

PROJECT CASE STUDIES

MANUFACTURING:

Ashley Furniture Industries, Inc.



Development and construction of a 1,000,000 sq. ft. square foot manufacturing, assembly, and distribution facility for Ashley Furniture. Ashley is the largest furniture manufacturer and retailer in North America with over \$3.5 Billion in annual sales.

The production plant operates 24/7 with over 1,500 employees producing 20,000 pieces of furniture per week. The facility covers 44 acres with 19 acres under roof, 40' clear ceilings, 100 docks, 18 acres of concrete yard and 10 acres of parking.

Coordination started with the initial concept including the land sale, design, entitlement, and construction management of the base facility, with additional tenant improvements including: 30,000 sq. ft. of interior office, 300,000 sq. ft. of manufacturing with 27 production lines, dust collection system, foam storage and computerized cutting machines, CNC routers, conveyor belt and industrial heat wrap unit. In addition, design coordination and permitting encompassed the installation of over 500,000 sq. ft. of high-pile steel racking and pallet storage. Recent additions include our acquisition coordination and due diligence of an additional 423,000 sq. ft. of distribution space increasing the total plant investment above \$80 million.



EDUCATION:

Summit Career College:



Acting as the owner representative, the HG provided comprehensive Project Coordination and Construction Management services for a ground up 3-story 75,000 sq. ft. Class A office and classroom building. The project included administrative office, classrooms, operational dental training lab with x-ray equipment, and a medical training lab. Our involvement started with design team selection, site plan, design coordination, and entitlement. The general contractor was selected through a competitive bid process managed by the HG with continuous Construction Management including site review,

schedule monitoring, review of drawings, submittals, requests for information and design clarification.

Our responsibilities extended to the financial coordination with the lender and fund control, including review of the monthly pay applications, lien releases, compliance with insurance requirements, change order analysis, and project close out. The project included coordination of off-site improvements, traffic signal, relocation of Edison power lines, and coordination with the State Department of Water Resources for specific access and easement rights. The project value was over \$18 million.



AUTOMOTIVE:

Saddleback RV and Service Center



The firm provided Development and Project Coordination for a 35,000 sq. ft. automotive retail and maintenance center. Our services originated with site selection, due diligence, entitlement, selection of the design team and general contractor, and managing each aspect of the project. The 17,000 sq. ft. service center accommodates 12 RVs up to 55 feet in length with all aspects of the service center coordinated by the HG including the foundation design for two full size lifts,

service reels, oil containment, and used filter storage. A two bay wash rack with storm water clarifier installed to collect the wash bay and service center water. The project value was \$6.5 million.



MEDICAL:

Catholic Hospital West

Inland Health Group - San Bernardino Medical Group - St. Bernadine Hospital Urgent Care



The HG coordinated with Catholic Healthcare West and its affiliate groups to design and manage three facilities totaling 20,000 sq. ft. While mostly falling under the CHW umbrella coordination and design took place with three distinct medical providers with unique disciplines and procedures for each group. Additional CHW projects are in the design phase. Our firm is also experienced in building ground

up medical office buildings.



CHW is the eighth largest not-for-profit hospital provider in the nation and the largest hospital system in California. The project value was \$3.4 million.

PRIVATE UNIVERSITY:

Azusa Pacific University



The Hodgdon Group and its affiliated General Contracting Company, Hodgdon-Miank Construction, Inc. combined resources to act as the Design-Builder for Azusa Pacific University for complete interior demolition and remodel of a 1970 era 30,000 sq. ft. three-story Wynn Science Building. The project scope expanded with an outdoor amphitheater for 1000 students and a 5-acre parking lot reconstruction.

Under this scenario, the HG team was responsible for selecting and managing the design team including the architect and structural engineer and design-build sub contractors for mechanical, electrical, plumbing, fire sprinkler, and fire alarm systems with support staff to coordinate entitlements with the City of Azusa and the County of Los Angeles Fire Department.



Acting as the General Contractor Hodgdon-Miank Construction, Inc. provided continuous project management and on-site supervision. The design and construction phase was complete in less than 11 months with a cost savings provisions that saved the client \$500,000.00. The project value is in excess of \$4.5 million and completed 45 days ahead of schedule.

