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**Capital Manor life plan community
completes five-phase expansion project**

**Geer Park to welcome nearly 20,000-square-foot
state-of-the-art skatepark**

**Salem-Keizer Public School District
unveils new facility for CTEC aviation program**

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A message from the president of the
Salem Contractors Exchange
Adam Jenkins

Dear esteemed members,

I hope this letter finds you well and thriving in your respective endeavors. As we continue to navigate the ever-evolving landscape of the Salem business community, I am honored to serve as your president and extend my sincerest gratitude for your unwavering commitment to the Salem Contractors Exchange.

Founded on the principles of collaboration, support, and growth, the Salem Contractors Exchange stands as a beacon of opportunity for our local community and small businesses alike. With each passing year, our Exchange has fortified its position as a cornerstone of Salem's economic landscape, fostering an environment where innovation flourishes and aspirations take flight.

Our Exchange is not merely an organization; it is a collective force for good, championing the interests of our members and empowering them to reach new heights of success. Through our comprehensive range of services, networking opportunities, and advocacy efforts, we strive to equip our members with the tools and resources they need to thrive in an increasingly competitive market.

One of the greatest strengths of the Salem Contractors Exchange lies in its unwavering commitment to fostering meaningful connections and

a sense of camaraderie among its members. Through regular networking events such as our golf and corn-hole tournaments, we continually seek to cultivate a supportive ecosystem where ideas are exchanged, partnerships are forged, and friendships are formed.

As we look to the future, I am filled with optimism and excitement for what lies ahead. Together, we have the power to shape the destiny of Salem's business landscape and usher in a new era of prosperity and growth for all who call this city home.

I want to express my heartfelt appreciation to all the board members who serve, the outstanding employees of the Exchange, and every one of you for your continued support and dedication to the Salem Contractors Exchange. It is through our collective efforts and shared vision that we will continue to build a brighter, more prosperous future for ourselves and generations to come.

Thank you for being an integral part of our Exchange family.

Warmest regards,

Adam Jenkins

President, Salem Contractors Exchange



A message from the executive director of the Salem Contractors Exchange

Kay Evans

Dear esteemed members,

Each year brings the excitement of new adventures, new challenges, new success, and new ideas to grow and further expand the worth of companies. The same is true of the Exchange; we are constantly trying to think of ways to support our members and keep pace with the ever-changing technology that is overtaking the industry. Many plan centers are going virtual with no physical address. I may be old fashioned, but I enjoy interacting with the members, talking, joking, and getting their feedback about the Exchange face-to-face. The world is becoming more and more impersonal; everybody has their focus on their phones or tablets.

At our 2024 Awards Banquet, a tribute for lifetime achievement was made to Andy Medcalf. At the end of the presentation, the whole room stood and raised a glass to honor him. It was great to feel the community of construction companies come together to salute another member of the construction industry.

I am so grateful for the opportunity to host the Awards Banquet, as well as the golf tournament and cornhole tournament. I really get a chance to talk to members while having a great event that people want to attend. I am also grateful to our board of directors who put so much time in and help with the activities. They are a great group of people that share ideas and help the Exchange move forward to be relevant as progress also moves forward.

I want to thank our members for all their support throughout the year. Without them, we would cease to exist. As long as we have members, copies, classes, events, and a desire to serve, we will be here for the construction industry.

Kay Evans



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About Salem Contractors Exchange




Salem Contractors Exchange is a member-owned full-service plan center. The projects we publish are from all over Oregon and southwest Washington. We get projects from federal, state, and local agencies as well as architects, engineers, and general contractors. As a plan center, we upload these projects to our website and keep track of addendum, plan holders' lists, and bid results.

The SCE prints large format prints and vinyl banners. Contractors can get waterproof and tear proof paper as well as color copies. We can reproduce employee handbooks and job closeout manuals for your convenience.

Salem Contractors Exchange also sponsors a health insurance association, which is marketed as CBX. It helps our members get more affordable quotes for their health insurance needs.

Classes are held in the spring and fall and range from first aid and CPR to plan reading, investing, and marketing... there is something for everybody.

Each year we hold four events: our membership meeting in January, awards banquet in April, golf tournament in June, and a BBQ/cornhole tournament in September. These are great events to get to know other contractors and have a good time. 



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History of the Salem Contractors Exchange




In early 1949, a group of subcontractors decided to put an Exchange together. At the time, some contractors obtained plans from architects, while others were finding it impossible to get any plans. Using the Portland Exchange as an example, the group organized the Salem Contractors Exchange. The first meeting was held August 25, 1949 with about 30 people present. The first officers were president, Don Patton; treasurer, Louis Neuman; and secretary, Stan Hammer. Board members were C.A. Lantz, Charles Shaw, Charles Norton, Bill Lewis, Emil Otjen, Fred Snider, Gordon Carl, Roy Harlan, Vern Salter, and W.B. Stone. Membership dues were set at \$3.00 per month for non-local members and \$4.00 per month for local members. It was decided early on that general contractors be associated to promote "better unity in the industry."

The first banquet committee met February 1950. Tickets cost \$3.50 and it was decided unanimously that no

liquor would be served, and no women would be invited to the banquet. The purpose of the banquet was to bring greater unity among the group and opportunities to meet key people in the industry. Beginning in 1956, architects presented awards of Outstanding Craftsmen of the Year for Concealed and Exposed Work to contractors who performed the highest quality of craftsmanship. Some of the first architects to participate in the program were Lyle Bartholomew, William Williams, Jim Payne, Don Richardson, Ben Cave, Larry Hite, and Warren Carkin.

The first Exchange building was established at 335 Bush St. SE, where Aureta Smith was hired as the secretary. In 1954, the Exchange was moved to Broadway and Hood Street in the Capital Press Building. In the early 1960s, the Exchange moved to 565 Hood St. S.E. with the help of Batterman Construction and others who donated labor and time. It wasn't until 1975, that after

10 years of planning, property was purchased and a new building was constructed under the leadership of Al Jensen, Dick Rudie, Mac Stuart, Dale Peterson, Dave Lantz, Dale Pence, Wayne Warren, Pat Valentino, John Riches, Les Purcell, Don Wiles, Orville Parkin, Dan Voigt, Roger Cummings, and Robert Miller. Phyllis Shaw, who had been the office manager of the Exchange since 1965, helped design the building, while plans were drawn up by Carl Williams, of Payne, Settecase, Smith and Partners. John Riches of Riches Electric provided the electrical work and Wes Gladow of Salem Heating designed the heating and ventilating system. Labor and materials were donated through the joint effort of members of the Exchange. The new building was erected in record time, being free and clear of debt within a few years.

