

# Commercial Construction

At JHC we understand every project is unique. Our focus is to ensure your vision and expectations are integrated into our team. Through respect, understanding, and a commitment to service, we work together to make your project a reality.



Scott Edwards Architecture Office Addition and Renovation



# Company Profile

Joe Hughes started our company over 40 years ago with a few tools, a truck, and his loyal dog! As we've grown and changed over the years we have remained as down-to-earth, loyal, and hard-working as when we began. At Joseph Hughes Construction (JHC) our mission statement is the guiding principle and core of our daily business dealings with our clients. Team members at all levels respect our customers' investments and vision, and are both committed and equipped to understand the unique needs and desires of each client through active listening and relationship development.

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JHC brings several key strengths and unique experiences to deliver value to your project. Over the past 40+ years, JHC has constructed over 300 ground-up buildings and over 3,500 tenant improvement projects. This includes the full array of commercial spaces: office, retail, maker spaces, restaurant, and hospitality. We also bring deep experience pre-K education, clinics, rehabilitation, recreation, assisted living and multifamily, as well as light manufacturing and industrial.

Our experience encompasses new construction, tenant improvements, historic preservation, and seismic upgrades. JHC's portfolio reflects a diverse range of clients, including family-owned businesses, national companies, and non-profit organizations. Their repeated partnerships underscore the consistent care and quality evident in each of our builds.



## Testimonial

I was incredibly impressed with the pace of the work that JHC moved the project along with incredible attention to detail. The care that the team took every step of the way to stay on pace, but incredibly mindful of the small details, is simply something I have not experienced over the years around TI or office buildout projects. The office was completed in just 4 weeks and the team is excited to all be together in such a fantastic new space.

- Ted Mann, Senior Account Manager | Univox Media

## Pre-Construction Planning



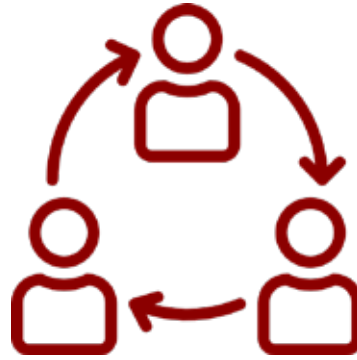
- Feasibility Studies and Pro-Forma;
- Job Site and Building Analysis;
- Needs Assessment;
- Design Concepts;
- Conceptual Estimates;
- Value Engineering;
- Logistics; and
- Scheduling.

## Project Management



- Pre-Construction Design and Cost Management;
- Construct-Ability Review;
- Budget Review and Management;
- Pre-Qualify Subcontractors, Suppliers, and Vendors;
- Obtain Multiple Competitive Subcontractor Bids;
- Detailed Scheduling; and
- Management of Costs Throughout the Process.

## Integrated Project Delivery



- Design & Construction Under One Contract;
- Single Point of Contact & Responsibility;
- Address Design & Cost Alternatives;
- Save Time & Money through Collaboration; and
- Value, Quality, & Timing for Best Results.

## Post Construction Services



- Warranty;
- Construct-ability Review;
- Maintenance;
- Repairs; and
- Remodels.









For Mrs. Noble Building Historic Renovation



# Commitment to Quality

Today, the Portland construction market is booming. JHC has spent 40 years in the Portland Metro construction community building and valuing partnerships with market leaders. Our developed relationships with construction professionals are invaluable in today's market.

**Our experience and proven industry relationships are beneficial to your project.**

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- Experienced and knowledgeable;
  - Front-end budget estimating;
  - Competitive pricing with multiple bids from reputable subcontractors;
  - Cost reduction opportunities developed by GC project team and key subcontractors;
  - Experienced and dedicated JHC project team;
  - Existing master contracts with subcontractors covering all scope categories;
  - Strong site leadership by long-term JHC superintendents;
  - Proven communication strategies with all project points of contact - owners, architects, engineers, brokers, governing jurisdictions, and subcontractors; and
  - Guaranteed warranty on all work.
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## Your Project | Our Promise

JHC has been providing general contractor services to the greater Northwest since 1981. Our goal is to complete all of our building projects with attention to quality, detail, and sustainability to ensure that each client is left with a desirable and captivating outcome. We believe that through our commitment to teamwork and honorable values, we will always provide a professional, high-quality business experience for each client. This ensures the integrity, reputation, and success of your organization and ours.

At JHC, we understand every project is unique. Our focus is to ensure your vision and expectations are integrated into our team. Through respect, understanding, and a commitment to service, we work together to make your project, your dream, a reality.

