



**LCG** PENCE  
CONSTRUCTION

SINCE 1949





WELCOME TO LCG **PENCE**  
CONSTRUCTION

### WHY LCG PENCE

What makes LCG Pence different, and a great partner to our clients, is we are not too big to truly care about your project. Let us demonstrate to you what it's like to have great people take care of your project, and treat it like it's their own. Let us show you how it feels when a contractor is looking not just at their bottom line, but honoring a long term relationship. Let us show you what it's like to work with LCG Pence.

### COMPANY OVERVIEW

We provide comprehensive general contracting services for public and private clients nationwide. Our team includes some of the most experienced construction professionals in the industry, with an understanding of the unique aspects of every client's project. Our projects range in size from small tenant improvements to mixed-use high-rises and everything in-between, with over 80% of our work performed through negotiated and CM/GC agreements with repeat clients. We focus on assisting our clients with the creation of projects that meet economic, aesthetic and long-term functional goals by working in close collaboration with the entire design and ownership team. LCG Pence has the requisite experience, skills, knowledge, and resources to make every project a success.

### HISTORY

In 1949 Dale Pence started a commercial building company. Half a century later in 2002 Pence Kelly Construction united with Loerke Construction Group (LCG) forming LCG Pence Construction.

### APPROACH

Our overarching goal is to deliver a project that exceeds our client's expectations of value, schedule, and quality, while providing an experience that is enjoyable and rewarding.



### SAFETY

Doing It Right, the LCG Pence way.

Safety isn't something we govern from the top down. It's something we model and build a culture around. We've been successful by taking it down a level where a carpenter or laborer takes ownership of their own safety. We put them in charge of inspecting the job site themselves instead of someone else always looking over their shoulder.

We are dedicated to a safety program that exceeds the Oregon OSHA standards and provides a continuous improvement strategy for safety on all of our sites. Our successful safety program does not happen by accident, but as a result of our company culture.

Our commitment to safety is recognized with the Oregon OSHA Safety and Health Achievement Recognition Program (SHARP).

