

CertainTeed ProRoc[®] BRAND Gypsum Board & Finishing Product

CASE STUDY: LINCOLN SQUARE, BELLEVUE, WASHINGTON



Project:	Lincoln Square Multi-Use Project
Location:	Bellevue, Washington
Developer:	Kemper Development Co., Bellevue, Washington
Installation Contractor:	Pacific Construction Systems, Bellevue, Washington
Distributor:	GTS Interior Supply, Kirkland, Washington

The guests and residents in the upscale Lincoln Square condominiums, hotel rooms, offices, shops and restaurants have more than just a spectacular view of Mt. Rainier from high above the mixed-use high rise complex in Bellevue, Washington. A collection of products from CertainTeed (formerly BPB) combined to create a stunning and environmentally sustainable interior environment.

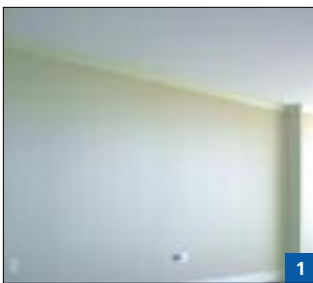
- 1 ProRoc[®] Type X Gypsum Board was used extensively to line the walls of the 40-story tower. In addition, CertainTeed's ProRoc[®] Brand Finishing Products were also used.
- 2 This was the first large-scale project where CertainTeed ProRoc[®] Wallboard and Finishing Products were specified together. All of the finishers were impressed with the ProRoc[®] Finishing Products and their ease of use.
- 3 The ProRoc[®] gypsum panels and finishing products combine to form a good system because of their high quality, good performance and the convenience of the products all coming from a single manufacturer.

Many of CertainTeed's products also earn points toward a LEED-certified green building project in several areas, including: Construction Waste Management (MR Credits 2.1 and 2.2), Regional materials (MR Credits 5.1 and 5.2), and Rapidly Renewable Materials (MR Credit 6). The LEED (Leadership in Energy & Environmental Design) Green Building Rating System[®] is a voluntary national standard for high performance green buildings developed by the US Green Building Council of which CertainTeed is a member.

These environmentally-friendly features will be increasingly more valuable to developers and hoteliers as studies have shown that a vast majority of hotel guests prefer knowing that the hotels where they are staying are taking steps to ensure that the environmental impact of the hotel is being addressed by the hospitality operator.

The compatibility, safety, and look and appearance of ProRoc[®] gypsum boards are also important, especially on high profile building projects like Lincoln Square. The development is comprised of 1.5 million square feet on 4.5 acres on the southwest corner of Northeast Eighth Street and Bellevue Way, immediately east of the Bellevue Square shopping mall. The project encompassed four phases, including: two towers, a parking garage, retail, hotel and condominiums.

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The 40-story Lincoln Square tower in Bellevue, WA was constructed with ProRoc[®] Gypsum Board and ProFin finishing products for the interior walls.



Lincoln Square rises 40 stories, and includes a hotel and office tower space from the 27th floor to the 31st floors. There is also a 224-unit, 25-story apartment tower above 200,000 square feet of retail and an 18-screen movie theater.

The developer of Lincoln Square, Kemper Development Co., has provided Bellevue with upscale retail opportunities in the heart of a city just 20 minutes from Seattle. The highly visible and prominent street-front shops lining the sidewalk face Bellevue Square, one of the most successful shopping centers in Washington State's high tech corridor. Lincoln Square provides venues for shopping, from luxurious home accents, décor and furniture, to expert interior design services — with the luxury of free retail parking.

Starwood Hotels & Resorts Worldwide, Inc. was selected by Kemper Development to manage the 337-room luxury hotel at Lincoln Square under its Westin brand. For dinner, meetings and dancing, the hotel contains several eateries, more than 17,600 square feet of banquet meeting space, and a 7,300-square-foot ballroom. Other amenities include a heated indoor lap pool and spacious four-fixture bathrooms.