**That is our promise!**

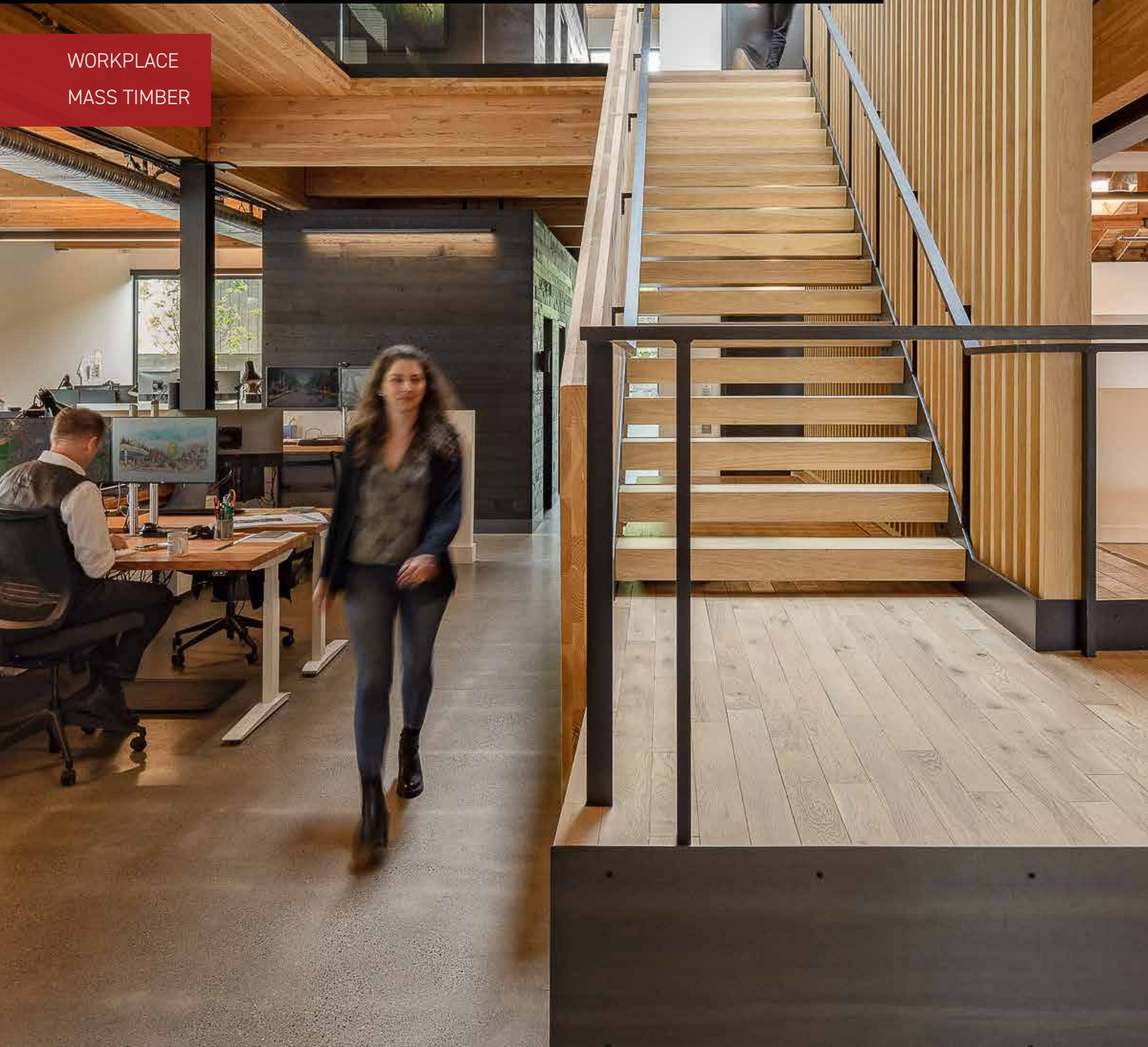


# Scott | Edwards Architecture | Portland, OR

Owner: Scott | Edwards Architecture

Scott | Edwards Architecture is a leader in the Portland Metro area for cutting-edge contemporary architecture with guiding principles rooted in sustainability. S|EA's Headquarters project includes the remodel of existing office space and a new three-story addition featuring cross-laminated timber panels, glulam beams, and a large roof deck. The 16,800 SF project incorporates numerous sustainable features and enables the firm to accommodate all 85 team members into one space.

WORKPLACE  
MASS TIMBER











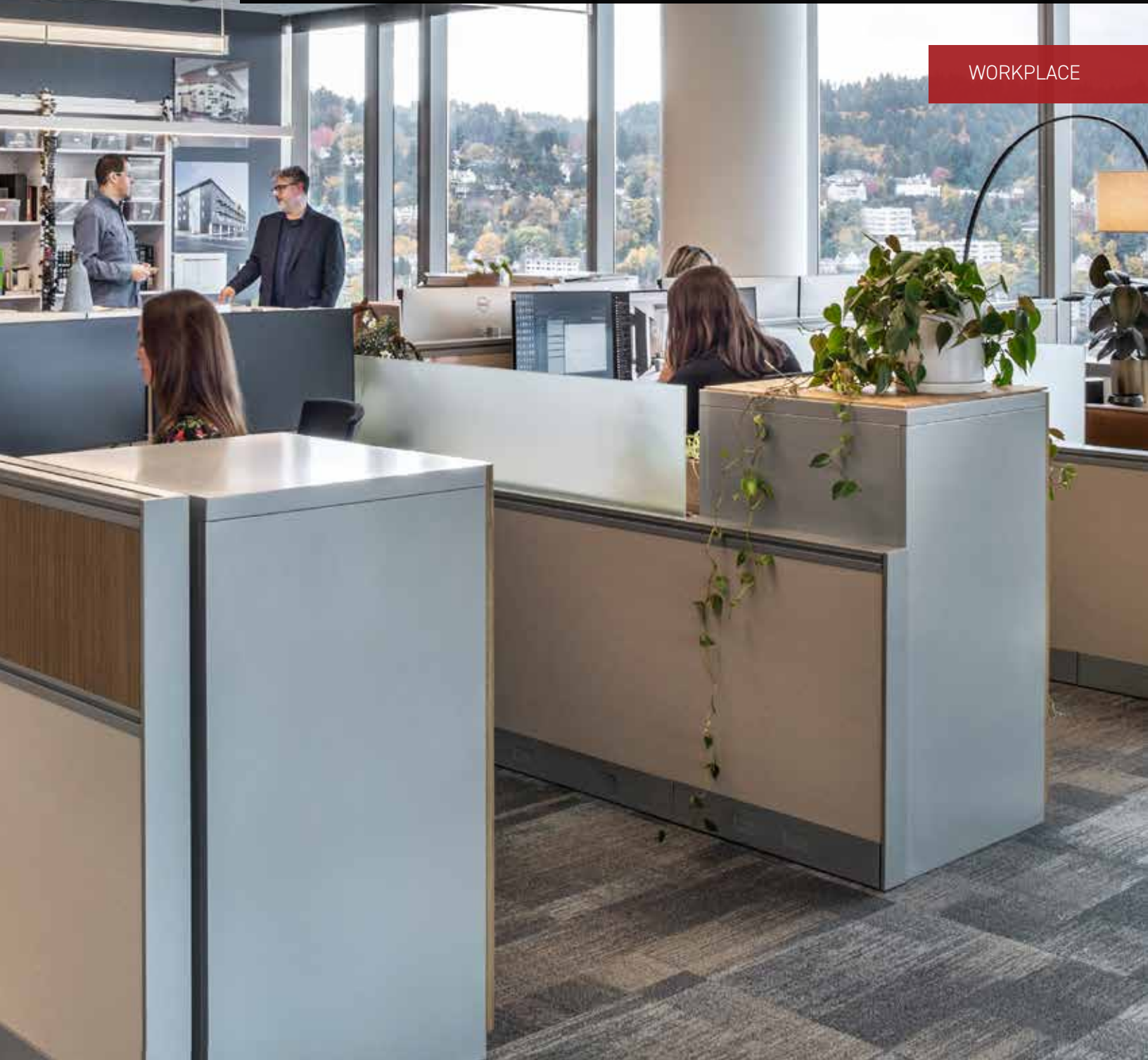


# Oculus Inc. | Portland, OR

Owner: Oculus Inc.

JHC's tenant improvements project for Oculus Architecture's new Portland office aimed to enhance the functionality, aesthetics, and overall workspace experience for Oculus's creative team. Perched on the 22nd floor of the Park Avenue West Tower, the office remodel includes an open workplace, collaboration areas, a materials library, break area, private offices, and a conference room all affording unparalleled, panoramic views of downtown Portland.

WORKPLACE



# Sloy, Dohl & Holst | Portland, OR

Owner: Sloy, Dohl, & Holst, Inc.