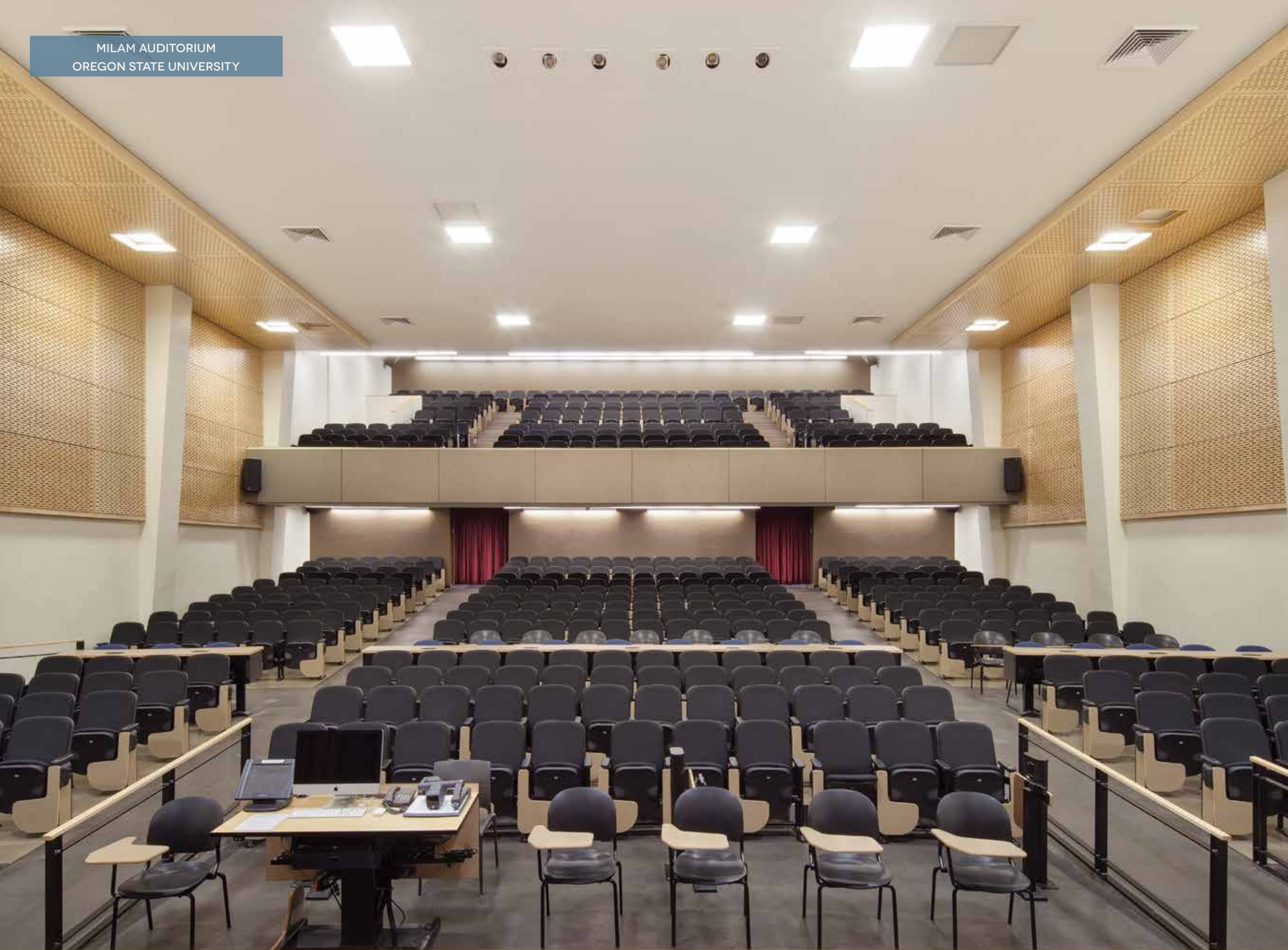
### SHARP SAFETY AWARDS

- 2013 4th year SHARP
- 2012 3rd year SHARP
- 2011 2nd year SHARP
- 2010 1st year SHARP

FIRST INTERNATIONAL  
BANK AND TRUST



**LEADERSHIP**



## LEADERSHIP

The LCG Pence Leadership Team consists of three highly accomplished professionals who are dedicated to driving the success and growth of the business. Together, they bring decades of "in-field" construction experience and business management knowledge. They are dedicated to the success of your project and are always readily available to you, whatever the need.



**TERRY LOERKE**  
terry.loerke@lcpence.com

Terry began his construction career in 1970, and in the years since, his experience has included complex projects in the U.S. and abroad. Terry's wide range of project experience includes healthcare, high-tech, industrial, and high-rise mixed-use. He is unquestionably one of the industry's most knowledgeable and wise leaders; with experience that is brought to bear on every LCG Pence project.



**DAVE HAYS**  
dave.hays@lcpence.com

Dave began his construction management experience in 1989. His diverse career includes work in commercial, institutional, and industrial construction. With extensive experience in the management of complex public and private projects, his communication skills and ability to achieve consensus motivates all team members to work together to exceed the owner's expectations. His background is supported by a Construction Engineering degree from Oregon State University.



**PAUL SCHULZ**  
paul.schulz@lcpence.com

A graduate of Oregon State University's CEM program, and holding LEED BD+C accreditation, Paul has invested his entire 20 year construction career at LCG Pence to become a respected leader. Driven by integrity and admirable communication skills, Paul has demonstrated his ability to execute a flawless project. Paul has served clients in the retail, healthcare, non-profit and recreation industries. An outstanding client experience is the driving force behind each and every decision he makes.



# SERVICES

## PRE-CONSTRUCTION SERVICES

### Site Acquisition Assistance

- Site Investigation
- Site Feasibility Assistance
- Due Diligence Assistance
- Project Financing Review and Assistance

### Pre-Construction Estimating

- Conceptual and Schematic Budgeting
- Value Engineering/Cost Reduction
- In-House Trade Estimating
- Budget Variance Analysis
- Life Cycle Cost Analysis

### Pre-Construction Scheduling

- Conceptual Scheduling
- Owner and Designer Activity Scheduling
- Long Lead Material Procurement
- Cash Flow Projections

### Pre-Construction Design Assistance

- Constructability Reviews
- Design Discipline Coordination
- Franchise Utility Coordination
- LEED/Sustainable Const Assistance

### GMP Preparation

- Bid Package Preparation
- Subcontractor Bid Solicitation
- MWESB Participation
- Sub Safety Planning & Analysis



WIDMER BROTHERS BREWING  
CRAFT BREW

## CONSTRUCTION SERVICES

### Project Delivery Methods

- Negotiated Cost Plus with GMP
- Public CM/GC
- Competitive Bid Lump Sum
- Design/Build
- Financial Participant
- Tax Credit Funded
- HUD and Specialty Financed
- Developer Driven Build to Suit

### Cost Control Measures All Projects Receive

- Ongoing Value Engineering
- Change Management and Cost Control
- Cost Forecasting
- Cash Flow Analysis

### Scheduling Measures All Projects Receive

- Detailed CPM Scheduling Including Procurement
- Weekly Schedule Updating
- Schedule Benchmark Review
- Short Interval Look Ahead Scheduling
- Procurement Management

### Quality Control Measures All Projects Receive

- Subcontractor Pre-Qualification
- Submittal Review Exceeding Project RQMTs
- Written QA/QC Plans
- Ongoing Installed Products Review
- Thorough Pre-Punch Preparation

### Other Important Construction Services

- Owner Furnished Materials/Services Coord.
- Jobsite Imagery and Web Based Cameras
- Complete As-Builts and Close Out
- Industry Leading Safety & Preplanning Measures
- Responsive Warranty Services





# HIGHER EDUCATION

## Higher Education

LCG Pence's vast experience with higher education construction—and the complexities that come with working on an occupied campus—ensures that we can handle any and all capital improvement projects.

We've worked with higher education clients such as:

- Willamette University
- Linfield College
- Corban University
- Oregon State University
- University of Oregon
- Western Oregon University
- Portland State University
- Chemeketa College

Our experience includes:

- Athletic facilities
- Aquatic centers
- Science buildings
- Art centers
- Student centers
- Dining halls
- Student unions
- Chapels
- Theaters
- Performing arts centers
- Parking structures
- Medical buildings
- Classrooms
- Administrative offices
- Maintenance facilities
- Dormitories



**FEATURE**  
CHEMEKETA COMMUNITY  
COLLEGE

- AMENITIES**
- 5 laboratory classrooms
  - Teaching spaces
  - Language center
  - Faculty offices
  - Full-service food court

**DESCRIPTION**

The Chemeketa Yamhill Valley Campus project incorporated the addition of a new, 59,000 SF facility and multiple remodels into one CM/GC project.