"This project has always been of strong interest to Westin because it is a perfect fit for this upscale and dynamic multi-use facility," said Sue Brush, senior vice president, Westin Hotels & Resorts. The Westin opened Nov. 1, 2005.

CertainTeed is proud to have had the opportunity to team with GTS and PCS on such a prestigious project in downtown Bellevue, according to Randy Zonnefeld, sales manager/finishing products for CertainTeed. "Our relationship with both PCS and GTS on such high profile jobs is both rewarding and satisfying," said Zonnefeld.

"At CertainTeed we provide contractors with everything the eye can see on a completed wall system. We also seek to establish and maintain a customer relationship based on quality and service," Zonnefeld said. "We are customer focused, delivering our product on time and dealing with any issues arising on the job site," Zonnefeld added.

"Contractors are reporting that utilizing CertainTeed as a single source supplier for gypsum and finishing products, saves time

and aggravation on the job. If there is a problem, they only have to make one phone call," stated Zonnefeld.

In addition to the CertainTeed gypsum and finishing products used on the project, the architects also specified the CertainTeed ProRoc Shaftwall System for the elevator shafts. This proprietary system ensures fire resistance as well as stability in the shaft assembly process.

The supplier of choice for this project was GTS Interior Supply, a GMS subsidiary who was dissatisfied with the level of service provided to him by local suppliers. GTS's main business is delivering gypsum wallboard in addition to a full line of interior finishing products, such as fasteners and adhesives, joint treatments, trims, steel stud and track products, and insulation. GTS was founded in 1976 in Eastern Washington by a drywall applicator who was dissatisfied with the service provided to him by the suppliers. GTS has since expanded to Western Washington, Oregon, Montana, and Alaska. They offer service to both residential and commercial job sites with a highly trained staff and 150 boom trucks throughout Pacific Northwest region.

GTS distributed The CertainTeed products on the Lincoln Square project, which included: gypsum wallboard, shaftliner and finishing products.

"GTS only supplies products that are backed by the manufacturer and CertainTeed has proven they can respond to our customers quickly and effectively," said Mike Nunn, President of with GTS Interior Supply. "CertainTeed and customer service are one and the same," Nunn added.

Pacific Construction Systems, which has been in business since 1966, is the largest commercial contractor of its kind in the Northwestern United States. Pacific Construction employs more than 350 people, coming from Washington, Oregon and Canada. The company installs commercial drywall and also applies paint, fire proofing and plaster.

The company finished the interior walls using CertainTeed 5/8" ProRoc® Type X Gypsum Board, covering 2,965,056 sq. ft. of the interiors on the Lincoln Center project. The Lincoln Center project also required 4,285 sq. ft. of ProRoc® Exterior Soffit Board.

ProRoc® Exterior Soffit Board was used for the underside eaves and exterior ceilings with indirect exposure to the weather.

ProRoc® Shaftwall Systems, which have replaced traditional masonry for interior vertical enclosures including mechanical enclosures, stairwells, elevators enclosures and other mechanical chases, provide a vital safety link within multi-story buildings such as Lincoln Square. ProRoc® Shaftwall Systems also offer superior sound control and are easier to install. There was 175,135 square feet of the shaftwall gypsum boards installed inside Lincoln Square. The 1" ProRoc® Shaftliner Type X panels provide a defense against fire spreading rapidly between floors and multi-story buildings.

Lincoln Square is minutes from many high-profile business campuses including Microsoft, Boeing, Nintendo of America, T-Mobile and Expedia.com. With such high tech neighbors in the Greater Seattle area, the Westin Bellevue and Lincoln Square development caters to its guests with high speed Internet and 32" flat screen LCD televisions in each room. While the latest in high performance gypsum and finishing products technology may not be visible to the naked eye, hotel guests and condo owners can rest easier knowing that there is ProRoc® Gypsum Board and Finishing Product on the walls.

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