



DJC OREGON MILESTONES

2025

Celebrating milestone anniversaries



Business anniversaries are a time not only to look back at past accomplishments but also to put plans in place to position a company for decades more of success.

All of the businesses we honor in this year's Milestones edition have plenty of reason both to celebrate what they've already done and expect good things from the future.

Andersen Construction, Salem Contractors Exchange, Pacific Electrical Contractors, Gramor Development, Chick Of All Trades: C.O.A.T. Flagging and C.O.A.T. Excavation, and the Northwest College of Construction: They're all companies that can boast of having a name founded on strong business models and are testaments to longevity through perseverance and hard work. For that they have not only their longevity to thank; they also have their history of providing good service and achieving satisfying results.

After all, companies that fail to make their customers happy rarely stick around for many years, let alone the decades that the businesses inside this magazine have been serving clients.

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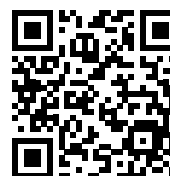
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Andersen Construction



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Celebrating 75 Years of Building with Purpose

In 2025, Andersen Construction proudly marks 75 years of building excellence. This milestone is not ours alone – it's a testament to the support of our clients, trade partners, and industry relationships that have shaped us since 1950. These partnerships and our commitment to our Core Values have made Andersen the **Builder of Choice**.

What began as a small, family-owned company has grown into a dynamic, employee-owned enterprise with offices across the Pacific Northwest. Along the way, we've embraced smarter, faster building practices, explored new markets, pioneered sustainable materials, and led with turn-of-the-century innovation. We tackle each challenge with determination and collaboration – always striving to build better.

We're proud to be part of this incredible industry and to continue championing diversity, equity, and belonging in every corner of our work.

"Regardless of where Andersen is working or who's doing the work, how we approach our projects and how we treat people must always remain the



The Greystone | Seattle, WA

same. We show up as a team, bringing together the expertise of every individual, united by a common goal: the build." – David Andersen, Chairman of the Board.



To our clients, partners, and employees – thank you. Your trust and dedication have propelled us forward for 75 years. Here's to the next 75 of building buildings – and building lasting relationships – together.



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Salem Contractors Exchange



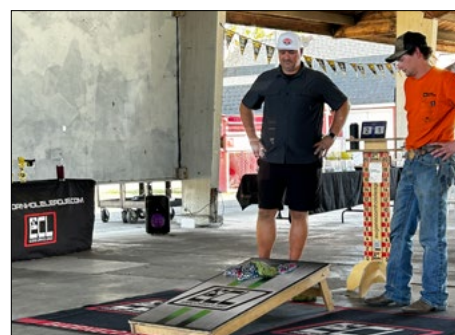
The SCE offices.



The building in 1977.



Emcees and the crowd celebrate SCE.



SCE cornhole tournament.

Salem Contractors Exchange Marks 75 Years of Helping Members Succeed

In 1949, a group of Salem subcontractors joined forces to form an exchange to ensure that all contractors had equal access to architecture plans. Using a similar exchange in Portland as a model, the Salem Contractors Exchange held its first meeting on Aug. 25, 1949. About 30 people attended the meeting, and general contractors were invited to join the association to promote “better unity in the industry.”

Today the SCE has about 450 members and its support has expanded to providing project leads, reducing travel and bidding costs, as well as networking and social events. Membership benefits include access to public and private commercial project plans in Oregon and Southwest Washington, specification and blueprint copies, archiving services and complimentary notary public services.

In addition, SCE sends out a weekly newsletter, which includes plans in the exchange, plans coming, plan holder lists, bid results, and building permits for the city of Salem and Marion County. Members can advertise in its newsletters and on its website, and use a conference room in its office. The association also provides continuing education and safety classes for members.

In 1950, SCE began holding its annual banquet

and, that first year, no women or liquor were allowed. In 1956, the association began the tradition of architects presenting awards to Outstanding Craftsmen of the Year for Concealed and Exposed Work.

Despite that first women-free banquet, SCE’s staff has always been almost exclusively women. Current Executive Director Kay Evans started working there part time, posting jobs on the internet, in 2004. She took over SCE’s leadership in 2009 and has kept detailed records about the number of jobs it handles. In 2006, about 1,100 projects came through and in 2024 the number was close to 3,500.

