

Spring 2000

Inside Angle



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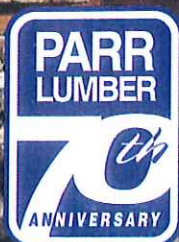
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Mary's Woods

a mammoth project in the making

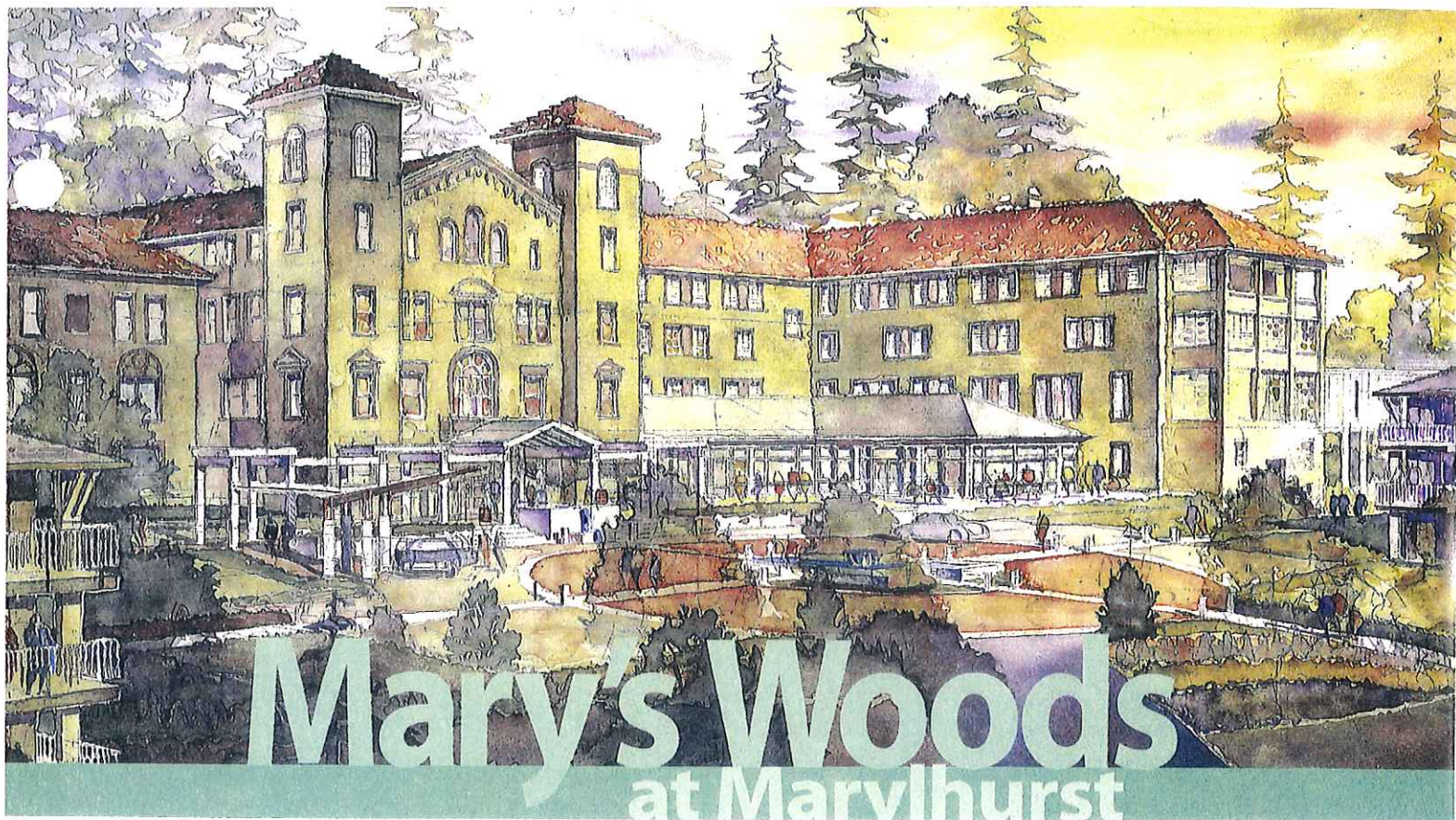
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The high-quality retirement community taking shape in Lake Oswego is the result of collaboration, caring and vision.

