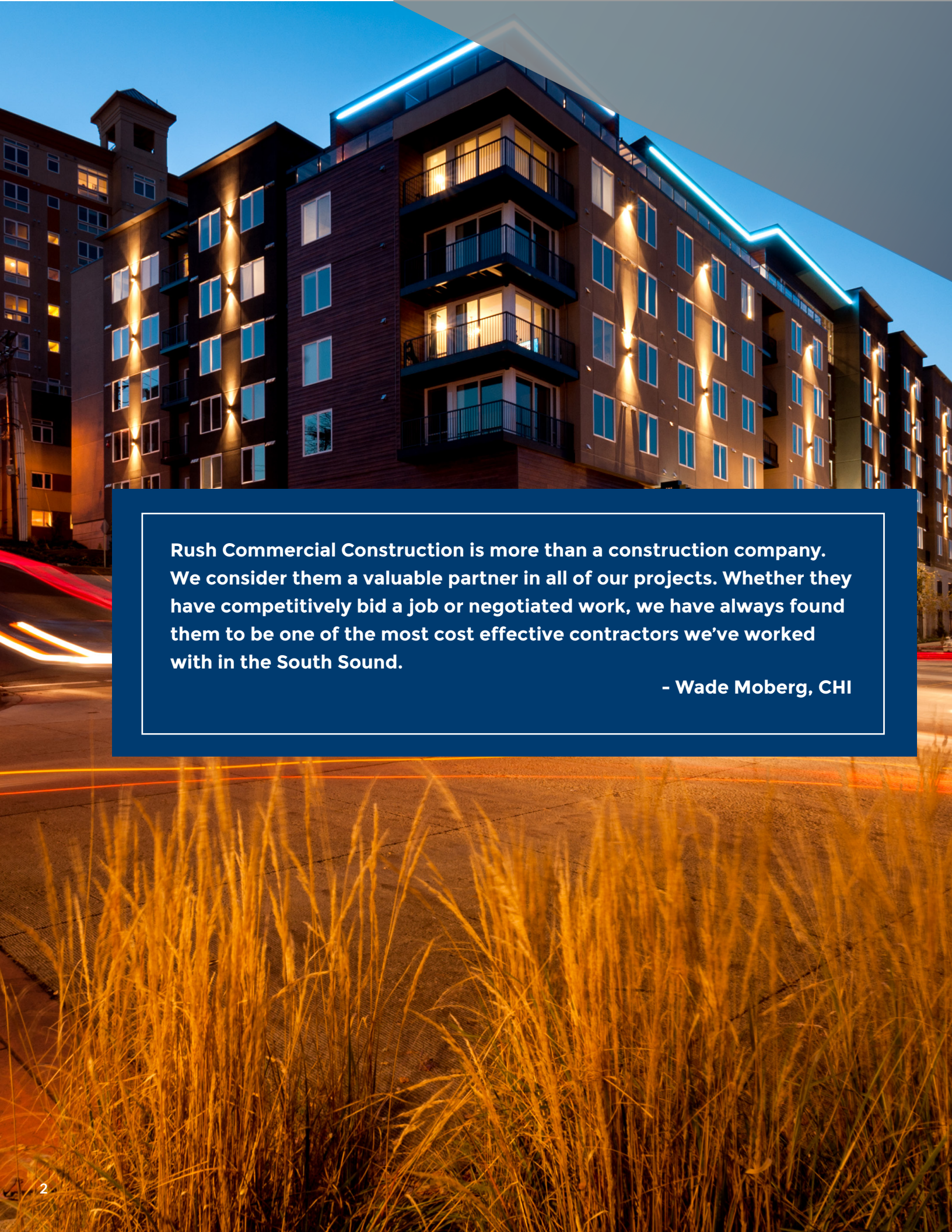




RUSH COMMERCIAL MULTIFAMILY CONSTRUCTION

BUILDING AN EXCEPTIONAL FUTURE, TOGETHER.



Rush Commercial Construction is more than a construction company. We consider them a valuable partner in all of our projects. Whether they have competitively bid a job or negotiated work, we have always found them to be one of the most cost effective contractors we've worked with in the South Sound.

- Wade Moberg, CHI

**AS COMPREHENSIVE REAL ESTATE SPECIALISTS,
WE CAN TRULY SAY THAT WE'RE NOT LIKE
EVERYBODY ELSE**

Our ability to listen to our clients' needs and provide innovative solutions has allowed us to create a diverse portfolio of projects across the Pacific Northwest.

Our comprehensive services allow us to manage an entire process under one roof—from concept to completion. By closely monitoring costs and schedule, our projects remain on time and on budget while maintaining the highest quality.