A supporter of the National Association of Women in Construction, SCE participates in its annual Willamette Valley Construction Career Days. Evans said the association fosters connections in the community simply by spreading the word when somebody needs help with something.

As an example, a local 18 year old who was earning his Eagle Scout badge wanted to renovate a bathroom in his church for his community service project. Evans sent out an email to members and they donated enough plumbing and bathroom supplies for the teen to upgrade both of the church’s bathrooms.



SCE annual golf tournament.

“When I ask for volunteers or materials or supplies, somebody always steps up and it’s really great to be able to have that kind of support,” she said.

The SCE is poised for another transition as Evans prepares to retire at the end of this year. Lori Cooley, who has worked there since 2008 and currently serves as office manager, will take her place. When asked about her goals for the SCE, Cooley said she’d like to be more involved in the community so contractors can hear more about the association.

She added that she is excited to see what the future holds for the SCE and for herself. “I feel like it’s a big growth opportunity.”

Pacific Electrical Contractors (PEC)

65 YEARS

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PEC is the oldest electrical contractor in Southern Oregon.

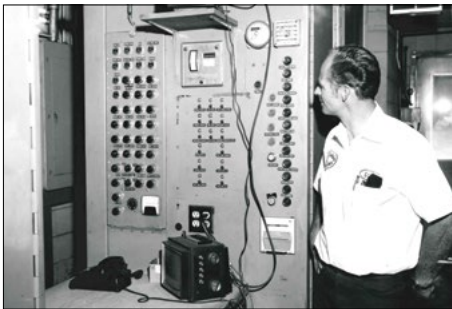


Credit: Dan Schwalm

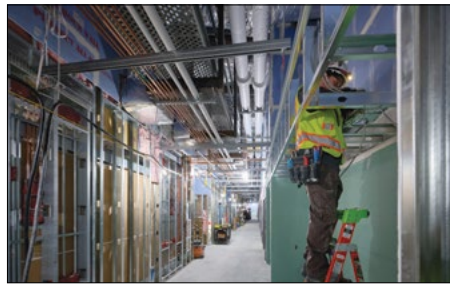
PEC worked on the Asante Rogue Regional Medical Center Patient Pavilion.



PEC in 1973.



Founder Steve Hess.



Credit: Alan Brandt

Asante Pavilion cable tray installation.

Family Business Celebrates 65 Years of Service

The Hess family started Pacific Electrical Contractors (PEC) as a small business in 1960 and, at 6 years old, Jim Hess began washing trucks and helping out in the warehouse at PEC. He eventually became an electrician and a project estimator before purchasing PEC from his father, Steve, in 1997.

The ensuing years of Jim's leadership forged a robust foundation for the company before elevating Joe Myers to vice president in 2013. Joe has also spent his career at PEC, where he started his apprenticeship in 1994 and grew into project management and estimating roles. Together, Jim and Joe's joint expertise, strategic vision and ability to assemble the best teams have positioned PEC as a premier contractor across Southern Oregon and Northern California.

Operating from offices in Medford and Klamath Falls, PEC delivers expertly designed and installed electrical, communications and energy management systems for a wide range of commercial, industrial and residential projects, ensuring reliable infrastructure across Southern Oregon.

Recent projects of note include the new Patient Pavilion at the Rogue Regional Medical Center in Medford – winner of the 2024 DJC Top Projects

People's Choice Award, the Heimann Cancer Center in Medford, the Lithia Motors Pavilion at Southern Oregon University in Ashland, the Oregon DHS Building in Klamath Falls, and the Medford Regional Water Reclamation Facility.

"We are the oldest electrical contractor in Southern Oregon, and our ownership has always been really involved in local unions, boards and organizations that focus on the betterment of life for electricians and electrical contractors," said Jordan Berberet-Hess, PEC's office manager.

This commitment spans decades through partnerships with the National Electrical Contractors Association, the International Brotherhood of Electrical Workers, Cascade Pension Trust, and local apprenticeship training committees.

Leadership at PEC has long believed that investment in its team is essential. Throughout the year, company-sponsored opportunities for personal and professional growth are offered on-site in the "Pacific Learning Center" classroom and at national training events.

