIOR OVER \$500K AND CEILINGS

BAYSIDE INTERIORS, INC. • LEVI'S® STADIUM

LOCATION: SANTA CLARA

ARCHITECT: HNTB

SUPPLIER: CALPLY – L&W SUPPLY

For Bayside Interiors, Inc. it was a monumental assignment for the design, construction and ceilings of the project; the development had to be completed in 29 months after it broke ground. By the time Bayside Interiors, Inc. was brought on board, only 14 months remained in the schedule. The company was not part of the design process, which took its own coordination efforts.

Bayside used 17,636 square feet of two-by-four Tessellations metal panels with custom random perforations. These panels were hung by a concealed Torsion Spring system and had Sound Tech lining. Though the random pattern repeated itself every 20 feet, not one panel was the same due to the MEP/FS and audio/visual cutouts that had to be done in the factory prior to installation. This made coordination difficult, as all of the trades had to fall in line in order for this custom pattern to be completed.

The 300C linear "metal" plank ceilings — 30,000 square feet of them — were used with a Luxacote exterior finish and perforations. These panels were 1 foot by 16 feet, and the coil for the material came from Italy. The challenge with this system was that not only did it have to be constructed at the exterior of suites at the tower of the stadium (levels 3 to 7), but this system also was on the critical path of the schedule, which began three months after Bayside came on board. This timeframe allowed Bayside three months to procure the coil from Italy, start manufacturing and come up with a frame design that met the requirements for 85 wind loads,



taking into account television monitors; speaker systems; and mechanical, electrical, and plumbing (MEP) sizes that had not been finalized.

The collaboration within Bayside between the stud framing, strut framing, access floor, painting, and acoustical and specialty ceiling departments was unparalleled. Personnel from Bayside were part of a close on-site team made up of architects, manufacturers, engineers and other trades. Bayside played a vast part in finding solutions for job-site conditions to meet the requested requirements for the finishes envisioned.

One of the stimulating specialty ceilings for the project was the wood ceiling of 15,150 square feet of Forest Stewardship Council (FSC)-certified Bolivar wood. It had a Tabu veneer that had to be hung in place by strut framing with compound slopes, all while keeping 0.5-inch reveals between the panels, as well as a 5-inch-wide trough section for MEP. Not one of

these panels was the same size and had to be field-measured. Bayside had special perforations made in some of the panels for subwoofers that were added into the A/V design two weeks prior to installation (which meant location verification, fabrication of the wood panel in detail and shipping from Missouri). The strut framing supports were attached to specific areas of the decks, as they were made up of precast seating. The decks' heights ranged from 40 feet down to 18 feet above finish floor (AFF), where the wood panel heights range from 20 feet down to 10 feet AFF. The framing of the strut support had never been done like this before; there were three manufacturers and four contractors who walked away from the project, saying this type of work could not be done.

Bayside had to incorporate a last-minute design change above the bars to support the layout and installation of glass chandeliers to be attached to the wood panels. These had to

be installed no closer than 4 inches from the wood and within a specific area (not to hang lower than 8 feet AFF). Each strand of wire was a specific length. The fasteners could not be installed in the perforations of the wood panels; Bayside had to ensure the drops were even throughout.

Another significant part of the project was the aluminum beams/baffles used for a specialty

ceiling. An 11,612-square-foot combination of Luxalon high-profile aluminum beams and baffles was used. The beams were 2 inches wide by 8 inches tall, and the baffles were 10 feet wide by 2 inches tall. This system was hung by strut framing 18 feet AFF and had to keep a 2-inch spacing between the baffles and a 10-inch spacing between the beams. This spacing was key due to the fact that electrical pendants and lights were hung between the baffles. Not

only were MEPs going through the beams, but speakers were as well, leaving only a 0.25-inch clear space between the beams and the speaker.

For both these specialty ceilings, support framing was in itself an immense project and among the reasons why Bayside Interiors Inc. opted to submit this project for the 2015 Construction Excellence Awards.

## PROJECT OF THE YEAR – INTERIOR OVER \$500K AND INSTITUTIONAL INTERIOR

### CALIFORNIA DRYWALL CO. • LEVI'S® STADIUM

LOCATION: SANTA CLARA

ARCHITECT: HNTB

SUPPLIER: CALPLY – L&W SUPPLY

California Drywall Co. was hired to construct the metal stud framing, drywall installation and finishing for the interior of the stadium. The total contract value for this project was over \$30 million. California Drywall's accomplishments within Levi's® Stadium included: the Museum/Hall of Fame, the BNY Mellon Club East-Origami Ceiling, the 501 Club, the Tower Atrium and the luxury suites.

