



**GH Consulting**  
Construction Project Management

# Company Information



**January 1, 2021**

## Biography



### **Greg Holcomb** **GH Consulting, LLC** **Owner**

Greg Holcomb is the owner of GH Consulting LLC, providing Project Management Services for Real Estate Development and Construction. Greg has more than 30 years experience in the Real Estate Development and Construction Industry. This includes roles with General Contractors, Real Estate Developers and Real Estate Development Consultants.



Through-out his career, Mr. Holcomb has successfully managed more than 100 projects of varying types, sizes, and complexities. These projects have predominately been in the commercial building market. The primary market segments include Healthcare, Hotels and Hospitality, Institutional, Multi-Family Residential, Office and Retail. The projects have included Ground-Up Construction, Renovations, and Tenant Improvements.

Greg strives to be his clients trusted advisor providing the highest level of quality and integrity. He manages your projects as if they were his own.

Greg graduated with a Bachelor of Science degree in Construction Management from the University of Nebraska.

#### **Key Projects**

- Crosswood Apartments
- South Eugene YMCA
- Pharmacy Robotic Packaging
- San Juan Medical Center
- JW Marriott
- Rolling Hills Country Club
- Wallace All Faiths Chapel
- Sea Scout Base
- Lakeshore Towers
- ECCU Campus
- The Pointe
- Fashion Island Mall

## Professional Summary



**Greg Holcomb**  
**GH Consulting, LLC**  
**Owner**

### **Education:**

Bachelor of Science Construction Management  
University of Nebraska

### **Military Service:**

Nebraska Army National Guard  
Rank - Sargent 1982 – 1988  
Unit – State Headquarters Nebraska ANG  
Lincoln, Nebraska



### **Employment:**

Greg commenced his career in 1987 joining Columbia Savings and Loan Real Estate Department out of college. He provided a variety of owner’s representation duties for wholly owned new ground up office developments.

He then joined Near-Cal Corporation, a mid-sized general contractor operating in the commercial construction market. As a project manager for Near-Cal, Greg was involved in a variety of retail venues. These included shopping centers, supermarkets, department stores, restaurants, theaters and many others.

In 1995 he was hired by Kitchell Contractors to manage Metro Point Retail Center for Arnel Development. This was a large multi-phase project integrated into an operating office development.

Greg went to work for Snyder Langston as a Project Manager and was ultimately promoted to Project Executive. He managed multiple projects and project teams throughout his tenure. The project types, sizes and complexities were diverse. They included Hotels and Hospitality, Institutional, Office, and Retail.

Greg became Marty Potts’ partner in Martin Potts and Associates, Inc. (MPA), as Vice President and part owner. He provided owner representation for a variety of clients. They included Real Estate Developers, Property Owners, Institutions and Corporate entities. These clients each had their own specific needs and requirements to achieve their project goals. The product types included Healthcare, Hotels and Hospitality, Institutional, Office and Retail.

Through-out his career, Greg has been involved with the management of all phases of the Real Estate Development process. This included Programming, Entitlements, Design, Permitting and Construction. He has excelled at managing complex projects and leading teams to success. His experience includes ground up construction, renovations and tenant improvements in a variety of environments. Greg has experience working on complex sites, brownfields, urban settings and operating environments. He is very adaptable to the demands of each project and its unique circumstances.

**Columbia Savings and Loan, Real Estate Development**

Beverly Hills, California  
Business Line: Real Estate Development and Financing  
Employment Period: 1987 to 1988  
Position: Assistant Project Manager

**Near-Cal Corporation**

Lake Elsinore, California  
Business Line: General Contractor  
Employment Period: 1989 to 1995  
Position: Project Manager

**Kitchell Contractors**

Irvine, California  
Business Line: General Contractor  
Employment Period: 1995 to 1997  
Position: Project Manager

**Snyder Langston**

Irvine, California  
Business Line: General Contractor  
Employment Period: 1997 to 2005  
Position: Project Executive

**MPA, Inc.**

Newport Beach, California  
Business Line: Real Estate Development Project Management Services  
Employment Period: 2005 to 2015  
Position: Partner, Vice President

