



• BUILDING WHAT'S IMPORTANT IN PEOPLES'

## President's Message



Dave Bakke, President

“Be a teammate, communicate and act to build respectful and trusting relationships” This core value is at times the most difficult to follow. Daily, our industry will test our strength and commitment to this value. The core value applies to everyone we deal with; be it customers, peers, co-workers, competitors, family, anyone we meet or communicate with every day.

We as individuals and us as representatives of Chambers Construction need to constantly remind ourselves to follow this core value. It starts with me and the Executive Team and needs to filter through our company DNA to all team members. How I and the other executives treat others, how our office staff treat each other, how we greet people that come into our office, how we talk on the phone, how our superintendents talk to our field crews and subcontractors, how our carpenters talk to other trades and each other; the examples are endless.

We all need to constantly remind ourselves, and re-train ourselves to instill this very simple yet important core value into our daily behaviors and actions. I admit, for me this is very difficult at times; emotion creeps in, it is easy to forget and spout off a remark or act in a way that is very much against building respect and trust. It takes constant internal reminders to stay on track, but it is worth the effort. In the long run we will all be better, the company will be better and we as individuals will be less stressed and happier in our work and personal lives.

So, I ask all of you, when things get tough and stressors escalate just tell yourselves,

**“Be a teammate, communicate and act to build respectful and trusting relationships”**

Thank you again for all you do and “Go Chambers!”

Dave B.

• Build long-term relationships before short-term gains • Build it like you own it

• Find the time and create opportunities to help each other • Be a problem solver, bring solutions daily •



**Chinook Winds Casino  
Resort Parking Garage**  
Self Performed Work –  
Supervision and clean-up

**Kendall Ford of Eugene**  
Self Performed Work –  
Concrete

**Mercedes Van Service  
Facility**  
Self Performed Work –  
Concrete

**Northern Gold Foods**  
Self Performed Work –  
Concrete

**Lane County Charnelton  
Clinic**  
Self Performed Work –  
Demo, carpentry, clean-up

**APEL Extrusions—  
Coburg Expansion**  
Self Performed Work –  
Demo, concrete, doors &  
hardware

**Eugene Eye Care  
Management Team:**  
Self Performed Work –  
Doors & hardware

**Lane Surgery Center  
Management Team:**  
Self Performed Work –  
Doors & hardware

**Heartfelt Guest House**  
Self Performed Work –  
Building concrete, limited  
steel erection, finish car-  
pentry, doors & hardware,  
accessory & equipment  
installation

**Silver Falls Dermatology  
TI**  
Self Performed Work –  
Demo, concrete, doors &  
hardware, misc. specialties

**Seneca Sawmill Purchas-  
ing Warehouse Addition**  
Self Performed Work –  
Concrete

• Stay positive; play to win-win • Be a teammate; communicate and act to build respectful and trusting relationships

**CHAMBERS  
ANNUAL BBQ PICNIC**  
August 4, 2018

**Hole in the Wall  
Barbecue**

**Jasper Park**  
Catered Picnic,  
Music,  
Fun for all!

**PICNIC**

Chambers Construction

6,623

HOURS WORKED  
WITHOUT INJURY  
OR INCIDENT  
4/30/18

## Employee Spotlight

### Tim Jacobs...



Tim is a superintendent for Chambers Construction. He has been in the construction industry since 1990. His first job was for Emerald Steel Fab where he worked as a welder / fitter. His last project at Emerald was the structural steel portion for the Register Guard Office Building. After that he started working

at Jackson Ceiling Systems. His first big job for JCS was the Register Guard, that was his first exposure working on a Chambers job. He worked at JCS for approximately 12 years and then ran his own company for about 4 years before starting at Chambers in July of 2013.

Tim has run several projects for Chambers including Timber Products, Pi Beta Phi House, Pete Moore Hospice House, Pastini Pastaria, and most recently the LTD Maintenance & Bus Lot. He is looking forward to starting his next challenge at the Heartfelt Guest House. He considers this and the Pete Moore Hospice House as “passion projects”. He enjoys bringing the clients visions to life and seeing them excited to be in the buildings that they have developed for years. Their excitement at the end helps melt some of the previous stress away...

just in time to start the next job.

