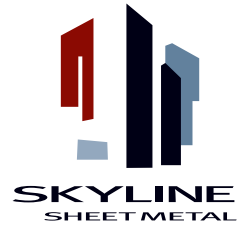


CASE STUDY: SITKA APARTMENTS

There is currently a strong demand for residential developers in the housing market to constantly reduce costs, increase quality and manage constant project change with grace and professionalism. Skyline Sheet Metal's experience provided the ideal foundation for assisting Turtle Island Development in building the Sitka Apartments.

"The work is beautiful. The craftsmanship exceeded all my expectations... Doug Petersen was terrific to work with. I see people stopping by all the time taking photographs...your work made the building."

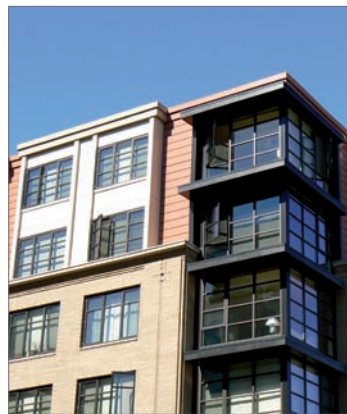
—Ed McNamara, Sitka Apartments Developer, Turtle Island Development LLC



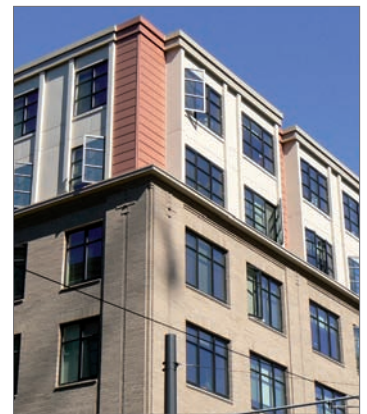
Sitka apartments 1



Apartment detail



Sitka apartments 2



Sitka apartments 3

CHALLENGE:

Turtle Island Development recently had a prime opportunity to build a large residential building in a highly regarded area of Portland, Oregon known as the Pearl District. Convenience, sustainability and comfortable urban living are extremely valued by residents. To be a part of development in this area of the city aligned perfectly with Skyline Sheet Metal's areas of strength.

As Renee Mitchell wrote in her Oregonian column, "With housing prices out of reach of the average income and more rental apartments converting to condos, many different types of workers — such as retail salespeople, police officers and registered nurses — are being squeezed out of the city...But buildings such as the Sitka, with most units reserved for people making less than the median income, will be able to live somewhere other than the outer suburbs." With property prices soaring and the cost to construct a 170,000 Square foot building in The Pearl District, the challenge was to come in budget with an accelerated construction schedule so that the project was financially beneficial for the developer.

LOCATION

1230 NW 12th Ave
Portland, OR 97209

MATERIALS

Custom Horizontal Reveal Metal
Panel – 24 GA Custom Colors
SSMACT III
.063 aluminum three colors
Flashing and Sheet Metal
24 GA four custom colors

DEVELOPER

Turtle Island Development LLC
907 NE Thompson St, Ste 200
Portland, OR 97212

GENERAL CONTRACTOR

Walsh Construction
2905 SW First Ave
Portland, OR 97201

ARCHITECT

Ankrom Moisan
6720 SW Macadam Ave, Ste 100
Portland, OR 97219
Michael Bonn

SOLUTION

To meet the demanding schedule, Skyline Sheet Metal put its state of the art fabrication facility and project field superintendent, Asa Swindell, to the test. Asa was responsible for field verifying 15,000 square feet of horizontal siding, 42,380 square feet of Skylines' proprietary SSMACT III panel system as well as coordinate our fabrication facility with our journeyman field installers. Skyline Sheet Metal fabricated (to specific field condition requirements), 57,380 square feet of metal wall cladding and over 44,000 lineal feet of custom flashing in a 22-week period. With the support of Skyline Sheet Metal's operations, our journeyman field installers were able to concentrate their efforts on craftsmanship and installation.