Through these educational programs, "we stay relevant and on the forefront of our industry through early adoption of ever-evolving tools and technology," Berberet-Hess said, adding team



PEC has a long-standing partnership with NECA.

members receive continuing education credits and remain up to date on the latest building codes, installation methods and emerging technologies.

As a longstanding member of the Medford community, PEC remains committed to its services and engagement through partnerships with organizations such as Asante Foundation, which bolsters cancer care and other health care services in the region.

The company also champions youth development through programs like Dolly Parton Imagination Library, Little Leagues, YMCA and the Boys & Girls Club, while backing women and family safety and advocacy through Community Works and ACCESS. These efforts reflect PEC's commitment to strengthening Southern Oregon.



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Gramor Development, Inc.



The Waterfront Vancouver | Vancouver, WA

Four Decades of Making It to the Next Year

When Barry Cain opened Gramor Development in January 1985, his goal was simply to make it to the next year. He started out modestly, building automotive centers that typically housed three or four automotive service franchise businesses.

Retail development has been the common theme for Cain over the four decades since then. From shopping centers with a handful of tenants to The Waterfront Vancouver's expansive 20 city blocks featuring retail shops, offices, restaurants, residential units, senior living and hotels, Gramor Development has completed more than 70 retail and mixed-use developments in the region. The company develops and owns its projects and has in-house property managers to oversee them once construction is completed.

In the early years, with several automotive centers under his belt, Cain wanted to explore different types of developments and expanded his scope to include retail, mixed-use centers and, eventually, neighborhood retail centers with grocery stores. The first one was in Happy Valley. "We had never been involved with grocery store development and we had a lot to learn," he said.

"But it eventually became a little bit of a niche for us, looking for areas that could justify a new or more modern type of grocery store. This also turned out to be a good way for us to

focus on the local community rather than travel out of the area, which became more important as our Gramor family began to grow."

By 2003, Gramor Development was working on projects such as Lake View Village, a mixed-use project that really started the process of transforming Lake Oswego's downtown into an active destination. Lake View Village features 91,000 square feet of retail shops, restaurants and office space adjacent to a lake and the city's Millenium Park.

"At the time, Lake Oswego citizens didn't much frequent their downtown, and understandably why. There just wasn't much there. We were told that people there didn't want to go to restaurants or shop in their downtown, they wanted to go to Portland," Cain said. "But we were pretty sure that wasn't the case. We felt the existing buildings just didn't provide for the type of design that was required for successful retail and I think we proved that point adequately. For us as a company though, this was a center that helped us start focusing more on design and details than we had before."

Reed's Crossing Town Center in Hillsboro reflects Gramor Development's focus on providing mixed-use projects that feature open spaces and amenities to foster community interaction. Construction began in 2023 on the 104,000-square-foot center anchored by Market of Choice. Opening in late spring



Barry Cain, President

2025, Reed's Crossing Town Center is the most highly anticipated amenity for Reed's Crossing. At 474 acres, Reed's Crossing is, by density, the largest mixed-use master-planned community in Oregon's history.

Cain said it was a prime opportunity amid South Hillsboro's growth due to its proximity to large employers such as Intel, Nike and Salesforce as well as access to transportation and quality of life.

"Bringing quality grocery, restaurants and services is now a natural next phase for this sought-after community," he said. "When we started construction, the last time a new grocery and retail shopping center launched in the Tualatin Valley corridor was 1996. Nothing like this existed anywhere nearby."

Lake View Village | Lake Oswego, OR



Wilsonville Old Town Square | Wilsonville, OR

Progress Ridge TownSquare | Beaverton, OR



Kruse Village | Lake Oswego, OR

A consistent strategy over the years is that Gramor has centered on sites that were the best in a market, even though expensive. Many of them have been extra complicated, with some taking a decade or more to finalize permitting and start construction. Among them, The Waterfront Vancouver.

Cain, with a small group of local investors, formed Columbia Waterfront LLC and purchased the 32-acre property in 2008. Gramor then created a master plan for development that included more than 3,000 residential units, office space, two hotels, a number of restaurants and winery locations, 250,000 square feet of retail and 10 acres of park space.

“We knew that when the Boise Cascade paper plant was taken out, downtown Vancouver would begin a revival. But we wanted to make it clear from the outset that Vancouver was heading in a different, more positive direction. That’s why we did everything we could to make

it world class,” Cain said.