Tim currently lives in Dexter with his wife Michelle of 27 years and their 19-year old son, Joseph. Tim enjoys quiet time with his family, being outdoors, working on their property, target practicing and four wheeling. Tim’s family volunteers for the Oregon Saint Bernard Rescue. They currently have two Saints Bernards now, but over the years have homed 5. They also have Parrots and Koi. Their next big vacation plan is to visit Australia.

Tim is looking forward to a long-term career with Chambers Construction. He enjoys the challenge of turning an empty lot, plans and the coordination of subs to bring the client’s dream and vision into something tangible for them to use and enjoy.



Todd Keffer, APEL



Kevin Manning, Anthony Johnson and Pat Waldynski at Northern Gold Foods



Leroy Wyant, Northern Gold Foods



Ken Smith, Northern Gold Foods

### June/July Anniversaries

Dave Hilles	46
Dave Bakke	26
Brian Erickson	22
Debi Creager	19
Frank Travis	15
Mark Harrington	14
Chris Boyum	14
Shawn Hussey	13
Ted Corbin	5
Tim Jacobs	5
Ron Miner	5
Horacio Garcia	4
Nancy Thornton	4
Phil Finzer	3
John Peters	2
Amber Keffer	1
Tony Rodriguez	1
Brandon Hillburn-Taylor	1

### Birthdays

Janelle Welling	6/3
Brent Shjerve	6/4
Todd McNally	6/14
Tana Baker	6/18
Tim Jacobs	6/21
Izayah Moriguchi	6/22
Cassandra Dare	7/4
Adam Hastings	7/7
Dave Hilles	7/13
Aaron Hamrick	7/16
Tony Rodriguez	7/26
Benjamin Trefethen	7/27

## Employee Spotlight

### Introducing Tim Cabble...



Tim Cabble joined our team in May as a Project Manager. He is currently running two projects for Chambers; Silver Falls Dermatology T.I. and Jerry's Springfield Expansion. Tim has worked in the construction industry since working for an architectural practice while in high school. He attended architecture school and parlayed that experience into a career in construction management. He has worked on projects from Maryland to Oregon with varying building types and budgets. Tim originally came to Eugene to build the Royal Caribbean customer call center and subsequently moved to the Riverbend Hospital project. After deciding he wanted to stay in the Eugene area, he pursued a career in computer science, but is happy to now return to construction management. Welcome Tim!



Congratulations to Pam Hansen who successfully completed and passed the exam to receive the CDT designation!

CSI provides courses in and exams for the Construction Documents Technology (CDT) Program. The program provides a comprehensive overview for anyone who writes, interprets, enforces, or manages construction documents. Project

architects, contractors, and contract administrators are among those who see the advantages of being Construction Documents Technologists.

By being able to understand and interpret written construction documents, CDTs perform their jobs more effectively. By understanding the roles and relationships of all participants, CDTs improve communication among all members of the construction team.

Passing the Construction Documents Technologist Exam (CDT), Pam now joins an elite

group of professionals known in the industry for their comprehensive knowledge of the writing and management of construction documents. Getting her CDT means:

- Adding "CDT" after her name on her business card
- Understanding how a project unfolds from conception to delivery
- Understanding the documentation involved

Again, congratulations to Pam for this accomplishment!



**Derek Mitzner** joined our team in May. He is an assistant superintendent in the Small Projects Division. He has recently moved to the Eugene area from Colorado Springs, Colorado where he had previously worked as a superintendent for Nunn Construction. Welcome Derek!

**“ ... the strength of the team lies in the individual, and the strength of the individual is in the team... This is a true win, win, win, win, strategy.**

## Employee Spotlight

### Meet your Marketing Team...

Tammy Crafton, marketing assistant, first served as marketing assistant to Dave Hilles with their focus primarily on answering RFP's and budget presentations. Tammy has organized and maintained marketing materials for the company for many years. She has a friendly manner that clients appreciate and also the tenacity to keep on team members for the many lists of activities, cards and contact opportunities she tracks and facilitates.

In 2013 Dave Bakke convinced Ted Corbin to join our team as Director of Marketing. Ted had worked for Eric Hall Architects for many years and was known and liked by most here at Chambers. Ted took over the majority of writing required on RFP's, relieving our Project Managers of that task. His architectural experience not only helps with answering RFP's but he also has many good contacts and relationships in the industry.