**Jones Lang Lasalle**

Irvine, California  
Business Line: Project Development Services  
Employment Period: 2015 to 2018  
Position: Sr. Vice President

**GH Consulting, LLC**

Bend, Oregon  
Business Line: Real Estate Project and Construction Management  
Employment Period: Current  
Position: Owner

# Project Summary



**Greg Holcomb**  
**GH Consulting, LLC**  
**Owner**

The following is a partial list of projects Greg has been involved with through-out his career:



## **Healthcare**

### Hospital

Hoag Memorial Hospital Presbyterian, Newport Beach, California, Main Hospital Campus, Multiple Projects

- Cancer Center Renovation and Treatment Equipment Replacement
- Pharmacy Robotic Packaging Equipment and Expansion
- Ancillary Building Renovations of Emergency Services and Imaging Department
- North Tower Seismic Renovation and Infrastructure Upgrade
- Sterile Processing Department Renovation
- Hoag Conference Center Renovation
- Infra-Structure Upgrades for Roads, Utilities and Technology
- Multiple Renovations, Relocations and Repurposing Projects Through-out the Hospital Campus

### Medical Office

- Hoag Health Center, Newport Beach, California, Hoag Memorial Hospital Presbyterian
- Los Olivos Urgent Care, Irvine, California, Hoag Memorial Hospital Presbyterian
- San Juan Medical Center, San Juan Capistrano, California, Accretive Realty Advisors
- Plaza at Lakeview, Lake Elsinore, California, Omni West Group

## **Hotels and Hospitality**

### Hotels

- JW Marriott, Anaheim, California, Prospera Hotels, Inc.
- Rowland Heights Plaza and Hotels, Rowland Heights, California, Parallax Investment Corporation
- Pelican Hill Resort, Newport Coast, California, Irvine Company
- Island Hotel, Newport Beach, California, Irvine Company
- Hotel Irvine, Irvine, California, Irvine Company

### Golf Clubs and Recreation Centers

- Rolling Hills Country Club, Rolling Hills Estates, California, RHCC
- Shady Canyon Golf Club, Irvine, California, Irvine Company
- Pelican Hill Golf Club, Newport Coast, California, Irvine Company
- The Crosby Golf Club, Rancho Santa Fe, California, Starwood Development
- Oak Creek Golf Club, Irvine, California, Irvine Company
- West Village Park, Irvine, California, Irvine Company



## **Institutional**

- South Eugene YMCA, Eugene, Oregon, Eugene Family YMCA
- Our Lady of Fatima, San Clemente, California, Diocese of Orange
- Saint Killian's Parish, Mission Viejo, California, Diocese of Orange
- Samueli Jewish Community Center, Irvine, California, JCC
- Wallace All Faith's Chapel, Orange, California, Chapman University
- Sea Scout Base, Newport Beach, California, Boy Scouts of America
- YMCA of Orange County, Fullerton, California, YMCA
- YMCA of Los Angeles, Big Bear, California, YMCA
- Wells Fargo Branches, Multiple Locations, Wells Fargo Bank

## **Multi-Family Residential**

- Crosswood Apartments, Eugene, Oregon, CDC Management Corp.
- The Hixon at Westside Yard, Bend, Oregon, Westside Forum LLC

## **Office**

- Lakeshore Towers, Irvine, California, GE Realty
- Bingham Business Park, West Jordan Utah, Lewis and Company
- ECCU Campus, Brea, California, Evangelical Christian Credit Union
- Cigna Campus, Visalia, California, Dorn Platz Realty
- Campus Centre, Irvine, California, Sares Regis-Prudential Realty
- Orco Corporate Headquarters, Stanton, California, Orco Block
- Buie Corporate Headquarters, Laguna Niguel, California, Buie Corporation
- Columbia Savings Headquarters, Beverly Hills, California, Columbia Savings Realty
- Columbia Spec Office, Beverly Hills, California, Columbia Savings Realty

