

# PRECONSTRUCTION SERVICES

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*"We have relied upon your firm for construction project management and quality assurance... in all cases your services have been exemplary".*

*Robert J. Brott, Principal  
Art Anderson Associates*

H & A Construction provides preconstruction services, scheduling, and constructability services to dozens of owners, architectural and engineering firms throughout Portland/Vancouver metro area.

We also provide long term construction management and preconstruction services to the United States Government, U.S. Park Service and The State of Oregon.

Our employment averages 40 people. Nine of which concentrate on Preconstruction CM services. H & A's source of information for preconstruction services comes from our 48 year history as a commercial general contractor.

We are in the construction "products market" on a daily basis—our expertise and direction is given on a real time basis, using real industry professionals. Our accuracy in estimating and insight into forecasting construction issues early in the design phase is unmatched in our area.

The two principals of H & A, Scott Olsen and Bob Able, are both trained in architecture and have over forty + years of combined experience in providing input into the preconstruction process. Please see enclosed resumes of our team.

## SERVICES OFFERED



*"My highest recommendation for exceptional service to our client, U.S. General Services Administration (GSA)".*

*Don Eggleston, AIA, CSI  
SERA Architects, Inc.*

### ☐ PROACTIVE MANAGEMENT

H & A firmly believes in proactive management. We anticipate problems—so design professionals can calmly resolve issues prior to construction.

### ☐ PRO FORMA COST ANALYSIS

**LONG TERM COSTS** - Making the decisions to build or remodel a major facility has to start somewhere – for most, it starts with a pro forma analysis of what the new facility will provide in terms of future cash flows. When helping our clients with pro forma analysis, we look at more than expected construction costs. We provide a comprehensive 20 year cost analysis that includes expected maintenance and replacement costs of major mechanized systems. This provides the true yearly cost of the structure.

**SOFT COSTS** - Construction costs are typically 75% of a project budget. Collecting accurate information on the other 25% is often one of the more difficult challenges that project developers face. H & A collects and maintains actual soft cost expenditures from our projects – from the smallest strip mall to major multi-story structures. We categorize them by governmental area, occupancy use, even on climate. We consistently provide clients with information that they “simply hadn’t thought of” – helping them understand the true cost (and value) of their planned facility.

**BUILDING TYPES** - The use of a building can be enclosed within a variety of building types. Which one is the most appropriate for your use? H & A always offers building product options, from the simplest metal building to unique custom built structures. Hidden costs of inexpensive systems are highlighted in our 20 cost plan, and benefits of structures with a higher first cost are exposed.

## SERVICES OFFERED



*"H & A demonstrated the ability to proactively find solutions to project risks before they became events; and clearly demonstrated how to effectively plan and manage projects".*

*Ed Wales, PMP  
Project Manager  
State of Oregon, DAS*

### ☐ COST FORECASTING

H & A specializes in cost forecasting, rather than pure estimating. We anticipate costing scenarios and plan flexible budgets – that can dynamically change through time – without causing project delays or expenditure problems.

### ☐ SCHEDULING

Understanding the complexities of the preconstruction process is a specialty of ours. Time lost prior to construction is just as costly as a delay during the final stages. H & A provides our clients with carefully planned scheduling that integrates design, owner financing and permit procurement. Melding all facets of the preconstruction process is the key – we understand them all and provide comprehensive schedules that accurately forecast their time requirements. By carefully analyzing the durations and interactions of all the activities, H & A consistently speeds up the preconstruction process by ensuring efforts by all the project team are spent on items critical to the final schedule.

### ☐ CONSTRUCTABILITY REVIEWS

H & A takes pride in being one of Portland's last "builders". . . We still employ dozens of tradesmen and direct their actual work on a daily basis. Hands on experience in the construction process provides us with unique insights on how projects should be designed, to maximize the efficient use of materials and labor.

### ☐ PRELIMINARY ESTIMATE / BUDGET

A complete scope review of the construction documents to definitively quantify the work required and initiate the ongoing exploration for cost savings. Accurate preliminary estimates can save both time and money by eliminating costly redesigns and project delays.

### ☐ VALUE ENGINEERING

H & A is tenacious in producing a multitude of cost saving ideas – from improved systems to less expensive materials – without sacrificing quality. Our goal is to achieve the highest design function and quality at the lowest overall cost.

