

EXECUTIVE SOURCING GUIDE FOR
COMPANIES WHO BUILD NORTH AMERICA

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CONSTRUCTION

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Seattle Living

ANDERSEN CONSTRUCTION IS ON TRACK TO FINISH THE KINECTS PROJECT IN 2017. BY ALAN DORICH



» Andersen says it's been honored to work with the professional and qualified subs it has on the project.

Seattle has long been the largest city in the state of Washington, and it shows no signs of slowing down. Andersen Construction is now at work on Kinects, a project that will connect the city's South Lake Union neighborhood with the downtown area, Project Manager Yates Osborn says.

"[Kinects will fill] a gap in the Seattle landscape," he says, noting that the project consists of a 41-story apartment tower. Andersen Construction serves as the general contractor on the \$110 million project for developer Security Properties.

When finished, Kinects will feature 357 high-end living units that range from studio apartments to two-bedroom penthouses that span approximately 1,700 square feet. "That's what people seem to want these days," Osborn observes.

Kinects also will be set apart by features such as an indoor pool on its top floor "enclosed with full-height vision glass on three sides," he says. The tower also will have outdoor terraces on its sixth and 41st floors.

"The terrace and amenity areas are common spaces for all residents," Osborn says, noting that the luxury/high-end spaces have indoor and outdoor social gathering options. The indoor options include a theater, a gaming room and fitness/workout room, while the outdoor spaces include landscaped areas, seating areas, incredible views and a decorative trellis.

Good Neighbors

Andersen Construction started on the Kinects project in February 2015 and will have it finished by August 2017, Osborn says. As it has built the tower, the com-

pany has coped with working in Seattle's downtown core, which has given it a tight project site.

"As far as trucking and staging goes, that's a challenge," he admits. "There's minimal ability or space to ... lay down [material

Andersen Construction – Kinects

www.andersen-const.com

- Construction cost: \$110 million
- Location: Seattle
- Scope: 41-story apartment tower "[Kinects will fill] a gap in the Seattle landscape."

– Yates Osborn, project manager

and equipment]. All deliveries have to be specially coordinated and are 'just in time.'"

The company also has to take into consideration the locals in the area, who live in neighboring apartments and work in office buildings. Like any construction project, "Construction by default is dirty, loud and you've got to be a good neighbor to everyone living in that area. We do that as a rule in any case – but with such a confined and tight location, it makes it even more challenging," Osborn says.

The nature of the project, market conditions and site also required Andersen Construction to be careful when choosing subcontractors. "We fought pretty hard to work with a select group of subs that we trust and [that] can perform in an environment like this," he says.

Andersen Construction needed subs who were "professional, qualified and have the manpower to meet commitments," Osborn says, noting that he has been very pleased so far. "We've been really honored with the subcontractors we've got on site."

Andersen Construction also has min-

imized accidents during the project. In addition to employing a full-time safety manager, "We've got a long history of being leaders in safety," he says. "It's just a culture thing from the top down in terms of what is expected and enforced at Andersen."

He notes that the company requires daily pre-planning, task review and job hazard analysis from all trades. "Understanding the risks of activities and

planning for them in advance of the work occurring is a large component in keeping people and job sites safe," Osborn says.

Growing Smart

Based in Portland, Ore., Andersen Construction started operations more than 65 years ago. Today, the company is still family owned, with David Andersen as its CEO and chairman and his son Joel Andersen as its president.

Precision Rail of Oregon provides turnkey, "concept to completion" solutions for aluminum architectural products, including railing systems, fencing, decorative trellises, divider panels, privacy screens and vertical/horizontal louvered sun control systems.

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» Andersen Construction plans to continue its growth in Seattle by expanding carefully.



Osborn, a 12-year veteran of the company, credits Andersen Construction's success to its ability to form long-term relationships. "That's been the mainstay," he says, noting that the company has offices in Seattle; Boise, Idaho; Portland and Eugene, Ore.

"It's a great company," he says, noting that Andersen Construction is family oriented. "They take care of their people. They've got a long history of having employees that are incredibly long-term. They

actually really care about what we do and how we live our lives." He adds that the company opened its office in Seattle seven years ago and has operated with the same model that made it a success in Portland.

"We're working with a lot of the same client base, and in the same markets," Osborn says.

"We're still kind of a new face in Seattle," he admits, but notes that the company has certainly benefited from the Andersen name recognition. "We're kind of emerging and no doubt we've

'We're working with a lot of the same client base, and in the same markets.'

taken a few jobs from some other local contractors.

"We've done well in the recent down market and very, very well in the up-and-coming market," he says, noting that the company has more work ahead with Security Properties. "We're also just finishing a job with [them] in Portland, [and] we've got one that just started in Portland."

Osborn sees a strong future for Andersen, particularly with Seattle being so busy. "We're going to continue to grow with that," he says, but notes the company will expand carefully. "We're going to grow smart and not take work we can't manage. We're not going to just grow for the sake of growing." ♦