Together Tammy and Ted purchase and maintain professional photos of our projects, re-vamped and

maintain our website, got us into social media, prepare budget presentations, answer RFP's, schedule employee photos for the website, prep our employees for interviews for projects, keep us connected in the community through many varying events, order company clothing, maintain thousands of marketing documents/photos, organize various contacts with past clients (such as at Christmas through cards and wine) and many other things that present Chambers in our best light. Thanks to Tammy and Ted!



Ted Corbin



Tammy Crafton



Todd Keffer, Scot Moore, Cassandra Dare, Mel Taylor, Kim Hutchens, Nancy Thornton, Darell Stinson, Erin Lawrence with family and friends at a self defense class..



Cassandra Dare, Stacy Ivey, Erin Lawrence, Brian Erickson and Doug Sullivan at the CASA Donor Event.



Isaac Zornes, Nancy Thornton, Scot Moore, Darell Stinson, Erin Lawrence, Doug Sullivan, Tim Jacobs, Ryan Briggs, Kim Hutchens, and Pat Waldynski with family and friends at the Ronald McDonald Walk.



Cassandra Dare, volunteering for Casa at the Eugene Marathon.



## Act and Survive

This is part 2 of a series on active shooters. In part 1 we revealed some statistics and demographics of active shooter events, including that they more than doubled from 2008 to 2015. In this part we will talk about why it's so important we act if in an active shooter scenario and some of the actions we can take.

### *Your action is critical.*

The “active” aspect of the definition inherently implies that both law enforcement personnel and citizens have the potential to affect the outcome of the event based upon their responses to the situation. The consistency of these incidents supports the paramount need for training and exercises for law enforcement, other first responders, and citizens alike.

### *Why action is important.*

- 121 (60.5%) of the 200 incidents ended before police arrived.
- Active Shooter events typically last 10 to 15 minutes. The average law enforcement response time across America is 14 minutes.
- In incidents where duration could be ascertained, 70% ended in 5 minutes or less.
- **Your action is critical to the best outcome.**

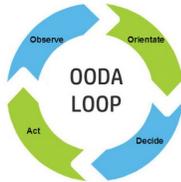
### *Taking effective action – The OODA Loop.*

Observe: You become aware of a potentially dangerous situation.

Orient yourself to the situation so you can best determine your options.

Decide: Based on what you know, decide the best response – determine what you want to do.

Act: Do it – follow through on your plan to the best of your ability.



### *Hope is not a strategy and action always has the edge over reaction in an Active Shooter scenario.*

You should be prepared to RUN, HIDE and FIGHT if the situation arises.

### **RUN**

- Get off the X! When you target practice it's tough hitting those set targets – imagine how much harder it is if it moves.
- Don't stop moving or contemplating your next move
- Know your escape route
- Evacuate regardless of whether others agree to follow
- Leave your belongings behind
- Prevent individuals from entering

- Call 911 when you are safe
- Do not pull the fire alarm – this would only bring more potential victims in the firemen that respond not knowing what they are walking into

### **HIDE-SECURE AND BARRICADE**

- Hiding is a SECONDARY option to running
- Identify safe havens in advance (do not post publicly)
- Install peep holes in the doors of safe havens to be able to identify who is outside the door
- If an active shooter has a fellow employee asking you to open the door, you can be prepared for the decision you make if you see the shooter has a gun to that person
- Hiding makes you a stationary target. This is the reason for high death tolls in schools
- Lock and barricade the door with heavy furniture
- A belt can be used to secure some doors.
- Filing cabinets full of paper, or other large items make good barricades or hiding places
- Silence your phone
- Turn off any source of noise
- Close blinds and turn off lights
- Do not trap or restrict your options for movement
- Stay out of active shooter's view
- Stay clear of windows and walls next to common areas



In part 3, we will conclude with some tips for the FIGHT, what to expect after the event and a summary of actions to take ahead of time.