Columbia Waterfront LLC dedicated the land for a half-mile-long city park to help reconnect people to the Columbia River and committed to help pay for initial park improvements. PWL Landscape Design, from Vancouver B.C., who had done the Olympic Village, was brought in to design the park.

In addition, Larry Kirkland, a world-renowned public artist, joined to design the Headwater’s Wall water feature, which represents the Columbia River Basin, and the Grant Street Pier, a signature cable-stayed pier constructed out over the Columbia River with no structure in the river. Charles Stone of Fisher Marantz Stone from Seattle was brought in to do the lighting. Stone is best known for doing the lighting for the Burj Khalifa, the tallest building in the world in Dubai, the 911 Memorial and the Washington Monument.

Construction on The Waterfront Vancouver

started in 2016, and the largest commercial urban development looks to eventually be valued at more than \$2 billion. Virtually all the retail, office and residential space is leased. The park and all its features opened in 2018, and Cain thinks it has probably become the leading tourist attraction in the Vancouver-Portland metropolitan area.

As he celebrates 40 years in business, Cain said he feels personally and professionally rewarded by the opportunities he and his Gramor partners have had to enhance so many communities.

“You know, we have been really fortunate to be able to bring together a relatively small, hard-working, talented group of people who have stayed together for a very long time. That’s the most gratifying thing of all. That we have been able to all work so closely together for so long on so many projects, and we all still like each other,” he said.



The Gramor Family



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Chick Of All Trades (C.O.A.T.) Celebrating 20 Years of Excellence

Val Solorzano founded Chick Of All Trades (C.O.A.T.) in 2005 and is respected for her tenacity and resilience as the owner and president of a woman- and minority-owned company. For more than 20 years, she has been breaking glass ceilings in the construction industry, overcoming countless barriers to elevate and empower women- and minority-owned businesses. Her unwavering commitment to equity and inclusion has transformed challenges into opportunities, paving the way for future generations of diverse leaders in construction.

C.O.A.T. Flagging provides comprehensive traffic control solutions, including certified flaggers, traffic control supervisors, traffic control rental equipment and traffic control plan design services. It specializes in city, county and federally funded projects, and its clients include general contractors, utility agencies, road construction companies and departments of transportation.

Safety is the core value that guides the company's goals, principles, decisions and actions. The company's mantra is "Think Safe-Work Safe-Be Safe." Its other core values are respect, which encompasses building lasting relationships through integrity and professionalism, and delivering reliable, prompt and high-quality solutions.

"Val is dedicated to empowering her teams and championing their growth," said Human Resource Manager Alyssa Cadiz. "It is really inspiring to see more women and minorities represented across all levels of the trades, from the ground floor to leadership."

In 2022, Solorzano founded C.O.A.T. Excavation to offer supervision, equipment and certified operators for projects requiring stockpiling, erosion control and the moving, removal and shaping of soil and rock. "With an eye on the future, we're pursuing new ways to grow and evolve the business," she said.

Solorzano has become an integral figure in the construction industry, serving as an advisor and board member for both public and private organizations. These include LUNA 737 – Health and Welfare and



Left to right: Kurtis Lewis, Carla Stanlick, Val Solorzano and Elizabeth Figueroa Alvarez.

Training Trust and the Union Group Contractors Advisory Board for Associated General Contractors of America's Oregon-Columbia Chapter.

In addition to AGC, C.O.A.T. is an active member of the National Association of Minority Contractors-Oregon, LatinoBuilt and the Oregon Association of Minority Entrepreneurs.

In 2020, Basic Rights Oregon honored Solorzano as Business Leader of the Year. The organization specifically recognized her for bringing personal insight into the barriers that jeopardize a diverse workforce, providing professional opportunities for people who might otherwise be overlooked, and promoting understanding and honest conversations around equity. The DJC honored Solorzano as one of its 2017 Women of Vision.

C.O.A.T. Flagging's community support includes Portland Public Schools, Oregon Humane Society, SheBrew, Human Rights Campaign and Basic Rights Oregon.

Val Solorzano





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NW College of Construction



The NWCO team.

