

LANGLAS & ASSOCIATES, INC.



FAMILY BUSINESS MAINTAINS FIFTY-FIVE MILLION DOLLAR ANNUAL VOLUME

by Grace Baker

Above: Renovations at the Harbor View Hotels; the Luce Cottage required lifting the building so that the foundation could be replaced.

KNOWN THROUGHOUT THE STATES OF Montana, Idaho and Wyoming, Langlas & Associates, Inc. is a general construction firm with the staff and expertise to take on a variety of projects. Now based in both Billings and Bozeman, MT, Langlas & Associates, Inc. was founded in 1973 in Waterloo, IA by Steve R. Langlas, who serves as president. Operations were moved to Billings in 1982, where Steve R. was joined by his brother David Langlas, president of Langlas Homes, Inc. A fully-staffed second office was opened in Bozeman in 1998. Steve R's son, Steve T., serves as vice president of the Bozeman office,

and nephew Bill Langlas rounds out the management of the family business. Performing work from both locations, the company has maintained an annual volume of \$55 million for the past three years.

Focusing primarily on custom homes and commercial projects, Langlas & Associates provides pre-construction and construction phase services as general contractor/construction manager (GCCM), construction manager at risk (CMAR), as well as providing design-build services. "Most of our commercial work is done on a lump sum GCCM



LANGLAS & ASSOCIATES, INC.
AT A GLANCE

LOCATION: Billings and Bozeman, MT

AREA OF SPECIALTY:
General construction

AVERAGE ANNUAL SALES:
\$55 million

EMPLOYEES: 110

basis,” Steve T. explains, adding that Langlas & Associates’ experience in GCCM work affords the firm an important advantage over its competition. Moreover, of great importance to the company’s success, Steve T. adds, is the fact that the company maintains strong relationships with a group of subcontractors whose work the company can rely on for excellence in workmanship and the ability to meet fast-track schedules.

A staff of approximately 110 field engineers, superintendents, and project managers, many of whom have degrees in construction engineering, management and other engineering disciplines, is dedicated to the company core values of integrity, pride in their work and putting project owners first. “As a result of these principles, and our reputation of putting them into action, approximately 80 percent of our work is for repeat customers and referrals,” explains Steve T. The company’s projects include restaurants, retail establishments, condos, hotels and professional buildings, as well as schools and other institutional facilities.

Among its numerous projects, the company is currently working on the multimillion dollar Village Downtown, a

luxury condominium development and loft project in historic Bozeman. The Village Downtown is a high-end residential complex of colonial style duplex town-home units and luxury 6,000-to-

Above: Interior of the duplexes at The Village Downtown complex, Bozeman, MT.



CARPET - FABRICATION - HARDWOOD - LAMINATE - VINYL - STONE - TILE
BOZEMAN - HELENA



406.587.7472 ph . 406.587.2760 fx
1891 Boot Hill Court, Bozeman, MT 59715
www.theflooringplace.net

“ We realize the importance of green building practices, and it is our responsibility to stay current on the newest green methods and products as we continue to grow our business. ”

Steve T. Langlas, Vice President



*Left: Interior of the condominiums at The Village Downtown, Bozeman, MT.
Right: Steve T. Langlas, vice president.*

7,000-square-foot villas, all with custom finishes and interiors. Another five-story complex called The Loft is comprised of luxury condominiums and custom penthouse units that feature high-end cabinetry, granite countertops, custom tile, and stained concrete floors. Langlas & Associates provided pre-construction services for The Loft, and has completed construction of 94 of The Loft condos, 12 of the townhomes, and two villas to date. The Village Downtown and The Loft are infill construction projects, and reflect the new approach of building on vacant or under-used land within existing developed urban areas.

Another of Langlas & Associates' current projects is a General Electric corporate financial center in Billings. This design-

build project is a 52,000-square-foot office building that includes a single-story structure with an 8,000-square-foot raised office mezzanine. The construction includes concrete, steel, metal stud framing, extensive glass, raised access flooring, highly efficient mechanical systems, and sustainable building elements. Construction began in March 2008 and will be completed on a fast-track basis by November 2008.

The firm takes a proactive approach to sustainable building practices, Steve T. explains, and is a proud member of the USGBC. Langlas & Associates has a full-time LEED-accredited professional on staff, and is working toward adding a second certified employee. "We currently have two significant LEED

projects seeking both platinum and certified levels, states Steve T. The project seeking LEED platinum status is a 10,600-square-foot day care, preschool and early learning center in Big Sky, MT. Langlas & Associates is nearing completion of the pre-construction phase, and the firm is also the GCCM on the job, which is due for completion in the spring of 2009.

Additionally, construction began in March 2008 on Hyalite Elementary School in Bozeman. On completion the 63,000-square-foot school project will achieve an 85 percent Energy Star rating. Langlas & Associates bid aggressively on this project, and is saving the school district 14 percent from the original construction budget.

“We realize the importance of green building practices, and it is our responsibility to stay current on the newest green methods and products as we continue to grow our business,” Steve T. adds. ABQ



Left: Interior of duplex at The Village Downtown.

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ASSOCIATES, INC.

A MESSAGE FROM HILL MASONRY INC.

Hill Masonry Inc. is one of the largest masonry construction companies in the state of Montana, specializing in structural CMU block, brick and stone.

Hill Masonry employs approximately 25 highly motivated masons along with a full staff of professional managers, estimators, field superintendents and project foremen.

Hill Masonry Inc. has proven to the construction industry that they can provide quality masonry workmanship, and complete a project in a timely manner.

We have had the pleasure of working with Langlas & Associates, Inc. on a continual basis since 1985. During that time, we have completed over 200 projects with their firm including large retail developments, custom homes, restaurants and multi-story buildings.