

THE JOURNEYMAN ROOFER & WATERPROOFER

COVER STORY

ROOFING STORIES AND EVENTS THAT ARE MAKING HEADLINES

Urban Redevelopment Project in Seattle Generates Good Union Jobs

The AFL-CIO Building Investment Trust (BIT) has been helping America's cities carry out their urban development and revitalization plans for over 20 years. During this time, the BIT has participated in nearly \$4.3 billion in real estate projects nationwide, with a focus on supply-constrained urban markets. These BIT investments have generated an estimated 54 million hours of employment for members of the building and construction trades. One such project is Ballard Park, an \$86.7 million residential and retail building currently under construction in one of Seattle's historic neighborhoods.

Representatives of the AFL-CIO Investment Trust Corporation (ITC) and PNC Realty Investors, advisor to the BIT, recently visited the project. Ballard Park is generating approximately 560 union construction jobs, including employment for members of United Union of Roofers Local 54, Seattle, WA. At the time of the visit, Local 54 members were installing a 45,400-square-foot roof on the eight-story structure, a job that is expected to create some 4,000 hours of work.

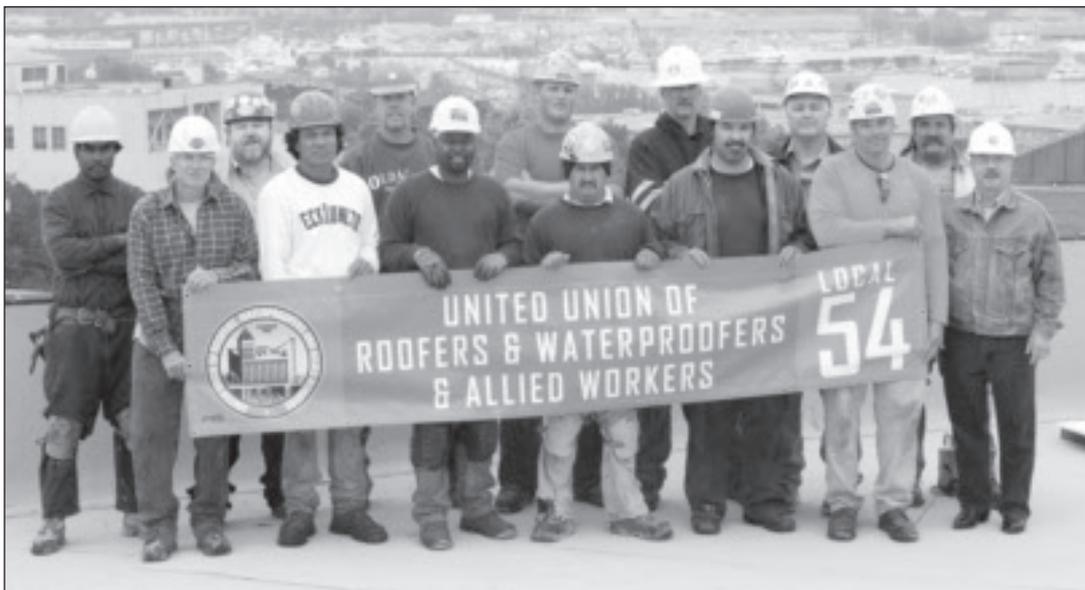
"In today's tough economy, it's good to see companies like the BIT investing in our community and creating employment for our local union workers," said Carolyn Vares, president of Crow Roofing and Sheet Metal, Inc., which is responsible for roofing work at the Ballard Park project.



PHOTO COURTESY OF PNC REALTY INVESTORS

Aerial view of Ballard Park in historic Ballard, a neighborhood located in the northwestern part of Seattle. The area originally served as the center of Seattle's Scandinavian seafaring community.

Seattle-based Crow Roofing started work on the mixed-use development in May of 2009. Roofers applied over 45,000 square feet of modified, torch-down roofing. A total of 119,200 square feet of tapered system insulation was used, along with a half-inch DensDeck, CertainTeed Ultra Poly SMS ply sheet and Flintlastic FRT granulated cap sheet torched down as the final surfacing ply. The project was "very involved," according to Crow Roofing estimator Tim Rash.



Local 54, Seattle, WA, members who worked on Ballard Park project, from left: John Binnion, Paul Anderson, Local 54 Business Manager Steve Hurley, Aiafano Faataape, Chris Engberg, Devon Alexander, Travis Jackson, Ignacio Perez-Bravo, Todd Rammelsberg, Arturo Segredo, Apprenticeship Coordinator Gregg Gibeau, Foreman Anthony Bergeson, Rich Malean and International Representative Paul F. Blaski.



Amid the recession, Local 54 members have seen the benefits of BIT's investment during what has been an unseasonably slow summer for work across the country. As many as 12 roofers worked full-time on the project, although according to Carolyn Vares, a normal summer might see anywhere from 35 to 50 roofers employed by her company. She is thankful, however, that they can always get skilled workers from the local's pool of employees.

So far work on the project is running smoothly. Two months into the job, there hadn't been a single rain day, which helped progress significantly. In addition, general contractor Absher Construction Company "has been instrumental in making sure the roof system gets on," said estimator Tim Rash, and this in turn will ensure the timely finish of the project. Once completed, the street level will house commercial shops anchored by a Quality Foods Center grocery store. Apartment units will fill the top seven floors.

Crow's roofing superintendent Roger Vares sees Ballard Park as a good example of the advantages of using union labor. "Our roofers are union-trained and highly experienced workers who deliver a quality product," he said. "They know how to get the job done right."



Union-financed, union-built, union YES!



Foreman Anthony Bergeson and International President Kinsey Robinson apply torch down.



PHOTO SUBMITTED BY ANTHONY BERGESON

In the early stages, Local 54 roofers install a vapor barrier over DensDeck.



PHOTO SUBMITTED BY ANTHONY BERGESON

Chris Engberg prepares to detail a drain.



PHOTO SUBMITTED BY ANTHONY BERGESON



COVER STORY



PHOTO SUBMITTED
BY ANTHONY BERGESON



PHOTO SUBMITTED
BY ANTHONY BERGESON



PHOTO SUBMITTED
BY ANTHONY BERGESON