Two Decades of Promoting Life-Long Learning and Excellence

When Dan Graham started the NW College of Construction in 2005, he had a vision for a private school that would provide standardized training in myriad trades under one roof. The college's founding sponsors include the Associated General Contractors of America Oregon-Columbia Chapter, Associated Builders and Contractors-Pacific Northwest Chapter (ABC PNW), Northwest Utility Contractors Association and the Home Builders Association.

With the support and guidance of those founding sponsors, the following year the college moved into its Northeast Portland training center and brought all of its students together to engage in classroom instruction and paid on-the-job training. Graham and Tiffany Kriesel, the newly appointed director of apprenticeship, along with a small but dedicated staff began developing new programs and expanding the college's offerings.

Laurie Emery joined the NW College of Construction in 2007 and worked first with the director of education and then moved into human resources before becoming president six years ago. She credits Graham with his hard work and commitment to the college's success, including leading it through the Great Recession.

"His vision was that the school should serve as a hub for lifelong training, so he included professional development classes as well," she said, adding the leadership development program includes fundamentals of crew leadership, project management training, supervisory training, and anti-discrimination and prejudice training.

Other programs include safety and technical training, online training, and equipment training and certification. Its youth programs include high

school information sessions and site visits as well as participating in many career fairs and workforce events. It has established a pre-apprenticeship program, NWCF, in partnership with Parkrose High School and offers a three-week summer camp in partnership with Constructing Hope.

Emery said the college offers roofers classes in Spanish and moved some of the applicant classes to an online format to help applicants get started. In addition to its own programs, the NW College of Construction provides customized trainings for contractors when they are requested and the college plans to offer more classes in the future.

"Our workforce team is in overdrive to try to reach young people, the 18-to-24-year-olds, to make sure they know about these apprenticeship opportunities that are available to them," she said. "Our training is free and you can become a journeyworker with no debt and earn a great living."

Apprenticeship opportunities include labor, concrete finishing, brick masonry, carpentry, heavy equipment, sign hanging, roofing, protective signaling, tile setting and tile finishing. The college also provides the related training for the HVAC and sheet metal programs that are administrated by ABC PNW.

These programs and trainings continued to be offered during the pandemic, thanks to the college's quick response to COVID restrictions. After serving as interim president for a few months, Emery had just taken the helm as president in the beginning stages of the pandemic when staff and students alike were all sent home.

"I'm very proud of our staff because within two weeks we had all of our classes moved onto an online format so the students didn't miss anything," she said,



The NWCO Campus.

adding small groups were organized for hands-on training with social distancing protocols. "It was a big undertaking and our team rose to the challenge."

Community service is another core value for the NW College of Construction and its students have worked on numerous projects. Among them are Kenton Women's Village, the Gresham Heroes Memorial, Habitat for Humanity homes, and several schools, public parks and sports fields.

"If someone calls and it works out, we want to help," Emery said.

As the NW College of Construction celebrates its 20th anniversary this year, Emery reflects on the many apprentices who have graduated over the years and can show their families projects they helped to build. She is also celebrating the staff that make that possible.

"We have an amazing team here and I'm proud of



NWCOC gives students hands-on education to prepare them for life-long careers.

what we have done. It was absolutely a team effort,” she said. “Our team is committed to supporting apprentices all the way through their apprenticeship and not just get them through the door, but make sure they will be successful.”

Mike Salsgiver, AGC’s chief executive officer, said that when AGC joined the three other construction associations in 2005 to create the NW College of Construction, the vision was to provide high-quality apprentice and training resources to the construction industry. Since then, the college has been a key force

in shaping the future of the industry, equipping thousands with the skills, knowledge and confidence to build successful construction careers.

“The college’s apprenticeship and training programs have made a lasting impact not just on individuals, but on our entire construction community. Their work continues to strengthen our workforce and support the growth and vitality of the industry,” he said. “AGC joins our colleagues in the industry in congratulating the college as it celebrates its 20th year. We look forward to continuing our work

together to build the construction workforce of the future.”

Laurie Kendall, president and CEO of ABC PNW, said her association was a founder of the NW College of Construction because it wanted to establish quality training for its apprentices. She credited Emery for successfully carrying on Graham’s vision of building a thriving training facility with quality instructors.

“We are proud to be partners with the NW College of Construction and look forward to another 20 years!” she said.

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