# CLACKAMAS COUNTY ADMINISTRATION BUILDING



## ■ SERVICES PROVIDED

- Pro Forma Analysis
- Cost Forecasting
- Scheduling
- Constructability Review

Phased Construction  
Analysis

- Contractor Selection

Periodic Construction  
Management



Delivered via a design/build competition, this 85,000 sf, four story building was taken through design development, and then offered to a select list of general contractors for design/build pricing.

H & A provided initial costing analysis for pro forma development, then continued with the design team – providing cost forecasts, scheduling and assistance with design-build team selection.

# CLACKAMAS COUNTY SUNNYBROOK BUILDING



## ■ SERVICES PROVIDED

Pro Forma Analysis

## ■ Cost Forecasting

Scheduling

## ■ Constructability Review

Phased Construction  
Analysis

## ■ Contractor Selection

Periodic Construction  
Management



This extensive 75,000 sf remodel will turn the existing Sunnybrook building into Clackamas Counties new sheriff's facilities. Clackamas County will use the traditional design/bid/build delivery process – H & A was included in the design team to complete the services usually provided by a negotiated general contractor. Construction is scheduled for early 2010.

# CLACKAMAS COUNTY COURTHOUSE



## ■ SERVICES PROVIDED

Pro Forma Analysis

■ Cost Forecasting

■ Scheduling

■ Constructability Review

■ Phased Construction Analysis

Contractor Selection

Periodic Construction Management



The historic 1937 Clackamas County Courthouse was badly in need of an update. H & A provided full service support to the design team, insuring that the courts schedule melded effortlessly with the public's access to this important government building.

# CLACKAMAS COUNTY EVIDENCE & CRIME LAB



## ■ SERVICES PROVIDED

Pro Forma Analysis

## ■ Cost Forecasting

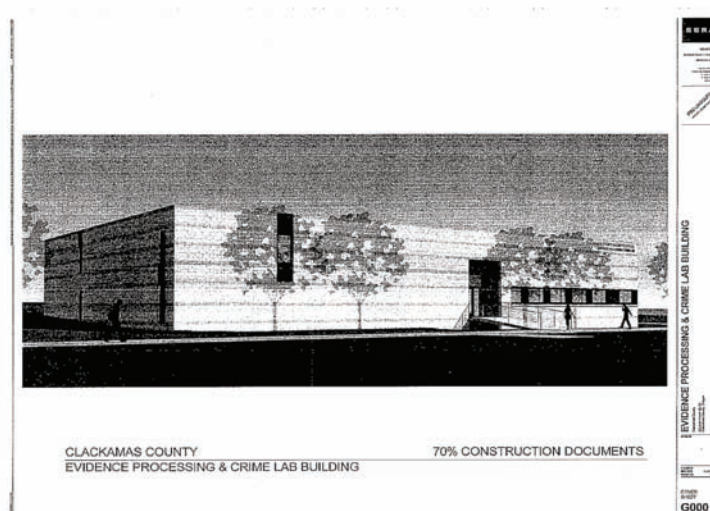
Scheduling

## ■ Constructability Review

Phased Construction  
Analysis

## ■ Contractor Selection

Periodic Construction  
Management



This new, 10,000 sf structure is planned for a 2010 start. Clackamas County made the decision to use the traditional design-bid-build delivery process – H & A was included in the design team to complete the services usually provided by a negotiated general contractor.



# CLACKAMAS COUNTY JAIL BUILDING



## ■ SERVICES PROVIDED

- Pro Forma Analysis
- Cost Forecasting
- Scheduling
- Constructability Review
- Phased Construction Analysis
- Contractor Selection

Periodic Construction Management



Clackamas Counties Jail facilities haven't had a major upgrade since the building was purchased from the state in the late 1950's. H & A has provided pro forma analysis to the county – giving cost information on both new facilities and extensive renovations of the existing. This latest project provided cost forecasting and phased construction analysis of the proposed 12 phase, fully occupied remodel. Construction of the 8 million dollar project is scheduled for mid 2010.



# EDITH GREEN WYATT FEDERAL BUILDING



## ■ SERVICES PROVIDED

Pro Forma Analysis

### ■ Cost Forecasting

### ■ Scheduling

### ■ Constructability Review

Phased Construction  
Analysis

Contractor Selection

### ■ Periodic Construction Management



H & A has provided the Federal Government with full construction management on numerous projects at this 18 story building originally built in 1975. Upgrades have included numerous tenant remodels, and complete renovations of the mechanical system, fire alarm and elevators.