A project phasing approach was designed to facilitate the needs of the college faculty and classroom schedules, allowing them to operate while occupied. This building is featured as a satellite campus of Chemeketa's main campus in Salem.

The building rests underneath the existing old growth Oak trees and looks out over the farmland of the Yamhill Valley. Building users have one of the best views of the great wine country and scenery that makes up this unique part of the state.

PAGE 19 IMAGES:  
TOP: GILFILAN AUDITORIUM,  
OREGON STATE UNIVERSITY

MIDDLE: MARY STUART ROGERS  
MUSIC CENTER, WILLAMETTE  
UNIVERSITY

BOTTOM: MCALEXANDER  
FIELDHOUSE, OREGON STATE  
UNIVERSITY





# K-12 EDUCATION

## K-12 Education

LCG Pence has a highly skilled and experienced K-12 construction team, particularly equipped to handle the unique challenges of CM/GC school construction projects.

We ensure a completed project that exceeds expectations.

We've worked with K-12 clients such as:

- Portland Public SD
- Central SD
- Dayton SD
- Hermiston SD
- Salem/Keizer SD
- McMinnville SD
- Beaverton SD
- Scappoose SD
- Silver Falls SD

Our experience includes:

- Athletic facilities
- Libraries
- Science buildings
- Art centers
- Student centers
- Computer Labs
- Aquatic Facilities
- Dining halls
- Student unions
- Theaters
- Performing arts centers
- Classrooms
- Administrative offices
- Maintenance facilities



**FEATURE**  
CENTRAL HIGH SCHOOL

- AMENITIES**
- 500 seat theater
  - Science and computer labs
  - Library
  - Commons
  - Stadium & athletic facilities
  - Full-service food court
  - LEED Gold Certification



**DESCRIPTION**

Located in Independence, Oregon the LEED Gold Central High School renovation and addition project includes a two-story classroom with a new theater, administration areas, commons, upgraded library, and kitchen area. The renovation also included a new stadium with upgraded athletic facilities.

Virtually every part of the 200,000 SF building was renovated throughout the course of the project. Construction was carried out as the school was occupied and continued normal operations.

PAGE 23 IMAGES:  
TOP: KALAPUYA ELEMENTARY SCHOOL

MIDDLE: SILVERTON HIGH SCHOOL

BOTTOM: ROBERT STRAUB MIDDLE SCHOOL





# COMMERCIAL OFFICE

## Commercial Office

Whether you are constructing a new office tower or renovating space as a tenant, your office is a reflection of your company's identity. LCG Pence will work with you and the architectural design team to construct a space that meets both your current and future needs and will also ultimately enhance your identity.

Office types we build include:

- Corporate Offices
- National Headquarters
- Mixed Use
- Office parks/campuses
- Tenant Improvements
- Call Centers

Our commercial office clients include:

- PacTrust
- Wells Fargo
- Superior Tire
- Performance Health Tech
- Oregon Dept of Forestry
- MaPs Credit Union
- Hewlett Packard
- Marion County
- Oregon Government
- Umpqua Bank
- Legacy Health

**FEATURE**  
WELLS FARGO CUSTOMER  
CARE CENTER

**AMENITIES**  
500 seat service bay  
Training & conference rooms  
Raised floor for operations  
Colored concrete  
Exposed roof decking

**DESCRIPTION**  
Wells Fargo Customer  
Care Center is a 77,500 SF  
concrete building with a steel  
structural roof. Using a  
fast-track construction  
method, the building was  
operational five months after  
ground-breaking. The floor  
plan is divided into three  
bays, two of which provide  
space for 500 customer  
service agents. The third  
bay houses training and  
conference rooms that  
feature a glazed clerestory  
that floods the space with  
natural light. A raised floor  
makes the web of telecom  
cabling possible.

The main corridor in the  
center bay dubbed "Main  
Street," utilizes colored  
concrete and exposed roof  
decking to give the building  
a modern corporate theme.

PAGE 27 IMAGES:  
TOP: CHURCH EXTENSION  
OFFICE BUILDING

MIDDLE: PERFORMANCE  
HEALTH TECHNOLOGY  
CORPORATE HQ

BOTTOM: T-MOBLIE CALL  
CENTER





# RETAIL

## Retail

With millions of square feet of retail construction completed, LCG Pence has mastered commercial retail construction. Over the past five years, LCG Pence has completed more than 100 retail projects ranging in project size from a \$52 million dollar power center to neighborhood centers with grocery anchors.

We understand that the viability of a project is ultimately decided by cost. Establishing a budget during the conceptual stage, our estimating department has the experience and skills you'll need to make the clear decision for your project.

A project is only successful when it is both viable and a rewarding experience for everyone involved.



