

TopProjects: New Seasons Market – Hawthorne submitted by R&H Construction

FIRST PLACE PRIVATE BUILDINGS \$5.1M - \$15M

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Each New Seasons Market has a unique design that reflects the look and feel of its surrounding neighborhood, but all 10 locations share a few fundamental similarities. They are all locally owned and operated, they all feature specialty organic and health foods, and they were all built by R&H Construction.

Because each location serves a distinct neighborhood, the work is never the same for the R&H team. LRS Architects spent a significant amount of time and money studying the existing structures and brick facades along Hawthorne before designing the newest New Seasons, which is located on the corner of Hawthorne Boulevard and Southeast 41st Street.



The average New Seasons store ranges from 25,000 square feet to 30,000 square feet, dwarfing the 18,000-square-foot Hawthorne store.

“We were basically working from property line to property line,” Evelyn Galloni, R&H senior project manager, said. To reduce on-street parking needs in the busy neighborhood, the market features rooftop parking for 35 vehicles.

Project team + Stats

Location: Portland, Oregon
Cost: \$5.38 million
Start Date: February 2010
Completion Date: November 2010
Owner/Developer: New Seasons
Architect: LRS Architects
Engineer: WDY Inc.
General Contractor: R&H Construction
Other Associates: PBS Environmental

Construction workers and grocery vendors coordinated carefully to ensure that the project's many goals could be completed simultaneously within the tight space.

“Even though it's a smaller store, New Seasons really wanted to offer everything they usually do,” said Galloni. “The challenge was to get all the same things in a much smaller box.”

The market successfully fits a full-service deli with a 100 percent reclaimed-timber counter top, a walk-up coffee bar and an

outdoor dining area, as well as produce and grocery departments.

In order to prepare for the grand opening, the store needed to be substantially complete seven months after construction began in February 2010. Rain in the spring and early summer caused some delays, so the interior of the store was actually completed before the exterior, which was a challenging feat for the construction crew.

“In lieu of delaying the schedule in a more typical fashion, we used temporary weather protection, worked hard to finish the inside, and then we dropped back to the exterior of

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