### **BLS Workplace Deaths from Violence 2015**

14.5% overall (4<sup>th</sup>)  
 18% for females (2<sup>nd</sup>)  
 32% female deaths associated with family member (2% for men)  
 16% female deaths with work associate (15% for men)

**Save the Date**  
6.14.18

**JOIN US FOR A PARTY**  
*to celebrate*

**CAUTION**  **NO WORK ZONE**

**DON BROCKMANN'S RETIREMENT**

**THURSDAY JUNE 14, 2018**  
**4:00 PM - 7:00 PM**

**CHAMBERS CONSTRUCTION**  
**3028 JUDKINS ROAD - EUGENE, OR**  
**541-687-9445**

 Food & Beverages  
@ 4:00 pm

Retirement Toast  
and/or Roast  
@ 5:00 pm





**Carpenters Wanted**

Any employee who refers an applicant receives a \$.50/hour increase when the employee is hired for as long as they stay employed with us up to one year. That equates to a \$1,000 employee referral fee for new hires who stay for a year or longer. Please direct experienced carpenters to our website to apply. Tell them to check the employee referral box and fill in your name. You can also let Stacy Ivey, Frank Travis or Scot Moore know of your referral.

**?? Trivia Drawing ??**



The last trivia question had several employees submitting guesses, Gregg Wallsmith's name was drawn for the \$50.00 gift card.

Batter boards are used to set the level of the \_\_\_\_\_?

For a chance to win this time, correctly answer and contact Pam Hansen by June 15th at [phan-sen@chambers-gc.com](mailto:phan-sen@chambers-gc.com) or call her at 541-868-8521 to be entered into a drawing for a \$50.00! gift card.

### **The Skinny on Fat, Part 1**



How are cooking oils made? We've all heard that "You get what you pay for". This is true in cooking oils. Here is a quick definition of how oils are made.

**Solvent Extracted Oils:** Oils are extracted from plants using chemicals. The most common chemical is Hexane. The oil is heated at a very high temperature to remove this solvent. But, depending on the practices of the manufacturer and their quality control, a very small percent of this chemical may remain. These oils are typically very low in cost and quality with a very long shelf life.

**Expeller Pressed Oils:** These oils come from nuts and seeds. A large mechanical press is used to press out the oils of these seeds without any chemical residue. These types of oils have a shelf life of 6 months or less, but will last longer if refrigerated.

**Refined Oils:** These oils have their flavor, color and nutrients removed. This enables them to be more stable for cooking at higher temperatures. The nutrients are removed with a lye solution to inhibit spoilage. The oil then passes through high temperature heaters to efficiently steam distill and deodorize the oil. During this procedure isomerization happens, this means the fundamental structure of the oil is changed to form a different fatty acid. These oils have a long shelf life, often several years.

When considering which oils to buy and use in your diet, you need to look at a few things. Saturated fat, trans-fat, omega-3 fatty acids, and polyunsaturated fats.

### **The Skinny on Fat, Part 2**

First of all is fat really unhealthy? Think of how bears make it through hibernation. Living off of their accumulated fat. If you are eating every day, you likely don't need to accumulate and store your fat for winter. The real answer to the above question is no. Certain fats have been proven necessary to a healthy life.

Coconut oil used to be a big "no-no", due to high saturated fat content. But, it has been found to be highly beneficial due to its structural makeup. It is the highest source of saturated fat at 92%, but it also has medium-chain-triglycerides (MCTs). 50% of the MCTs are lauric acid, the most important fatty acid for building and maintaining the immune system. The only other high lauric acid source is high concentrations of mother's milk.

Trans-Fats, if they are synthetically made, they are not considered a healthy choice in our diet. Most sources consider them unnecessary and unhealthy. But, naturally occurring trans-fats can be quite good for you. One example is CLA (conjugated linoleic acid). CLA is both a trans-fatty acid and a cis-fatty acid. The cis bond has a lower melting point which could account for its health benefits. Small amounts of CLA are potent anti-cancer agents that block all three stages of cancer (initiation, promotion and metastasis). It has been found to lower LDL levels and prevent bone loss.

So, where do you get CLA? From the meat and dairy of grass fed cows. The linoleic acid is produced naturally by the bacteria present in the stomachs of herbivores. Grazing animals have 3-5 times more CLA than grain fed animals. So look for grass fed beef if you enjoy a good steak. Another source might be butter oil, which is harder to find as it is very seasonal. Think of when the grass grows the most, and has the most nutrients. That's when you might be able to find butter oil.

### **The Skinny on Fat, Part 3**

Essential fatty acids (EFAs) are the main components of cellular membranes and they protect against viruses, bacteria and allergens. They are key building blocks to all fats and oils in our bodies as well as the foods we eat. They are key to the construction and maintenance of nerve cells, and the hormone like substances, prostaglandins. They can help decrease cholesterol and triglyceride levels in our blood. EFAs are important to your health and healing. Some scientists estimate that most people are deficient in at least one of them.