**FEATURE**  
KEIZER STATION

**AMENITIES**

100 acre retail development  
10 mid & large box retailers  
Wetland relocation  
Freeway ramp and overpass  
Retailers Include:  
Lowe's  
Marshalls  
Michaels Arts and Crafts  
Petco  
Staples  
Cost Plus World Market

**DESCRIPTION**

Working closely with the developer, LCG Pence provided constructability analysis, budget reviews, and value engineering. The results allowed the client to achieve the most viable solution for minimizing risk and maximizing profit.

Construction was performed on 10 mid and large box retailers totaling over 1 million square feet of retail space.

The build out of the infrastructure was done through a CM/GC arrangement with the City of Keizer and included the relocation of wetlands, new roads, freeway access ramps and overpass, and traffic lighted intersection.

PAGE 31 IMAGES:  
TOP: PETCO

MIDDLE: GOODWILL INDUSTRIES  
OF THE COLUMBIA WILLAMETTE

BOTTOM: OLD NAVY







# RECREATION

## Commercial Recreation

Surprisingly, the beauty of a recreation project is in what lies beneath. Beneath the surface of the pool decks, behind the mechanical screens, and under the gymnasium floors. It's in the execution of the complex systems that support these unique buildings, that successful recreation projects are made. Sharing our experience, constructing these complex projects, will help make your recreation facility a success.

Recreation Clients include:  
Salvation Army Kroc Center  
Sunriver H.O. Assoc.  
Oregon State University  
Central High School  
David Douglas High School  
Salem Keizer SD  
Beaverton SD



**FEATURE**  
SUNRIVER HOMEOWNERS  
AQUATIC & RECREATION  
CENTER

- AMENITIES**
- 20 acre development
  - 5 pools
  - 2 water slides
  - Lazy river
  - Hot tub
  - Exercise room
  - Multipurpose room
  - Meeting rooms
  - 40' Tall sledding hill
  - Bike paths
  - Outdoor amphitheater

**DESCRIPTION**

The Sunriver Homeowners Aquatic and Recreation Center (SHARC) is a 31,000 SF building on 20 developed acres. The facility features five individual pools with two water slides, a lazy river, lap swimming pool, tot pool, and hot tub. The building also includes meeting and multipurpose rooms, exercise rooms, owners living rooms, and concession spaces.

The site includes a new, 40 foot tall, "Snow Mountain", sledding hill with three runs of different skill levels. Bike paths, play areas, boulder structures, out buildings, and an amphitheater. The entire project was completed in 10 months.

PAGE 35 IMAGES:  
TOP: SALVATION ARMY KROC  
CENTER, LEED SILVER

MIDDLE: CENTRAL HIGH  
SCHOOL, LEED GOLD

BOTTOM: SALVATION ARMY  
KROC CENTER, LEED SILVER





## NON-PROFIT

### Non Profit

LCG Pence understands that the singular focus of every non-profit is to service it's mission. We strive to make every non-profit project reflect the goals our customer's specific mission. We can help change your construction project from a business transaction, into a real expression of your mission.

Non-profit clients include:  
Marion Polk Food Share  
St. James Catholic Church  
Goodwill Industries of the Columbia Willamette  
Salem Alliance Church  
Salvation Army  
Corban College



**FEATURE**  
BROADWAY COMMONS,  
SALEM ALLIANCE  
CHURCH

- AMENITIES**
- 47,000 SF of Class A offices
  - Broadway Coffeehouse
  - Outdoor amphitheater
  - 14 meeting rooms
  - Salem Free Clinics
  - 250 person ballroom
  - Prayer room
  - LEED Silver certification



**DESCRIPTION**

The Broadway Commons is an extension of the Salem Alliance Church. Built and designed to be a place for everyone in the community. A place where church, commerce and community come together for the common good.

Located in downtown Salem, Oregon the 47,000 SF building includes a coffee shop that opens into an outdoor plaza complete with waterfall, grassy slope and outdoor amphitheater. The building has 14 meeting rooms, professional office space and a prayer center with views of the surrounding hills, the state Capitol building and the downtown Salem core.