In 2010, SCE launched its Employee Welfare Benefit for qualified construction industry employers to participate. 

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What the Salem Contractors Exchange provides its members



The Salem Contractors Exchange is a membership supported plan center governed by a board of directors. Any firm credibly and practically engaged as a commercial building contractor in any trade connected with the business of building or manufacturing, supplying building material or any firm serving the building industry is eligible for membership.

The function of the plan center is to provide a space where general contractors, subcontractors, and construction industry suppliers can view commercial construction plans. A weekly newsletter is published for members advertising the projects free of charge to the issuing agency.

The Exchange offers three membership levels to interested and qualified firms which includes varying degrees of access, benefits, and value.

MEMBERSHIP SERVICES PROVIDED:

- Access to plans for public and private commercial projects throughout Oregon and SW Washington
- Weekly newsletter, which includes plans in the Exchange, plans coming, plan holders lists, bid results, and building permits for City of Salem and Marion Co.
- Specification and blueprint copies
- Complimentary notary public services
- Archiving services
- Advertising in newsletters and membership roster
- After hours access code to the Exchange
- Affinity programs
- Continuing education and safety classes
- Conference room available for member use
- Discount card lock fuel program
- Access to the SCE Employee Welfare Benefit Plan, which offers group health benefits and services to full members who qualify to participate *

Want to hear what our members think about us?

Click on the link below or copy and paste it into your web browser:

www.youtube.com/watch?v=DphdyK8nKNU&feature=recentlik

** Eligible groups must meet the Plan's definition of a Qualified Construction Industry Employer to participate. If your company is 1) licensed as a State Authorized Contractor, 2) identifies as being within the Standard Industrial Classification ("SIC") System range of 1500 -1799 and 3) an approved "Full Member" in good standing with the Association, then you may qualify. Association members not meeting the Plan's definition are not eligible to participate. Please contact us for more details.*

Our membership doesn't cost – it pays



The SCE (Salem Contractors Exchange) is comprised of general contractors, subcontractors, and suppliers serving the construction industry. Any company associated in commercial construction is eligible for membership. Applications must be completed through forms provided by the Exchange.

Full Member Level 1 - Limited Online Access (\$490/year + \$100 Initiation Fee) *

- Level 1 Full Members have full voting privileges in the Association. Benefits also allows members access to the Plan Center and its web content, which includes descriptions of all projects in the Plan Center and the ability to view and download table of contents, plan holder lists, and addenda. **Level 1 members will not be able to view and download plans and specs.** Level 1 Members are eligible to participate in the SCE Employee Welfare Benefit Plan provided it meets the Plan's definition of a Qualified Construction Industry Employer. **


Full Member Level 2 - Full Online Access (\$800/year + \$100 Initiation Fee) *

- Level 2 Full Members have full voting privileges in the Association. In addition to Level 1 privileges, Level 2 Members will have the ability to view and download plans and specs online, at no additional cost. Level 2 Members are eligible to participate in the SCE Employee Welfare Benefit Plan provided it meets the Plan's definition of a Qualified Construction Industry Employer. **

Associate Member (\$300/yr + \$50 Initiation Fee) *

- Associate Members are firms who do not make bids on construction or materials and interested solely in information provided by the Association. As an Associate Member, you will receive a weekly newsletter and have the ability to advertise in the newsletter and on our website. Membership does not allow access to detailed projects online or at the Exchange, voting privileges or eligibility to participate in the SCE Employee Welfare Benefit Plan. * Initiation fee is a one-time fee, as long as members do not let their membership expire.

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Local construction projects honored at Salem Contractors Exchange 2024 Awards Banquet

The 2024 Salem Contractors Exchange Awards Banquet was held at Chinook Winds Casino and Resort in Lincoln City. The theme was Mardi Gras; Zoltar the Fortune Teller was available to help anyone with their future and the food was amazing. We sold out of raffle tickets and, since that has never happened before, there were some disappointed people. We also auctioned off a couple of vacation trips to raise money for our scholarship fund. Thank you to all who supported our fundraising efforts!

Scott Erickson and Scott Jackson emceed the banquet. Certificates of Craftmanship are given to projects and companies that were the only ones nominated in their division of work.

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Division 3, Concrete Cutting:

Benchmark Concrete Cutting for
Salem Public Works

Division 5:

Solid Form for Illumina Helical Stair

Division 6:

Salem Wood Products for
Salem Public Works

Division 9, Drywall:

Caslin, Inc. for Black Walnut Winery

Division 22:

HR Mechanical for
Linn Benton Lincoln ESD

Division 32, Striping:

B & T Striping for Salem Public Works

DIVISION AWARDS WENT TO:

Division 31:

K & E Excavating for
Salem Public Works

Division 28:

Low Voltage for NW Albany Apartments

Division 27:

Low Voltage NW for Samaritan Health

Division 26:

Safety Electric for Monmouth City Hall

Division 23:

Salem Heating and Sheet Metal
for the Ron Wilson Center

Division 8:

South Town Glass for the
Art Rutkin Elementary School

Division 7:

Salem Heating and Sheet Metal for
Salem Public Works

Division 4:

Sullivan Masonry for Ron Wilson Center

Division 1, \$5 Million Plus:

Howard S. Wright Construction for
Salem Public Works

Division 1, \$2-5 Million:

Rich Duncan Construction for Ron
Wilson Center

People's Choice:

Andy Medcalf Construction for CTEC
Aviation Center


Gil Miller of Andy Medcalf Construction gave a presentation on **Andy Medcalf**, who was awarded the


Lifetime Achievement Award.

Many did not know he had passed just a month before. It was a great tribute; when it was done, the room stood and raised their glasses to Andy.

