



Roland Construction Receives National MBCEA Metal Building Award



The award-winning Montauban Business Park project.
(click photo to enlarge)

Roland Construction of Stockton, California recently received the top award for the "Building of the Year" at the 40th National Metal Building Contractors and Erectors Association's convention in Biloxi, Mississippi.

The project, Montauban Business Park, was chosen from many projects submitted from all over the United States by a jury of three architects: Jon Litchy of Archetype Design Group, Inc., Leawood, Kansas; Michael AuBuchon of Ranon & Partners, Inc., Tampa, Florida; and Ronald Albert of RHA Architects of Haverhill, MA.

According to Albert, the project—using a metal building by CBC Steel Buildings—was selected because it best exemplified the future of buildings in the United States, with its LEED focus, "green" construction, as well as its superb aesthetics.

Bill Ross of BRC Design Associates, Stockton, CA; and Mike Smith of Mike Smith Engineering, Lodi, California; collaborated on the design and engineering of the project.

According to the building's owner, Bob Desautels, the project utilized a very innovative design, using a metal building system. "This was a highly economical, fast, and sturdy type of construction, with very little construction waste," he said.

Even though Desautels did not design the initial structure, he did manage the project materials and systems to assure that the building would be able to achieve LEED Certification. Desautels, who has been designated an accredited LEED professional by the US Green Building Council, specified a comprehensive "green" building program, utilizing regional materials and materials with a high recycled content wherever possible in the building. "I prohibited off-gassing materials and required low VOC paints, sealers, and adhesives to ensure superior indoor air quality," he stated.

The building is a 16,000 square foot, 2-story Class A medical office building with unobstructed openings, flexibility of the spaces including a full 13 feet between floors, and an over-sized elevator. The design provides an impressive and unobstructed day lighting and view.

Other "green" design features include rainwater harvesting, a bioswale, and a below-grade storm water filtration system to control both the quantity and quality of storm water run-off from the site. Water conserving bathroom fixtures, highly efficient landscaping and HVAC systems, along with low-e dual-paned glass, and highly insulated wall and roof systems combine to minimize water and energy usage.

Building "green" is more than just the building. A reciprocal parking agreement with the next-door childcare center allows joint use of the combined parking area. Close proximity to bus service and other nearby housing and commercial enterprises makes this a pedestrian-friendly location.

Steel framing included clear span rigid frames, columns, beams, bar joist, and steel decking for the second floor and balconies. Wall support beams provided lateral support for the metal stud wall and extensive glazing. Steel frames and decking also support the equipment well. The sloped roof areas have multiple hips and dutch gables, a 3' overhang, and oval equipment well. The roof is standard weight concrete tile, over OSB board. The equipment well has a 60-MIL single-ply roof with Zinalume™ "R" panel parapet back sheeting.

Architectural treatments include the use of stud and stucco entry arches, rounded column barrels, tile, stucco plant-on band, and lots of glass.

The metal building was manufactured by CBC Steel Buildings, headquartered in Lathrop, California, and was erected by the general contractor, Roland Construction. For more information on CBC Steel Buildings, go to www.cbcsteelbuildings.com.

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