

HUGHES News

Building Space For Business Since 1981

Summer 2007

Miscellaneous Musings

The year 2007 is right on target to be another strong year in both commercial and residential work despite some slowing in other parts of the country. Oregon is benefiting from an influx of people who come here for the Northwest lifestyle.

In our industry, we struggle with the balance between the developmental needs of the increasing population and the restrictions in place to help maintain the quality of life for which we are known. Recently, I met a young graduate of Cornell University's Masters program in Urban Planning who had moved here for both the quality of life and for a chance to work within, and be a part of, our nationally-recognized leadership in planning. Cornell uses Oregon as a classroom example of how successful urban planning can be. I wonder if they have ever tried to drive here during rush hour? Whose plan was it to ignore the need for better roads and freeways?

You can see from this issue that condominium work has become a significant piece of our business in the last couple of years. Today's residential projects, with their views, locations and architecture, clearly have a distinct photographic advantage over some of our other work, and therefore got top billing for this Summer issue of *HUGHES News*. If our backlog of commercial and residential work can be considered an economic indicator, I would say Oregon is in good shape for the foreseeable future.



Above: The Cascade View condominiums rise above Highway 30 in this perspective of Building B1, which houses six units of this 25-unit, four-building complex. Designed by R.G. Naff and developed by Dan Dishongh, the project capitalizes on views of the Willamette River, the St. Johns Bridge and three snow-capped mountains (Hood, Adams and St. Helens). Inset: The St. Johns Bridge frames Mt. Hood on a spring day, showcasing one of several spectacular views from the Cascade View Condominiums.



The Colony at Bandon Cove in Bandon, Oregon, is an 18-unit development, designed by Myhre Group Architects of Portland and developed by Greg Drobot of Bandon Land Development Group LLC. Fueled by the international reputation of the nearby Bandon Dune golf courses and the rugged beauty of the Oregon coast, these are large, upscale condominiums with "million dollar" ocean views, as evidenced in the photo of the beach below.



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The Riverside West Condominiums in Seaside, Oregon, will be ready for occupancy by the time you read this. Shown here in March, the 12-unit, elevator-served development blossoms as exterior siding and paint is applied.



Our Mission Statement:

We make the construction process a pleasurable and profitable experience for the entire team! We, the employees of Joseph Hughes Construction, believe that through our commitment to teamwork, involving our customers, our associates and ourselves, we will always provide a professional, high quality, business experience. This ensures the integrity, reputation and success of our organization.

University Study Finds Design/Build Is Faster and Saves Money

In a study conducted at Penn State University, under the sponsorship of the Construction Industry Institute, 351 construction projects were analyzed, ranging in size from 5,000 sf to 2,500,000 sf. The study determined that design/build (D/B) cost owners **6% less than the traditional project delivery** of design/bid/build (D/B/B). They also found that with design time factored in, D/B was **33% faster** than D/B/B.



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