Next year will be the **Exchange's 75th anniversary** and we are planning on a great celebration!





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The front entrance to Capital Manor's new memory care community, which opened its doors in February 2020.

Capital Manor life plan community in Salem completes five-phase expansion project

The renovation included adding a state-of-the-art memory care community, 34 new villas, a commercial kitchen, new dining venues, and fitness facility

By Kelsey James

Not-for-profit life plan community Capital Manor has completed construction on its five-phase expansion project.

Capital Manor, located in Salem, serves adults 62 years of age and older through its continuing care program, which includes independent living and access to on-site residential and memory care. The community has 295 independent living units, 83 residential care facility assisted living apartments,

and 34 memory care apartments for individuals living with Alzheimer's and dementia. Residents also receive access to support services nurses and third-party physical, speech, and occupational therapy.

"It's an all-encompassing maintenance-free lifestyle so residents can enjoy doing the things they want to do, not necessarily the things they have to do," said Nikki Phillips, director of marketing and community relations at Capital

Manor. "A lot of times, home ownership becomes a burden as people grow older and don't have the energy, time, or desire to have their home be their sole focus. We have a myriad of activities and programming that residents can do to enrich their lives."

Around 430 people currently live at Capital Manor. The non-profit began in 1963 with the mission of serving the needs of older adults in the Salem area. The facility is set on 43 acres



Re-cladding, or complete redesign and renovation of the exterior of the Manor Care building, was completed in 2024.

of land and features greenspace, walking paths, community gardens, and a creek that runs through a nature trail.

"In 1963, we opened our main building. We call that The Tower. It's 10 storeys of apartments," Phillips said. "Then we have 83 villas that were added in the mid-80s. Those are well cared for and we renovate the interiors as we go along. Our residential care facility was built in the late 80s. We added 13 townhomes, which are single storey, in the early 90s."

While construction on the five-phase expansion project began in 2018, planning for it had been in the works for several years prior. Thirty-four private villas were included in the expansion, which are two- and three-bedroom homes that range from 1450 square feet to 1650 square feet. In total, Capital Manor added approximately 11 acres to its campus through the project.

The changing demands of what older adults want is what started the

conversation, Phillips explains.

Prior to the expansion, Capital Manor only offered buffet-style dining options, making it difficult to accommodate different dietary needs. They now have a brand new, state-of-the-art commercial kitchen capable of offering more variety and different styles of "cook to order" meals. They also have a separate area for baking (Capital Manor has a full-time baker on staff, so most baked goods are made from scratch).

"We can meet the demands of dietary needs much better than we used to, which is only going to continue to be required as different dietary needs come our way," Phillips said. "We also added 1963 Grille, named after the year we opened. It has a full bar – including wine, local beer on tap, and cocktails – as well as a television for sports. It's been a huge improvement as a gathering space for casual eating. People love it."

Enhancing Capital Manor's fitness facilities was also an important

aspect of the project. The organization now boasts a brand-new fitness centre with a group exercise room, locker rooms, cardio room, circuit and weight training room, lobby, offices, and a quiet studio. They already had a pool and hot tub but did a refresh on them as well.

"Residents are demanding fitness classes and a variety of options to stay healthy and fit," Phillips said. "We didn't have an all-encompassing fitness centre, so having a quality space for our wellness coordinators to work and be creative in, as well as having the right equipment, has increased the physical well-being of our residents."

The project also included renovating the lower level of the residential care facility, which had been set up as a mall in the late 80s and housed a common area, bistro, library, general store, beauty shop, game room, and fibre arts studio. The organization was able to modernize this area, branding it The Commons and adding



The new dining venue, 1963 Grille, was named after the year Capital Manor was founded.



Westside Villa neighborhood (34 independent living villas) were completed in 2020.

more amenities and services for residents.

Capital Manor was named a finalist by Environments for Aging for its memory care community, which was renovated as part of the expansion. The brand-new building and state-of-the-art unit include lighting in tune with circadian rhythm to help residents with the transition from day to night, and a circular design so residents can safely “wander,” which is common for those living with Alzheimer’s or dementia.

Outside the unit, there’s a courtyard with a water feature, BBQ, edible plants, seating area with a fireplace, and a walking path.

“It’s designed for sensory stimulation and for residents to still be outside in nature even though they cannot necessarily leave the memory care community unattended,” Phillips said. “There were a lot of goals with memory care for emotional well-being, health and safety, and the specific needs of people with Alzheimer’s and dementia.”

“The residents have been incredibly patient through the expected trials of construction. Now that our projects are completed, they are overjoyed with their ‘new home.’”