This 1880s historic structure was originally a residence. JHC was hired to undertake a major renovation of the interior not only to bring the rooms back to their former glory but to bring the building systems up to code and provide the tenant with modern amenities. New electrical, HVAC, low voltage, and plumbing were run throughout the building by what can best be described as a "surgical" process to preserve as much of the existing building as possible. Existing historic interior elements were carefully repaired and preserved.

WORKPLACE

ADAPTIVE REUSE











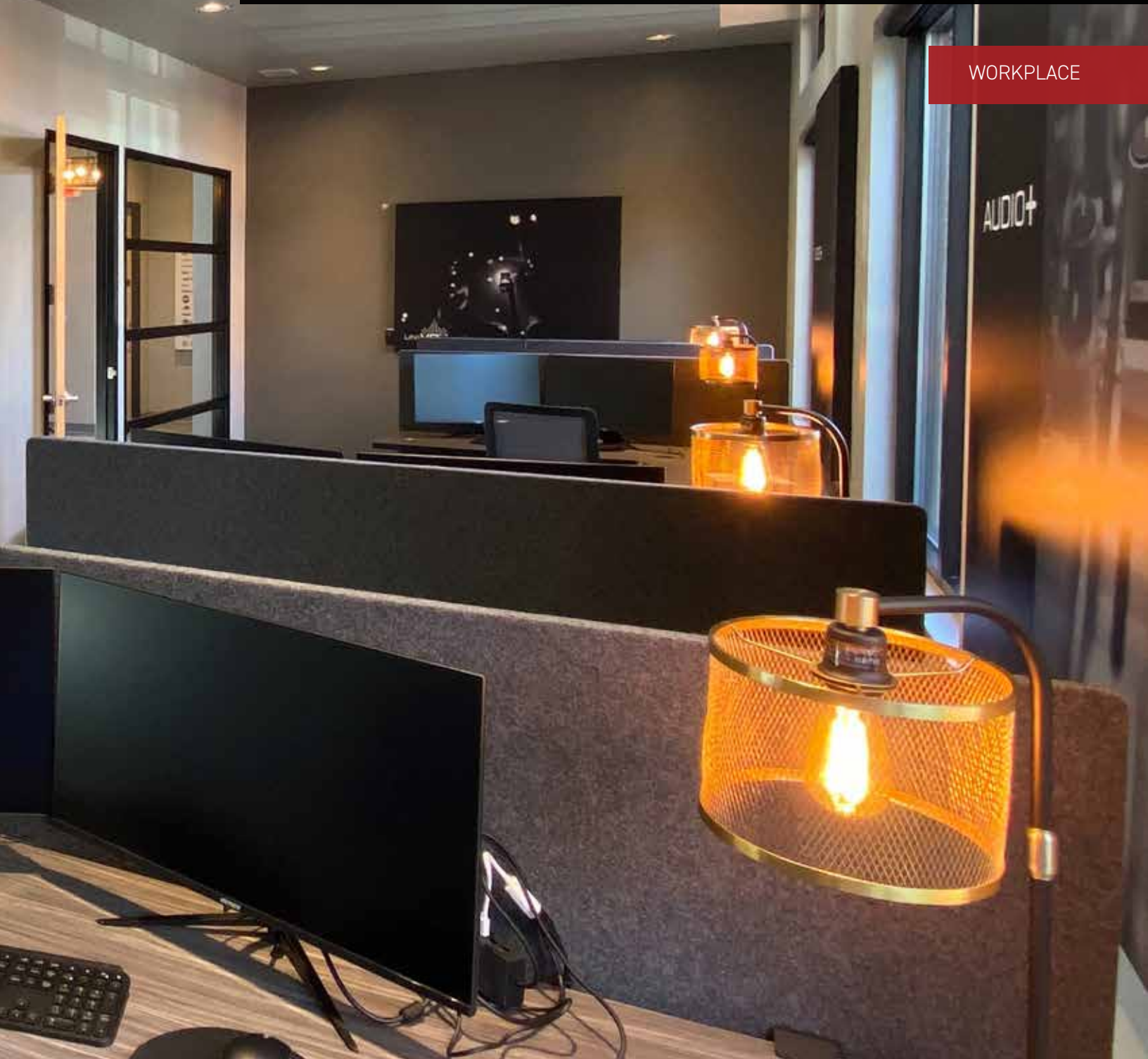


# Univox Media | Portland, OR

Owner: Univox Media

Univox Media offers proprietary digital media products that can be purchased on a collective or individual basis. Their custom-tailored digital campaigns can employ audio, video, or digital messaging designed to reach the people that matter most to their clients. This 2,520 SF office tenant improvement features large storefront windows lining the main hallway. The addition of an office kitchen and conversion of one large restroom to two make this office space versatile and welcoming to all team members into one space.