By Barbara Schuetze

It's a story of contrast and harmony. Preserving the beauty and soul of the traditional while blending quality and elegance into something new and functional.

Mary's Woods at Marylhurst is much more than concrete, lumber and glass. It's a cooperative endeavor years in the planning that will offer residents a continuum of housing and health services within a single community.

What exactly is this ambitious venture? Mary's Woods is one of the largest building projects under way in Oregon. It is sponsored by the Sisters of the Holy Names of Jesus and Mary. The 75-acre site, adjacent to Marylhurst University, has been the Sisters' home since the early 1900s.

Construction for the continuing care retirement community began last July by Andersen Construction of Portland in joint venture with Weitz Construction of Des Moines. In early 2001, the first residents will move in.

It will be the first full-service continuing care retirement community of its size and scope in the Portland metro area. It will offer 266 independent living apart-

ments and villas, a healthcare center with assisted living units, dementia, Alzheimer's and skilled care services. The grounds will include a commons area with dining facilities and a wellness center with swimming pool and exercise rooms.

A Future Based on Tradition

Years ago, The Sisters of the Holy Names of Jesus and Mary faced a challenge. "How could we be good stewards of our property," asks Sister Eileen Brown, former provincial director, "and provide for our own retirees' needs?"

This development does that. It allows the Sisters to stay on their land and still be in service to others. It meets their retirees' growing needs as well as older persons in the community by offering independent living choices, along with options for increased help as needed.

Residents can also take advantage of supportive services to enhance their physical, emotional and spiritual well-being. And neighboring Marylhurst University offers great opportunities for continuing education and cultural events.

Sharing their sacred and beautiful grounds, and

values, is the sister's legacy to their community.

Practical Matters

In 1993, the Sisters started the ball rolling by putting together a development team with representatives from their community as well as health care, financial and real estate specialists. The team did market surveys and feasibility studies to see how the Sisters could best achieve their goals.

"We had the vision, but we needed the help of specialists from a variety of disciplines," Sister Eileen notes.

The team chose Andersen Construction, Weitz Construction and Seattle architects, Dietrich-Mithun. The group selected Andersen because of its excellent reputation in the Northwest.

"We approached them and asked if they would be willing to joint venture with Weitz," says Sister Eileen. Pairing Andersen, an exceptional local construction company, with Weitz, a firm with more than 15 years of direct experience building continuing care communities, generated a powerhouse joint venture team for the project.

Common Ground

"The Andersen/Weitz joint venture created by the Sisters has been wonderful," says Bob Okano, project executive for Andersen. "Our companies are extremely compatible and share the same philosophy." Both firms are client-oriented and, according to Okano, believe "the owner comes first!"

From the start, there was no debate about the approach: quality and with future residents in mind.

"The Sisters are knowledgeable clients and know just what they want," says Okano. "Mary's Woods is going to be their home to share

"Parr has the extensive experience and detail-oriented style to do the job right."

with the community. Caring for residents in a personal and individualized way is their number one concern."

In addition to quality design, building materials and construction, the goal of this project is to keep Mary's Woods as natural and environmentally sound as possible. Examples include: Moving buildings to preserve and protect the mature trees and wildlife, reserving 33 percent of the property for open space, and restoring the order's 89-year-old Mediterranean-style provincial house as part of the new community.

"The remodel of the old convent allows us to preserve a beautiful, historical structure," says Sister Eileen.

From the Ground Up

After a long evaluation process, Andersen/Weitz picked Wood Mechanix as the framing contractor.

"In 1999, we had successfully collaborated with Wood Mechanix on a mixed-use housing project in North Portland," says Okano. "We felt that they were right for the job."

"Because of our faith in Wood Mechanix, we vested the framer with responsibility for material purchase and delivery," explains Okano. Both companies agree that this process helps minimize waste by giving the framer buy-in, flexibility and accountability.

Stan Trytko, founder of Wood Mechanix likes the fact that Andersen/Weitz has total confidence in his company.

"Both on the North Portland

project and Mary's Woods, Andersen gave us the flexibility to orchestrate our part," he says.