– David Lewis, executive director, Capital Manor

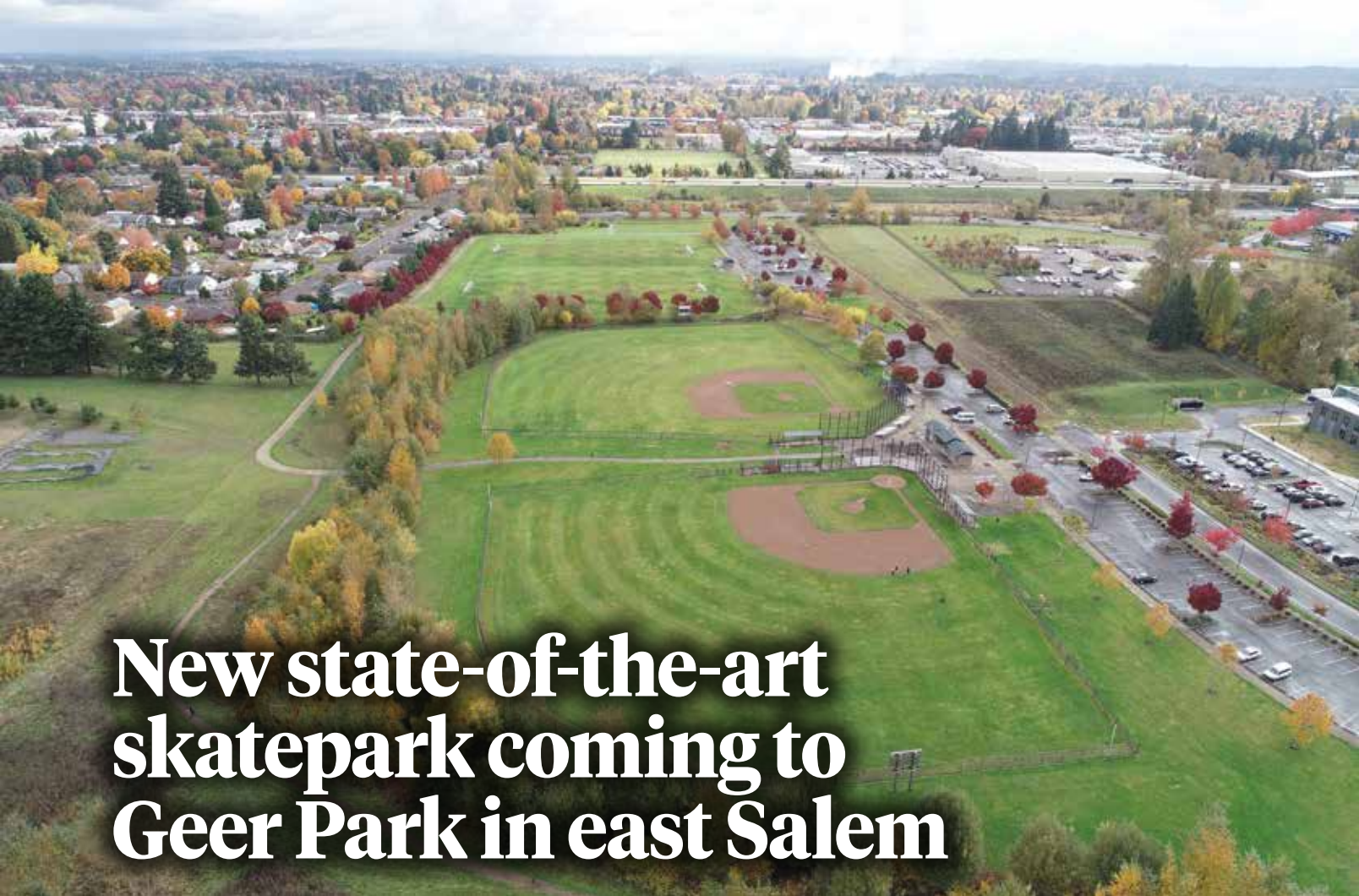
In total, the project cost approximately \$70 million and was paid for through Capital Manor’s own funds as well as tax-exempt municipal bonds.

Exterior work on the project, although not initially planned, included redesigning and replacing the siding of the residential care facility, giving it an updated modern look.

Capital Manor hosted a grand re-opening celebration for residents and staff in April 2024. Pence Construction acted as general contractor on the expansion while LRS Architects managed exterior and interior design. LCS Development was also involved with the project.

“Everyone is so excited at how beautiful it is,” Phillips said. “Our demand since we’ve started giving tours in these new spaces has grown. People that walk through our doors cannot believe how modern, bright, clean, and open it is. People have shared with me that they feel better in our building because lighting was such a huge piece of the design. We needed to make sure our spaces have proper lighting not only because of eyesight concerns, but also mental and emotional well-being.”

For more information about Capital Manor, visit www.capitalmanor.com. 



New state-of-the-art skatepark coming to Geer Park in east Salem

Portland-based Evergreen Skateparks leads design of the 20,000-square-foot facility

By Kelsey James

A nearly 20,000-square-foot state-of-the-art skatepark is coming to Geer Park (241 Geer Dr. NE) in east Salem.

The new skatepark is expected to appeal to amateur boarders while also being challenging for more advanced riders, said Evergreen Skateparks co-owner Catherine Coulon, whose design-build skatepark company is leading the design and construction of the skatepark.

"We're really excited about this project. It's going to be the biggest

public park that we've done in Oregon, and we want to make it the best skatepark in the state," Coulon added. "Salem has an old, poorly designed and built skatepark [in Marion Square], so this is going to be huge for them to have a park that's big enough to be a destination. We want to make sure we create an environment that's inviting."

Evergreen Skateparks began almost 13 years ago in Portland after Coulon's husband, Billy, spent several years building skateparks, including one at a skateboarding and

The Parks Planning team identified Geer Park as a promising location for the new facility because it's centrally located, has the available space (some of which is partly underdeveloped), and has existing support facilities, including off-street parking and restrooms.

snowboarding camp on Mount Hood. Around 2011, the company began contracting more of its own jobs and has since designed and built 100 facilities across the United States, as well as one in Sweden and another in Israel.

"One of the things that's important to us when we design parks is that we always want them to work well for new users while also being fun and interesting for the most advanced people," Coulon said. "We want it to be approachable so that it invites new people and inspires them to



3D rendering of the Geer Park skatepark that is planned to be built in east Salem.

pursue skateboarding. We'll have advanced features at our parks, but we always try to have some terrain that's applicable to new users."

The entire Evergreen Skateparks team is made up of skateboarders, so they test out the parks to see what elements they love and what could be improved upon. They then take that knowledge to the next project.

"We have a different style than anyone else. You could go and look at tons of skateparks and then look at ours and you'd notice that ours look different," Coulon said. "They're a little more sculptural, and a little more organic. We create rolled edges so they're easier to skate and keep momentum. We want to create the feeling of an endless ride where you can keep going with speed."

Paul Brothers Inc., a company with a strong portfolio in park construction projects across Oregon, is general contractor on the project and has partnered with Greenworks PC (landscape architecture), KPFF (engineering), and Evergreen Skateparks. Greenworks PC will be leading the overall project design, with Evergreen spearheading the design of the actual skatepark.

Aside from the design and construction of the skatepark, other Geer Park improvements will include:

- Site clearing and grading across 5.5 acres
- Construction of an accessible paved pathway
- Construction of an accessible spectator viewing area
- Construction of a picnic shelter

- Storm drain system and stormwater basic improvements
- Installation of benches, picnic tables, bike racks, and trash receptacles
- Planting and establishment of shade trees and other vegetation

Construction on the project could start as early as late 2024. The City of Salem is hoping that the skatepark will be operational by late 2025.