WORKPLACE



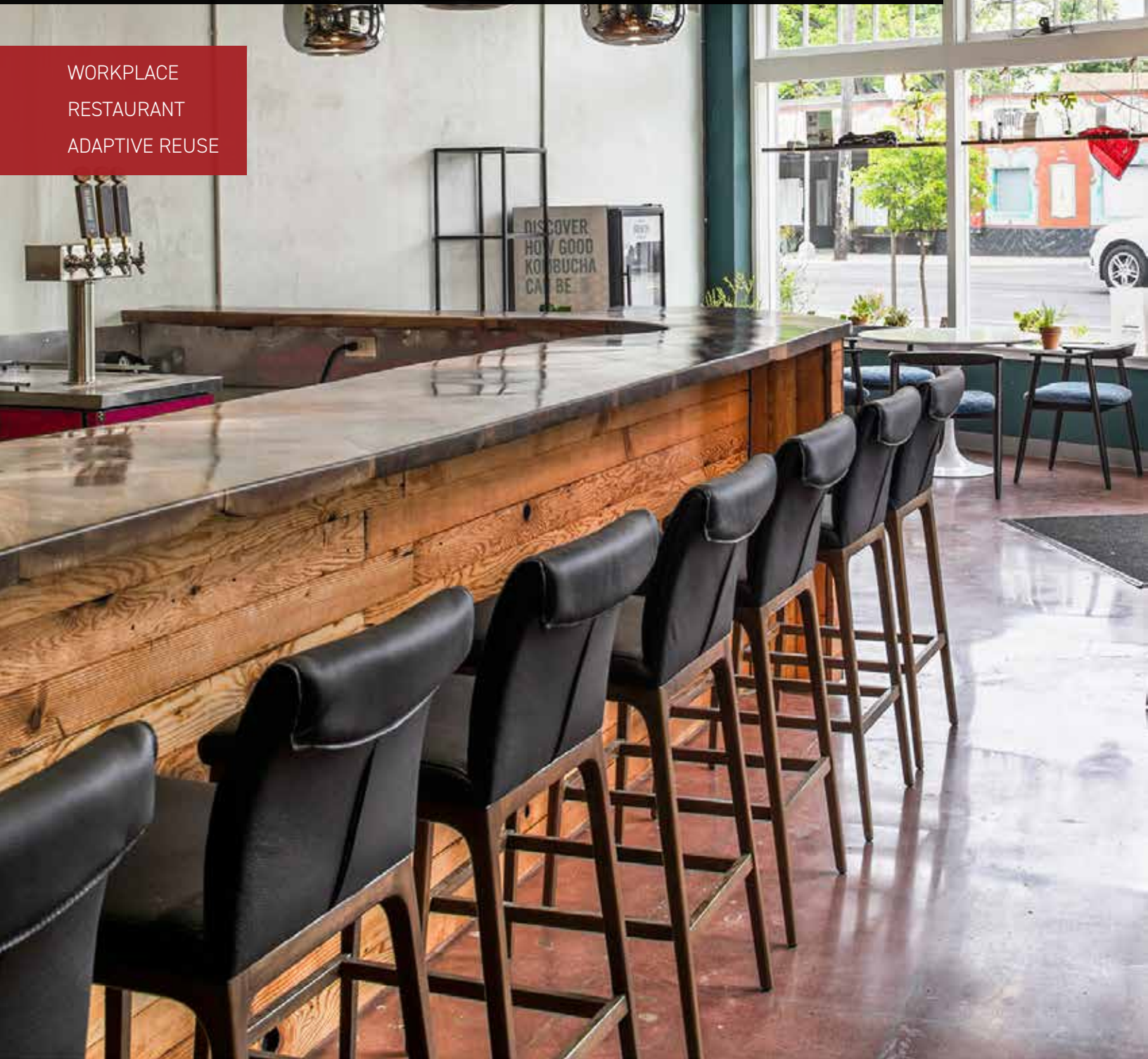


# For Mrs. Noble Building | Portland, OR

Owner: For Mrs. Noble, LLC.

Originally developed in 1928 by Mary Nobel (believed to be one of the first female developers in Portland), the building had received little to no investment in its almost 90-year history. Complete MEP upgrades, repairs to structural deficiencies, and removal of toxic/hazardous materials were all a part of this project. In partnership with EMA Architecture, we hope this building will serve as a catalyst for preservation and investment in the community and continue to live on for generations to come.

WORKPLACE  
RESTAURANT  
ADAPTIVE REUSE













# Room & Board | Portland, OR

Owner: Pearl Partners, LLC

Located in the heart of the Pearl District in downtown Portland, Room & Board are purveyors of modern home business and office furniture and decor. This project consisted of a full seismic retrofit, including footings, cast in place concrete shear walls, the retrofit of a three-story elevator, parapet bracing, and roof diaphragm, for the historic 1924 Fisk Tire Building, as well as a complete exterior restoration and interior tenant improvement of 30,000 SF of retail space.

RETAIL

ADAPTIVE REUSE





# Leather Retail and Design Lab | Portland, OR

Owner: Confidential

JHC transformed an historic bow-trussed warehouse in NE Portland into a state-of-the-art R&D design and manufacturing studio for this renowned high-fashion international leather and textile manufacturer. Our team worked diligently to preserve the warehouse's unique character while adapting it to meet the demands of modern design and manufacturing. This transformation embodies JHC's commitment to quality, sustainability, and the growth of our local (and global) communities.

MANUFACTURING  
WORKPLACE  
ADAPTIVE REUSE













# Pacific Plaza | Portland, OR

Owner: CSS Properties, LLC.

JHC built this new 16,500 SF retail building located on prominent SE 38nd and Division with easy access tenant spaces to accommodate restaurants, offices, and retail spaces. Large exterior and interior storefronts with a shared central corridor provide entry for shoppers and tenants. The site includes parking, outdoor seating, and is within walking distance of public transit.

RETAIL  
RESTAURANT  
WORKPLACE





# Forrit Credit Union | Hillsboro, OR

Owner: Forrit Credit Union

JHC's buildout of Forrit Credit Union's new 2,000 SF Hillsboro branch embodies the credit union's values of trust, innovation, and community engagement. The modern design seamlessly integrates aesthetics with functionality, creating a space that is not only visually appealing but also serves the diverse needs of the credit union's members.

