



Hughes News

Building Space For Business Since 1981 • Summer 2008



Pictured are before (inset) and after photos of a recent interior tenant improvement for Sloy Dahl & Holst, Inc. in downtown Portland. This fully custom interior was a design-build project of JHC and EEA Architects.

Balancing Act

One of our challenges in design-build construction is to find the right balance between what the client wants, what he needs and what he can afford or “should” spend for a particular project. Our budgets are driven by the constraints of the marketplace. By that I mean the amount a person can spend on a new building, remodel or tenant improvement is typically governed, or guided, by the available rental income upon completion. This equation involving building cost and rental income drives decision-making.

Rising land and construction costs in our area have made many potential developments infeasible. Developers of smaller projects in particular have had difficulty finding opportunities where these variables come together favorably. The good news in the Portland metro market is that rental rates are starting to rise and beginning to offset the imbalance created by expensive land and construction.

At JHC, we offer cost-effective choices in design and construction

to help bring successful projects to the market. We offer a broad range of construction services, from pre-planning through design and construction, for commercial, industrial and multi-family projects. Whatever your needs—tenant improvements, historic, seismic, change of use, rehabilitation or new construction—we’re versatile and ready to help you on your next job. Give us a call.



JOSEPH HUGHES CONSTRUCTION

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Making Things Right When Things Go Wrong

Things go wrong in life. That's all there is to it. And when they do, you must choose how to react. Based on university studies related to "functional and dysfunctional marriages," as well as other professional research, here are ten proven ways to put your life in order.

- Choose a positive disposition. Right attitudes are the foundation stones of successful living. All that you are and do today is the sum total of your thoughts and attitudes of yesterday.
- Will to, whether you want to or not. Once you believe you can change your attitude and learn to be content in any set of circumstances, then you must decide you will change. The fact is you can will to change. You can grab your "wanter" by your "willer" and turn your life around.
- Act better than you feel. One of the most effective ways to change hearts and minds is to change your behavior. You can act yourself into a way of feeling.
- Use your compass when you're off course. Goals bring harmony to your life. Don't allow yourself to be pulled in too many directions.
- Don't kill today with yesterday. Don't let yesterday's mistakes paralyze today's efforts and hinder tomorrow's achievements.
- Cut your line when it's tangled. Don't spend all of your time trying to untangle problems of the past so that you have no energy left for the business of living today.
- Keep cool even when you're hot. Anger shuts down an open mind. When you get angry, you're through solving problems.
- Make your relationships right. People and relationships are the only things that really matter in this life.
- Go first anyway. Good relations come from serving one another. Take the initiative even when the other person ought to.
- Live young, even when you're old. Choose to die young no matter how old you are.

It's time to stop allowing others' actions and circumstances to control your life. The happiness of discontent you feel ultimately rests on your own attitudes. Get ready to change your life!

—from *Making Things Right*

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.



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