PAGE 39 IMAGES:  
TOP: CORBAN COLLEGE  
AUDITORIUM

MIDDLE: MARION POLK FOOD  
SHARE

BOTTOM: ST. JAMES CATHOLIC  
CHURCH





# HEALTHCARE

## Healthcare

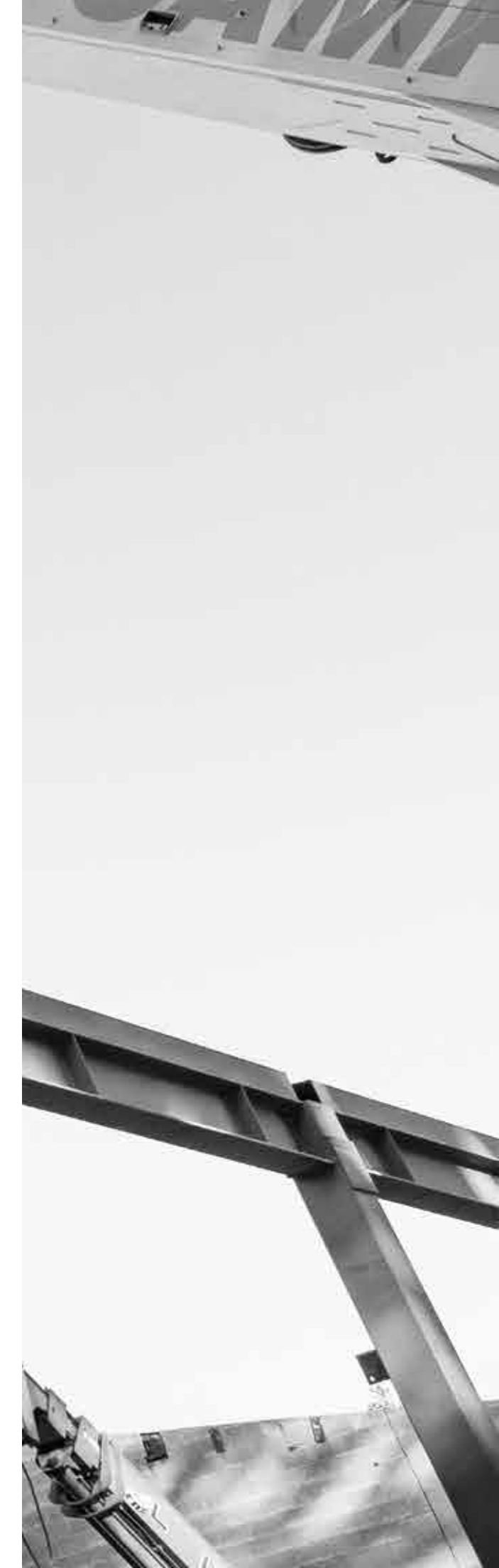
With more than 40 years of experience constructing medical facilities, our healthcare team at LCG Pence understands the unique challenges and specialized needs associated with medical environments.

Our healthcare clients include:

- Adventist Health
- Legacy Health
- Kaiser Permanente
- Providence Health
- Salem Hospital
- Willamette Falls Health
- Salem Pediatrics
- Salem Radiology

Our healthcare construction experience includes:

- New hospitals
- Imaging centers
- Medical office buildings
- Physician offices
- Nursing towers
- Parking structures
- Plant services



**FEATURE**  
PROVIDENCE  
WILLAMETTE FALLS  
HEALTH CENTER

**AMENITIES**  
Urgent Care  
Diagnostic imaging  
MRI  
CT Scan  
X-Ray  
Ultrasound  
Bone density  
Mammography

**DESIGN**  
LCG Pence's scope of work included the shell, core, first and second floor Tenant Improvements for Willamette Falls Hospital and Women's Health Center of Oregon.

Associated site work included reconfiguring a city street and adding a pump station for the City of Canby's sewer system. The project includes an urgent care wing and a diagnostic imaging wing, which contains MRI, CT Scan, X-Ray, Ultrasound, Bone Density, and Mammography equipment.

PAGE 35 IMAGES:  
TOP: PROVIDENCE WILLAMETTE  
HEALTH

MIDDLE: ADVENTIST PARKROSE  
MEDICAL OFFICE BUILDING

BOTTOM: THE DOCTOR'S CLINIC





## MULTI-UNIT HOUSING

### Apartments & Condos

Multi-unit housing construction requires the subtle, intricate approach of a residential builder and the logistic capabilities of a commercial contractor. At LCG Pence we combine these skill sets to produce top-quality multi-unit buildings.

Today's apartment and condo buildings are highly complex with large scope, high demands, and tight budgets. LCG Pence meets these challenges with solid preconstruction planning and value engineering that result in successful projects time after time.



**FEATURE**  
THE CAMBRIDGE  
CONDOMINIUMS

- AMENITIES**
- 5 blocks of mid-rise flats
  - 10 townhomes
  - City and mountain views
  - Private gardens
  - Gated parking garage

**DESCRIPTION**

The Cambridge is a 72 unit upscale condominium complex in the historic Northwest neighborhood of Portland, Oregon. It complies with both rigorous zoning criteria and complicated site restrictions.

The design is an intricate combination of five individual towers along a gateway street with ten townhomes. This in-fill project has 190,000 SF of gross floor area, 100,000 SF of net living area and 115 parking spaces. A triangular, steeply sloping 1.6 acre site of highly unstable soils demanded acute attention to site development requirements.

This high visibility and dense neighborhood development required impeccable attention to materials staging and site cleanliness.

PAGE 39 IMAGES:  
TOP: THE MILANO APARTMENTS  
MIDDLE: PACIFICA CONDO'S  
BOTTOM: HARRISON TOWERS







# SENIOR LIVING

## Senior Living

In the last 10 years LCG Pence has built 23 new facilities, and remodeled many more, with projects ranging in size from \$500,000 to \$30M, making us one of the region's most experienced senior living general contractors. These experiences have equipped us with invaluable knowledge that we are able to pass along to you as an added value. We understand the unique challenges and specialized needs associated with constructing new facilities, and working in occupied aging patient environments; whether its codes and licensing during new construction or patient safety during occupied construction, LCG Pence has the knowledge and experience you are looking for.

Our experience building senior living facilities extends beyond the Pacific Northwest. Our knowledge of individual state licensing requirements makes us a true partner to our client's with facilities located across the United States. This knowledge enables us to travel with our clients wherever their facilities are located.