H & A provided complete project management to GSA before and during construction.

# MEDFORD US FEDERAL BUILDING REALIGNMENT



## ■ SERVICES PROVIDED

Pro Forma Analysis

## ■ Cost Forecasting

## ■ Scheduling

## ■ Constructability Review

Phased Construction  
Analysis

Contractor Selection

## ■ Periodic Construction Management



New federal requirements for the US Court safety required a major realignment of the interiors at this historic 1916 federal building.

H & A provided GSA with interim design reviews, cost estimating and monthly site monitoring of the multi-million dollar renovation.

# PIONEER COURTHOUSE



## ■ SERVICES PROVIDED

Pro Forma Analysis

### ■ Cost Forecasting

### ■ Scheduling

### ■ Constructability Review

Phased Construction  
Analysis

Contractor Selection

### ■ Periodic Construction Management



Considered one of the most important historical buildings west of the Mississippi, this historic structure houses the U.S. Court of Appeals for the Ninth Circuit.

H & A provided extensive constructability assistance during the design period, to make sure the proposed 16 million dollar seismic renovation could be completed without sustaining major damage to the historic structure. Cost estimates and assistance in contractor selection were also provided.

# 1419 SW PARK



## ■ SERVICES PROVIDED

### ■ Pro Forma Analysis

### ■ Cost Forecasting

Scheduling

### ■ Constructability Review

Phased Construction  
Analysis

Contractor Selection

Periodic Construction  
Management



This six story infill project on Portland's South Park block needed to structurally deal with an adjacent building that was literally "leaning" over the property line. Rather than having the neighbor tear down the property, H & A worked with structural engineers to provide a structural system that could absorb the weight of the adjacent building during a seismic event. Construction sequencing was established that carefully avoided the out of plumb wall, avoiding further structural weakening.

# WEATHERFORD HALL- OSU



## ■ SERVICES PROVIDED

Pro Forma Analysis

### ■ Cost Forecasting

### ■ Scheduling

### ■ Constructability Review

Phased Construction  
Analysis

Contractor Selection

Periodic Construction  
Management



Weatherford Hall has been a landmark structure on the OSU campus since first constructed in 1928. The complete renovation of the historic facility has brought it to the forefront of OSU facilities – it is now featured as the “Signature Building” on all of the College's marketing campaigns.

Our work focused on constructability issues – the compete gut/renovation needed to be carefully planned – the building needed to be occupied 12 months after the start of construction. H & A provided scheduling that showed how fast track construction could shave nearly two months off the critical path.



# REDMOND CITY MASTER PLAN



## ■ SERVICES PROVIDED

### ■ Pro Forma Analysis

### ■ Cost Forecasting

Scheduling

Constructability Review

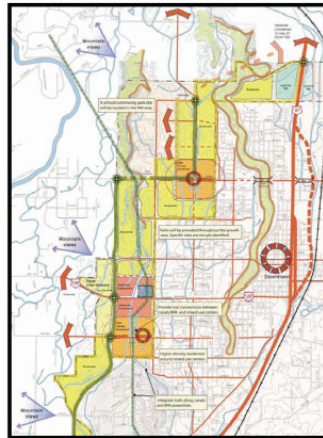
Phased Construction  
Analysis

Contractor Selection

Periodic Construction  
Management

## City of Redmond

### Urban Holding Area Master Planning Requirements and Approval Process



Redmond's skyrocketing growth pattern led to the City's need for a new downtown master plan. Working with architects and urban developers, H & A provided a series of cost forecasts on a multitude of re-development options. Work included cost forecasting for street re-alignment, new multi-story parking facilities, public safety centers and underground utility improvements.

# ROSEMONT RIDGE MIDDLE SCHOOL



## ■ SERVICES PROVIDED

Pro Forma Analysis

## ■ Cost Forecasting

Scheduling

Constructability Review

Phased Construction  
Analysis

Contractor Selection

Periodic Construction  
Management



Architectural fees for public schools are scant to say the least. Our cost forecasting model provides very accurate budget projects in only hours of effort. With the assistance of the lead architect, the budget on this six million dollar middle school was completed in an afternoon, saving thousands of dollars in traditional estimate fees.





## ■ SERVICES PROVIDED

### ■ Pro Forma Analysis

### ■ Cost Forecasting

Scheduling

Constructability Review

Phased Construction  
Analysis

Contractor Selection

Periodic Construction  
Management



Prior to planning for their next bond measure, the City of Lake Oswego required an overview of the current conditions of their public facilities, including structural condition, program use, and envelope performance. H & A provided brief envelope analysis, roof inspections and project cost forecasts on seven buildings all within a 3 week time frame.