The next step was for Wood Mechanix to select a lumber supplier that could supply just the right product in a timely fashion. It was a decision based on past experience: Parr Lumber.

Another Successful Partnership

Just as the Andersen/Weitz connection has flourished, so has the Wood Mechanix collaboration with Parr Commercial Group. The good working relationship between Trytko and Parr Lumber goes way back.

"I've worked with Parr for more than 25 years," Trytko remarks. "Because we're framing four-story

The Big Picture

It will take 350-400 workmen to build Mary's Woods. When completed, it will have nearly 400,000 square feet of usable space. Because the project is so large, Lake Oswego appointed a special building official *on-site* to inspect work and issue permits. During the first phase of the project:

- Nearly 3.5 million board feet of lumber were supplied
- There will be about 200 deliveries of lumber to the site
- The cost of that lumber — more than \$1.5 million



Parr already has delivered more than 3 million board feet of lumber to the site.

buildings, we need to be sensitive that the appropriate structural grade of wood is procured. Parr has the extensive experience and detail-oriented style to do the job right." According to Trytko, the extremely tight construction site posed another challenge. "We have to coordinate with the superintendent on what wood to deliver on a daily basis," he explains. "It's essential for the right wood to be there on time, as needed."

Parr is enjoying the challenge, says Michael Desimone of Parr Commercial Group.

"We figured out how we can supply materials in a way that is beneficial to all parties involved," Desimone says. "Our goal is to be effective and efficient in ordering and supplying materials."

As a gesture of partnership, Parr offered Wood Mechanix use of an on-site job trailer for its mobile headquarters. "We've never had that offered and it has really helped," Trytko says.

Parr also was involved in the pre-construction phase of Mary's Woods.

"We walked through the convent

house to inventory the materials that were to be removed during the remodel," says Desimone. "We assigned values and decided whether items would be reused or sold." The Sisters were pleased that they were able to save some of the beautiful old cabinets and doors.

To date, great teamwork and cooperative weather have kept the project on or ahead of schedule.


"The group dynamics are very positive," says Trytko. "The contractors and subcontractors share a great deal of respect for each other."

The concrete foundations for all buildings were completed in February. As of March, Wood Mechanix, finished about 40 percent of the framing work.

"On average, Parr has been delivering four to six truckloads of lumber a week to the site," Desimone says, "and the volume of materials will increase."

Perimeter roads on the site have been paved, Highway 43 is getting acceleration lanes and all utilities are ready. Renovation and seismic upgrades have begun on the provincial house. The fine grading was just completed and landscaping work will be in full swing this summer.

"The fact that 83 percent of our units have been pre-sold more than a year before opening confirms the need for this resource and shows the community's overwhelming response," says Sister Mary Jo Radosevich, Mary's Woods' director of marketing. Everyone working on the project finds the Sisters' enthusiasm contagious.

"As a community-minded company, Parr Lumber is proud to be contributing to the quality and caring that will forever be a part of the Mary's Woods development," says David Hamill, Parr's CEO. 

Up Close and Personal

Stan Trytko calls himself the "head coach" of Wood Mechanix, the framing company he founded 18 years ago. Wood Mechanix values good employees and is one of the few framing subcontractors that offers full benefits. "We strive to function as a team and a community," says Trytko.

All employees attend weekly meetings to stay informed and to feel that they're part of the team. "In addition to projects, we discuss safety, current issues, activities, everything."

Currently, all 120 Wood Mechanix employees are working on Mary's Woods. "Our part — the framing — will be done about June 2000," notes Trytko, "and the project is scheduled for completion about a year later."

There's something unique about Trytko's affiliation with this project. "I was looking for retirement options for my mother and we discovered Mary's Woods," remarks Trytko. "Andersen called shortly thereafter to see if we were interested in working on the project." Everything just came together. According to Trytko, there are a lot of things that make Mary's Woods special: The magnitude of the project, the beautiful landmark site and the all-star team that was put together.

"It's a privilege to be part of the Mary's Woods team. It's going to be a dynamic, forward-thinking retirement community," says Trytko, "I have the added satisfaction of knowing my mother will be living there."