



Owner Representative

Specializing in building construction management, Milstead & Associates provides hands-on experience and services managing public and private sector construction projects. Milstead serves as the owner representative, keeping jobs on budget and on schedule using proactive solutions to prevent unexpected challenges. We work as an extension of an organization to manage and administer the entire program, from the commencement of the design to the conclusion of construction and occupancy.

Building Construction Management

Our clients choose Milstead because they desire individual expertise to prevent problems, minimize risks, and eliminate surprises. Milstead's diverse, 18-member staff consists of architects, engineers, and construction managers who possess more than 200 years of combined construction experience.

Our Services

- Program Management
- Design Services Coordination
- Cost Budgeting and Estimating
- Constructability Review
- Land Use Issues
- Bidding and Contract Negotiation
- Construction Project Management
- Construction Consulting
- Construction Occupancy

Industries

Milstead prides itself on providing outstanding owner representative services, offering building construction management in the following sectors of specialization:

- **Education**
 - Center for Advanced Learning (Gresham-Barlow School District)
 - Clackamas High School (North Clackamas School District)
 - Hogan-Cedars Elementary School (Gresham-Barlow School District)
 - Maple and Thurston Elementary Schools (Springfield School District)
 - Multiple Projects District-Wide 1999 to Present (Portland Public Schools)
 - Oregon City High School (Oregon City School District)
 - Scouters Mountain Elementary School (North Clackamas School District)
 - Silverton High School Addition and Remodel (Silver Falls School District)
 - Sue Buel Elementary School LEED Certified (McMinnville School District)
- **Healthcare**
 - Emanuel Hospital MOB and Conference Center
 - Providence Seaside Hospital Addition and Remodel
 - Tillamook County General Hospital Addition and Remodel
 - Willamette Falls Hospital New Birth Center, New MOB and Surgi-Center Remodel

Education / Healthcare / Local Government / Emergency Facilities / Manufacturing / Non-Profit / Disaster Recovery



- **Local Government**
 - Fort Vancouver Regional Library
 - Happy Valley City Hall (City of Happy Valley)
 - Oregon Motor Vehicles Division (new office building)
 - Salem Conference Center (City of Salem)
 - Salem Senior Center (City of Salem)
 - Salem-Keizer Transit Center (City of Salem)
 - Vancouver Hilton/Conference Center (City of Vancouver)
- **Emergency Facilities**
 - Clark County 911 Emergency Center
 - Oak Lodge Fire Station (Clackamas County Fire District No. 1)
 - Station 53 - Progress
 - Station 58 - Bolton
 - Station 59 - Willamette
 - (Tualatin Valley Fire & Rescue)
- **Manufacturing**
 - Nike Corporate Headquarters Phase I and Nolan Ryan Building
 - Widmer Brothers Brewery Expansion
- **Non-Profit**
 - Oregon Museum of Science and Industry (OMSI)
 - Boy Scouts of America New Camp Facilities and Remodel Existing
 - Oregon Humane Society
 - Portland Center for the Performing Arts
 - Portland Classical Chinese Garden (Portland Development Commission)
 - Salvation Army Women and Children's Shelter
- **Disaster Recovery**
 - Binnsmead and Lent Middle Schools Fire Restoration (Portland Public Schools)
 - Marion County Courthouse Fire Restoration
 - Vernonia School District Flood Restoration

History

Milstead & Associates, Inc. has been in the building construction management business since 1980, serving the Pacific Northwest out of its main headquarters in Clackamas, Oregon. We have successfully managed more than \$1 billion of construction in our 29-year history, with projects spanning from Seattle, Washington to Anaheim, California and throughout the state of Oregon.

Milstead was founded by Jerry Milstead to help health care owners with the expansion of their facilities. The first contracts were with Providence Portland and Kaiser Sunnyside Hospital. Jerry is one of the six original members of the Public Contract Coalition and has served on the committee that developed the CM/GC White Paper and Best Practices Guide for CM/GC.

The service standards of the company strongly reflect Jerry's 40 years of hands-on experience, broad knowledge and unparalleled diversity in managing new construction and renovation. Jerry believes strongly in "owner representation" which means taking necessary steps to contain costs, unlike a general contractor who actually makes more money as project costs increase. Today, Milstead serves as a leader in providing professional, owner representative construction and program management throughout the Northwest.

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Environmental Stewardship

Milstead and Associates is dedicated to environmental stewardship and sustainability, addressing a wide range of issues that help the environment while also improving economic profitability. We assist clients in achieving their sustainability goals by developing customized programs that meet individual design needs and requirements. We strive to integrate as many program criteria and sustainable technologies into the base of design to limit the effort and expense in promoting green construction.

Leadership

Milstead brings together a specialized team of individuals with diversified expertise spanning all aspects of building construction management. Our approach is unique to the business and is a result of our company's size and family-like atmosphere. It enables us to share valuable resources to produce enhanced owner representative services to our clients.

Ken Andrews, Fortune Teller

Ken's 40 years experience, largely as a general contractor, enables him to anticipate problems before they occur. He has a keen ability to sense harmony or unbalance at the work site, recognizing potential issues and addressing them proactively. Ken is motivated to find the right product for the right application – and recommends more appropriate options to eliminate troubles down the road. An excellent estimator, Ken keeps close tabs on daily fluctuating prices on building materials and contractor rates, so he knows when prices are unfair and pushes back when necessary, saving the owner significant time and money.

Diane Kelley, Architectural Translator

Diane possesses an in-depth understanding of architectural design and building component applications. She pays special attention to visual details to ensure uncompromised beauty in design. Diane takes the time to discuss the small details with owners, educate them on what materials the architect is recommending and suggest substitutions when necessary to prevent building and material failure. She routinely saves owners money by removing frivolous add-ons that drive up the cost of labor and materials.

Doug Wiser, Mediator

With 28 years experience, Doug is extremely well-versed in construction management. He is passionate about the industry and teaches construction classes on topics that include concrete, heavy equipment, cost containment and OSHA. Job sites represent diversified groups of individuals. Doug is skilled at building consensus, striving to keep key players happy by applying a good sense of balance between people's needs and expectations – all in the spirit of keeping the project on schedule and on budget.

Contact Us

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