RETAIL  
FINANCE  
WORKPLACE











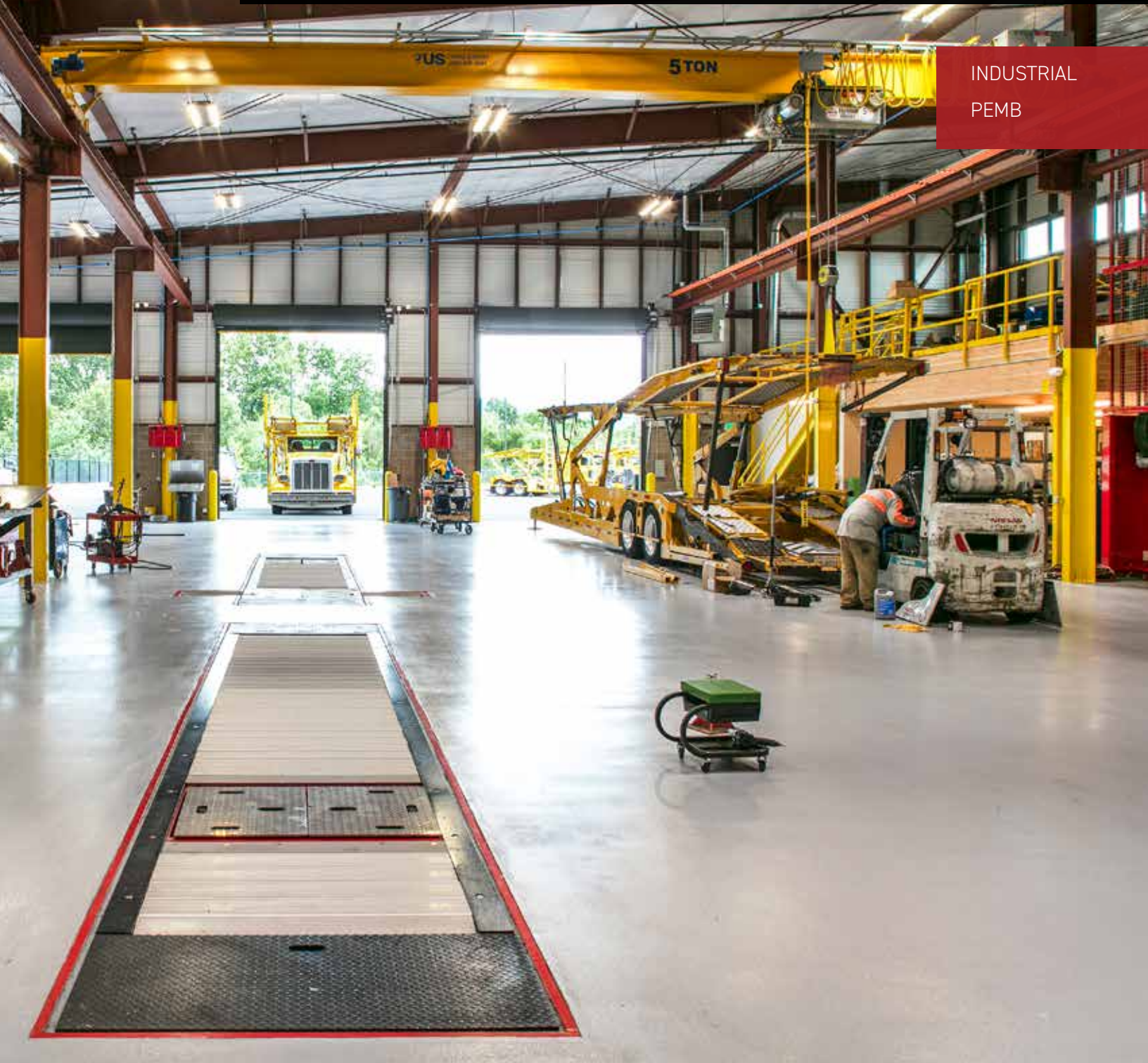


# Professional Auto Transport | Portland, OR

Owner: Professional Auto Transport

This is 10,200 SF pre-engineered steel metal building (PEMB) incorporates a CMU block veneer wall and an Insulated Metal Panel system. The interior includes a 4,460 SF office with a finished mezzanine level. The shop area houses a five-ton bridge crane system, a sky-jack lift system, and other hydraulic machinery. The site features over 120,000 SF of paved parking and staging areas, with entrance gates, a monument sign, perimeter fencing, and 14,000 SF+ of new landscaping with swales to divert all surface water to a collection pond.

INDUSTRIAL  
PEMB





# Car Enthusiast Social Club | Happy Valley, OR

Owner: Confidential

JHC built a 7,266 SF pre-engineered metal building (PEMB) for a confidential client. Clerestory windows flood the interior with natural light and the second-floor mezzanine overlooking the main level garage area. The executive area includes bathrooms, conference area, reception space, a custom bar, and expansive glass pocket doors visually connecting to the main level. Upstairs provides ample space to entertain and host gatherings. Multiple large overhead garage doors leads into car/entertainment garage.

INDUSTRIAL  
HOSPITALITY  
PEMB













# NW Line JATC | Battleground, WA

Owner: NW Line Joint Apprenticeship Training Committee

The NW Line JATC campus includes two pre-engineered steel buildings: an 18,000 SF commercial building and 22,000 SF training center. The commercial building has 12 offices, a boardroom, and three classrooms, two can become one multipurpose room to accommodate 330 people. The training center features three more classrooms, on-tool storage, locker rooms, a mezzanine with four more offices, and a large training room with asphalt flooring and 48-foot ceilings to accommodate training poles.

INDUSTRIAL  
EDUCATION  
WORKPLACE  
PEMB





# Lazy Days (formerly Ex Novo) | Beaverton, OR

Owner: Lazy Days Brewing

Lazy Days (formerly ex Novo Brewing Company) established in NE Portland in 2014, provides customers with consistently unique beers, delicious foods, and a warm inviting atmosphere for the community to congregate. JHC constructed their second location, a taproom and restaurant, housed in the historic Cady Building, built in 1914. The project included a seismic upgrade, a full commercial kitchen, and extensive remodeling to the 120-year-old historic building, as well as off-site civil improvements and ADA restrooms.

RESTAURANT  
BREWERY  
ADAPTIVE REUSE















# Fried Egg I'm in Love | Portland. OR

Owner: Krause Foods LLC

New restaurant tenant improvement located off North Mississippi in Portland. This 2,030 SF building boasts a full bar, two heated patios, a walk-up window to order streetside, and an eclectic ambiance filled with cool art and vintage vinyl records. This is Fried Egg I'm in Love's second and largest brick-and-mortar location. Branding played an essential role in the interior design and layout of the space.



RESTAURANT



# KAOS Building, 1882 Grille | McMinnville, OR

Owner: KAOS Development LLC

The KAOS Building, located in wine country - McMinnville, Oregon fuses two restaurants, a lounge, and a winery to indulge your senses and palate. The KAOS construction consisted of complete ground-up construction of a 13,000 SF, three-story building with full interior build-out inclusive of two restaurants with commercial kitchens and wine tasting room along with full rooftop patio and full site and right-of-way development.