The museum is a 20,000-square-foot 49ers Hall of Fame with 11 exhibit spaces. A unique feature built by California Drywall Co. is a wave-shaped wall, framed with curved metal studs, sheathed with sheet metal and finished with taping compound for the Trending display.

The BNY Mellon Club East-Origami Ceiling has an 18,500-square-foot metal stud and drywall ceiling consisting of 34 individual panels with a level-5 finish and knife edge. Each panel was set at a specific angle so the entire ceiling resembles a piece of origami. The elevation of the ceiling runs from 25 feet down to 7.5 feet with a deck height of 36.5 feet, then transitions to follow the precast seating bowl of the stadium down to approximately 10 feet. Three 16-inch 12-gauge studs form a box header that runs from column to column. This was in-filled with 32-foot-long 6-inch-by-16-gauge 24 inches on center from which the finished ceiling was hung. Installing the ceiling allowed mechanical and electrical trades to install their work first, ensuring that the 7-foot rigid insulation required for Title 24 was not disturbed. These efforts provided support for the finished ceiling, helping accelerate the project to meet the schedule.

California Drywall contracted SANDIS, the engineering contractor for the project, to use



robotic total stations to establish precise layout points for the origami ceiling. The robotic system provided a level of accuracy that far exceeded industry standards. The electronic surveying allowed for multiple points to be set for accurate installation of framing. Instead of using lasers and tape measures to lay out the individual panels, the surveying technology was used to complete the job faster. The team was also able to lay all ceiling panels out without error and within exact measurements of the building's digital model. This ability was critical, given the origami ceiling's complex geometry.

The 501 Club is located on the east side of the stadium, at the 400 level, which was designed to resemble a Bay Area urban loft space. Key elements include a 20-foot dropped knife-edge soffit with level-5 finish on the interior, which California Drywall engineered as well as expanses of sloped gyp ceilings and columns with vertical reveals and beveled corners.

The Tower Atrium, at five stories, required 70 15-foot-4-inch-by-3-foot-4-inch floating knife-edge gypsum panels 106 feet above the first floor. The panels were installed in a grid pattern with 8-inch gaps between each. This scale required California Drywall and its scaffolding subcontractor to design a 100-foot-tall scaffold system specific to this installation.

The luxury suites have a high-end finish throughout. The construction consisted of the intricate and precise framing, hanging and taping needed for the multiangled aluminum insets to guide the doors at the folding glass wall system at the front of the suites.

California Drywall used techniques in collaboration with the project surveyor to translate modeled elements directly to the field framing teams. BIM was used to field-locate curved and angled walls precisely so that the other elements being built off-site could be fit within the required BIM tolerances. The BIM modeling and detailing eliminated any guesswork between trades and highlighted constructability issues to achieve conflict resolution before construction began.

Because of the massive size of Levi's® Stadium, California Drywall divided its work into four different projects. Four different job numbers, four separate foremen and four separate entire teams were the result. This strategic plan allowed California Drywall to run the process more efficiently, allowing the company to stay on top of quality control. Due to these tactical efforts, California Drywall completed this colossal, one-of-a-kind project on time and on budget.

# STAY IN THE KNOW



## ► **Sika Acquires Mortar Producer BMI**

Sika has acquired mortar producer BMI Products of Northern California Inc., a U.S.-based company. BMI Products is located in Milpitas and is active in production and sales of a full range of mortar products and systems for the construction industry. Sika is a specialty chemicals company with a leading position in the development and production of systems and products for bonding, sealing, damping, reinforcing and protecting in the building sector and the motor vehicle industry and has subsidiaries in 90 countries. The acquisition is expected to provide Sika with a known brand of specialty products and an established customer base in the large California market. For more information, contact Dominik Slappnig, Corporate Communications & Investor Relations, [slappnig.dominik@ch.sika.com](mailto:slappnig.dominik@ch.sika.com).

## ► **Great Western purchased by Foundation Building Materials**

Great Western Building Materials (GWBM), based in Hayward, with a total of nine branches in California and Arizona, along with a manufacturing facility for expanded polystyrene (EPS) foam, has been acquired by Foundation Building Materials (FBM). FBM has 73 locations in 14 states. With its three partners, FBM provides approximately 60 years of experience to its customers in building materials and tool supplies.

## ► **Eric Ladd Now at Foundation Building Materials**

With GWBM's acquisition, Eric Ladd has moved to FBM in San Francisco. Ladd is now the sales manager for FBM and can be reached at [eric.ladd@fbmsales.com](mailto:eric.ladd@fbmsales.com).