## **Retail**

- The Box Factory, Bend, Oregon, Killian Pacific
- Menifee Lakes Plaza, Menifee, California, Menifee Lakes Plaza, LLC
- The Pointe, El Segundo, California, Federal Realty Investment Trust
- Santa Clara Square, Santa Clara, California, Irvine Company
- Los Olivos Marketplace, Irvine, California, Irvine Company
- Fashion Island Mall, Newport Beach, California, Irvine Company
- The Market Place, Irvine, California, Irvine Company
- Irvine Entertainment Center, Irvine, California, Irvine Company
- Woodbury Town Center, Irvine California, Irvine Company
- Gardens On El Paseo, Palm Desert, California, Madison Marquette
- Bayfair Mall, San Leandro, California, Madison Marquette
- Metro Pointe, Costa Mesa, California, Arnel Development
- Retail Tenants:
  - Albertsons
  - Ralphs
  - Smith Food and Drug
  - Whole Foods
  - CVS
  - Walmart
  - Centimark
  - Home Depot

## HEALTHCARE

A significant portion of my Healthcare experience is with Hoag Memorial Hospital Presbyterian in Newport Beach, California. I worked throughout Hoag's main hospital campus and off campus properties. These facilities included acute care, out-patient treatment, urgent care, medical office, administrative and support functions. I was involved with the many aspects of planning, design, and construction through OSHPD and local building departments. These projects have extensive patient and stakeholder needs that go beyond the typical commercial development. The projects were involved with patient treatment and care, administrative functions, plant and facilities, infrastructure and technology. The scope of these projects included design and construction, as well as FFE, Medical Equipment, Operational Equipment and Move Management for turn key delivery. The clients have been Hospital Organizations and Real Estate Developers.



The following is a partial list of Healthcare projects I have been involved with through-out my career.

### Hospital

Hoag Memorial Hospital Presbyterian, Newport Beach, California, Main Hospital Campus, Multiple Projects

- Cancer Center Renovation and Treatment Equipment Replacement
- Pharmacy Robotic Packaging Equipment and Expansion
- Ancillary Building Renovations of Emergency Services and Imaging Department
- North Tower Seismic Renovation and Infrastructure Upgrade
- Sterile Processing Department Renovation
- Hoag Conference Center Renovation
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### Medical Office

- Hoag Health Center, Newport Beach, California, Hoag Memorial Hospital Presbyterian
- Los Olivos Urgent Care, Irvine, California, Hoag Memorial Hospital Presbyterian
- San Juan Medical Center, San Juan Capistrano, California, Accretive Realty Advisors
- Plaza at Lakeview, Lake Elsinore, California, Omni West Group

## **HOTELS AND HOSPITALITY**

I have managed a variety of projects including Hotels, Resorts, Country Clubs, Golf Courses and Community Centers. These projects have been new ground-up development and construction, renovations of operating facilities and entitlement planning of new properties. The requirements of this product line brings a large spectrum of operational and design considerations unique to the various uses within this group. Services have included the management of FFE, OSE, Technology and extensive coordination with Operations through the design and construction. The clients have been Real Estate Developers, Property Owners and Operators and Private Clubs.



The following is a partial list of Hotels and Hospitality projects I have been involved with through-out my career.

### Hotels

- JW Marriott, Anaheim, California, Prospera Hotels, Inc.
- Rowland Heights Plaza and Hotels, Rowland Heights, California, Parallax Investment Corporation
- Pelican Hill Resort, Newport Coast, California, Irvine Company
- Island Hotel, Newport Beach, California, Irvine Company
- Hotel Irvine, Irvine, California, Irvine Company

### Golf Clubs and Recreation Centers

- Rolling Hills Country Club, Rolling Hills Estates, California, RHCC
- Shady Canyon Golf Club, Irvine, California, Irvine Company
- Pelican Hill Golf Club, Newport Coast, California, Irvine Company
- The Crosby Golf Club, Rancho Santa Fe, California, Starwood Development
- Oak Creek Golf Club, Irvine, California, Irvine Company
- West Village Park, Irvine, California, Irvine Company



## **INSTITUTIONAL**

I have been involved with a variety of Institutional clients, each with their own business and real estate requirements. These clients and their projects often included unique operating, design and execution requirements. The projects were located on operating campus's with sensitive environments. Understanding the client's specific and unique requirements are key to project success. The clients have been Faith Based Entities, Universities and Community Organizations.

