

# NORTHWEST LANDSCAPE PROFESSIONAL



## **Environmental Landscape Program Grand & Judges' Award Recipient: Challenging Construction Of Jeanne Hansen Community Park • Page 16**

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**WALP**  
Washington Association  
of Landscape  
Professionals

## The Wettest Winter And Spring In The History Of Washington State The Construction Of Jeanne Hansen Community Park



A park the size of Jeanne Hansen needs a storm water sediment pond to hold and release all the water generated from the property.

A sixteen acre site on Snoqualmie Ridge had been used for years to dump refuse from residential construction. Ohno Construction took the site and transformed it into a new park for a Pulte Homes community. It was not an easy task, even for a large company like Ohno. For the massive project, Ohno Construction earned a Grand Award in the Commercial Construction - Over \$150,000.00 category in WALP's 2014 Environmental Landscape Awards Program.

Construction included moving over 40,000 cubic yards of on-site materials, followed by installation of 7,000 lineal feet of storm water piping with 35 manhole/catch basin structures, two synthetic turf soccer fields, one natural grass soccer field, tennis courts, a 151 stall parking lot, a restroom/concession building, picnic shelter, maintenance building, two playground structures, concrete sidewalks and plazas, fencing, landscaping, and irrigation.

Construction of the soccer fields encompassed nearly 18,000 lineal feet of sub-surface drainage, import of over 8,000 tons of permeable rock, 3,000 tons of sand for natural turf field, fencing, and concrete curbs.

Hard surfaces included 2,800 square yards of concrete paving,

*Cover: The Park was named after Jeanne Hansen, and her memorial rock is set at the entry to the synthetic turf fields, near the play area.*

with another 8,000 square yards of asphalt paving for pathways and parking lots.

The landscaping involved importing nearly 9,000 cubic yards of topsoil, installing 5,965 shrubs and groundcover plants, 156 trees, and 160,000 square feet of lawns, including the natural turf soccer field.

### Ohno Tackled Unexpected Challenges Head On

Undocumented bed rock and buried boulders were a big problem in several areas of the park. Ohno had to hire a rock blasting contractor to drill and blast the bed rock in order to install the sub-surface storm and field drainage. Two hundred cubic yards were used in the landscaping, but 460 cubic yards were hauled away.

Since negotiating the contract took longer than expected, construction did not start till mid-August 2013. This made the work even more difficult, since construction took place during the wettest winter and spring in the history of Washington State.

### Ohno Construction Has A Well Established History

Ohno Construction Company has been in continuous operation since 1966 and evolved from two brothers working their way through projects including parks, wetland mitigation, habitat restoration,

> Continued on next page

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shoreline enhancement, and athletic facilities. After working in all of the western states including Alaska, Idaho, Montana, and Oregon, they established a second office in Southern California. They have completed over 400 projects mostly in the Puget Sound region.

Ohno has a large and diverse fleet of equipment, the same complement as a major road builder, so they are able to mobilize resources quickly. They also have a multi-state workforce available to immediately operate the equipment. They first used lasers for accuracy over twenty-five years ago, and they routinely use them today.

Ohno stresses partnering with owners, designers, and subcontractors. Long ago, the company discovered the value of both up-front collaboration and proactive communication, especially with design/build jobs. Yoshio Ohno, co-founder and President, is actively involved in the management of every project.

The company prides itself in high ethical standards, a history of safe workmanship, and management appreciated by many for whom they work. It has developed an excellent reputation among owners, designers, subcontractors, and suppliers. They treat all their partners in construction with honesty and respect. They have a policy of paying suppliers on a weekly basis and subcontractors within five days after receiving payment.

### Quality And Value

Over time, the company has learned that there are several keys to producing high-quality work, without a premium price. They don't cut cor-

ners, but can cut costs by applying some well-considered tactics to their construction planning and operations. They are the only contractor to receive a perfect evaluation score from the Seattle Parks Department, not just once but twice.

### Experience

Ohno has worked nearly 50 years with numerous architects and engineers. They have constructed over 200 fields and decades ago installed one of the first in-filled synthetic turf fields in the world.

### Professionalism At Every Turn

Ohno employees exhibit dedication and professionalism at every turn. Contrary to the Landscape Industry's pattern of high turnovers in staff, many of Ohno's key personnel have grown their careers with the company over decades. They have an aggregate of over 500 years of experience in this field.

Congratulations to Ohno Construction for being a well-deserved recipient of an Environmental Landscape Grand Award.

For more information call (206) 325-1529 in Seattle, WA or (909) 356-5672 in Fontana, CA. Visit the Ohno website at <http://www.ohno-construction.com/>.

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Before 1



During 2



During 3



During 4



During 5



During 6

> Continued on next page

Before Photo 1

Ohno Construction submitted several estimated cost and value engineering scenarios to Pulse Homes. The contract was awarded in August 2013.

During Photo 2

Synthetic field one, complete with permeable rock in place. Field two is half completed before the record rains in late 2013.

During Photo 3

Ohno's contract with the developer included a rock clause. The cost of blasting and removing bedrock exceeded \$25,000.00.

During Photo 4

One might expect to encounter a few large rocks when dealing with a site as large as Jeanne Hansen Park.



During 7



Complete 8

During Photo 5

Winter 2013 to Fall 2014 were tough. Months of record rain fall added inches to the total on the Ridge. (previous page)

During Photo 6

The owner stepped up to the plate and paid for all rock cut overruns. (previous page)

During Photo 7

Installing base course permeable gravel over flat drain lines.

Completed Photo 8

Fourteen months later, and record rainfalls for several of those months Jeanne Hansen Park and all the elements are complete.

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