

Gene Pfeifer, 54 Year Design Build Specialist

Summary of Experience

EXPERIENCE:

54 year design build specialist. President, master designer, senior construction specialist, Design Build Construction, INC, CCB Builder # 000136; Workman Comp rating of 79 %; 80 craftsman and office personnel, including six architects; Full hands-on construction experience, as well as office and construction management; initiated, designed and turn key completed many construction assemblies and occupancies; including medical, offices, housing, food processing, churches, schools, shopping centers, farm businesses, developments, single family, manufacturing, electronics, independent developer.

EDUCATION:

St. Francis Seminary, Troutdale, Oregon; Brother Louis: Enlightenment
Serra Catholic High School, Salem, Oregon: Expectation
Oregon College of Education (WOSU), Monmouth, Oregon: Bachelor of Science
John A. Pfeifer, School of Tradition, Silverton, Oregon: Intuition and Innovation

BUSINESS AFFILIATIONS: (In general chronological order)

John A. Pfeifer Construction, Managing partner: Design and build Construction Company, 80 employees, all assemblies and occupancies; CCB 000136; 55 year company

Lengen, Inc, Corporate officer: Section 8 and apartment development, wholesale commercial, 25 employees; 15 year company

American Homestead, Managing partnership: Apartment developments; 12 year company

Badger Excavation, Managing partner, DEQ license, large and small site prep and utilities; 20 year company

Oregon Mechanical Plumbing, Inc., Corporate officer:
Plumbing and service, 16 employees; 10 year company

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Design Build Construction, Inc., President: Design build construction company, 80 employees, all assemblies and occupancies; CCB 000136; 12 year company

Design Home Construction, Inc., President: Development company, 20 to 200 lots, always with common areas and neighborhoods; 14 year company

Design Home Reality, President: Residential sales; 3 year company

Square Deal Lumber Yard, President: retail lumber and hardware; 49 year company

Trust Solutions, Trustee: Business on behalf of John A. Pfeifer Trust; 14 years

Innovative Design & Construction, LLC, Manager: Design and build construction, 20 employees, most assemblies and occupancies; on hold; 10 year company

Design Build Associates, LLC, Manager: Design, within the comprehensive concept of design build construction, with budget sensitivity, all assemblies and occupancies; 12 year company. Not a licensed architect. Seasoned in experience.

CIVIC INVOLVMENT: (In general chronological order)

Organist and Alter boy, St. Pauls Catholic Church, Silverton

Volunteer Lifeguard, Silverton City Pool

Mt. Angel Track Club, Organizer and participant

Theta Delta Phi, National Scholastic Honorary Fraternity, Recognition

Silverton Action Association, President: promote better government with citizen involvement

Silverton City Council, Councilman

Silverton Budget Committee,

Silverton Elks Lodge, Chair

St. Paul Church Administrative Council, Chairman

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St. Paul Church Pastoral Council, President

Silverton High School Budget Committee, over 20 years, Chairman

Silverton Development Council, Board

Silverton High School Relocation Committee, Chairman, 1993 and 1999

Silverton Hospital Expansion Fund Drive, Member

Salem Chamber of Commerce Building Fund Drive, Member

Blanchet School Acquisition Committee, Member

Silverton Dam Awareness Committee, Chairman

Marion County Republican Party, Precinct committee person

Accountable State Design And Construction, Chairman

Salem Courthouse Square Task Force, Technical Committee, Technical advisor

Save Old Schools, Chairman

Salem Community Vision, Board

“More for the Money”, Originator, Functional emphasis on Charitable Projects

DEVELOPMENT design and construction PROJECTS: (Limited selection)

Bridge Creek Apartments, Silverton: Challenging site along Silver Creek, constructed above 100 year flood plane, municipal sewer lift station, footbridge to shopping center across creek, public access to creek maintained.

Abiqua Heights Estates, Silverton: Development on hillside property, poor soil, mature White Oak and Douglas Fir, combine use with 5 parcels, approx 200 lots on 75 acres with 8 acre (flat) park commons and small self-sustainable lake, survey all trees for location, size and species, design streets and home locations to avoid trees, CC&Rs defend trees, a neighborhood, long series of concrete steps to provide access to the lower City center.

Oak Knoll Estates, Silverton: hills and rocky area, 64 smaller lots, P. 4 of 8 design two ponds in common core area, water trapped from Silverton water treatment discharge supplies sustainable water source, remediate old homestead on property, CC&Rs defend trees, a neighborhood.

Crestview Glenn Estates, Salem: steep parcel, set aside common play and activity area along with existing wet land as a feature, variety of trees, survey all trees for location, size and species, design streets and lots to avoid trees, about 70 lots, CC&Rs protect trees, a neighborhood.

Birds Nest Lane, Silverton: very steep property with springs, maintain a 10% street design, property borders Silver Creek and walking trails to the City's urban park, create walking trail access to the top for a complete pedestrian loop and access to the Oregon Gardens, promote use of cantilevers for smaller foot print and open space. (Approved, but not constructed)

North Parkway Industrial Park, Salem: small core group, purchased the old Harvey Aluminum Plant from the Martin Marietta Co., partitioned, sold surplus to Jack Fox for what became Siltec North Campus. Design Build Construction, Inc. later designed and built six industrial and commercial buildings on the site.

DESIGN and CONSTRUCTION PROJECTS: (Limited selection)

Silver Creek Shopping Center, Silverton: built on old lumber mill pond site, compacted quarry rock, constructed large overhangs to deflect summer sun from large window walls, multi users, including bowling.