RESTAURANT

WINERY











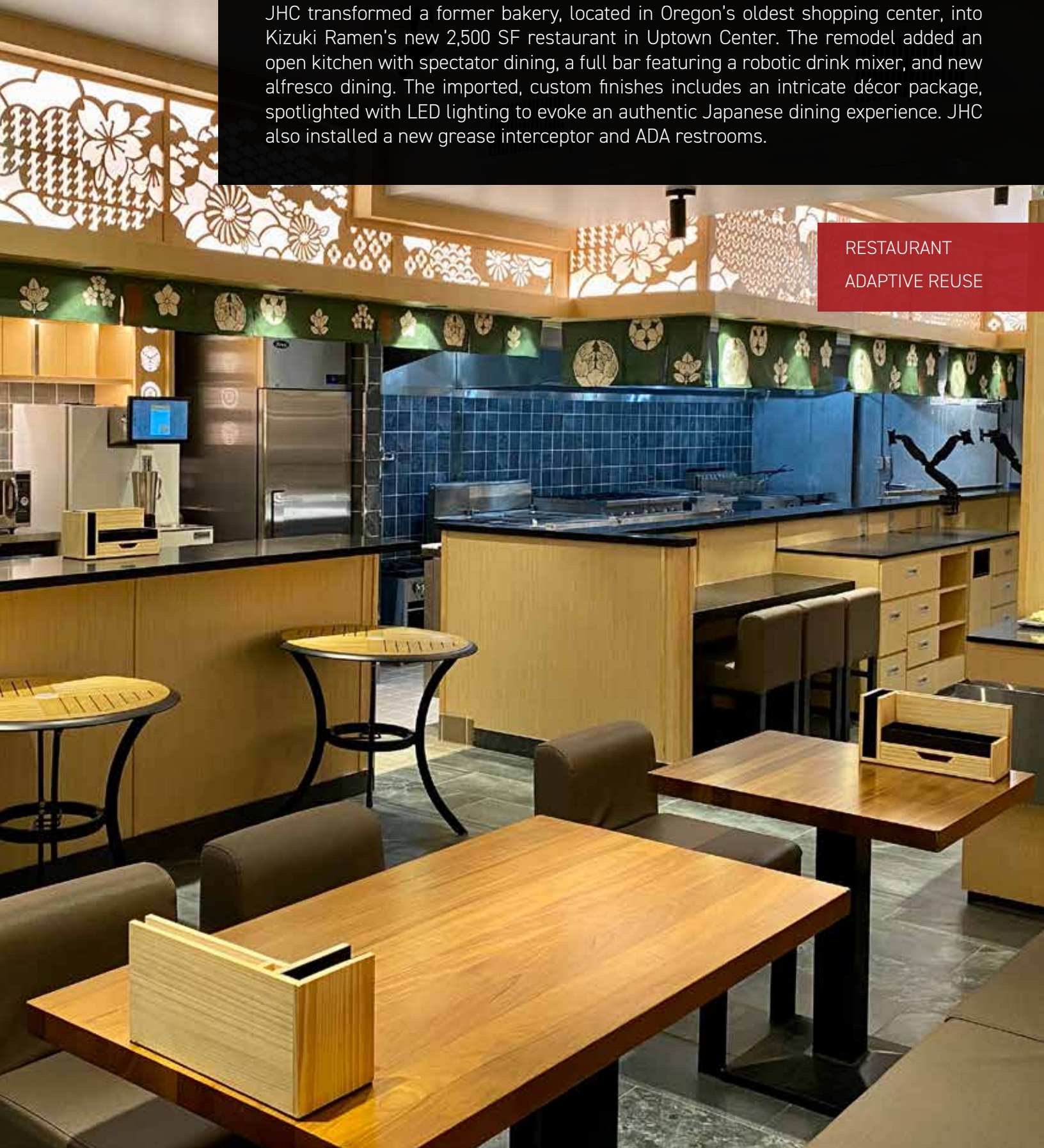


# Kizuki Ramen | Portland, OR

Owner: Kizuki

JHC transformed a former bakery, located in Oregon's oldest shopping center, into Kizuki Ramen's new 2,500 SF restaurant in Uptown Center. The remodel added an open kitchen with spectator dining, a full bar featuring a robotic drink mixer, and new alfresco dining. The imported, custom finishes includes an intricate décor package, spotlighted with LED lighting to evoke an authentic Japanese dining experience. JHC also installed a new grease interceptor and ADA restrooms.

RESTAURANT  
ADAPTIVE REUSE





# Mike's Drive-in | Tigard, Milwaukie, OR

Owner: Mike's Drive-in

Since 1971, Mike's Drive-In has been serving Oregonians with fresh, hot, and locally-sourced burgers and shakes. JHC remodeled a former Subway restaurant into their Tigard location, complete with a new outdoor canopy, structural upgrades, new outside walk-up ordering, adding natural light into the interior space, and a new kitchen with 20' hood. JHC also recently finished rehabilitating Mike's Drive-In in Milwaukie, after a car drove into it.

RESTAURANT











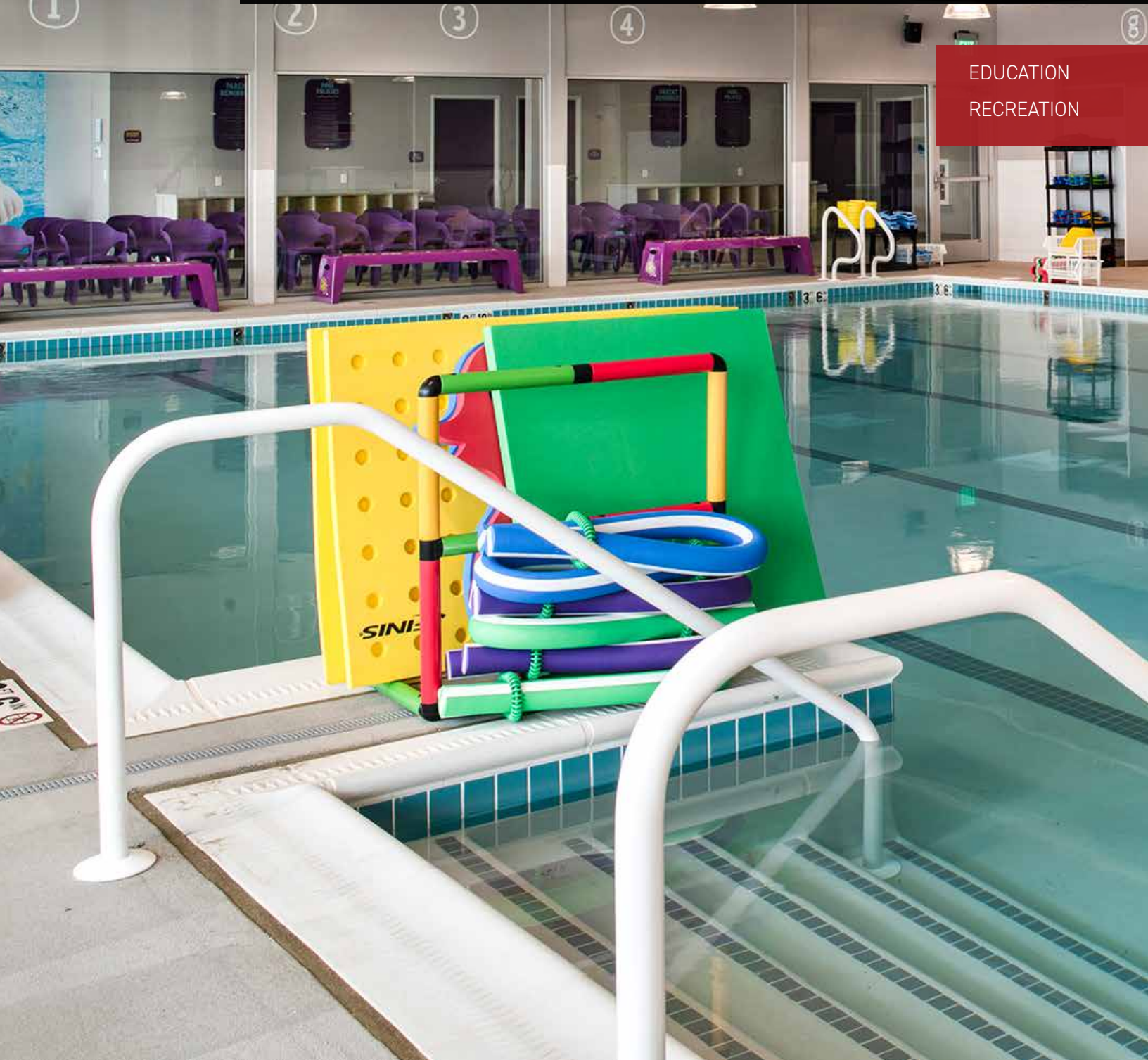


# Emler Swim Schools | Multiple Locations, OR

Owner: Emler Swim School

Emler Swim Schools, a national company located in Colorado, Indiana, Kansas, Oregon, Texas, and Washington, recently opened their Beaverton and Tigard, Oregon locations. The 6,200 SF Beaverton project consisted of adding an ADA-accommodating 1,700 SF indoor pool, six changing rooms, showers and a waiting area for parents. The project features fabric ducting and a wall mural. JHC also built Emler's Tigard and Tualatin schools.