The following is a partial list of Institutional projects I have been involved with through-out my career.

- South Eugene YMCA, Eugene, Oregon, Eugene Family YMCA
- Our Lady of Fatima, San Clemente, California, Diocese of Orange
- Saint Killian's Parish, Mission Viejo, California, Diocese of Orange
- Samueli Jewish Community Center, Irvine, California, JCC
- Wallace All Faith's Chapel, Orange, California, Chapman University
- Sea Scout Base, Newport Beach, California, Boy Scouts of America
- YMCA of Orange County, Fullerton, California, YMCA
- YMCA of Los Angeles, Big Bear, California, YMCA
- Wells Fargo Branches, Multiple Locations, Wells Fargo Bank



## MULTI-FAMILY RESIDENTIAL



My Multi-Family Residential experience began with new ground-up construction of multi-story apartment buildings. These projects integrate the latest in technology and building systems, such as the use of Cross Laminated Timber structural system. The projects are adaptive infill locations to address our communities' housing and growth demands

The following is a list of Multi-Family Residential projects I have been involved with through-out my career.

- Crosswood Apartments, Eugene, Oregon, CDC Management Corp.
- The Hixon at Westside Yard, Bend, Oregon, Westside Forum LLC



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## OFFICE

I have been involved with a variety of office building developments. This has included new Ground-up Development, Renovations of Operating Assets and Tenant Improvements. The projects have included Corporate Headquarters, Multi-Tenant Office, Build to Suit, Campus Environments and Stand-Alone Facilities. The projects ranged in size, form and use. They were single story to multi-story buildings each with their own unique requirements for design, operations, logistics and construction. The clients included Real Estate Developers, Property Owners, Corporations and Tenants.

The following is a partial list of office projects I have been involved with through-out my career.

- Lakeshore Towers, Irvine, California, GE Realty
- Bingham Business Park, West Jordan, Utah, Lewis and Company
- ECCU Campus, Brea, California, Evangelical Christian Credit Union
- Cigna Campus, Visalia, California, Dorn Platz Realty
- Campus Centre, Irvine, California, Sares Regis-Prudential Realty
- Orco Corporate Headquarters, Stanton, California, Orco Block
- Buie Corporate Headquarters, Laguna Niguel, California, Buie Corporation
- Columbia Savings Headquarters, Beverly Hills, California, Columbia Savings Realty
- Columbia Spec Office, Beverly Hills, California, Columbia Savings Realty





## RETAIL



I have been involved in the development and construction of Retail projects throughout my career. These projects have been new ground-up development and construction. The projects have entailed site development, building shells, build to suit and tenant improvement. Renovation and re-positioning of existing and operating assets is a continual process and component of the Retail Industry. These projects have included Malls, Lifestyle Centers, Power Centers, Neighborhood Shopping Centers, Stand Alone Facilities and Parking Structures. The clients have been Real Estate Developers, Property Owners and Tenants.

The following is a partial list of Retail projects I have been involved with through-out my career.

- The Box Factory, Bend, Oregon, Killian Pacific
- Menifee Lakes Plaza, Menifee, California, Menifee Lakes Plaza, LLC
- The Pointe, El Segundo, California, Federal Realty Investment Trust
- Santa Clara Square, Santa Clara, California, Irvine Company
- Los Olivios Marketplace, Irvine, California, Irvine Company
- Fashion Island Mall, Newport Beach, California, Irvine Company
- The Market Place, Irvine, California, Irvine Company
- Irvine Entertainment Center, Irvine, California, Irvine Company
- Woodbury Town Center, Irvine, California, Irvine Company
- Gardens On El Paseo, Palm Desert, California, Madison Marquette
- Bayfair Mall, San Leandro, California, Madison Marquette
- Metro Pointe, Costa Mesa, California, Arnel Development
- Retail Tenants:
  - Albertsons
  - Ralphs
  - Smith Food and Drug
  - Whole Foods
  - CVS
  - Walmart
  - Centimark
  - Home Depot