

Unsurpassed Service, Quality and Value Ondra-Huyett Associates Inc.

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Operating for nearly 15 years, Ondra-Huyett, an independently owned construction company based in Allentown, Penn., has been building win-win relationships with owners, design professionals, subcontractors, suppliers and other players in the construction industry.

senior project manager. "Our services are typically provided on a fixed-fee basis with a guaranteed maximum price, and any project cost savings revert to you as the owner. Budgets and schedules are prepared realistically with full expectation that they will be met."



Project sizes range from small tenant fit outs to buildings that exceed 200,000 square feet and \$20 million. While often diverse in scope, complexity and purpose, projects are consistently managed with a client-partnership approach that aims to stay on time and on budget without compromising quality.

OH collaborates with design teams on multiple levels and offers comprehensive design-build services. "During the preconstruction process we really strive to help clients achieve objectives for schedule, costs, quality and long-term maintenance and operating issues," adds Eck. "We also assist in moving projects through the process of governmental regulations, approvals and permits."

Overcoming Adversity in the Field

The company is organized into two separate firms: Ondra-Huyett Associates (OHA), which provides construction management services, and Ondra-Huyett Construction Services, which offers general contracting services. There are about 20 employees in each firm. Both operate in the Lehigh Valley and across eastern Pennsylvania, and the two specialize in projects for clients with interests in offices, hotels and resorts, as well as manufacturing, industrial and health care facilities.

Complete Transparency

"Our open-book approach fosters trust by providing clients with access to all project information," says James Eck, OHA

The majority of OH's focus over the years has been in the area of project management, where the company has applied its expertise to coordinate, manage and supervise a wide array of construction efforts. "Assembling a large team, many of whom have never worked together, is a formidable task," observes Eck. "Sometimes you have to erect a building under adverse conditions. To do so — while staying on budget, on schedule and upholding quality and safety — not only takes skill and confidence, but it also demands excellent communication and teamwork."

An example of this coordination was a 64,350 square foot manufacturing expansion project the company completed for Behr Paints. The project consisted of constructing an addition

to the warehouse side of a 250,000 square foot manufacturing facility located in the Westpark Business Center. Because construction began in September, a large portion of the masonry was subject to cold weather conditions. In order to protect the masonry, heated materials were used and temporary enclosures were constructed to ensure the owner's schedule was met. "Tough conditions were overcome on-time, within budget and with excellent relations with the owner and tenant," recalls Project Manager Harold Shannon.

Always looking to add further options for clients, Eck received the LEED Accredited Professional designation in 2008. This recognition is awarded from the Green Building Certification Institute to professionals who have demonstrated a thorough understanding of green building practices and principles within the LEED Rating System. "It's a privilege to incorporate LEED practices into the buildings we construct so that our clients gain the economic and environmental benefits of these innovations in design and construction practice," he says.

Spotlight on Quality

Quality is often defined early in the project, through elaborate drawings and specifications. During the review period, project managers and superintendents discuss unique circumstances that may impact the finished product. According to Eck, this information is included in the scopes of work the trade contractor receives. OH ensures that during the bidding and buyout phases each of these items are addressed and included in the trade contractor's final pricing. The company also thoroughly reviews all shop drawing submittals for compliance with the contract documents and coordination with other trades.

"Monitoring the quality of the work begins on the first day of construction," says Terry Hodge, OHA vice president and director of operations. "To assist the project superintendent and to ensure certain quality points are met, we frequently employ a third party testing agency. Typically, this agency is responsible for testing and documenting soil compactions, bearing capacities for concrete and structure, rebar placement, concrete characteristics, and structural steel bolts and welds."

Achievements and Awards

Last year OHA and OHCS received recognition from the Associated Builders and Contractors' Eastern Pennsylvania Chapter for four projects, including: a 25,000 square foot complex office renovation that incorporated various custom design elements; a state-of-the-art renovation to an existing auditorium and lobby area; an adaptive renovation of a former industrial facility into an entertainment and conferencing facility; and a 92,000 square foot addition that involved the construction of 65 guestrooms, a spa and café, banquet facilities, corporate board meeting rooms and offices and a year-round outdoor pool.

"It is a great honor to have a project selected as a winner of an ABC Eagle Award," says OHA President Mike Ondra. "To have our local industry experts select four of our projects is not only a tribute to our firm, but also an affirmation that the collaborative process we use with design professionals and trade contractors works to efficiently and effectively build these wonderful facilities."

The company's track record is indeed impressive. Its range of experience, commitment to integrity and mission to provide unsurpassed service, quality and value to its clients explains why it's become a major player — helping more than 100 firms build over 300 projects — in the Lehigh Valley and throughout eastern Pennsylvania.

Considering the many projects the company has completed over the years, Ondra is more judicious than grandiose. "We applied our skills, experience, values, and methods to each of these projects to achieve the results our clients expect," he says. "We completed jobs when we said we would. We committed to stay within budget and we did. We promised to be a partner who would take the fear out of the building process and we were there for our clients every hour of the day, at each step of the process." ■

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pride, we have always been
honored by our association
with Ondra-Thayer and look
forward to working together on
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