

HUGHES News

Building Space For Business Since 1981

Spring 2005

Recession? What Recession?

We don't track our business by the season, but I think it is safe to say that this was the busiest winter construction season in our 24-year history. We completed over 80,000 square feet of new retail lease space, 20,000 square feet of new office space, 53 residential condominiums (approximately 84,000 square feet), and about 50,000 square feet of tenant improvements. Toss in a new McDonald's in Newberg, Oregon, a Panda Express on West Burnside in Portland and a complete, occupied remodel of The Chart House on SW Terwilliger Boulevard in Portland and...well, you get the picture!

We see increasing demand for retail construction. New office building, particularly owner occupied, is gaining strength. Tenant improvement work is also much more active this year. Our decision four years ago to add a housing component to our business has proved to be on the mark. Last year we completed about \$8.5 million in residential construction, primarily condominium work.

We've come roaring back from the recent recession! Our move last spring to a larger office building provided much needed extra space. With the addition of about 15 new employees this year (five in the office) the building is feeling smaller every day.

The positive for our customers in this expansion is that we're geared up for a great year. We've closed out many of last year's projects and have the capacity to quickly respond to our clients needs.



Cornelius Pass Plaza, Hillsboro, Oregon. Owned by Cornelius Pass Plaza, LLC, this 10,638-square-foot building was designed by Partin & Hill Architects and was one-third pre-leased prior to groundbreaking last fall. Construction will be complete this spring.



Center Pointe Shops, Lake Oswego, Oregon. This 15,000-square-foot project consists of three separate retail buildings. It was developed by Center Pointe Shops LLC and designed by Ankrom Moisan Associated Architects. This sunny picture masks the challenges of winter construction faced by our construction crews.



Baseline Station Retail Building, Hillsboro, Oregon. Owned and developed by Baseline Station LLC, this 12,000-square-foot building was about 50% pre-leased when construction began last fall. Designed by Robert Evenson Associates, it will provide much needed space in the rapidly developing light rail transit corridor.



Oregon City Retail, Oregon City, Oregon. This 8,000-square-foot building, designed by LDC Design Group, was developed and owned by Pacific Investment Properties, LLC. Retail lease space is still available in this prime location.



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Sunset Crossing, Lake Oswego, Oregon. This 20,000-square-foot office project is comprised of two separate two-story buildings. Strict design guidelines set forth by the city challenged the entire team to find solutions that were acceptable to all. The design criteria were met by the team headed by the architect, David Bissett and Associates. The developer, Sunset Crossing LLC, capitalized on their diligent, hands-on approach and collaborative relationship with the city to make the entire project a success.



Barbo Machinery, Portland, Oregon. Here is a follow-up photo from our last issue's in progress shot of this major, occupied remodel and addition.

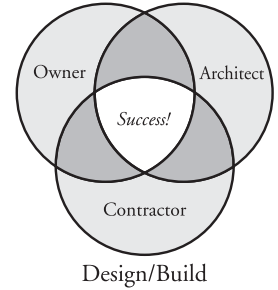
Design/Build:

The Three-in-One Solution to Your Construction Needs

Design/build is the best tool an owner has in creating a team that can work toward a common goal. Working as a team, the owner, architect and contractor have the means to ensure the successful blending of their unique talents.

The most critical and decisive stage of any project is the beginning—where the *initial budgeting and design criteria* are established.

- Owner: Establishes the overall requirements of the project - size, use, needs, functions, requirements and pro forma budgets.
- Architect: Helps establish realistic expectations for the owner, which include design, aesthetics, functionality, codes and life safety.
- Contractor: Ensures cost control, budgets, methods and means, scheduling, quality assurance and guarantees maximum price.



Design/build allows the owner to objectively choose between the often-conflicting needs of a project *during the design process* —not after the fact, when it is often too late.

Design/build dramatically lowers the number of change orders normally issued on a project.

Design/build lends itself well to the “fast-track” method of construction. Fast-track expedites a project toward the earliest completion date possible. This lowers the largest incidental cost of the job—overhead.

Design/build is predicated on the mutual trust of the development team. No individual player can properly execute his work successfully without the input and guidance of the other team members.

In summary, design/build is the best assurance the owner has that his project will meet or exceed expectations, be on time and within budget.



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