



# CRITICAL PATH

FALL 2008

## TIME TO BUILD

### *Finding the Silver Lining in Today's Economy*

During challenging economic times like the ones we are witnessing today, it can be difficult to find a bit of good news amidst all the uncertainty. An unstable housing market, dwindling retirement accounts and turmoil in the credit markets have shaken our nation to the core. In our eyes, these challenges have aligned to create the "perfect storm" in the construction world, making now a potentially attractive Time To Build.

Construction costs are beginning to fall for the first time in years and we expect this trend to continue at least through the winter months. In leaner economic times, many contractors and subcontractors are also able to provide clients with more value on their projects in the following ways:

### COST

As the competition for work gets steeper, contractors and subcontractors are tightening their margins to ensure the best prices. At the same time, construction material costs are falling significantly. Together this should produce improved pricing conditions.

### TIME

Projects can be built faster during an economic slowdown. Availability of materials, subcontractors and manpower to staff projects, along with faster permit turn around, translates into valuable time savings.

### QUALITY

With fewer projects on the books, the availability of seasoned building professionals to staff projects is on the rise. This means your project will benefit from the experience of some of the industry's most competent personnel.

R&H welcomes the opportunity to provide complimentary advice, recommendations and preliminary estimates to help you take advantage of these favorable building conditions. Choosing to build now may put your project ahead of the curve as our nation's economy begins to strengthen and rebuild.

Clarification: Our Summer Edition of Critical Path featured the recently completed Lucier Restaurant. It should be clarified that Scott Edwards Architecture designed the interior space and Ankrom Moisan was the architect for the shell of the building.

### *In the Community*

## R&H EMPLOYEES GIVE TIME & TALENT

While maintaining a focus on assisting children in need and preserving our local landscape, R&H team members have given their time and energy to the following causes in 2008:

- **Friends of the Trees** - Tree planting at Willamette Park
- **Construction** - Canned food building project benefiting Oregon Food Bank
- **Schoolhouse Supplies** - Portland area school supply drive
- **Education Foundation for the Bend/LaPine School District** - Bend area school supply drive
- **Portland Parks & Recreation** - Split-rail fence building project at Macleay Park



Top: Fence Build at Macleay Park  
Bottom: Construction

South Waterfront:

# THE MATISSE APARTMENTS

In August, R&H broke ground on The Matisse, a 274-unit apartment complex that will span an entire city block in Portland's South Waterfront. When complete, five stories of apartment units will rest above ground floor retail and underground parking within two separate buildings. The project developer is Simpson Housing LLP and the architect is Ankrom Moisan. The Matisse is slated for completion in the fall of 2010.



Rendering courtesy of Ankrom Moisan

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## PASTINI PASTARIA - BEND

Architect: Corsostaicoff

4,360 s.f. restaurant tenant improvement within The Shops at the Old Mill District in Bend.



## MACADAM LANDING

Architect: Holst Architecture PC

13,650 s.f. retail center remodel including site-work and a new roof, storefront and exterior skin.



## RECENT PROJECTS

### ST. MARY'S MEDIA CENTER

Architect: BOORA Architects, Inc.

7,800 s.f. remodel including new computer labs, library, offices and multimedia center.