# VALLEY COMMUNITY PRESBYTERIAN CHURCH



## ■ SERVICES PROVIDED

### ■ Pro Forma Analysis

### ■ Cost Forecasting

Scheduling

### ■ Constructability Review

Phased Construction  
Analysis

Contractor Selection

Periodic Construction  
Management



H & A is currently working as a team member to provide preconstruction and construction services to create an expanded narthex and 100 new parking spaces for the growing congregation.

# CORVALLIS FIRST PRESBYTERIAN CHURCH



## ■ SERVICES PROVIDED

- Pro Forma Analysis
- Cost Forecasting
- Scheduling
- Constructability Review
- Phased Construction Analysis
- Contractor Selection

Periodic Construction Management



H & A provided comprehensive cost analysis on this major upgrade to a historic church. Phasing was critical since the congregation was still occupying the building during construction. Work was scheduled around major religious holidays – and concentrated in the traditionally slow attendance months of July and August. The cone shaped roof that covers the sanctuary was removed and completely replaced with one that could withstand today's high seismic requirements.

# BEAVERTON PUBLIC LIBRARY



## ■ SERVICES PROVIDED

Pro Forma Analysis

## ■ Cost Forecasting

Scheduling

## ■ Constructability Review

Phased Construction  
Analysis

Contractor Selection

Periodic Construction  
Management



H & A provided architect Thomas Hacker with a thorough constructability review of this complex facility. Construction sequencing of the structure and associated finishes was difficult – we provide unique insights into erection sequencing that improved the proposed schedule by nearly 2 months.

# HOUSE OF PROVIDENCE - VANCOUVER WA

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## ■ SERVICES PROVIDED

### ■ Pro Forma Analysis

### ■ Cost Forecasting

Scheduling

Constructability Review

Phased Construction  
Analysis

Contractor Selection

Periodic Construction  
Management



Originally built by The Sisters of Providence in 1873, this former orphanage was in desperate need of a seismic upgrade. H & A provided pro forma cost analysis to the new owners for several levels of seismic upgrade. Each level was integrated with the new proposed uses, to ensure occupant safety.



# FORT STEILACOOM PARK BARNs



## ■ SERVICES PROVIDED

### ■ Pro Forma Analysis

### ■ Cost Forecasting

Scheduling

### ■ Constructability Review

Phased Construction  
Analysis

Contractor Selection

Periodic Construction  
Management



Originally settled in 1849, these barns were added to the fort sometime just after the turn of the century. After 100 years of neglect, these barns are scheduled for a complete renovation in 2010.

H & A provided extensive pro forma analysis – comparing rehabilitation costs to new expected uses. Cost forecasts were also provided to help with fund raising campaigns.

# FORT VANCOUVER - MAIN FORT FIRE PROTECTION



## ■ SERVICES PROVIDED

Pro Forma Analysis

### ■ Cost Forecasting

### ■ Scheduling

### ■ Constructability Review

Phased Construction  
Analysis

Contractor Selection

Periodic Construction  
Management



The decades old re-creations of the original fort buildings desperately needed fire protection. H & A provided detailed cost analysis during the design phase, to ensure the historical quality of the fort building was maintained.



# FORT VANCOUVER VISITORS CENTER



## ■ SERVICES PROVIDED

Pro Forma Analysis

## ■ Cost Forecasting

Scheduling

## ■ Constructability Review

Phased Construction  
Analysis

Contractor Selection

Periodic Construction  
Management



The Visitor Center had never been updated in its 45 year history. H & A provided the design team cost analysis on numerous options – helping to integrate the much needed renovation in with the buildings existing architecture.

# VANCOUVER AMTRAK RAIL STATION



## ■ SERVICES PROVIDED

Pro Forma Analysis

### ■ Cost Forecasting

### ■ Scheduling

### ■ Constructability Review

Phased Construction  
Analysis

Contractor Selection

Periodic Construction  
Management



This historic 1908 structure was renovated in 2008 to help enhance the passenger experience both inside and out. Careful cost forecasting provided a workable budget for government agencies to work with.

Constructability reviews during the design development stage and mid way through working drawings provided nearly \$50,000 of prudent, acceptable cost savings options that brought the burgeoning budget back into control.