The need for a new skatepark was first identified in a 2013 update to the Comprehensive Park System Master Plan (CPSMP), which is a long-range plan guiding development in the Salem urban area. The plan recommended that the City of Salem develop two new skateparks to meet current community needs, as well as an additional two parks by 2035.

"In August 2017, our Parks Planning team received an email from a resident named Brittany expressing the community's desire for a safe, family friendly, and enjoyable skatepark," said City of Salem Parks Planning Manager Rob Romanek. "Brittany highlighted the gap in Salem recreation facilities and emphasized the significant demand for a new skatepark. Her passion really kickstarted all of this."

Following discussions with Brittany and further engagement with the Salem skateboarding community and industry experts, including Evergreen Skateparks and Dreamland Skateparks, the Parks Planning team identified Geer Park as a promising location for the new facility because it's centrally located, has the available space (some of which is partly underdeveloped), and has existing support facilities, including off-street parking and restrooms.

In the fourth quarter of 2019, the City of Salem initiated a community-driven planning process to update the Geer Park Master Plan, with one

of the primary objectives being the exploration of adding a skatepark. The idea was overwhelmingly supported by the community members who engaged in the planning effort. Consequently, the Salem City Council approved the 2021 Geer Park Master Plan, which incorporated the proposed skatepark.


Over the summer of 2022, the City of Salem, GreenWorks PC, and Evergreen Skateparks conducted community outreach, including publishing two online surveys and hosting two virtual design meetings to engage the community on what they'd like to see at the facility.

"In responding to what we've heard from the community, the design seeks to service 'all wheels' while catering to all skill levels and to be a place where users can grow their skills," Romanek said. "My sincere hope is that the new skatepark can bring a multitude of benefits to the Salem community, including recreation, community cohesion, events, and youth engagement. A well-designed skatepark of this size

can also attract visitors from outside the local area, generating tourism revenue for nearby businesses, such as restaurants."

"There was so much community feedback that we had to filter through, so this is more the community's vision with our spin on it," Coulon added. "Luckily, this park is big enough that I think we were able to give the people a lot of what they wanted."

The skatepark and associated park improvements are estimated to cost upwards of \$4 million, although the project currently has a budget of approximately \$2.9 million. The Oregon Department of Parks and Recreation is providing \$500,000 through their Local Government Grant Program. The remainder of the funding is coming from the Park System Development Charges (SDCs). Any additional funding needed to complete the project will also come from SDCs.

For more information, visit www.cityofsalem.net and www.evergreenskateparks.com. 

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Mill Creek welcomes new businesses, distribution facilities to Salem area

Dollar General, GENSCO, Agility Robotics, among others, entering industrial complex

By Kelsey James

If you've recently driven down Kuebler Boulevard, you may have noticed that construction is well underway on a new industrial development area in Mill Creek.

While it may seem like work has begun rather suddenly, the area has been in development for 20-plus years. In the early 2000s, the legislature directed the Department of Corrections to take the 550-acre parcel, known as Mill Creek, and turn it into a more productive area that could create jobs for the Salem community. Previously, Mill Creek was owned by the Department of Corrections and used as farmland for the prison system. The land was then transferred to the Department of Administrative Services, who worked with the City of Salem to create an industrial master plan.

Economic development organization SEDCOR, the Strategic Economic Development Corporation, has been contracted by the City of Salem to market Mill Creek to potential businesses, which includes communicating what sites are available, responding to prospects,



A conceptual drawing of the Scannell development at Mill Creek. Dollar General occupies the large building at the top while Gensco manages the large, square building to the right.

packaging information, identifying incentives, and working with new businesses.

"The early ones that invested in Mill Creek were FedEx, Home Depot, and PacTrust," said SEDCOR president Erik Andersson. "At that time, there was still ample land in the Portland area but there had been transportation improvements made to the I-5 interchange that serves Mill Creek. As a result, it became attractive to the logistics industry. The first couple of businesses that came in were logistic firms."

More recently, the projects entering the area are large warehouse and distribution facilities. Working with developer Scannell Properties,

Dollar General is building a "dual center," which will be the first in the northwest. The 900,000 square foot facility will function as dry storage and cold storage for the company's fresh products.

"As a company, they have a commitment to put fresher product into stores," Andersson said. "This center will be made for that. It's about a \$168 million project and will create 400 jobs. They're just as advanced logistically as Amazon is, which also chose Mill Creek for a distribution facility. They will also collect cardboard and packaging at this facility's recycling operation and provide product back from the stores to food banks."

The sites are “shovel ready,” Andersson explains. Since plans for the area have been in the works for many years, new businesses don’t have to go through the process of conducting environmental studies, transportation planning, or putting in water and sewer. The wetlands have also already been mitigated.

Water and sewer services at Mill Creek are provided by the City of Salem and can handle five million gallons per day through 12 inch and 24-inch pipes. In 2014, construction of a 2.2-million-gallon reservoir was completed to meet the water system development needs at the Mill Creek Corporate Center and surrounding properties. Additionally, in 2018, the City of Salem added a new waterline to allow for flow redundancy within the Mill Creek Corporate Center.

Portland General Electric (PGE) offers low-cost electrical power and a stable electrical supply infrastructure. Average industrial rates are less than half that of California’s (U.S. Energy Information Administration, 2024).

For industrial users, rates are estimated at 7.7 cents per kWh. PGE can also help with low-cost infrastructure construction to serve new and expanding industrial customers.

PGE offers several programs and services, including:

- Distributed Standby Generation (DSG)
- Industrial energy efficiency programs
- Green power pricing options
- PGE’s smart meters and energy tracking

Natural gas is offered by NW Natural through four-inch main pipeline at 225 psig along the Aumsville Highway, or six inch main at 50 psig in the Home Depot Court. Mill Creek also has four service providers for telecommunications services, and a new traffic signal was installed at the intersection of Kuebler Boulevard and Mill Creek Drive to assist with future traffic circulation and demand. There is also 100 acres of open space in the Mill Creek Corporate Center to serve as stormwater detention.