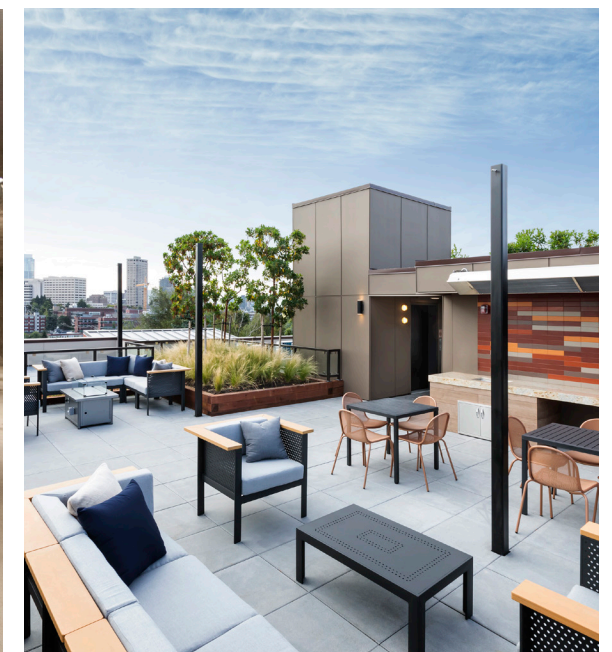


We operate in strategic markets
throughout Western Washington



**2020 best
places
to work.**

- Puget Sound Business
Journal



Construction

THE SERVICES YOU NEED, THE DEADLINES YOU REQUIRE, AND THE FLEXIBILITY TO GET THE JOB DONE ON YOUR TERMS.

The services below can be procured as part of a complete construction program or selected separately.

DESIGN/BUILD

Our architecture partners and engineering staff work closely with our construction team and our design/build partners to provide lower cost design solutions without compromising quality of our projects.

PRE-CONSTRUCTION

Essential pre-construction services include, but are not limited to:

- Conceptual Estimating
- Site Evaluation
- Scheduling, Subcontractor Pre-qualification and Input
- * Feasibility and Constructability Review
- Permitting and Building Systems Analysis
- Design Coordination
- Cost Estimating and Budgeting



VALUE ENGINEERING

The collaboration between our construction and design teams allows us to bring many value-driven, innovative ideas to our projects, which are passed on as savings to you.



CONSTRUCTION

We have the ability to pre-plan and successfully manage any construction project from concept to completion with resource expertise, partnering team, approach, excellent communication, and a great deal of dedication.



CARE IN CONSTRUCTION

With experience completing projects in an occupied facility, Rush offers thorough attention to detail and careful planning to deliver successful results safely and efficiently.



QUALITY IS THE KEY TO SUCCESS

We are proud to be company that priorities safety for our team on every project. Making it a top priority in everything we do. Our five-year average accident rate is a low 1.4 recordable injuries per year. We competitively choose our subcontractors based on safety, quality, performance, and value. We tend not to contract with subs with an EMR over 1.00.



QUALITY

Offering a substantial workforce whose craftsmanship and attention to detail are unmatched in the industry, we also utilize the latest construction technologies, such as Procore, to deliver your project. Our approach is truly “hands on” – with company owners and vice presidents involved in every project, **providing you with personal attention.** We focus on the construction process, not just the result, enabling us to deliver the absolute best quality, at the best value to you.

Because of our owner experience, we truly understand the nuances of a successful project, including product design, timing, market positioning, and facility performance for optimal operations strategy.

Construction Philosophy

OUR OWNER EXPERIENCE MAKES US UNIQUELY TUNED IN TO WHAT EVERY SUCCESSFUL PROJECT REQUIRES:

innovative design, ideal timing, optimal market positioning, and high-end performance.



THE SECRET IS OUT

Rush Commercial builds high quality, multifamily projects that consistently meet owner intent, schedule, and budget.

**Currently, 75% of our projects
are multifamily or mixed-use.**

Multifamily housing has been a core area of business for Rush since 1990. From market rate apartments to master planned communities, Rush continues to grow throughout the region by working with our clients and consultants to find creative solutions to today's development needs and challenges.

Being an urban infill specialist, the majority of today's multifamily projects have retail or mixed-use element. Rush Commercial can build-out any space for commercial tenants, including restaurants, hospitality, medical, office and retail.





Highlighted Projects

MADISON25

Madison25 is a collaboration among Rush Commercial Construction, Rush Capital, Rush Development and Rush Properties to build and operate a state-of-the-art mixed use building in the heart of Tacoma's historic Proctor neighborhood.

Madison25 is 141 units with first floor commercial spaces anchored by Cactus Restaurants and below ground parking. Madison 25 is topped with a rooftop entertainment area sporting spectacular views.

- Building Size: 178,781 SF
- Number of Units: 141



CC APARTMENTS

CC Apartments is a 51,715 SF certified 4-star Built Green™ apartment complex. It features 46 units and three detached town home units. It includes an extensive rooftop amenity space with 360 degree view of Seattle, exercise room and outdoor pet relief and wash area. The CC's sustainable features include a green roof, rainwater collection, rooftop solar array and more.