**FEATURE**  
QUAIL PARK AT  
LYNNWOOD

- AMENITIES**
- Fitness center
  - Salon
  - Theater room
  - Billiard room
  - Chapel
  - Library
  - Spa

**DESCRIPTION**

Located in Lynnwood, Washington, Quail Park is situated in a forest-park like setting with views of the Olympic mountains.

The 132,000 SF, 3 story, 130 unit Assisted and Memory care facility was designed to provide its residents with a host of amenities. In addition to the amenities listed above, it contains a large dining room plus a smaller private dining room available for family gatherings and special occasions.

The second phase includes 34 independent living cottage units, a new aquatic and fitness center and an additional dining room.

PAGE 43 IMAGES:  
TOP: THE STAFFORD, AVAMERE  
SENIOR LIVING

MIDDLE: BOZEMAN LODGE &  
VILLAGE

BOTTOM: SPRING RIDGE  
ASSISTED LIVING AND MEMORY  
CARE





# INDUSTRIAL

## Industrial

Our experience in industrial construction and renovation has partnered LCG Pence with some of the largest industrial companies in our region. From warehouses to manufacturing plants, cold storage to distribution centers, LCG Pence has the expertise you require to manage each specialized project.

So whether you have a new facility, or want to expand your existing space, LCG Pence is the local partner you've been looking for.

Our industrial clients include:

- Widmer Brothers Brewing
- Superior Tire Service
- Thermo King
- Roadway Distribution
- Norpac Foods
- Hewlett Packard
- American Airlines
- Cascade Steel Rolling Mills
- Dow Agro
- Food Services of America
- Kettle Foods
- Masons Supply
- Flight Craft



**FEATURE**  
WIDMER BROTHERS  
BREWING / CRAFT BREW

**AMENITIES**  
Refrigerated processing  
Fermentation tanks  
Cold bottle storage  
Keg filling stations  
Corporate offices  
Tasting room

**DESIGN**  
This 66,000 SF renovation  
and addition consisted of  
offices, insulated storage and  
production areas. 52,000  
SF of the expansion houses  
refrigerated processing.

The scope of work included  
the demolition of existing  
buildings adjacent to  
an operational building,  
excavation of the site for a  
new basement, construction  
of a new two-story addition  
to house cold bottle  
storage, beer fermentation  
operations, keg filling  
station, offices, and tasting  
rooms.

LCG Pence continues to  
provide on-going services to  
this valued client.

PAGE 47 IMAGES:  
TOP: MASONS SUPPLY  
WAREHOUSE

MIDDLE: CASCADE STEEL  
ROLLING MILLS

BOTTOM: DOW AGROSCIENCES  
GREENHOUSE





# TENANT IMPROVEMENTS

## Tenant Improvement

At LCG Pence, our tenant improvement team operates with the agility of a small firm, but with all of the resources of a large company, enabling us to handle the complexities of remodels, renovations and tenant build-outs.

Our team maintains an awareness of the ongoing operations and works closely with tenants to keep them apprised of construction activities that impact business operations. Particular attention is paid to the safety and comfort of occupants.

We work together with our client and designers; maintaining a focus on the details to ensure the finished space achieves the desired form, function, and aesthetic.



**FEATURE**  
MERCEDES BENZ OF  
EUGENE

**AMENITIES**

- New exterior canopy
- New exterior facade
- Renovation of parts & service
- New showroom
- New customer lounge
- New lobby
- Renovation of admin offices
- Additions:
  - State of the art service bays
  - Technician hall and library

**DESCRIPTION**

This tenant improvement is a remodel and addition to the existing Mercedes-Benz of Eugene. The project included new canopy additions for the service drive and a complete rework of the front building facade. To complete the exterior renovations a new entry portal was also added.

The addition of a new enclosed car delivery room, two new state of the art service bays, and technician's hall including a library was constructed. The remodel and renovation included the parts and service area, showroom, customer lounge, lobby and both the sales and administration offices.

All work was completed to bring the dealership up to current Mercedes-Benz Autohaus standards.

PAGE 51 IMAGES:  
TOP: MAPS CREDIT UNION

MIDDLE: VERIZON WIRELESS

BOTTOM: MEZZANINE  
ADDITION, KROC CENTER





# HISTORIC RENOVATIONS

## Historic Renovations

Historic renovation projects are unique opportunities to revive aging, often fragile, buildings of historical significance. Repositioning and restoring historic buildings is one of the most sustainable ways to build.

We work with historical preservation agencies in order to properly remove historic materials, preserve and restore them, and then reinstall them; a process that requires in-depth planning, coordination and care. Through these renovations, LCG Pence enhances the character and updates the functionality of buildings while maintaining their historical integrity and charm.



**FEATURE**  
OREGON COLLEGE OF  
ORIENTAL MEDICINE

**AMENITIES**  
5 laboratory classrooms  
Teaching spaces  
Language center  
Faculty offices  
Library  
Clinical and patient rooms  
Herbal dispensary  
LEED Gold Certification



**DESCRIPTION**  
The OCOM project is a full seismic and interior upgrade of a historic 1910 building. Originally 4 stories, historic unreinforced masonry structure included the addition of a new 5th floor penthouse.