Praegitzer Industries, Dallas: electronic manufacturing, emersion heater fire, then rebuilt new 135,000 sq ft concrete tilt with new product and personnel flow, new corporate headquarters, floors, trenches and pits designed to retain any acid spills, heat exchangers, and roof scrubbers, received awards from the U.S. Department of Energy for energy and lighting efficiency, redesign and work with DEQ, City of Dallas, State Fire Life and Safety, insurance company, demolition, rebuild, and occupy in 12 months to the day of the fire; a micro schedule success.

Rick and Barbara Morrow Residence, Salem: 19,000 sq ft

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with micro schedule with alternation of construction starting on west and then east, the hole in the center was last, 11 HVAC zones, heat exchanger for pool, full membrane in crawl space, completed in 12 working months.

Salem-Keizer Area Seniors, Salem: wood frame structure and

porte-cochere with concrete tilt panel veneer, full crawlspace for softer floor on older legs, mechanical ventilation system in crawl space.

Berning Hop Dryer, Mt. Angel: structure designed to be fire resistant, arched glulam 7 ft X 106 ft long, tilt panels 46 ft tall, concrete tilt panel kiln walls lifted inside, after main construction.

Albany City Hall roof structure, Albany: emergency seismic retrofit during the winter, did sections in stages connecting the old brick structure to a new truss system with epoxy methods, four large PVC tarps were needed on independent structures at each stage of work; no leaks.

Portland Street of Dreams, 1984 Charbonneau and 1999 Altamont: Porte-cochere, round walls, barrel ceilings, cantilevers, window walls and corners, accessible; plan for elevator, gym or art studio in basement

Rubenstein Wine Cellar, Salem: Client wanted wine cellar in basement, no reasonable access for equipment, area extended into crawl space by excavation and concrete pour by hand, nice and clean, no mess in the landscaping either.

CURRENT CIVIC ACCOMPLISHMENTS IN PROGRESS: (Limited selection)

Courthouse Square, Salem: Approximate 275,000 sq ft bus terminal and Marion County office building with inadequate structural design, Pfeifer read about the symptoms in the Statesman Journal and wrote a memorandum to the Marion County Commissioners describing the probable problem, why it happened and the solution to fix it; then as the technical advisor on the Technical Committee of the Task force, expounded on the theory, did comprehensive budgets, brought in concrete specialists from Maryland, and received general consensus to his theory. The work is now done for \$23 million by micro solutions rather than approaching \$60 million as proposed by Portland architects with macro solutions.

Salem Police Facility and Civic Center, Salem: currently in construction P. 6 of 8
Pfeifer realized that the original proposal would fail in a bond election; upon budget evaluation, he has determined that the current path of keeping the police facility at the Civic Center, tear down and build new, may cost as much as 90 million. The alternate, by relocating the police at an alternate location, hence repair and remodel, may only cost 45 million. Again, micro versus macro solutions. Technical papers saved Civic Center Mirror Pond and reduced bond by \$20 million.

Mill Creek Flooding, Salem and Turner: preliminary design presentations show that the flooding may simply be diverted with flood control coffer dams.

Salem Urban Development: Church and Mission, Salem: Design alternate plan, in respect to existing trees and contours, that allows the potential saving of 40 significant trees, Oregon white oak and Douglas fir, many over 200 years old, yet accommodates site desire for same number of parking spaces.

FUNDING EXPERIENCE:

Pfeifer Companies, as an individual, Pfeifer has had the budget ability to borrow as much as 10 million at one time for his construction and development operations.

In coordination with the design and build process, Pfeifer arranged private funding to make original projects such as Blanchet School, the Salem Elks, and the Keiser-Salem Area Seniors possible.

CONSTRUCTION AND DESIGN PHILOSOPHIES:

Design professionals should be responsible for functional design details as well as the budget. In “Form Follows Function”, Budget is a critical part of Function. Preliminary designs and budget goals must grow together in tandem. All buildings, living or working space, must be functional and practical before they become award winning.

Certainly there are some clients that may enjoy the aspects of a project of recognition. However, the primary starting design emphasis “needs”, need to be maintained as to how will the building perform; does it help our efficiency; is it confusing; is there too much direct sunlight; is it accessible?

Some questions may be elementary Feng Shui; but the ultimate P. 7 of 8 issues still are how does it make us feel; is there good indirect natural light into our living and working space; is employee productivity benefitted?

The building assemblies, structure and envelope, also have performance needs. There are aspects that predict its longevity, cost of operation; ease of maintenance; energy efficiency; all affecting the bottom line of a business plan or budget.

The true “design build” process, versus the “design bid” alternative, saves clients substantial time and funding. Contract aspects must have expectations that maintain joint accountability and responsibility. Budgets must be controlled that mature in tandem with design; a very beginning comprehensive budget line item review of the initial sketching design process.

You may contrast these statements of priority to many structures being praised as “green” or “sustainable”, when emphasis is made of special features without proof that they may pay for themselves; or that world energy may be saved. Answers regarding “conservation” must be answered honestly, candidly revealing methods or solutions which will actually, truthfully be green” and “sustainable”; which pay for themselves. Firmly believes and performs, “True Sustainability Releases Funds for Priorities”.

We must maintain a design build path that provides affordable and accountable solutions.

MISSION STATEMENT:

“To provide consistent innovative solutions with creative passion and sensitivity to the needs of each individual client well beyond my lifetime.”

CLIENT LETTERS:

Praegitzer Industries
Paulsen & Roles (now Coastwide) Laboratories
Rick and Barbara Morrow
Salem Area Seniors
Salem Elks Lodge
West Coast Bank, Silverton Manager

Morrow Crane, Project Manager

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Joe Davis, former owner and editor, Silverton Appeal

Silverton Chamber of Commerce, Business of the year 1994

CONTACT INFORMATION: Design Build Associates, LLC

WWW Site) www.DesignBuildAssociates.org

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“True Sustainability Releases Funds for Priorities”

Manager, Design Build Associates, LLC, designers

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