EDUCATION  
RECREATION





# Guidepost Montessori | Beaverton, OR

Owner: Higher Ground Education

Serving infants to elementary, programs at Guidepost are defined by the practical application of sensory-based and self-directed learning through the authentic Montessori Method. The original, 4,000 SF, 1973 building was solid, but several cost-cutting additions had created construction challenges. Interior elements of a kitchen, bar, and massive stone fireplace were removed for classrooms and offices. Seismic upgrades included adding new steel beams. Four decades of kitchen grease, steam, and humidity required some steel and wood walls to be replaced.

EDUCATION  
RECREATION













# Aprende Con Amigos | Portland, OR

Owner: Aprende Con Amigos

JHC transformed this former doggy daycare building into a new Spanish Immersion Preschool. Seismic upgrades and tenant improvements of a 1948, 3,000 SF URM (un-reinforced masonry) building. Tenant improvement consisted of creating three classrooms, two new restrooms, remodeling two restrooms, office space, employee space, new finishes, installation of a fire alarm, new storefront along the entirety of the frontage, and constructing an outdoor playground area.

EDUCATION  
RECREATION





# Arcadia Senior Living | Happy Valley, OR

Owner: Happy Valley Senior Village Properties, LLC

Arcadia Senior Living is a locally owned and operated senior living community focused on care, purpose, and happiness. Offering studio, one-bedroom, and two-bedroom floor plans and a wide range of activities, excursions, and events, Arcadia Senior Living meets each resident's unique needs and preferences. This 56,000 SF, 68 unit ground-up assisted living center features a full commercial kitchen, recreation room, dining hall, and parking lot.

HEALTHCARE  
SENIOR LIVING  
RECREATION  
HOSPITALITY













# AFC Urgent Care | Numerous Locations, OR

Owner: AFC Urgent Care

American Family Care (AFC) Urgent Care provides convenient and quality urgent, primary, and occupational health care services to the Portland Metro Area. Each facility features digital x-rays, on-site lab testing, diagnostics, and electronic medical records. JHC has remodeled and built new clinics all over the metro area. JHC's healthcare experience also includes Dental Clinics, Physical Therapy, Laboratories, Veterinarian Hospitals, and Oncology Centers.

HEALTHCARE  
CLINIC





# St. Luke's Lutheran Church | Portland, OR

Owner: St. Luke's Lutheran Church

This two-phase expansion plan for St. Luke's Lutheran Church renovated the existing occupied facility and included adding a three-story stair tower, enlarged Narthex, fire sprinklers, HVAC controls, entry plaza, stormwater facilities, and utility upgrades. The multi-phased project also increased classroom and administration areas, added a large multipurpose space and new commercial kitchen, and incorporated a detailed on-site safety program.

RELIGIOUS













# B'Nai B'rith Youth Camp | Devil's Lake, OR

Owner: B'Nai B'rith

Established in 1921, the historic B'nai B'rith Youth Camp is located on Devil's Lake just outside of Lincoln City. JHC has built numerous buildings on the property including cabins, a field house, and recreation facilities. The 2,320 SF, two-story cabins are fully ADA-accessible and filled with bunks, cubbies, and windows offering generous natural light in the open space floor plan. The 8,000 SF Zidell Field House is the newest campus addition. It includes a basketball court and game room as well as space to accommodate group events and gatherings.