Most of the sites at Mill Creek are now spoken for and controlled by private developers. In addition to a second Home Depot facility and a new Lowe’s distribution center, there are also manufacturers operating at Mill Creek. Natural Plant Products, a refining operation developed by the Oregon Meadowfoam Growers, produces oil for the cosmetics business. GENSCO is building a half a million square foot facility for the manufacture and warehousing of HVAC equipment.

One of the most exciting projects under construction is a technology business called Agility Robotics.


“They’re building robotic equipment that’s used in the warehouse and

distribution industry,” Andersson said. “Amazon is one of their big investors and funders. They’ve been helping them get their product in the workplace. They’re built to be in a human environment. If you were working at an Amazon facility, for example, you can direct them to go to different bins and get different items. It’s an extension of what the human workers can do.”

Northwest Distribution will also be entering Mill Creek with a new 70,000 square foot facility. The company is warehousing for the wine industry and does fulfillment for many wineries in the Willamette Valley.

While the greenfield sites may be limited, SEDCOR continues to work with developers to promote available building space.

“We’re still marketing one, 200,000 square foot building that PacTrust has developed,” Andersson said. “PacTrust also has a space of about 20,000 square feet that we’re helping to promote. Capstone Properties, based out of Portland, also has a 52-acre site that we’re promoting.”

For more information about Mill Creek, visit www.millcreeksalem.com. 



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Ron Wilson Center opens new administrative building after 11 months of construction

Rich Duncan Construction recognized for work on the project with a 2024 Salem Contractors Exchange Award

By Kelsey James

Ron Wilson Center's ground-up, 8,500 square foot administration building was under construction for 11 months.

Ron Wilson Center has welcomed staff and residents into its ground-up, 8,500 square foot administration building after 11 months of construction.

The organization, a non-profit in Monmouth, opened its doors in 1974. After 50 years of serving the community, the board of directors decided to upgrade its facilities and demolish the two aging residential homes on the property to make room for a new building.

Since its humble beginnings, Ron Wilson Center has grown to offer 13 group homes and a supported living program. With that growth,

the center recognized the need for more space to house its employees. The old building, which was no longer used for residential purposes, acted as the center's administrative hub but was demolished and repurposed as a parking lot.

"The first home that was purchased in 1974 eventually ended up being the administrative office. By 2015, it was clear we were growing out of it," said Ron Wilson Center executive director, Marci Kallinger. "The building was not ADA accessible and needed hundreds of thousands of dollars' worth of repairs. We knew we needed to either dump a bunch of money into a serious remodel or start new. Since

we owned the property and were able to acquire properties next to us for reasonable prices, the board of directors decided it would be best to have new construction with a parking lot."

Construction began in January 2023 and was completed in November of the same year. Rich Duncan Construction was selected to lead the project out of three contractors.

"Ron Wilson Center, in general, is a big part of the Monmouth community and has been for 50 years. To keep going for 50 more, we needed a safe, workable administrative space to work, meet, strategize, plan, and set

goals in,” Kallinger said. “Rich Duncan Construction made that happen for us. Many of us still pull up in the morning and can’t believe this is where we work now.”

The new building is a wood-framed structure with exterior architectural elements, such as brick finishes and a metal wrapped cornice acting as an accent band around the building. It includes two storeys of office space, a large conference room, a stand-alone maintenance shed, and beautiful architectural features. In total, the project took 11 months to complete and came out ahead of schedule.

“We are close to Western Oregon University so we wanted to somewhat blend in with that, which is why we used brick on the outside,” Kallinger said. “It was very important for us to create a parking lot. Over the years, the city has received many complaints that we clog up the street parking during business hours, but not anymore.”

The organization was also able to add an elevator to support its clients with accessibility challenges and emergency preparedness features, including a built-in generator so, in the event they have to relocate a group of people due to an emergency or weather event, they have a safe place for them to go.

The project was self-funded by Ron Wilson Center.

Rich Duncan Construction was recently recognized for their work on Ron Wilson Center with a 2024 Salem Contractors Exchange Award. The company decided to pursue the



The new building is a wood-framed structure with exterior architectural elements, such as brick finishes and a metal wrapped cornice acting as an accent band around the building.

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Above: The organization, a non-profit in Monmouth, opened its doors in 1974. After 50 years of serving the community, the board of directors decided to upgrade its facilities and demolish the two aging residential homes on the property to make room for a new building.

Inset: The organization was also able to add an elevator to support its clients with accessibility challenges and emergency preparedness features, including a built-in generator so, in the event they have to relocate a group of people due to an emergency or weather event, they have a safe place for them to go.

project based on Ron Wilson Center's history of serving the community and providing supports to Polk County.


Ron Wilson Center had a vision to construct a "flexible office space that felt like home," said Rich Duncan Construction project manager Colby Moll, who oversaw the build alongside superintendent Dan Ashby.

"They came away from the project feeling extremely grateful they had put their faith in Rich Duncan Construction," Moll added. "The new two-storey office building allows for

Ron Wilson Center to house several employees and host meetings in their large conference room. Ron Wilson Center will benefit the community by serving the people in need of care and will continue being a lynchpin in this community for years to come."

Studio 3 Architecture lead the design of the project while Rich Duncan Construction acted as general contractor. Subcontractors on the project included Northside Electric, Salem Heating & Sheet Metal, and Sullivan Masonry.

"The team we worked with at Rich Duncan Construction, mainly Dan Ashby, Colby Moll, and Nate Cooke, were all extremely knowledgeable, likable, and professional," Kallinger said. "Dan was here every day putting out fires to make sure the project stayed running smoothly and on budget. We will not hesitate to use Rich Duncan Construction again for any future projects we may have."

For more information about Ron Wilson Center, visit www.ronwilsoncenter.com. 

Salem-Keizer Public School District welcomes students and staff to new facility for the CTEC aviation program

Andy Medcalf Construction nominated for Salem Contractors Exchange Award for their work on the project

By Kelsey James



The CTEC aviation program, which has been active for the 2023/2024 school year, provides students from Salem and Keizer access to certifications as they prepare for an exciting career in aviation.

Under the guidance of Andy Medcalf Construction Co. and Anderson Shirley Architects Inc., Salem-Keizer Public Schools has unveiled its new home for the Career and Technical Education Center's (CTEC) aviation program at Salem Municipal Airport.

