

In This Issue:

- Update
- CM Services
- Our Work

The Year Past & What's Ahead

WE HOPE this update finds you well. 2006 was a busy year for our industry and for Dreyfuss Construction. We executed \$43,000,000 in volume on 320 housing units as general contractor. This brings our total general contracting volume to \$180,770,265 on 1,733 housing units and \$86,925,000 in volume on 1,780 housing units under construction management.

The labor market was tight and commercial housing started to cool; however, materials and subcontractor prices continued to escalate. Actual material shortages were not as much of a problem for our industry as they were in 2005. Labor – finding qualified and experienced personnel at both the trade and managerial level – was the biggest challenge we faced. For the remainder of 2007, we foresee a continued softening of the housing market which may ease personnel constraints.

Looking forward, we expect to increase our involvement in projects as Construction Manager and Developer Consultant. We will represent owners as their advocates in the development of projects from feasibility and due diligence through completion of construction.

If Dreyfuss Construction can help you achieve your goals, either as Consultant or General Contractor, please do not hesitate to contact me at jim.dreyfuss@dreyfussconstruction.com or 310-645-9565 x104.

JIM DREYFUSS

CM Services – Laying the Foundation for Success

DREYFUSS CONSTRUCTION offers flexibility in contracting methods to fit our client's needs. Acting in the capacity of GC or CM, we work as an extension of the owner. From initial design coordination through site logistics and physical needs assessments, starting your planning process with realistic and clear assumptions is the key to success.

Our team of experienced construction professionals provides contract document review, coordination of bid packages and trades, scheduling coordination, change management, quality control and recommendations for alternative designs and/or materials and systems. Our services include:

Due Diligence &

Preconstruction Services

- Physical Needs Assessment
- Design Review/Consultant Coordination
- Budgeting/Estimating/Value Engineering
- Constructibility Review
- Subcontractor Qualification & Selection
- Bidding/Bid Packaging
- Negotiating Construction Contracts

Construction

- Project Management & Field Supervision
- Schedule Management
- Change Management & Effective Cost Control
- Quality Control
- Consistent Processes

Post-Construction

- As-Built Documentation
- Commissioning/Warranty Programs
- Building Operations Administration
- Compliance (Prevailing Wage)
- Insurance, Bonding & Safety
- Invoicing & Payment
- Lien Releases & Prelim Notices
- Payment & Performance Bond Management

RECENTLY COMPLETED PROJECTS

→ **Orange Grove Gardens, Pasadena** – Award-winning apartment homes for 38 families earning between 30-50% of Los Angeles County area median income.



S. Mark Taper Foundation Family Living Center, Pomona – 32 units of affordable “therapeutic” housing for at risk women and their children. The building exceeds energy code and efficiency requirements.



← **Harvard Heights, Los Angeles** – 10 units of 3-bedroom, Type III condominium housing.

Serrano Towers, Los Angeles – 14 units of 3-bedroom, Type III condominium housing.



→ **Casa Shalom, Los Angeles** – 30 units of affordable multifamily housing with child care facility for 40 children.

UNDER CONSTRUCTION



University Village, Thousand Oaks – A multi-phased continuing life community for seniors comprised of 32, Type V, 1-story villas of 2 and 3 bedrooms on a 15 acre site.

Sunset Silverlake, Los Angeles – 43 loft style live/work condominium units.



Laguna Senior Apartments, Los Angeles – Laguna Senior blends affordability in 64 well-designed units for active senior residents with special medical needs, focusing mainly on persons with HIV and AIDS.

Las Brisas II, Signal Hill – Dreyfuss completed the first phase of Las Brisas in 2004. With the construction of Las Brisas II, we will have built 7 projects for long time client, Los Angeles Community Design Center. This second phase features 60, 1, 2 and 3-bedroom affordable Type V units with 71 surface parking spaces.