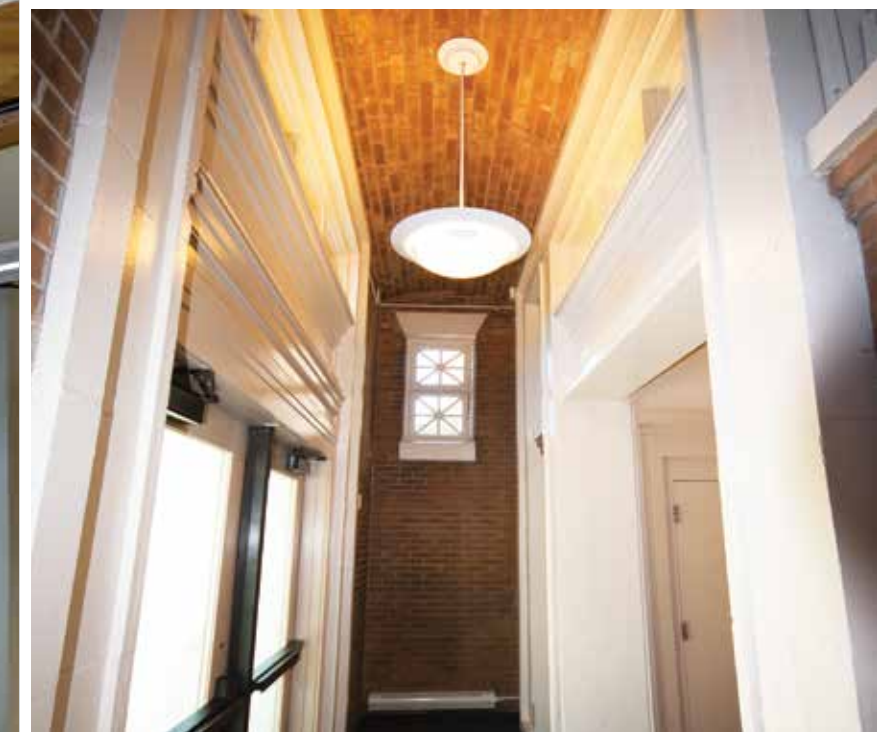
Upgrades include an elevator, new stairwells, shear walls, restored vintage windows, new storefront, classrooms, offices, rest rooms and penthouse offices with exterior roof top garden and deck.

The OCOM project incorporated Feng Shui design, a LEED Gold certification, and a high percentage of MWESB participation.

PAGE 55 IMAGES:  
TOP: WALLER HALL,  
WILLAMETTE UNIVERSITY

MIDDLE: OREGON CIVIC  
JUSTICE CENTER, WILLAMETTE  
UNIVERSITY

BOTTOM: BANK OF THE  
CASCADES, CAPITAL CENTER  
BUILDING





### **Sustainability**

Its more than just a LEED score.

LCG Pence supports true sustainability: the balance of social, economic, and environmental care. The ethical business practices we employ, the local families we support, and our deep roots within the Portland and Salem communities demonstrate that for LCG Pence, sustainability is more than just keeping score.

It's the common role of the CM/GC partner to reduce construction waste, track compliance paperwork, and ensures indoor air quality. These traditional roles are important, and LCG Pence's LEED accredited professionals excel in them.

Where we differ from our competition is what we bring to the process. At LCG Pence we have a process called creative participation (CP). Creative participation is digging deep and uncovering sustainable opportunities to maximize the efficiency of the building and construction process. As a team we reach beyond our traditional roles and responsibilities with Creative Participation to maximize the sustainability of the project.

# SUSTAINABILITY

**FEATURE**

STATE OF OREGON NORTH MALL BUILDING

**AMENITIES**

- 3 distinct zones for offices
- Central atrium
- Vegetated roof
- Underground parking
- LEED Gold Certification



**DESCRIPTION**

Located near the Capitol Mall in Salem, the North Mall Office Building is the first state building designed and constructed in accordance with the State of Oregon mandate on Sustainability.