The aviation program, which has been active for the 2023/2024 school year, provides students from Salem and Keizer access to certifications as they prepare for an exciting career in aviation. The program currently offers training in three sectors within the industry: piloting, aviation maintenance and mechanics, and operating and



The program currently offers training in three sectors within the industry: piloting, aviation maintenance and mechanics, and operating and repairing drones.

repairing drones. The new center boasts an immersive educational experience, with full-motion flight simulators, drone technology, and aircraft maintenance activities.

Students are invited to apply for CTEC in their Grade 10 year. It's an entirely free elective, and acceptance is based on passion for the program rather than their GPA or SAT scores. Accepted students attend the aviation program part-time while still pursuing their other studies and electives.

"It's an amazing opportunity where students don't have to be driven away from their community to become a pilot,"



The building boasts nearly 12,000 square feet of space over two storeys, with the hangar alone taking up about approximately 6,000 square feet and the majority of the first floor.

said CTEC assistant-principal James Weber. “Here in Salem-Keizer, we are a district that really tries to remove every barrier in front of our students. This program is unique in our state and instills those dreams and passions in an industry that traditionally has a lot of barriers.”

Construction started on the facility in June 2024 and students were officially welcomed into the space on January 17, 2024. The renovation of the existing building purchased by Salem-Keizer Public Schools cost a little over \$3.75 million. Funding came from individual donations and grants specific to these types of projects.

Approximately 85 percent of current pilots and people working in the air industry are approaching retirement age. Oregon has grown exponentially, and tourism has also increased in recent years. This was a “huge concern” for Salem-Keizer Public Schools.

“We’ve all experienced delays, long lines, and confusion in airports, and that’s because we don’t have a workforce and there’s no clear pipeline into that industry,” Weber said. “We already had a drones program at CTEC, but it was so niche that it wasn’t recruiting a whole lot of students. Principal Rhodes and I, along with our CTE department, met and thought, ‘How can we change the drones program while also serving a need and creating these avenues into employment?’ Aviation was at the top of our list as a high needs sector that has a lot of jobs available, especially here in Salem.”

Traditionally, there are a lot of barriers for students wanting to enter the aviation industry, and one of those is location. Being at the airport has allowed the program to be immersed within the industry while giving students the opportunity to learn from aviation professionals.

“The students and staff, their eyes lit up when they saw the new space,” Weber said. “We had a ribbon cutting with our partners at the Chamber of Commerce. We had over 75 business professionals and education institutions there celebrating the inaugural opening of this space. From my perspective, our support is just incredible. It’s already a full program next year.”

Working with Anderson Shirley Architects and Andy Medcalf Construction provided the school district with a solutions-oriented approach to the project. Some unforeseen challenges and costs cropped up, but the team was able to troubleshoot these problems.

“We had a hangar space with a wall dividing the two areas. They removed that wall, and realized there might be some issues with sound,” Weber said. “They thought it might be difficult for us to teach with tools going, so they put up some sound mitigation techniques. Our hangar space now has different sound panels angled in ways that allow for it to be an educational environment while there are still tools going.”

There were also some issues with finding an area suitable for housing a large, full motion flight simulator.



Construction started on the facility in June 2024 and students were officially welcomed into the space on January 17, 2024.

"There were already two classroom spaces in that area near the hangar, so we didn't know where we were going to put the simulator," Weber said. "There was an old storage room with an HVAC unit, and we were able to re-route the HVAC and refinish the room to hold the simulator. It looks incredible. Through collaboration, we were able to create an awesome room."

Andy Medcalf Construction was nominated for a 2024 Salem Contractors Exchange Award for their work on the project, which included remodelling the interior of the building to fit the program's flight simulators and drones, as well as the creation of offices and a new computer lab.


"It's the first CTEC aviation school program that they've ever done in Salem-Keizer Public School, so it was super unique," said Andy Medcalf Construction superintendent Joe Bartholomew, who led the project. "For us to be a part of it was huge. It's one of the only aviation programs that I know of in Oregon, so it was meaningful for us to be able to have our name on it and help."

The building boasts nearly 12,000 square feet of space over two storeys, with the hangar alone taking up about approximately 6,000 square feet and the majority of the first floor. While the building itself isn't particularly unique, the contents are what set the project apart from others Bartholomew has worked on.

"The district was the one who purchased the flight

simulators, so we did the construction on those areas to get them ready and up to their standards so they could come in and use the equipment," he said. "This was one of the smoothest projects that I've done in a while, and the reason why was because we worked directly with the school district, mainly Joseph Bonanno, who was amazing to work with. For us to work directly with the client or owner, it helped the job go incredibly smooth."

Aside from Anderson Shirley Architects Inc., Andy Medcalf Construction also worked with Caslin, Kuenzi Electric Inc., and II-S Mechanical, Inc. on the project.

For more information about Salem-Keizer Public Schools and the CTEC Aviation Center program, visit www.ctec.salkeiz.k12.or.us. 

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Join the National Association of Women in Construction (NAWIC) to become a leader in the construction industry by enhancing your career through education, building technical skills, support, and networking with the most accomplished women in our profession. As a member, you will find community and advocates to support you and your role as a woman in construction and help to succeed in a traditionally male-dominated field. All women working in construction are eligible for membership, including

women builders in the trades, project management, marketing, administration, and executive leadership. Women in related industries who work on construction related business, such as finance, legal, and other complementary industries, are also welcome. With more than 115 chapters across the country, NAWIC will support you no matter your location or position with opportunities and camaraderie that will directly strengthen and amplify your career as a woman in

the construction industry. Visit www.nawic.org for more information.

The National Association of Women In Construction is in Salem, Oregon. Come check out the NAWIC Salem Chapter #198. We meet each month on the third Wednesday at 5:00 p.m. at the Salem Contractor's Exchange. Some meetings are adjusted for holidays and events, so check out our website for detailed event information: www.nawicsalem.com.