## ► **San Francisco Gravel Company Closed**

After 75 years of business, San Francisco Gravel Company has closed its doors. The company served contractors with a complete line of building materials. It was a member of Amarok and the California Building Material Dealers Association, Inc.

San Francisco Gravel Company opened for business in 1925 by Francesco Nicolai, an immigrant from Lucca, Italy. His son, Julio, employed in 1933, worked his way from the bottom rung in the warehouse to the top position of president. The company diversified to provide lathing, plastering, drywall, metal products and roofing materials. In 1958, Julio's son Michael began working at the family business and ran it until the firm's last day of business.

San Francisco Gravel Company's reputation of reliability allowed hundreds of contractors to depend on them for quick, cost-effective service. In this modern age of diminished loyalty, San Francisco Gravel was able to maintain a family-oriented business that respected the needs of all its customers. Thank you, SF Gravel, for all your years of service and contribution to our industry.

## ► **Jeff John Now at SCAFCO Steel Stud Company**

With San Francisco Gravel closing, Jeff John has joined SCAFCO in its San Francisco yard. He has worked in the industry since 1984, with all but two years working for San Francisco Gravel. John hopes that his friends and loyal customers will join him and the SCAFCO family in this exciting new time of his career. Jeff looks forward to continued success as a member of the SCAFCO family.

## **Richard Boyd Now at California Drywall Co.**

After 15 years at Anning-Johnson Company, Richard Boyd has moved to California Drywall Co. Boyd started with Anning-Johnson as their dedicated corporationwide project manager. He wrote the policies and procedures manual for company project managers. He spent eight years as the senior project manager and seven years as construction manager.

Boyd now heads up the expanding Fireproofing, Lath and Plaster division for California Drywall Co. as the senior project manager.

## ► **California Drywall, Bayside Interiors and Anning-Johnson Company Receive National Recognition for Levi's® Stadium**

The Levi's® Stadium project received the Association of the Wall and Ceiling Industry's (AWCI) 2015 Excellence in Construction Quality Award.

The AWCI Excellence in Construction Quality Award is a national award that recognizes a wall and ceiling contractor for excellence in construction quality in the face of complicated and challenging projects.

## ► **Commercial Drywall Estimator/Project Manager Wanted**

Creative Ceilings & Drywall is looking for a commercial drywall estimator/project manager with a minimum of five years' experience. The ideal candidate will cover the San Francisco Bay Area and South Bay.

Creative Ceilings & Drywall is an acoustical ceiling and drywall commercial subcontractor, with 20 years in the industry. The company is located in Martinez, California. For more information, contact Lisa Carozza, COO, at (925) 228-8251.

*If you have news you'd like to share with WACA members and have included in the Stay in the Know corner, please email Julie Dunaway at [julie@wallandceiling.org](mailto:julie@wallandceiling.org).*

# WELCOME NEW MEMBERS

## New Contractors

### ★ Russell Hinton Co. Inc.

Russell Hinton has been painting San Francisco since 1895, with drywall and taping added over 30 years ago. Its taping division provides up to a level-5 skip, trowel or knockdown finish. More than 80 skilled tradesmen work for the company. The painting and decorating division is experienced in all areas of painting, wall covering, exterior water proofing, Scuff Master, and door and wood refinishing.

### ★ Bruce K. Hall Construction

In 2005, Bruce K. Hall Construction was established in Fresno. Bruce Hall, vice president, and Jana Hall, president, brought over 40 years of combined industry experience with them to their new company. Their business operates throughout the Valley and Central Coast. Bruce K. Hall Construction offers metal stud framing and drywall, lathers and drywall finishes.

## New Associates

### ★ Structa Wire Corp.

Structa Wire Corp. manufactures welded wire products for the lath and plaster industry. It offers a broad spectrum of products for every possible stucco reinforcing application. For over a decade, Structa Wire has provided innovative products to the North American stucco industry. Although relatively new to the industry, the company draws upon the experience of its highly skilled team of engineers, machine designers and sales representatives.

### ★ Tree Island Steel/K-Lath

Established in 1964, K-Lath® produces welded wire and paper-backed reinforcing products for the stucco industry. K-Lath® products are manufactured in California for shipment across the United States and Canada. Its mills in Canada and California are ISO 9001-certified. Along with its North American production, it sources many high-quality goods from all over the world to meet its customers' needs.