- Building Size: 51,715 SF
- Number of Units: 49



PACELINE

Recently completed, this is another collaboration between Rush Development and Rush Commercial, is situated in Shoreline, WA. The luxury apartment sits next to the interurban trail, creating convenient transportation and recreation to residents. With 221 planned units and 211 stalls, the Paceline apartments aim to give residents a high-end luxury feel with urban access, and features best in class finishes and amenities.

- Building Size: 206,185 SF
- Number of Units: 221



SAMPLE OF RUSH COMMERCIAL CLIENTELE



BOGTOWN FLATS

Bogtown Flats is a 106,300 square foot mixed use project consists of six stories of residential units and live-work spaces. It includes an extensive rooftop amenity space, Bourbon lounge, exercise room and dog wash. The project won "Multifamily Residential Development of the Year: 100 units or less" at the 2019 NAIOP awards.

- Building Size: 106,300 SF
- Number of Units: 78



Multifamily Experience

URBAN ENVIRONMENTS, PLANNED DEVELOPMENT, AND DOWNTOWN INFILL PROJECTS COMPLEMENT OUR MULTIFAMILY EXPERIENCE.



LEASE-UP READY

Rush is focused on the needs and desires of your future tenant. We use our vast experience and market knowledge to incorporate amenities that help you lease fast and keep quality tenants.



LONG-TERM PROJECTIONS

Clients in need of solid long-term projections to rely on our ability to make preliminary estimates come true and maximize quality for the least cost. When our team is able to come in early and work with the development team, a working relationship is fostered that leads to a successful project for all involved.



DEFINED AND DEMONSTRATED

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Meet the Team

CUSTOMER FOCUS, HONESTY, AND INTEGRITY ARE THE GUIDING PRINCIPLES FOR EVERY PROJECT WE COMPLETE.



LEE KILCUP, *Vice President of Commercial*

Lee comes to Rush with over forty years of experience in the construction industry. As Rush Commercial's lead, Lee's highest priority is delivering great projects to clients. He drives efforts at Rush in providing cost estimating, value engineering, and project management. His primary focus is to manage Rush Commercial's overall regional strategy, project execution, and client relations. He also continually analyzes systems and procedures to improve company efficiency.



AARON GALLINGTON, *Senior Estimator*

For more than 10 years Aaron has worked in the construction industry, including working as a Project Manager. He provides cost evaluations, estimates, design and pre-construction schedules, budget tracking worksheets, QC of drawings, bid package preparation, and subcontract negotiation. Aaron is the primary contact in pre-construction and design phases.



CHRIS RAWLINS, *Director of Operations*

Chris joined Rush Commercial with a strong background in medical TIs, occupied remodels, design build, and new construction. His expertise in managing estimates, reporting, value engineering, and strategic planning allows each project to be completed correctly and on time. With more than ten years in the medical construction business, Chris offers thoughtful solutions and ideas for all types of medical construction projects.



TED CLEVENGER, *Senior Project Manager*

Ted has proven himself to be an excellent resource for strategic planning, value engineering, and technical support. He works closely with the owners, designers and subcontractors to assure each project's construction goals meet or exceed expectations.



THE RUSH COMPANIES team has memberships, affiliations, designations, and involvement with many industry associations including:

CICM | IREM | BOMA | CREW | NAIOP | CBA | IFMA

THE RUSH COMPANIES HISTORY

In 1987, after acquiring a small lot in Gig Harbor, Gordon Rush built and sold his first custom home.

Finding quick success and developing a strong reputation for meticulously detailed construction, he opened a small office to support construction and acquisition.

In 1994, Rush delivered its first commercial office building. Since then, the company has expanded not only its capabilities, but its geographic footprint, working throughout Washington State.

The Rush Companies today barely resembles the small one-man shop from 1987, but maintains its dedication to the foundation of integrity and resourcefulness that it was built upon.

Today, with five distinct divisions, The Rush Companies integrate to source, construct and manage communities throughout the Puget Sound region.

More than thirty years since its inception, The Rush Companies is poised for continued strategic growth and is proud to be recognized as the only Real Estate & Development Firm of its kind in the Northwest Region.

The Rush Companies:
Rush Development, Rush Capital,
Rush Commercial Construction,
Rush Properties & Rush Residential



GIG HARBOR

Home of The Rush Companies headquarters, the Gig Harbor Office provides all engineering and architectural support, houses the development and properties staff, and provides shared services throughout the organization.

6622 Wollochet Dr. NW
Gig Harbor, WA 98335

SEATTLE

The Rush Commercial Seattle office supports a growing client base in the north Puget Sound area. This office is dedicated to Rush Companies staff and their needs for successful project fulfillment.

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