

# on the level

A Newsletter for Friends of Korsmo Construction

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### New To The Korsmo Team:

**Christine Tudor**  
*Payroll Accountant*

**Connor Pierce**  
*Project Engineer*

**Jake Barton**  
*Foreman*

**Kaylor Hasbargen**  
*Project Engineer*

**Phil Milianis**  
*Project Manager*

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Fall | 2016

## Non-Profits Growing to Support Community Needs

*Encouraging growth in construction projects for local non-profit organizations*



*Preliminary design: Eastside Community Center*

Serving the non-profit sector always been a priority at Korsmo Construction. When Korsmo was founded nearly 70 years ago, much of our work was dedicated to building community spaces like churches and schools. As our company has grown over the years, service has remained a core value and our employees are truly passionate about working with local partners to build a better community. After a period of regional economic difficulty, it is encouraging to see a recent increase in construction projects for nonprofit organizations in the Puget Sound region.

For example, the future Eastside Community Center is the result of years of hard work and community activism to bring positive change to Tacoma's Eastside neighborhood. Many stakeholders have come together to achieve a common goal: creating a place where youth, families and community members can safely gather to play, learn and grow. This project is a unique collaboration between Metro Parks Tacoma, the Boys & Girls Club of South Puget Sound, Tacoma Public Schools, Tacoma Housing Authority, City of Tacoma and the Greater Metro Parks Foundation. Korsmo is currently in the preconstruction phase of this GC/CM project, working with a|r|c Architects, Parametrix and the project's many stakeholders to finalize programming needs and design options. The new 60,000 square foot facility will be built next to the campus of Fist Creek Middle School and will include an aquatic center, gymnasium, fitness facilities, creative spaces for performance and visual arts, kitchen and event spaces.

Also in the preconstruction phase is a new 28,000 square foot facility for Tacoma Community House, which will be located on the same property as the organization's existing facility in Tacoma's Hilltop neighborhood. Having outgrown their current space, the new building will provide expanded programming space, staff offices and additional on-site parking. The project is scheduled to break ground in spring of 2017.

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## Focused on Service

Being involved in community comes naturally for us here at Korsmo Construction: service is in our history and our company culture. In the last 10 years we have intentionally focused our business to better serve Tacoma/Pierce County but also increase our efforts throughout south Puget Sound including Kitsap and Thurston Counties.

By supporting our current owners, new clients and existing community partners, we are able to expand our reach and leverage our resources to help in many ways. Regardless of the project type; housing, education, business and office expansion, hospitality, etc., our approach to supporting owners is the same: we aim to understand their needs and operate as a true partner in the success of their mission and vision.

What community are you serving, and can how can we help?

Thanks!

*John*



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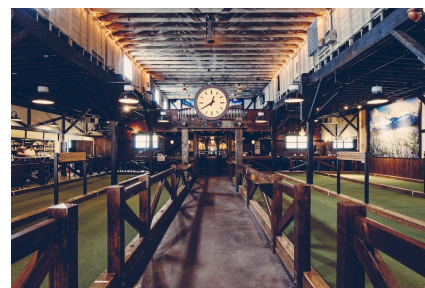
Additionally, our teams are working on several renovations and upgrades to faith-based facilities in the greater Tacoma area. These include Peace Lutheran Church, Lighthouse Christian Center, University Place Presbyterian Church and Puyallup Nazarene Church.

Korsmo's ongoing work with Broadway Center for the Performing Arts, a Tacoma-based non-profit organization, continues at the Pantages Theater. Our team recently completed a series of exterior envelope repairs on the nearly 100-year-old building, including the replacement of windows, cleaning the building's white terra cotta surface and installing new signage and lighting. Upcoming work will consist of considerable seismic upgrades in time for its centennial in 2018.



Pantages Theater, Tacoma, WA

## Rhein Haus Comes to Tacoma



Exciting things are happening at our Titus Will Adaptive Reuse project in Tacoma's Stadium District. In addition to several retail storefronts along North 1st Street, the popular German beer hall, Rhein Haus, is adding a Tacoma location on the Division Avenue side of the triangular building. The 11,000 square foot

space will feature many of the same features as the Seattle location, including bocce ball courts, two bars, a small brewery and full kitchen that will serve traditional German fare. A large outdoor mezzanine overlooking Wright Park is also being constructed. Much of the original wood framing in the building will be preserved and left exposed to match the aesthetics of Rhein Haus' Seattle location (shown above), which is visually reminiscent of a Bavarian lodge.

## Ongoing, Upcoming & Completed Projects



College Instruction Center, Olympic College

### Recently Completed Projects

- Pantages Theater Envelope Repairs  
Broadway Ctr. for Performing Arts  
Completed: August 2016
- Pope John Paul II HS Renovation  
Pope John Paul II High School  
Completed: August 2016
- Clearwater Casino Resort Phase III  
The Suquamish Tribe  
Completed: August 2016
- Center for Global Scholars  
Pierce College  
Completed: July 2016
- Puyallup Tribal Health Clinic: Phase 5  
Puyallup Tribe  
Completed: June 2016
- River Rock Smoke Shop  
Stillaguamish Tribe of Indians  
Completed: May 2016
- Mary Bridge Family Pavilion  
Cheney Stadium  
Completed: April 2016
- Woodland Square Commercial  
Office Improvements  
MJR Development  
Completed: January 2016

### Ongoing Projects

- Rhein Haus Tacoma  
Rhein Haus  
Anticipated Completion: Winter/16
- Titus-Will Adaptive Reuse  
Tourmaline Capital  
Anticipated Completion: Fall/16
- The Point Casino Hotel  
Port Gamble S'Klallam Tribe  
Anticipated Completion: Fall/16

- College Instruction Center  
Olympic College  
Anticipated Completion: Summer/17
- Integrated Education Center  
South Seattle Community College  
Anticipated Completion: Summer/17
- Lucky Eagle Casino Expansion  
Chehalis Tribe  
Anticipated Completion: Winter/16
- Mel Korum YMCA Renovations  
YMCA of Pierce and Kitsap Counties  
Anticipated Completion: Winter/16

### Upcoming Projects

- Olympic High School Renovation  
Central Kitsap School District
- Tacoma Community House Offices  
Tacoma Community House
- Puyallup Nazarene Church Remodel  
Puyallup Nazarene Church
- Eastside Community Center  
Metro Parks Tacoma
- Lighthouse Church Gym Remodel  
Lighthouse Church
- University Place Presbyterian  
Church Remodel  
University Place Presbyterian Church
- Trappers Sushi at Garfield Station  
Trappers Sushi
- H&L Produce Renovation & Addition  
H&L Produce
- Telecare Federal Way Evaluation &  
Treatment Center  
Telecare Corporation

## Kid's Construction Day



In support of the Children's Museum of Tacoma's Playing Under the Stars Auction, Korsmo has been hosting Kids Construction Day for several years. This summer, two groups of children ages 3-10 had the opportunity to visit Korsmo's job site at Olympic College in Bremerton, WA.

The Korsmo project team took the kids and their parents on tours of the project site, where they learned about the current work underway at the College Instruction Center project, safety measures and basic construction principles.

After the tours, the children got to enjoy lunch and a construction based craft project at the job site office.