AVIATION:

**Southern California Logistic Airport
Victorville, California:**

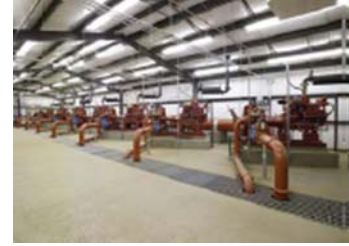


The Hodgdon Group and Hodgdon-Miank Construction, Inc. completed a 3-year project at Southern California Logistics Airport in Victorville, California acting as a Construction Manager, General Contractor, and Project Coordinator for over 350,000 sq. ft. of new and remodeled facilities covering 54 separate sub jobs. The project also included five separate offices totaling 60,000 sq. ft. of single and two-story facilities.

The work included construction of three wide body hangars for 747-400 aircraft Maintenance and Repair Operations (MRO) and painting, and hangar to house the Airbus -A380, the largest commercial aircraft. Numerous support facilities were constructed including: streets, storm-ceptors, two-100,000 gallon hazardous materials underground storage facilities, 6 acres of parking lots, 10 acres of concrete apron, a 5,000 sq. ft. hazardous material storage facility, sewer lift stations, re-routing a 950 cfs storm water channel.



A unique component of the project included two – 1,000,000 gallon water storage tanks with dual pump houses, each containing seven 350 hp diesel powered pumps capable of discharging 10,000 gallons per minute through an encased 18” main line. Each hanger includes combined water and form overhead system and incorporates oscillating foam cannons that are triggered by optical sensors that identify and process a fire event to trigger the system.



Tenant Improvements were constructed for the US Army Black Hawk facility, Pratt & Whitney, FedEx, Victorville Aerospace, Leading Edge, and Boeing.

The total effort comprised \$42 million in direct construction with \$96 million in Project Management with planning, entitlement, design coordination and permit processing with Southern California Logistics Airport Authority, the U.S. Army closure, the City of Victorville, Mohave Air Quality District and others.

PUBLIC WORKS and AGENCY COORDINATION:

City of Colton - Federal Economic Development Agency



As the master developer for 81 acres of mixed-use commercial development, the HG through its entity East Valley Land Company, coordinated with the City of Colton and the Federal Economic Development Agency to obtain a \$1 million grant for the City of Colton infrastructure requirements. Working with EDA the HG provided the design and construction management for approximately \$4 million in off-site improvements. The project included construction of public streets, water, sewer, electric, phone, and natural gas utilities including curb, gutter, sidewalk, streetlights, and traffic signal. Additional work

included relocation of 12kv Edison transmission lines, Pacific Bell trunk line, Time Warner Fiber Optic, 48” City of Riverside water transmission main and 24” RHWC main.

The HG is experienced in working with local, State, and Federal Agencies including the California Department of Water Resources, Department of Fish and Game, and US Fish and Wildlife acting as a developer, project manager and general contractor.

INDUSTRIAL RAILROAD:

Union Pacific Railroad



As part of our East Valley Land Company development, the firm coordinated approval and construction of a ½-mile Union Pacific Railroad dual spur line. The project required construction of a box culvert drainage channel to withstand train loading, and a grade level street crossing with fully signalize train traffic controls. Permitting and coordination include the Public Utilities Commission, Union Pacific Railroad and other state and local agencies.

TENANT REPRESENTATION:

Ashley Furniture Industries



Hodgdon Group Realty, Inc. was the tenant representative for a Southern California search for a secondary warehouse and distribution facility for Ashley Furniture, ultimately brokering the transaction with Prologis – a world leader in industrial distribution real estate and named by Fortune magazine as one of the Most Admired Companies of 2008.

The transaction encompassed lease negotiation and legal review for a 683,000 sf. ft. distribution facility; and the coordination and construction of \$3 million of warehouse tenant improvements including offices, dock equipment, wireless rfid technology, back-up power generation, and the installation of \$9 million in high pile steel racking for Class IV encapsulated product. Aaron Hodgdon was named Prologis National Broker of Month for his effort. The total project value was \$22 million.

BROKER SERVICES:

Stoneledge Furniture



HGR acts as exclusive tenant representative, broker, and developer for Ashley Furniture Industries, Inc. and the HomeStore division of Stoneledge Furniture. This project started with site selection and subsequent negotiations to purchase 5 acres within the Wal-Mart – Sam's Shopping Center for the construction of a 50,000 sq. ft. HomeStore. The process included site and legal review, developer coordination of improvements, city entitlements and compliance with the shopping center CC&Rs. The HG also provided Development and Construction Management Services.

HGR provides full tenant representation services for lease and purchase of retail, office and industrial space. Our efforts extend well beyond typical brokerage services to include financial modeling, occupancy cost analysis, tenant improvement budget, construction scheduling, city incentives, design, entitlements, and building occupancy permits.