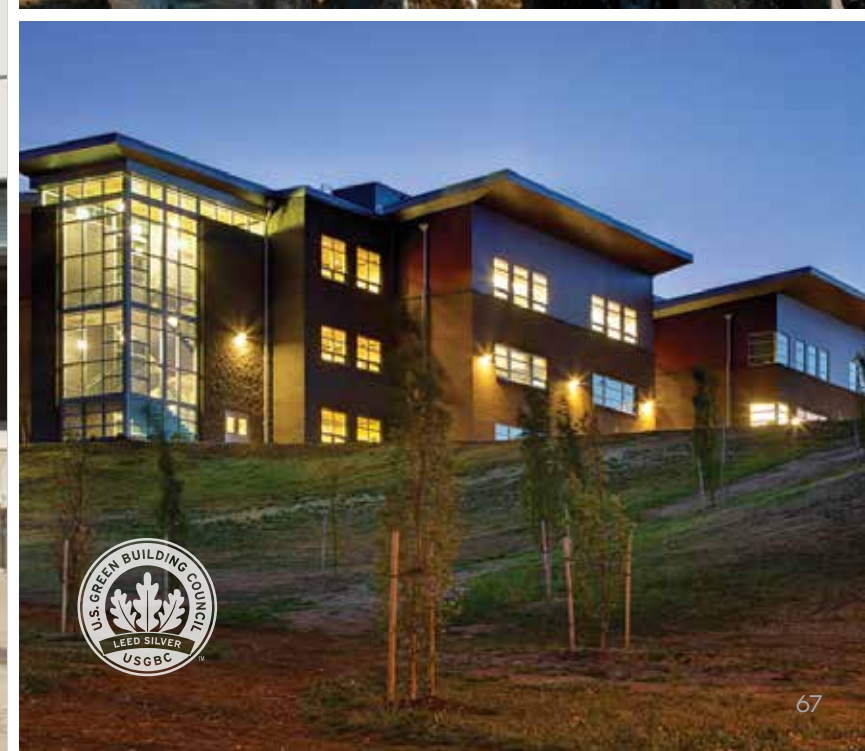
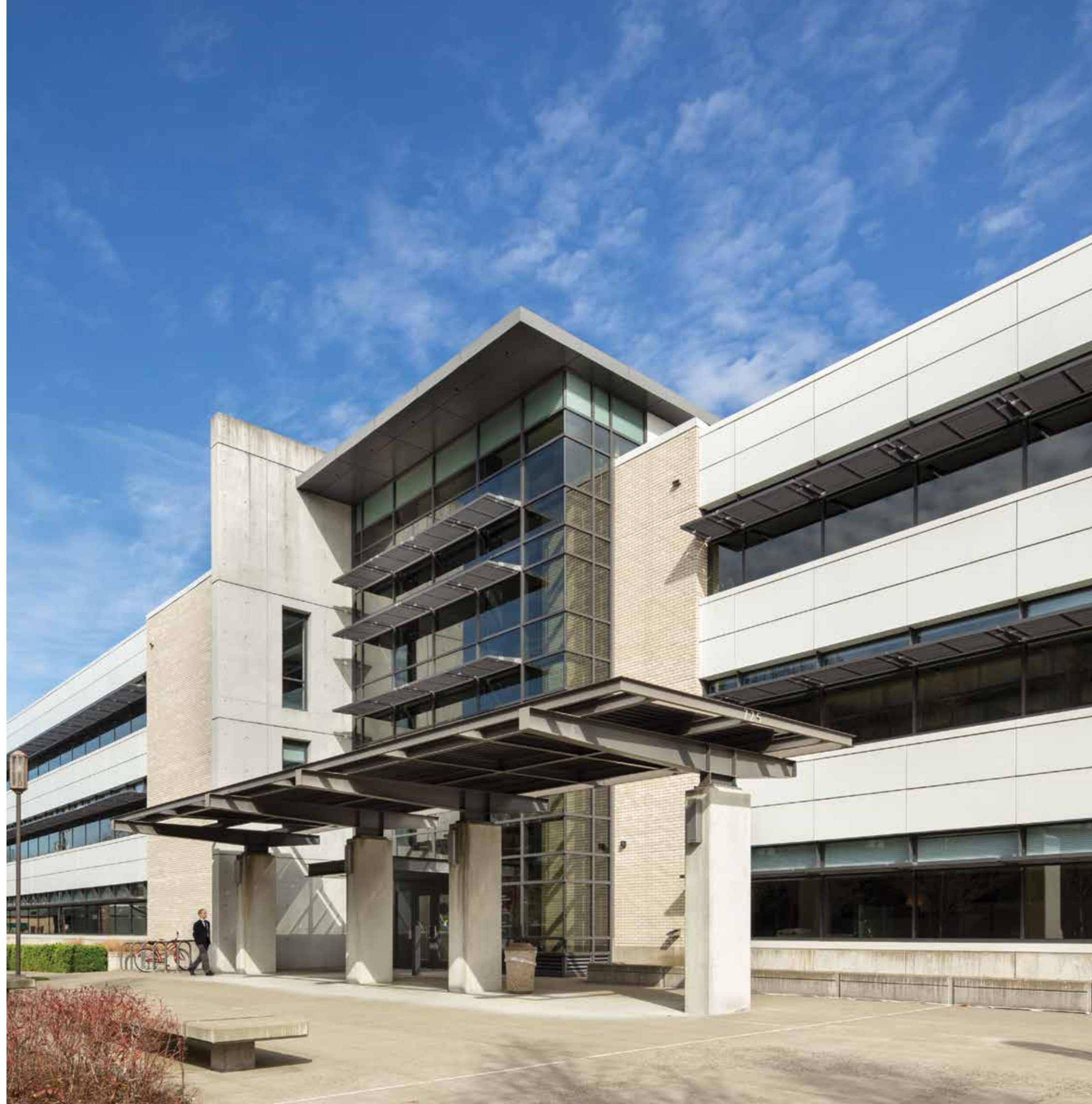
The 116,000 SF building is organized into three distinct zones to accommodate the Water Bureau, Parks and Recreation and Oregon Housing and Community Services. It is all connected by a central atrium with natural lighting and ventilation.

The LEED Gold certified project established state-wide energy-efficiency and environmental standards for future LEED projects in the state of Oregon.

PAGE 59 IMAGES:  
TOP: CENTRAL HIGH SCHOOL, LEED GOLD

MIDDLE: BROADWAY COMMONS, SALEM ALLIANCE CHURCH, LEED GOLD

BOTTOM: ROBERT STRAUB MIDDLE SCHOOL, LEED SILVER





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