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Bayside Interiors, Inc.  
Berger Bros., Inc.  
Boyett Construction, Inc.  
Brady Company/Central California  
Bruce K. Hall Construction  
California Drywall Co.  
Coast Building Products  
Component West  
Concord Drywall, Inc.  
Creative Ceilings & Drywall  
Custom Drywall, Inc.  
Daley's Drywall & Taping, Inc.  
Dasco Construction & Drywall, Inc.  
Davidson Plastering Inc.  
Decorators, Inc.  
Denham Contracting, Inc.  
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Freas Plastering  
Frey Plastering, Inc.  
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Golden Gate Drywall  
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Olea Plastering  
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Pacific West Lath & Plaster, Inc.  
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Performance Contracting, Inc. (PCI)  
Psi3g, Inc. (Partition Specialties, Inc.)  
R. Davidson Plastering, Inc.  
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RFJ Meiswinkel Company  
Robert Boeger Plastering, Inc.  
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AMS dba Allied Building Products  
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Amico  
Ariam Consulting LLC  
Artisan Plaster Supply  
Bear River Sales Co. Inc.  
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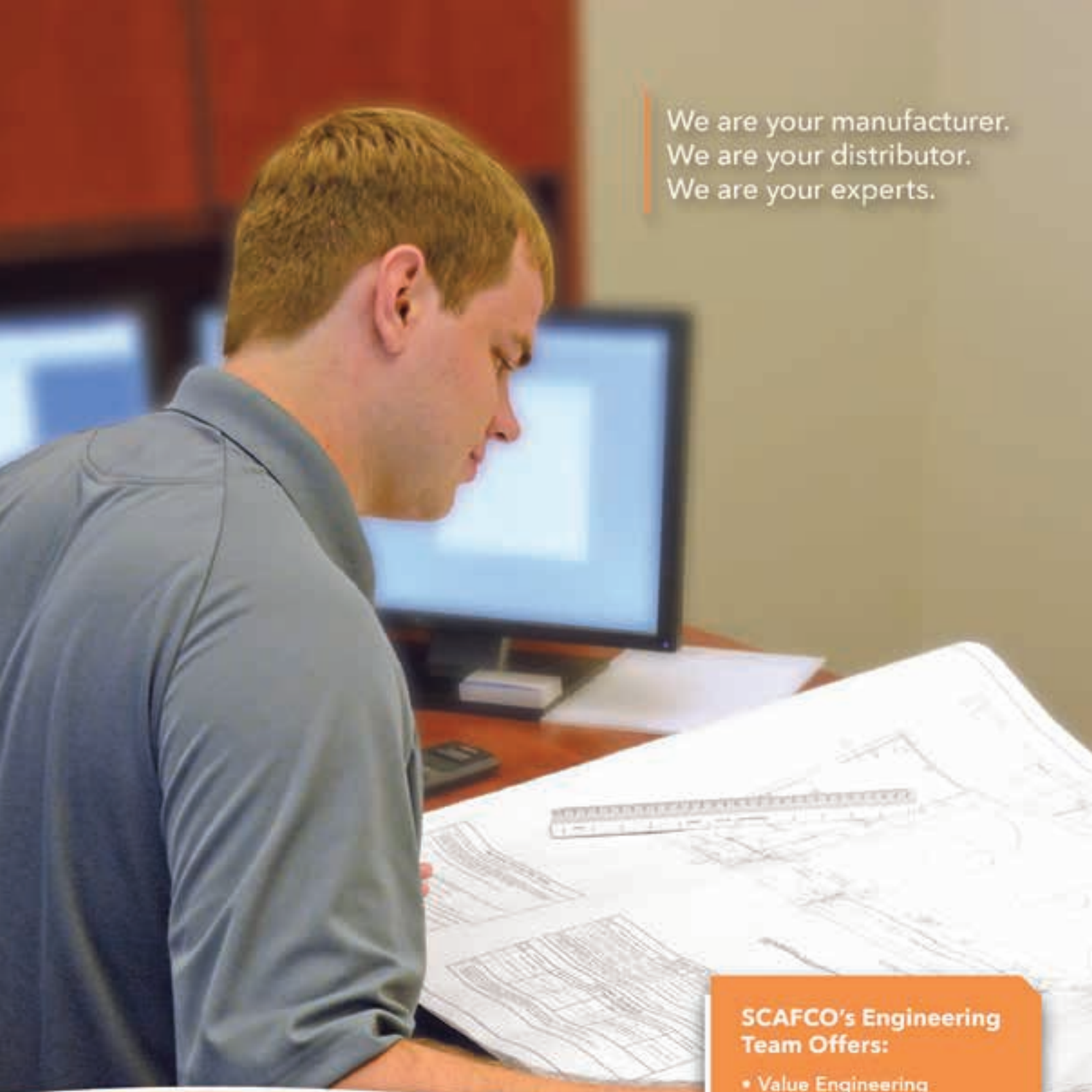
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