RELIGIOUS  
RECREATION  
HOSPITALITY



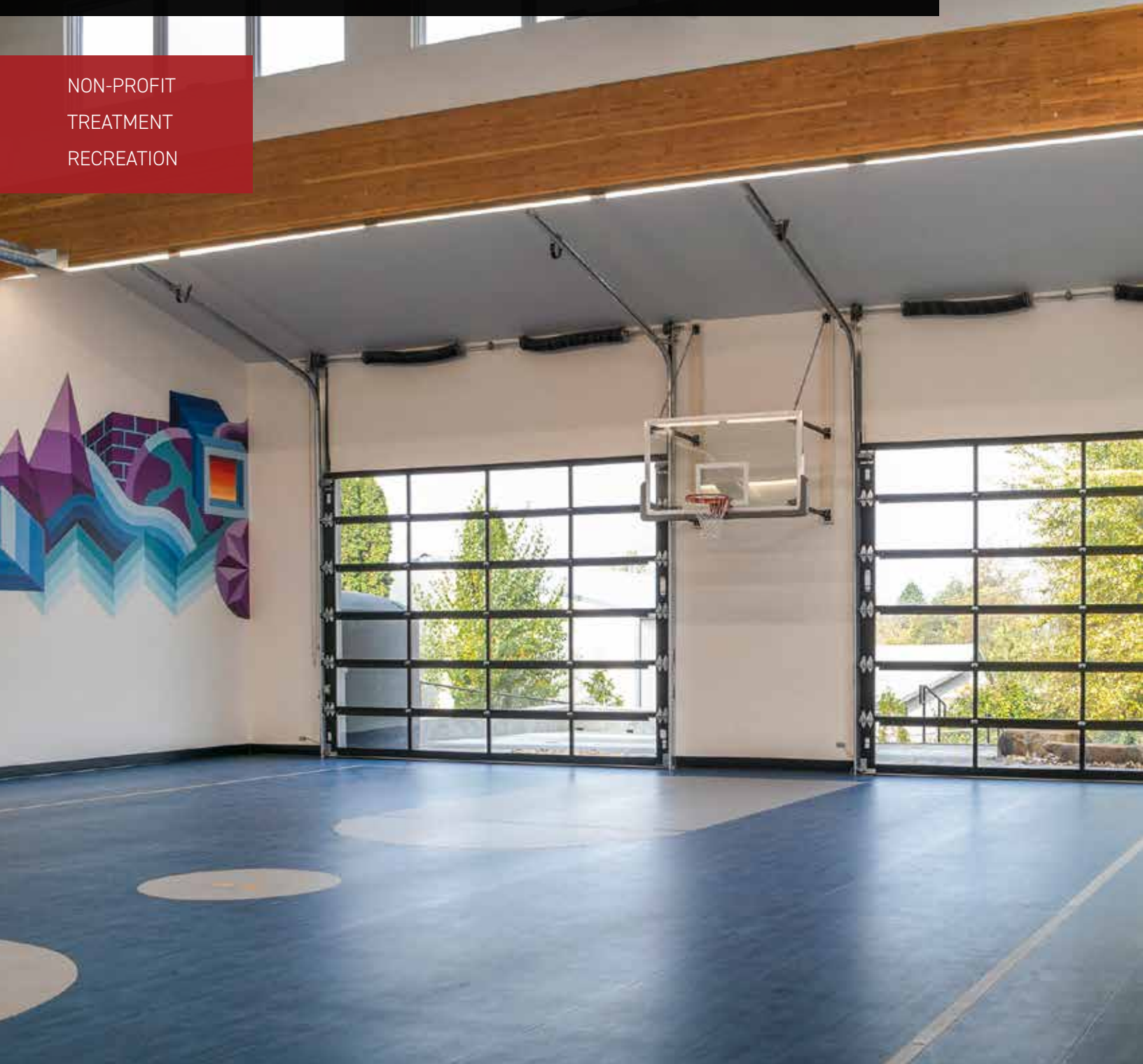


# Rotary Youth Center | Portland, OR

Owner: Morrison Child & Family Services

The Rotary Youth Center at Morrison gives youth, families, and therapists a year-round space to gather for treatment, training, physical education, recreation, and group meetings. Construction consisted of a 4,130 SF ground-up gymnasium with a warming kitchen and ADA bathrooms. The metal building featuring solar panels, two eco-roofs, and stormwater collection used to irrigate the on-site therapy garden. The building art includes a mural from Calm, a local street artist whose work reflects the community in which he works.

NON-PROFIT  
TREATMENT  
RECREATION













# My Voice Music | Portland, OR

Owner: My Voice Music

JHC remodeled a former bakery into the new home for My Voice Music on SE 89th and Stark. This project represents more than just constructing a building; it's about creating a space where young musicians can explore their passions, express themselves, and connect with their community. Construction highlights include removing most of the internal walls, creating a half-dozen rooms designed for sound isolation, and purpose-built for music production.

NON-PROFIT  
WORKPLACE  
PERFORMANCE





# The Carter Apartments | Portland, OR

Owner: Woodlawn Development LLC

The Carter offers 22 affordable studio and one-bedroom apartments and ground floor mixed-use components in the vibrant Woodlawn neighborhood of NW Portland. Apartments feature quality finishes, high-end appliances, and open layouts. Tight inner-city sites made problem-solving and creativity crucial in the completion of this four-story, ground-up wood-framed building. JHC also built the neighboring Asher Apartments.

RESIDENTIAL  
MULTI-FAMILY  
MIXED-USE











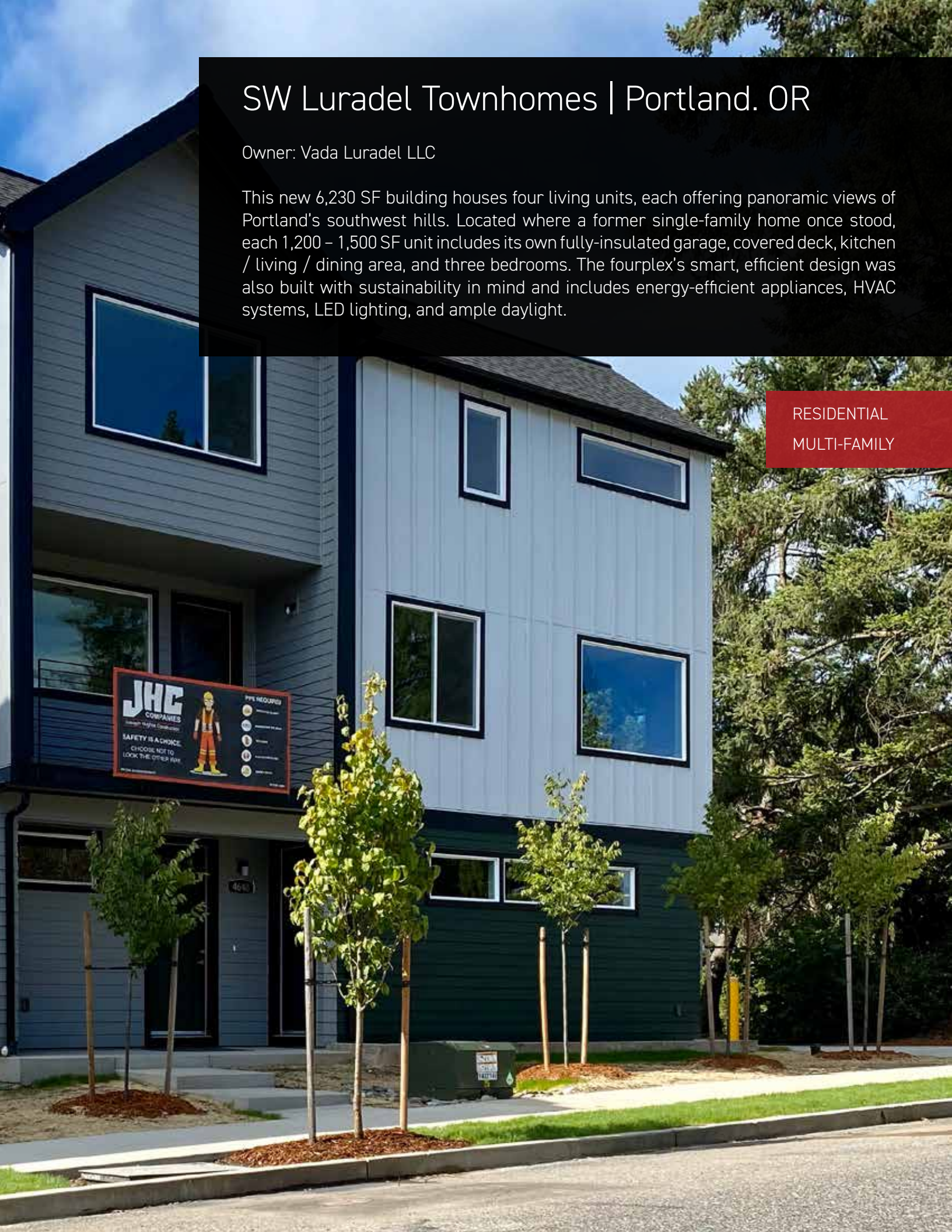


# SW Luradel Townhomes | Portland. OR

Owner: Vada Luradel LLC

This new 6,230 SF building houses four living units, each offering panoramic views of Portland's southwest hills. Located where a former single-family home once stood, each 1,200 - 1,500 SF unit includes its own fully-insulated garage, covered deck, kitchen / living / dining area, and three bedrooms. The fourplex's smart, efficient design was also built with sustainability in mind and includes energy-efficient appliances, HVAC systems, LED lighting, and ample daylight.

RESIDENTIAL  
MULTI-FAMILY







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