



### Hootenanny a Hit

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Employees in Las Vegas had a hoot at company event.



### For the Birds

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Aviary may be the largest ever built.

SUMMER 2008 KHS&S-WEST COAST

# Ins and Outs

An Employee Newsletter of KHS&S Contractors

## KHS&S Creates Unique Mountain Lodge While Fighting the Elements

*Project includes special red cedar finish developed by craftsmen.*

Although summer has finally arrived in Washington state, KHS&S' Casino Snoqualmie job site looked much different during the beginning of the project, when they battled snow, wind and low temperatures. The project is located at the foothills of the Cascade Range in Washington State.

During the first six months of the project, the crew had only three days of dry weather. They spent the rest of the time protecting themselves and the project from 60-miles-per-hour winds and snow.

KHS&S essentially shrink-wrapped the project to keep the wind and other elements out.

"For several months, we tented the scaffolding around the exterior, then heated the area to keep everyone warm," says Pete Battisti, operations manager, Seattle and Reno. "Even though it may have been 20 degrees outside, it was 50 to 60 degrees under the tent."

Craftsmen wrapped, then sealed, reinforced plastic around the scaffolding, which is nearly 70 feet tall. "It looks like we're building a casino inside a fort," Battisti says.

KHS&S is completing the exteriors and interiors of the 171,000-square-foot casino and an adjacent parking garage for the Snoqualmie Indian Tribe.



*The mountains create a beautiful backdrop for the casino. The project is near North Bend, Washington, a town made famous by David Lynch's television series Twin Peaks.*



*The project team at Casino Snoqualmie worked through challenging weather conditions to create a beautiful mountain-style lodge casino.*

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# In Our Sites

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## KHS&S Creates Unique Mountain Lodge While Fighting the Elements

KHS&S is also installing metal stud framing, drywall, EIFS, wall coverings, faux paint, finished carpentry and two water features in the interior. On the exterior, its scope includes metal stud framing, EIFS and painting.

When the project is complete late this year, the casino will be the closest tribal gaming center to Seattle. The mountain-style lodge casino will include 51,000 square feet of gaming space, a 1,000-seat event center, five restaurants, a cigar lounge and wine bar.

KHS&S' craftsmanship is most visible on the project's exterior, where they developed a durable alternative to a red cedar treatment. Instead of using real cedar or another traditional construction method, KHS&S developed a faux wood grain with Dryvit EIFS. The foam is cut to look like cedar siding, while the finished coat is combed and stained to simulate red cedar.

"It's so realistic, it looks just like cedar siding," says Eric Weller, project manager, theming.

Kevin Wirsch, senior art director, Las Vegas, developed the finish, and he and his team conducted the training on the faux painting. The execution is a joint effort between the plasterers and finishers in Seattle and the faux painters from Las Vegas and Seattle.

"The architect wanted the look of cedar, but not the maintenance it requires," says Jeff Castagnola, general superintendent, Seattle and Reno. "He asked us to figure out a way to make it look like cedar, so we did.

"Everyone is extremely pleased with the outcome, and the specialty finish has garnered the praise of the general contractor, architect and owner," he says.

KHS&S also installed a wood grain wall covering on the interior trusses over the casino floor. The ceiling is 65 feet tall with trusses that measure 35 feet high by 100 feet wide. To achieve the look of natural wood grain, craftsmen framed the trusses, installed the drywall, then covered the trusses with a vinyl wood grain covering.

"The trusses look like they were assembled from large wood timbers, but there's not one stick of wood in the trusses,"

Castagnola says.

Even though craftsmen were able to protect themselves from the elements by enclosing the exterior with plastic, the weather still brought other challenges.

"The weather was a constant challenge to the structural contractors, which in turn created a compressed schedule for us," Weller says. "Many of the completion dates for structural steel and concrete were delayed, so we couldn't proceed as soon as we would have liked in many areas."

To meet this challenge, KHS&S remained flexible and moved to other areas where they could work. They also worked overtime to meet the demanding schedule and completed many areas ahead of schedule.

Craftsmen also took extra measures when planning their work on the building's interior. The casino has an underfloor duct system, which prohibits them from driving scissor lifts

directly across the floor. Instead, the general contractor installed rails on the floor for the lifts to travel across.

This requires KHS&S to plan ahead and communicate closely with the general contractor so the lifts are moved to the proper location when needed.

KHS&S' expert planning, and especially their skilled craftsmanship, are defining the overall look of Casino Snoqualmie.

"Nearly 90 percent of the visible finishes are being completed by KHS&S," Weller says. "When the project is finished, casino patrons will see examples of our fine craftsmanship just about everywhere they look."

Battisti also praised the craftsmen for a job well done.

"They're doing an outstanding job, and this shows in the finished product," he says. "They're working safely, productively and professionally.

"In addition, our project management team is doing a fantastic job supporting our craftsmen, and everyone is having fun along the way."



*KHS&S craftsmen are completing a wide scope of work in the casino's buffet/kitchen area. Their work includes framing, drywall, painting, millwork and the installation of cultured stone.*

## PROJECT FACTS

**Project:** Casino Snoqualmie

**Location:** King County, Washington

**Construction Dates:** October 2007 through September 2008

**Owner:** Snoqualmie Indian Tribe

**General Contractor:** Skanska

**KHS&S Scope of Work:**

Interior and exterior framing, fireproofing, EIFS system with faux wood grain Dryvit finish, and interior and exterior cultured stone.

Interior finishes include 60' x 16' copper clad canopies, trim and millwork, special finishes that include wood grain wall covering and faux paint. Interiors also include a faux tongue-and-metal-groove ceiling system, acoustical ceiling tile and framed and decorative ceilings and paint; interior and exterior decorative handrail with faux finish, interior ornamental metal with faux finish and interior water features.

*To achieve the look of natural wood grain, craftsmen covered the trusses with a vinyl wood grain covering.*

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# In Our Sites

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## PROJECT TEAM

### Preconstruction

**Nat Rainwaters, Auston Janes and Doug Downing**, estimators, traditional construction  
**Andrew Vickers**, director of Themed Estimating  
**John Boesen**, estimator, theming  
**Brian Wirsch**, estimator, Water Feature & Rockwork Technology Group  
**Mike Campbell**, estimator, exterior  
**Kevin Wirsch**, senior art director  
**Jamie Edmonson**, assistant art director  
**John Boesen**, senior project manager, theming

### Operations

**Pete Battisti**, operations manager  
**Jeff Castagnola**, general superintendent  
**Daniel Vo**, senior project manager  
**Matt Castagnola**, project superintendent  
**Mike Campbell**, exterior project manager  
**Jeff Campbell**, plaster superintendent  
**Eric Weller**, project manager, theming  
**Mike Cole**, project engineer and document control  
**Matt James**, project engineer  
**Dave TweDell**, project administrator  
**Anne Caron**, administrator  
**Dan Wickstrom**, taping superintendent  
**Brent Canfield Jr.**, faux paint superintendent  
**Steve Connolly**, field art director  
**James Batie**, project foreman  
**Dave Callendar**, safety coordinator  
**Dave Early, Mike Romes Jr., Jay Jennerjahn and James Baldy**, area foremen  
**Geoff Thomas, Brent Rewoldt, Matt Trottier, Marco Alvarez, Ernest Hawkins, Chris Jones and Joe Batie**, lead men

*Jimmy Carr, journeyman carpenter, helps frame the trusses.*