# MOUNT RAINIER VISITOR CENTER



## ■ SERVICES PROVIDED

Pro Forma Analysis

■ Cost Forecasting

■ Scheduling

■ Constructability Review

■ Phased Construction Analysis

Contractor Selection

Periodic Construction Management



H & A provided full preconstruction services on this new twelve million dollar alpine facility located in the Mt. Rainier National park. With snow loads (both vertical and lateral) in excess of 300#/square foot, careful consideration to every construction detail was paramount.

The construction season at elevation 5400' is only 110 days – a detailed, 3 three year construction schedule was provided that integrated design, governmental approvals with long delivery items – insuring materials were available during the busy summer months.

# CRATER LAKE DORMITORY ADDITIONS



## ■ SERVICES PROVIDED

Pro Forma Analysis

## ■ Cost Forecasting

## ■ Scheduling

## ■ Constructability Review

Phased Construction  
Analysis

Contractor Selection

Periodic Construction  
Management



H & A provided full preconstruction services on this new 8 million dollar alpine facility located at Crater Lake. With snow loads (both vertical and lateral) in excess of 300#/square foot, careful consideration to every construction detail was paramount. The National Park facilities are located at an elevation of 8100' – only a scant three months of construction time is available per year.

H & A developed a detailed, 3 three year construction schedule that integrated design, governmental approvals with long delivery items – insuring materials were available during the busy summer months.

# REFERENCES

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*For a first-hand testimony about H & A, we invite you to contact our most recent clients.*

*"H & A has been accurate, thorough and complete with their estimates of construction cost. They are forthright and honest and sensitive and considerate regarding the execution of our overall design concepts."*

*Raymond Yancey, AIA  
Myhre Group Architects*

**Art Anderson Associates  
Bob Brott  
360-479-5600**

**SERA Architects  
Bing Sheldon / Don Eggleston  
503-445-7372**

**Myhre Group Architects  
Ray Yancey  
503-273-5615**

**Slater Architecture  
Lisa Slater  
360-817-2737**

**DTMA Architecture  
Dennis Thompson  
503-515-1295**

**CPM - Construction Management  
Don Hynes  
503-702-4585 (cell)**

**Lake Grove Presbyterian Church  
Dan Fuchs, Building Chair  
503-686-5168 (cell)**

**Living Savior Lutheran Church  
Pastor Nathan Brandt  
503-692-3303**



**YEARS OF EXPERIENCE**

- 25+

**EDUCATION**

- B.S. Construction Management  
Washington State 1984

**ADDITIONAL STRENGTHS**

- DESIGN-BUILD
- COST ANALYSIS
- FEASIBILITY ANALYSIS
- CONSTRUCTABILITY REVIEWS
- PHASED CONSTRUCTION
- PROJECTS \$500K - \$100M+

*"Bob's calm approach and direct communication style leads to quick resolution of issues, keeping everyone focused and on schedule."*

*Don Eggleston, AIA, CSI  
SERA Architects, Inc.*

**QUALIFICATIONS**

Bob has been in the construction industry most of his life—the last 25 years with H & A Construction. He is a principal and acting Vice President. His construction background and estimating experience enables him to add value during early project design activities.

As a consulting team member, Bob will be very actively involved as the scope of work is defined, providing costing information as schematic design and design development progresses. His primary role will be as a link between design and costing issues — making sure that both budgets and aesthetic criteria are given their appropriate weight within the overall project scope. He has served as team leader in numerous design-build projects and has both estimating and project management expertise.

**RELEVANT EXPERIENCE**

- **VALLEY COMMUNITY PRESBYTERIAN CHURCH, PORTLAND**  
H & A is currently working as a team member to provide preconstruction services to create an expanded narthex and new parking area for 100+ spaces for the growing congregation.
- **SUNNYBROOK BUILDING, CLACKAMAS**  
Preconstruction services on a 75,000 sf Clackamas County Building to facilitate the relocation of the County Sheriff's department
- **OREGON STATE UNIVERSITY – WEATHERFORD HALL**  
Preconstruction services to historic campus building
- **CITY OF VERNONIA**  
Review/analysis and cost forecasting for relocation of all governmental buildings (including schools) after the devastating flood of 2007
- **CITY OF FOREST GROVE MASTER PLAN**  
Master plan costing, long term scheduling and constructability reviews for a total re-alignment of the city center.
- **BEAVERTON LIBRARY**  
95% Constructability Review for the \$12.5 million, two story library.
- **PIONEER FEDERAL COURTHOUSE SEISMIC UPGRADE & REHABILITATION, PORTLAND, OR**  
Cost Constructability Review for an 16 million dollar renovation to Oregon's oldest Federal Courthouse.



