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# CONSTRUCTION

TODAY

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HODGDON GROUP AND  
HODGDON MIANK CONSTRUCTION

Completes Design Build for:  
AZUSA PACIFIC UNIVERSITY



HODGDON-MIANK  
CONSTRUCTION INC

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REGIONAL SPOTLIGHT:  
Contractors find new potential  
in Puerto Rican projects.

A TEAM EFFORT:  
Stakeholder cooperation earns  
Lydig high marks on school project.

# Above & Beyond



# A Smooth Process

AN UNWAVERING FOCUS ALLOWED HODGDON TO EXPEDITE THE AZUSA PACIFIC PROJECT. BY LIBBY JOHN

An excellent preplanning process and intense focus have put Hodgdon-Miank Construction – an affiliate company of Hodgdon Group – 30 days ahead of schedule on the Carl E. Wynn Academic Center project for Azusa Pacific University, Hodgdon Group President Aaron Hodgdon says. The \$4.5 million design/build project includes remodeling the former science building into administrative offices and classrooms.

The 30,000-square-foot renovated facility will house 11 classrooms, 30 administrative and staff offices, an 1,800-square-foot lecture hall, a conference room, a computer lab and workroom, and two focus rooms with a viewing area. Once completed, it will be the new home to the master's and undergraduate social work programs, as well as the undergraduate psychology and honors programs.

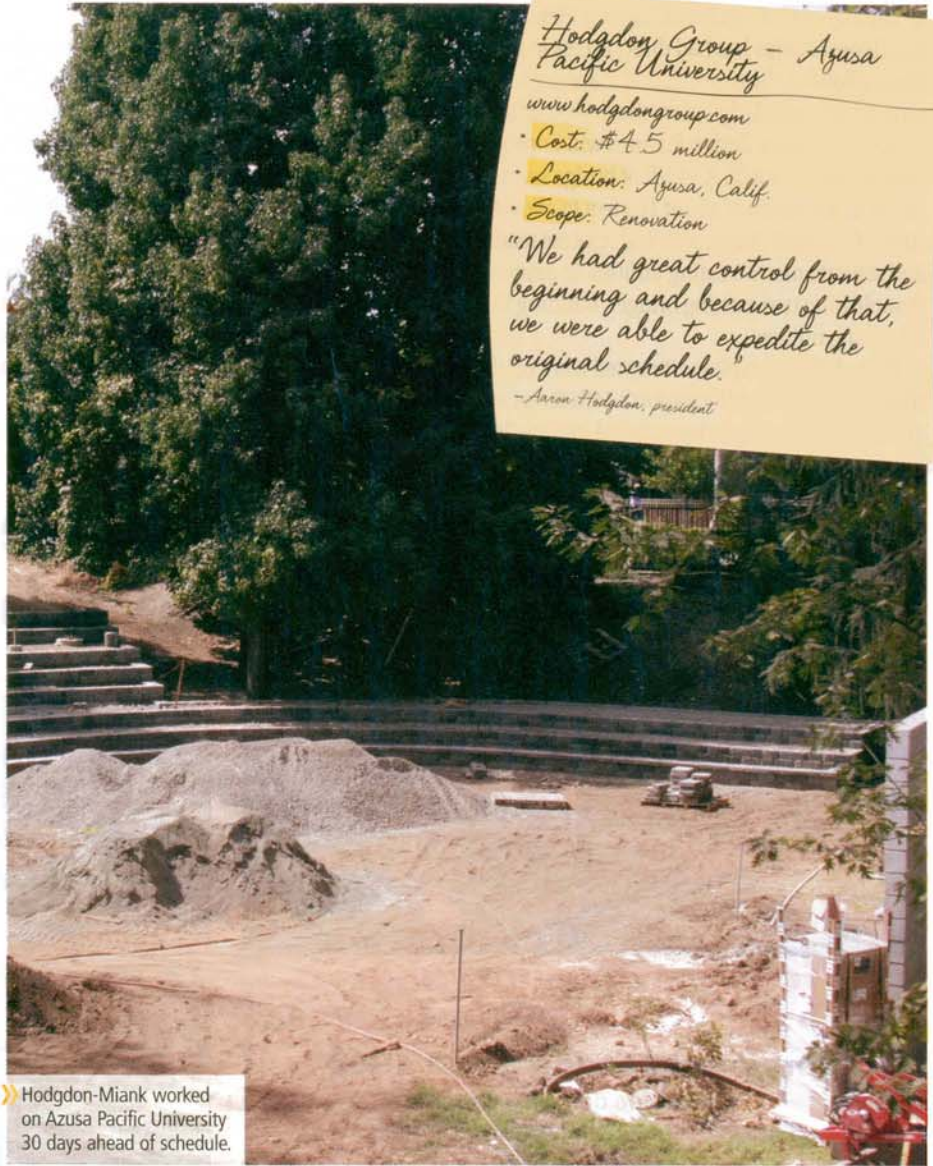
The building originally was constructed in 1975. The company upgraded the facility with a new single-ply roof, an energy-efficient HVAC system, insulation and a new glass and glazing system, Hodgdon says. The project scope also includes resurfacing a parking lot, construction of an outdoor amphitheater, and landscaping. The project is expected to be turned over in December, and the university will hold classes there in January.