Some of the things that make our Salem chapter awesome are:



Construction Career Day

We at the Salem Chapter are proud to be involved with Construction Career Day. This was started by one of our retired members, Susan Wood, over 20 years ago. Construction Career Day is where juniors and seniors from area high schools come to learn about the construction industry. We have three different areas where the students get to learn about the industry. We have an educational area where they can ask questions, a hands-on area where they can learn how to use small tools, and then we have our third section where they will have some hands-on learning with heavy construction equipment. The students can ask questions in all these areas. We have exhibitors from the Oregon National Guard, Marion County Sheriff's department,

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Our little Salem Chapter is growing!
 Since September 2023, we have added 11 new members to the original 18 we started with.

the Salem Fire Department, Marion County Public Works, several heavy equipment contractors, and more. We have had over 600 students from area high schools attend and it keeps growing.


CANstruction

CANstruction is another event that our chapter is involved in. We have done it for three years now. Our first structure was at the local mall, then we were asked to have it at one of our local hotels that is attached to our convention center. This last year, we were asked to build it at the Oregon State Fair. This was fun for us because we built it while the fair was going on and fairgoers were able to watch and ask questions. We've been asked to continue to have it at the fair, so we are planning our build for this year. We partner with Marion Polk Food Share, so all the cans are donated after the event is over. Last year, we collected over 6000 pounds. The fair will set aside one day where, if fairgoers bring can(s) of food or nonperishables, they will get a discount on admission.

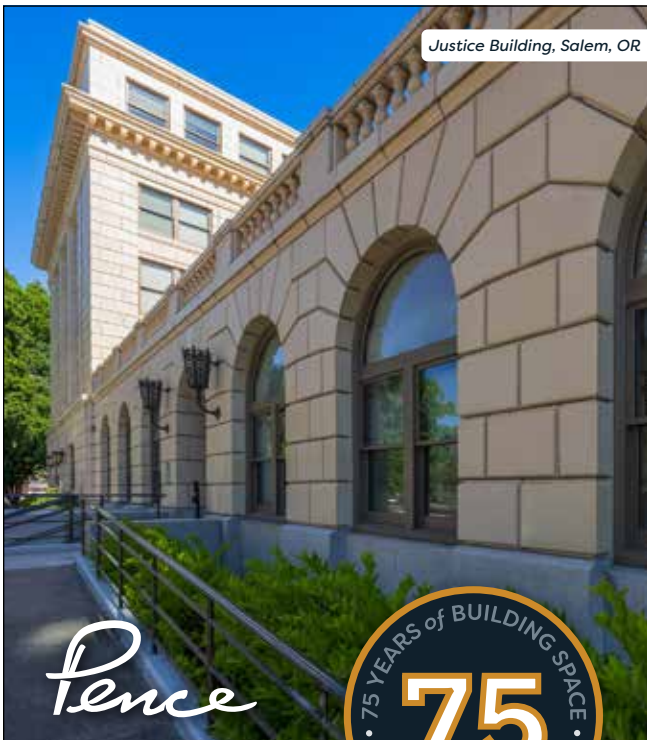
Golf & Galoshes Golf Tournament

This year, we held our very first golf tournament. We held it during the WIC Week. Of course, in Oregon you never know if it's going to rain or shine, hence the name. This year, we were lucky that the weather cooperated and it was nice and sunny. No one had to wear their rain gear on the course. We had 14 teams that attended this year and have asked to come back next year. For our first year, we felt that this was successful. Here's to next year.

Membership


Our little Salem Chapter is growing! Since September 2023, we have added 11 new members to the original 18 we started with. We still have a few months to more than double our membership in one year. There are six students that will be joining at the end of the school year as well. We are very excited about this, and the new members are fired up and ready to serve. Couldn't be prouder! 

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The lifesaving investment: *Why safety training pays for itself*

By Robert W. Miller, KARM Safety Solutions

In the realm of workplace priorities, safety training stands as an unsung hero, often overlooked in favor of more visible investments. However, its impact cannot be overstated. Safety training is not merely a compliance requirement; it's a strategic investment that saves lives while also proving to be economically advantageous for businesses. Here's why:

First and foremost, safety training equips employees with the knowledge and skills necessary to identify and mitigate potential hazards. From proper lifting techniques to emergency response protocols, these trainings empower individuals to make informed decisions that protect themselves and their colleagues from harm.

Consider the construction industry, where hazards like falls, electrocutions, and struck-by incidents are prevalent. Comprehensive safety training programs significantly reduce the likelihood of such accidents occurring. When workers are well-versed in safety procedures and equipped with the necessary protective gear, the number of fatalities and injuries plummets.

The financial toll of workplace accidents extends far beyond

medical expenses and insurance claims. Lost productivity, damaged equipment, regulatory fines, and legal fees can all contribute to substantial financial losses for businesses. By investing in safety training, companies proactively mitigate these risks.


Studies have consistently shown that for every dollar invested in safety, businesses can expect a return of several dollars in avoided costs. Fewer accidents mean fewer disruptions to workflow, leading to increased efficiency and profitability. Moreover, maintaining a safe work environment enhances employee morale and retention, further bolstering the bottom line.

Beyond the direct financial benefits, adherence to safety regulations is crucial for maintaining a positive reputation and avoiding legal repercussions. Non-compliance with occupational safety standards can result in hefty fines, lawsuits, and damage to a company's image.

Safety training ensures that businesses remain in compliance with regulatory requirements, shielding them from legal liabilities. Moreover, a reputation for prioritizing employee safety enhances brand trust and attractiveness to both customers and prospective talent.

Investing in safety training isn't just about immediate returns; it's about safeguarding the future of the business. By fostering a culture of safety, organizations lay the groundwork for sustainable growth and longevity. Employees who feel valued and protected are more engaged and productive, driving innovation and competitiveness.

Furthermore, as industries evolve and technologies advance, ongoing safety training becomes indispensable. Whether it's adapting to new equipment or addressing emerging risks, continuous education ensures that workers remain equipped to navigate evolving workplace challenges.

In conclusion, safety training is not an expense to be minimized but an investment with far-reaching benefits. By prioritizing the well-being of employees, businesses not only save lives but also bolster their financial health, regulatory compliance, and long-term sustainability. In a world where accidents are costly in both human and economic terms, the value of safety training cannot be overstated. It's an investment that truly pays for itself. 

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