#### **YEARS OF EXPERIENCE**

- 31+

#### **EDUCATION**

- Architecture & Landscape at Oregon State and the University of Oregon  
1972 -1978

#### **ADDITIONAL STRENGTHS**

- DESIGN-BUILD
- COST ANALYSIS
- FEASIBILITY ANALYSIS
- CONSTRUCTABILITY REVIEWS
- PHASED CONSTRUCTION
- PROJECTS \$500K - \$100M+

*"Scott provided integrity, comprehensive management, and high quality construction performance... The project has proved to be a wonderful asset for the Sisters of Holy Names."*

*Don Hynes, CPM  
Owners Rep*

#### **QUALIFICATIONS**

Scott's extensive background teamed with 31 years of experience with H & A has given him insight into all types of construction. Scott is President and also a Project Manager for the company. He has been involved in commercial construction in the role of carpenter, estimator, project manager and principal.

As a consulting team member, Scott's responsibilities include preconstruction site analysis, design and detailing cost estimation, senior level project management and design review. He has served as team leader in numerous design build projects and has both estimating and project management expertise.

#### **RELEVANT EXPERIENCE**

- **HOLY NAMES HERITAGE CENTER**  
Preconstruction and construction services for the 18,000 sf new archive center for the Sisters of the Holy Names.
- **ST. AGATHA CATHOLIC SCHOOL, PORTLAND**  
Preconstruction services and construction for a 26,000 square foot school to include K-8th grade classrooms, arts and science room, music room, a multi-purpose gym/auditorium, computer media center, and new administration offices.
- **PACIFIC CORNETTA, TUALATIN**  
38,000 sf two story concrete tilt-up manufacturing/shipping facility which includes a 7,000 sf smartly designed office and administration area.
- **SEATTLE FEDERAL COURTHOUSE**  
\$250 million Site Selection Study
- **BLAINE POE BORDER STATION**  
Complete pre-bid constructability review estimate overview and a preconstruction schedule for a 3 year, multi-phased project.
- **CRATER LAKE DORMITORY ADDITIONS**  
Complete constructability review and preliminary estimates for a \$7.6 million project.
- **TIMBERLINE LODGE**  
Preliminary estimates for the accessibility upgrades to the existing facility.





**YEARS OF EXPERIENCE**

- 35+

**EDUCATION**

- B.S. Civil Engineering  
University of Missouri at  
Rolla

**ADDITIONAL STRENGTHS**

- DESIGN-BUILD
- COST ANALYSIS
- FEASIBILITY ANALYSIS
- CONSTRUCTABILITY REVIEWS
- PHASED CONSTRUCTION
- PROJECTS \$500K - \$100M+

**QUALIFICATIONS**

Craig joined H & A in 1994 with an impressive background in project management. He has over 35+ years experience in construction of a variety of project types. Craig has worked his way from field superintendent to project manager to senior estimator. Because of his first-hand exposure to all areas of construction, he is particularly skilled in providing on-target cost estimating. He is also an expert at engineering in value to a project.

Craig is our Chief Estimator. His duties include estimating, value engineering, contract negotiations with owners and subcontractors, job cost and schedule monitoring.

**RELEVANT EXPERIENCE**

- **CITY OF VERNONIA**  
Review/analysis and cost forecasting for relocation of all governmental buildings (including schools) after the devastating flood of 2007
- **FOREST GROVE FACILITIES**  
Preliminary estimates and cost forecasting for the Forest Grove Facilities master plan
- **CITY OF LAKE OSWEGO - PUBLIC BUILDING ANALYSIS**  
Brief envelope analysis, roof inspections and project cost forecasts on 7 buildings.
- **HERMISTON SCHOOL DISTRICT**  
95% constructability review in preparations of bids and proposals for the new Hermiston High School & Elementary
- **MOUNT RAINIER VISITOR CENTER**  
Complete constructability reviews for the new Visitors Center valued at \$11 million
- **SEATTLE FEDERAL COURTHOUSE**  
\$250 million Site Selection Study
- **BLAINE POE BORDER STATION**  
Complete pre-bid constructability review estimate overview and a preconstruction schedule for a 3 year, multi-phased project.