All fats are actually fatty acids, made up of one part fat (not water soluble) and one part acid (which is water soluble). Omega-3 and omega-6 are essential, however your body cannot produce them so you need to get them out of the foods you eat. Omega-3 is a sensitive little guy and degrades when exposed to light or oxygen. So any processed food is de-void of omega-3.

Omega-6 (linoleic acid and arachidonic acid) and omega-3 (DHA, EPA, and alpha-linolenic acid) should be at a ratio of 1:1 up to 2:1. But, the refined oils have ratio's that are highly skewed. Corn oil is about 46:1, safflower oils is 77:1.

We have a problem. The more omega-3 you take in the worse your internal ratio will be. Grass fed beef is at the healthy 2:1 ratio. Grain fed beef is 30:1. There are lots of studies that show this. In the Korean study the conclusion was omega-6 has tumor promoting properties and omega-3 has protective factors.

Omega-3 fatty acids come in six forms, but three are primary.



- Alpha-linolic acid (ALA) found in flax seed. Useful when our body breaks it down to EPA and DHA.
- Eicosapentaenoic acid (EPA) is found in salmon and krill. Useful for anti-inflammatory, helps immune system, lowers blood pressure
- Docosahexaenoic acid (DHA) is found in salmon and krill. A major fatty acid in brain and eyes. Can reduce triglycerides in the blood. Helps with depression.

Too much ALA in the blood stream is a result of excessive omega-6. This limits the enzyme needed to convert omega-3 into EPA and DHA. This is further limited by trans-fatty acids and high levels of insulin. Correcting this overabundance of ALA is fairly easy.

- Stop using hydrogenated oils or super refined vegetable oil.
- Stop cooking with oils high in omega-6 fats. These are safflower, sunflower, and corn oil. Use walnut, avocado, coconut or olive oil. If you need to fry use small amounts of avocado oil or rice bran oil.
- Avoid high-glycemic foods, refined carbohydrates.
- Choose natural over refined.
- Supplement with GLA (gamma-linolenic acid). The best sources are black current seed oil, evening primrose oil, and borage oil.
- Supplement with fish oil. It is already broken down to useable forms of EPA and DHA.
- Supplement with flax seed oil. It is high in lignans and phytochemicals shown to have anti-cancer properties.



## Simple Food Rules For Grocery Shopping

- Shop the outer aisles of the grocery store. Produce, Meat and Dairy live here.
- Buy grass fed beef. Avoid beef finished with grain, if possible.
- Buy produce that is organically grown if possible. If it is too expensive then buy commercially grown produce but pay attention to the country of origin and thoroughly wash your produce. The US has outlawed some herbicides and pesticides that are still legal in many foreign countries, these countries sometimes bought our "outlawed" products for use in their fields.
- Buy the produce that is currently in season. It is often on sale when it is in season.
- Buy natural food. Which means avoid anything processed.
- Read the labels! Avoid vegetable oil, sugar, MSG, high fructose syrup. Know the fake names of sugars, and avoid anything with an "ose" at the end of the word.
- Avoid vegetable oils. Hydrogenated oils contain large amounts of trans fat and other toxic substances. Processed vegetable oils have been linked to many problems, genetic damage, birth defects, cancer, and heart attacks. Avoid any oil that has been superheated as this changes the molecular structure and causes inflammation in the body. These types of oils are canola, soy, corn, cottonseed, safflower, grape seed and rice bran oils. These oils are cheap and are often in many processed foods like salad dressing, cookies, breakfast cereals and bread.
- Know what healthy oils to use. These oils often smell like food. They are unrefined so they may be cloudy in appearance and in a colored container to preserve them. Olive, peanut, coconut, avocado, sesame, walnut and flax seed oils fall into this category.
- Avoid foods that make health claims, such as low-fat, anti-oxidants, low salt, etc.

