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CONSTRUCTION

TODAY

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Record of Success

HDC DEVELOPMENT CONTINUES TO ENHANCE ITS REPUTATION FOR EXCELLENCE. BY ERIC SLACK



HDC Development is well known for its expertise in the assisted-living and multifamily housing markets.

As an organization, HDC Development can trace its roots back to 1970. Originally, the company built a legacy over time in construction management and general contracting in commercial and multifamily housing.

Among the company's leaders today is Senior Vice President and Project Manager Jim Lemke. HDC Development is well known for its expertise in the assisted-living, congregate housing, memory care, foster care, nursing home, hospital, commercial office and multifamily housing markets. The company's skillset includes experience in development, market analysis, architect and site selection, and construction supervision.

"What we have today is some of the core employees that took over an existing company in April of 2001 and formed HDC Development," Lemke says. "We currently have 15 full-time employees, and we operate from a 5,700-square-foot office with storage area and loading docks. We typically do congregate, assisted living, skilled nurs-



ing, healthcare buildings and market-rate apartment complexes."

Based in Minnesota, HDC Development is licensed in 13 Midwestern, Southern and Western states. The company's success in construction management and general

contracting is based on having qualified personnel in the office and out in the field. This allows HDC Development to assist owners with everything from project development to evaluation, design, construction and marketing.

HDC Development - Linden Woods Village

www.hdcdevelopment.com

Project cost: \$14 million

Location: Gladstone, Mo.

Peak workers on site: 75-100

By working with your client from the beginning, you can give them the best-quality building for the best market value."

- Jim Lemke, senior vice president

"Every year, we have work with repeat clients as well as new clients," Lemke says. "We reach out to individuals and organizations that are in the planning stages of a project. By working with your client from the beginning, you can give them the best-quality building for the best market value."

Latest Work

A recent project for HDC Development has been the Linden Woods Village continuing

care retirement community. The project is a combination of independent, assisted and skilled nursing wings with a central core. The independent wing has drive-under parking and a storm shelter. At more than 140,000-square-feet, the building is designed to fit into a residential setting. "HDC has a relationship with the developer, and we have done other similar projects in four states," Lemke says.

Located in Gladstone, Mo., Linden Woods Village broke ground in January and is expected to open in early 2016. The monthly rental community will include 116 units with independent living, assisted living, rehabilitation and long-term nursing care located on site. The project owner is CCRC of Gladstone, LLC, while Pivotal Health Care will manage the community when it is open. Linden Woods Village will include one- and two-bedroom floor plans with more than 1,200 square feet of living space in the largest units. Amenities will include full kitchens, washers and dryers, walk-in closets and a variety of common activity areas.

'We have never turned down any opportunity to put together a project.'

"These projects typically take 10 to 12 months depending on the time of year they are started," Lemke says. "This project has a construction cost of \$14 million with a total size of 141,036 square feet. It will include 46 independent living, 34 assisted-living units and 36 skilled nursing units."

Lemke says the independent and assisted-living units will be two stories along with the center commons area, while the skilled nursing is slab on grade single story. The building is designed to have a residen-

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tial look that will fit into the local area. "It is not a commercial design," Lemke says. "The colors are soft and pleasing, and the design meets or exceeds the building codes for structural integrity and energy ratings."

Ensuring Progress

As with most construction projects, HDC Development is working with a full slate of subcontractors on the project, such as excavation, concrete, framing, electrical and mechanical subs. Generally speaking, HDC Development is capable of working with both local subcontractors as well as subcontractors that follow HDC on its projects.

"We work closely with the subcontractors, setting the schedules and working with all of the subs onsite to keep the project running smoothly and on time because added costs are incurred when a project falls behind schedule," Lemke says.

Some of the challenges on this project thus far have been weather related. The civil plans called for excess dirt work on the site, as well as having to deal with the below-grade parking garage. Heavy rains and steep elevations have made it difficult for access with equipment and to be able to drive to the site for footing and foundation work. The project team had to build a temporary road to the garage area to have the precast plank delivered and provided a crane with the ability to set the planks.



» Expected to open in early 2016, Linden Woods Village will offer independent living, assisted living, rehab and long-term nursing care.



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Having stayed on top of industry trends while also establishing a strong record for endurance and success, HDC Development is optimistic about its future as it moves forward on this project. HDC Development understands that the buildings it leaves behind and the friends it makes while working in its communities are the company's legacy whenever it finishes a project. The company plans to continue to learn as codes, products and the needs of the owners change. HDC Development knows that it must always adjust to local needs when it builds a project like Linden Woods Village, and believes in making sure that its work suits the needs of the community.

"HDC has always operated with the idea of taking one more job," Lemke says. "We have never turned down any opportunity to help put together a project, whether it is large or small. Our plate is never full as we make room for one more." ♦