The preplanning process took approximately six months, and the construction is expected to be finished in five months. The most unique aspect about the project thus far is that it has not experienced any major challenges, Hodgdon notes. "It's not typical," he acknowledges. "This particular project has gone extremely smooth, all because of good planning by our Executive Vice President David Miank and a great design team including GAA Architects of Irvine, [Calif.]

"We were responsible for all the planning and entitlement of the design phase," he continues. "We had great control from the beginning and because of that, we were able to expedite the original schedule."

He also credits all of the subcontractors but especially the design/build team:

- Gregg Electric, which is completing the electrical portion of the project;



Hodgdon-Miank worked on Azusa Pacific University 30 days ahead of schedule.

*Hodgdon Group - Azusa Pacific University*  
*www.hodgdongroup.com*  
*• Cost: \$4.5 million*  
*• Location: Azusa, Calif.*  
*• Scope: Renovation*  
*"We had great control from the beginning and because of that, we were able to expedite the original schedule."*  
*- Aaron Hodgdon, president*





▶ The \$4.5 million design/build project includes remodeling the former science building into offices and classrooms.



- Christian Brothers Mechanical Services, which did the HVAC system; and
- General Underground Fire Protection Inc., which installed the fire protection system.

#### Great Relationship

Azusa Pacific University decided to go forward with the renovation because the facility was not fit to be a science building anymore, Hodgdon says. It built a new science center on another part of campus, and decided to transform the old building into needed office space and classrooms.

Hodgdon-Miank Construction is experienced in performing school projects, but this is its first for Azusa. “We knew Azusa was going to be remodeling this facility, and we bid competitively for the work,” he says. “It started with a phone call; we didn’t know anyone on the inside.”

The company set itself apart from other bidders because of its design/build approach. “This was a unique opportunity for us to combine our experience as a developer, construction manager and contractor,” he explains. This project enabled the company to form a great relationship with the university, he adds. “We look forward to working with them again,” he stresses.

#### Unique Perspective

The Hodgdon Group is based in Colton, Calif., and is a full-service real estate brokerage, development and construction services firm. Its construction group is focused on design/build and has experience in retail, restaurant, office, medical, aviation and industrial projects. “The firm’s

## ‘This particular project has gone smooth, all because of good planning.’

origination from developing and constructing its own projects provides a unique perspective in representing owners and managing their project from inception to completion,” it says.

Most of the company’s projects are focused in the Inland Empire. It recently completed 1.4 million square feet of development on 81 acres in Colton. “The project has been one of the largest job creation efforts in our area with [more than] 1,600 [people], \$60 million in new property assessed value and sales tax in excess of \$50 mil-

lion annually,” it says. It also recently completed 350,000 square feet of new aircraft hangars and infrastructure for Southern California Logistics Airport and private partners including FedEx, Pratt & Whitney and Boeing – for nearly \$100 million.

#### CHW Projects

Earlier this year, Hodgdon Group served as the project manager for three medical construction management projects in Fontana, Calif., with a combined value of \$3.5 million. The projects were completed at the Catholic Healthcare West (CHW) Medical Plaza. Two of the projects were for CHW, and the third was for San Bernardino Medical Group Inc.

The project scope included everything, Hodgdon says, from converting a raw shell to a finished project. “The Hodgdon Group coordinated with the architect and engineers, obtained city permits and coordinated competitive bidding through the landlord,” the company says. “Improvements included waiting areas, procedure and exam rooms, X-ray room, and physician and administrative offices.” ♦





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**CONSTRUCTION MANAGER**



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*Diverse Experience*

*Creating Value*