## News

### Wellness Employee Spotlight



“Thanks to the commitment and hard work of the Chamber’s Wellness committee and Chambers Construction’s overall dedication to the wellness of their employees, I have had the chance to: Take a Polar Plunge, Run with Ronald, Helped EWEB Warm, Shuffled for Turkeys and more. I was fortunate

to be part of the April’s monthly wellness event, The Eugene Marathon, (for me the 1/2 marathon). Hayward Field is without a doubt, the most famous Track and Field Stadium in the U.S. if not the world. Hayward is scheduled to be torn down /remodeled this summer, never to be ran in again. Thanks to Chambers Wellness I was able to “run in the footsteps of legends.” The course finished on the storied track. So, if you want to spend some “off time” with great coworkers and have fun while supporting the community, look for an upcoming event. As they say, run if you can, walk if you have to, roll or crawl if you must.... Just keep moving forward and most importantly– Enjoy!” - Darell Stinson



Darell Stinson with daughter and son in law and Erin Lawrence

### Upcoming Wellness Monthly Events—May/June 2018



**Bark in the Park 2k, 5k, & 10k**  
(Benefiting Greenhill Humane Society)  
Date: Sunday May 20th, 2018  
Event Schedule: 8:30 a.m.  
Location: Alton Baker Park - Eugene, OR



**Healthy Lunch**  
Date: Monday June 4th, 2018  
Event Schedule: 12:00 p.m.  
Location: Your Jobsite



**Terrain Racing 5k Obstacle Course**  
(Mud & Obstacles)  
Date: Saturday May 26th, 2018  
Event Schedule: Varies on Wave Starts  
Location: Camp Harlow - Eugene, OR

#### **\$50 DRAWING**

*Wellness Employee Spotlight in Chamber’s Newsletter will highlight one name drawn from the participants of the previous 2 monthly wellness events and they will receive \$50.00*

*Congratulations to Darell Stinson for participating!*

To register for an event or if you have questions, please email at [wellness@chambers-gc.com](mailto:wellness@chambers-gc.com)

# itb+ IT Bytes

## Do Not Call List

Robo and solicitation calls on our home and mobile (personal and work) phones has become quite a problem. The best defense to help with this is to register on the National Do Not Call registry. It is FREE to register your home or mobile phone. Go to [www.donotcall.com](http://www.donotcall.com) to start the registration process, it only takes a couple of minutes to add your number to the list. You will need an email address to complete the process. Once you register your phone number(s) they will send you an email confirmation. Once you click confirm on the email you are registered.



Don't know if you have previously registered your phone number (s)?

On the Do Not Call List website you can also verify if you have previously registered your phone number.

If you received unwanted calls after your number has been on the National Registry for 31 days, you can report it to the FTC through the Do Not Call website.

Be aware after you register, there are organizations that may legally still call you, such as charities, political groups, debt collectors and surveys.

***Chambers encourages you to register your work mobile phone on the Do Not Call list.***



Mark Harrington

On Thursday, March 15, the Springfield Chamber of Commerce held a High School Career Connect event. The goal of the event was to give students the opportunity to learn tips on writing resumes and attending interviews, as well as give them the opportunity to network with local businesses.

Local businesses have said that Lane County is coming up on a major labor shortage. Many employers are going to see a big group of older workers retire soon, and then they'll be short-handed. The community has started to reach out to high school students in order to provide them with the opportunity to be a part of some of these companies.

"This is where the workforce is, so we've got to come here and talk to them and let them know that we're available to help them with their goals," said Mark Harrington, a recruiter and skills trainer with Chambers Construction.

Harrington said he's attended several events like this, and every time he comes back with a pile of applications. He believes these events are important in introducing students to the idea of joining the workforce right out of high school, and that every time he attends one of these events he feels the students are more than capable of doing so.

### Apprenticeship Class

#### Upcoming May Class

**Date:** May 19, 2018 (Saturday)

**Time:** 7:00am-3:30pm

**Topic:** Window/Door Installation & Roof Framing

#### Upcoming June Class

**Date:** TBD, June 2018 (Saturday)

**Time:** 7:00am-3:30pm

**Topic:** Roofing

These classes are open to all Chamber's employees and they will be paid for their time. Please contact Mark for more information.

[mharrington@chambers-gc.com](mailto:mharrington@chambers-gc.com)

or 541-972-0997



## Project Spotlight

### Yogi Tea



Chambers Construction recently completed a 191,000 square foot facility for Yogi Tea. The building will be fully occupied by the end of this summer. Yogi Tea is consolidating operations from three different properties in the Eugene/Springfield area and planning for future expansion with increased manufacturing, distribution and administration areas.

The project is built on a 13-acre site in west Eugene and consisted of two major phases. The first phase was the contract to build the building shell. Sitework proved to be a challenge due in part to an unusually wet Winter in 2016 compounded by run-off from adjacent properties and under-performance of the city-maintained drainage swale on the north edge of the site along West 11<sup>th</sup>. Chambers' superintendent Jack Makarchek deployed pumps to move water from the pad area of the site. Tilt panels were erected in



Yogi Tea Roof Trusses

January 2017 and roof trusses were put in place to begin drying-in the project.

The building consists of approximately 32,000 sf of manufacturing space for the growing tea business. Yogi Tea is

currently setting equipment in place for their production operations. The new facility also has 130,000 sf of space for warehousing and distribution activities, and a 2-story 29,000 sf administration area for their corporate team and operations staff. Their previous three facilities totaled 84,000 sf; less than half the new building's footprint.

The second phase of the project was the T.I. portion of the work. Schedule was tight because of the site delays due to weather. As a result, trades needed to work around each other while information from RFIs constantly interrupted the ability to coordinate scheduled work. Jack Makarchek, Darell Stinson and John Wright worked to integrate new information from the design team into existing project milestones in the project schedule. One example late in the T.I. phase was a significant delay in the electrical switch gear. While the mechanical systems were set in place based on the job's Master Schedule, the ability to test and commission the systems was interrupted without the necessary electric service to the site.

The owner chose bold, bright colors for the building using a special textured, elastomeric paint system requiring exceptionally low moisture content in the tilt panels before painting could begin. In some areas the building was being painted after the landscaping was already in place. The office color is contrasting to offset the large manufacturing and warehouse wall color. The building's front door faces away and out of view from West 11<sup>th</sup>, but the end result is an attractive, large-scale project from all sides.

East West Tea makes about 60 products sold worldwide and the Eugene building is its US Headquarters. The 191,000 sf building will also allow for a 70,000 sf future expansion at which time the company will add approximately 40 more west Eugene jobs.

Thanks to all who made the YOGI project a success: Pat Duerr, Scot Moore, John Wright, Jack Makarchek, Darell Stinson, Jon Baugus, Erin Lawrence, Gregg Wallsmith, Mark Harrington, Ron Miner, Levi Connelly, Anthony Johnson, Horacio Garcia, Leroy Wyant, Jason Londo, Todd Keffer, John Peters, Aaron Hamrick, Paul LaRose, John Tejada, Ken Smith, Ron Hartman, Mike Hogenson and Pam Hansen.

## Sports Way Buildings

## Looking Back...

The first of two buildings on Sports Way in Springfield was completed in 2003. The 2-story, 20,000 sf masonry bearing wall building was built for CDC to be leased to Pioneer Pacific College, a Wilsonville adult learning college that was expanding to Eugene/Springfield. The project manager was Brian Erickson and the superintendent was Jack Makarchek. The site at the corner of Sports Way and International Way in the Gateway area of Springfield was three lots. The configuration of the first building was determined so that its footprint and associated parking fit within one of the three lots. The other two lots were used for the second building that Chambers built.

The masonry bearing wall construction proved to be a unique challenge. The design/build approach to the project ensured that details for the rebar elevations, embed locations and layout of the banded pattern of split-face CMU aligned. Chambers worked with the design team to confirm constructability between the architectural and structural drawings. Detailing of the clinker brick soldier courses over the windows was adjusted to accommodate proper lintel size and placement. The extra time and effort by Chambers allowed the project to maintain schedule for a Fall opening for its first school year.

The second building at Sports Way resembled the Phase 1 building except that it was an increased size of 28,000 sf and used a steel frame construction in lieu of bearing wall masonry. The project was completed in 2007. Pioneer Pacific College needed expansion space and signed as the tenant for the first floor. The second floor was developed as spec office space for future tenants. The success of the college had created enormous parking pressure on the site, so the location of the Phase 2 building was designed to accommodate as much parking as

possible. Due to the college's operations on the adjacent site, Phase 2 crews had to work through a congested circulation area for much of the construction. The project manager was Brian Erickson and superintendent duties were split between Jack Makarchek and Dave Krull through the length of the construction.

The completed project is two matching buildings facing each other across an irregular shaped corner lot. The design/build approach of Chambers Construction led to more efficient drawings to build from by utilizing early constructability information from Chambers to the design team. Our involvement in the design also led to cost savings for the owner.



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