



EVERETT
HOUSING AUTHORITY

PARK DISTRICT GC/CM WAIVER REQUEST



PRESENTATION TOPICS



1. Team Introduction
2. EHA Successes and Procurement process
3. RCW Criteria (Design)
4. Design
5. RCW Criteria (Construction)
6. Construction
7. WMBE Goals



OUR TEAM



Presenters:

- Matt Rudow - Senior Manager of Procurement, Contracts, and Risk Management
- Olivier Landa - Design Principal
- Thomas Spaulding - Senior Construction Manager

EHA Team

- Erik Maynard - Procurement Manager
- Steve Yago - Deputy Director of Development
- Himanshu Narang - Real Estate Underwriting Manager
- Maxwell Figarsky - Development Program Manager
- Jason Morrow - Director of Development

Consulting Firms

- GGLO
- MIG
- Framework
- Makers
- Berger
- Graham Baba

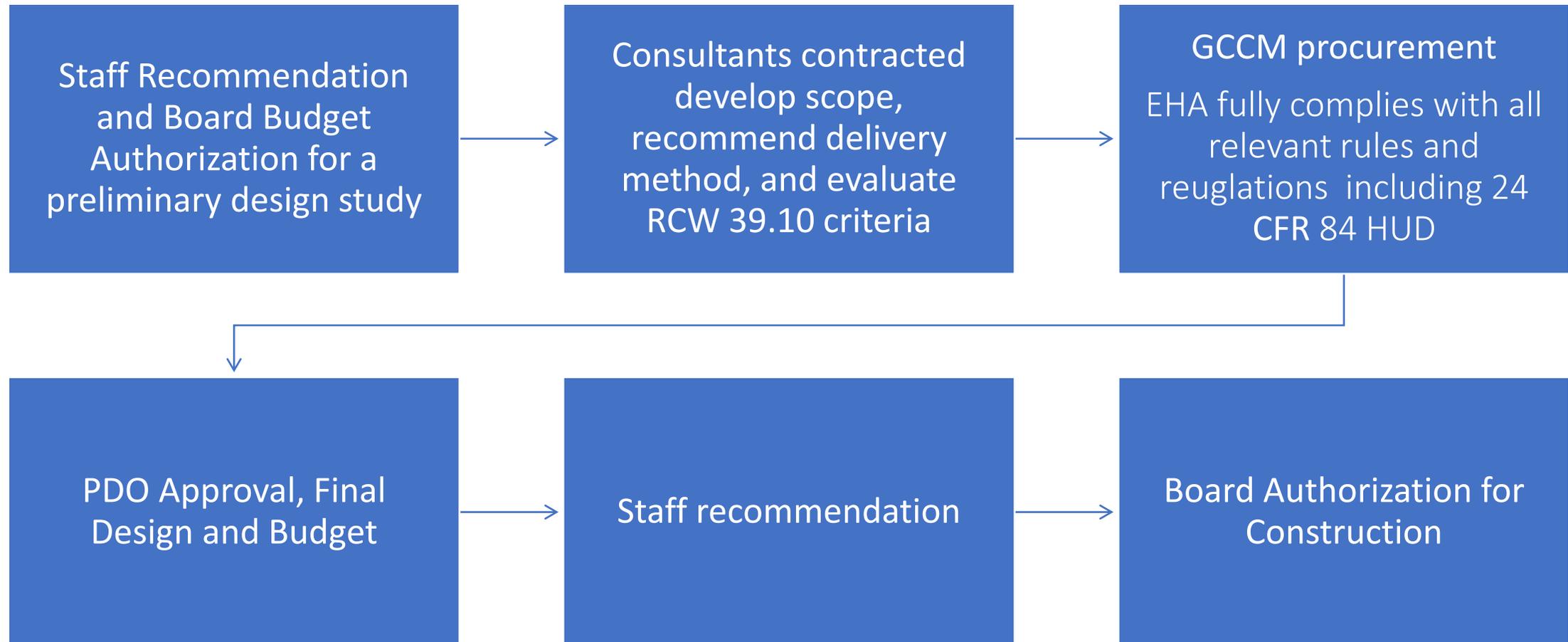
EHA SUCCESSES



- Zero audit findings for 32+ years, including during COVID pandemic.
- 37 Assets under management
- 2,275 residents served in EHA properties
- 3,543 Section 8 voucher recipients



INTERNAL PROCESS CHART



DESIGN CRITERIA



Public bodies may utilize the general contractor/construction manager procedure for public works projects where at least one of the following is met:

- “If implementation of the project involves complex scheduling, phasing, or coordination, what are the complexities?”
- **“If involvement of the GC/CM is critical during the design phase, why is this involvement critical?”**
- “If the project encompasses a complex or technical work environment, what is this environment?”

DESIGN – PARK DISTRICT - PDO



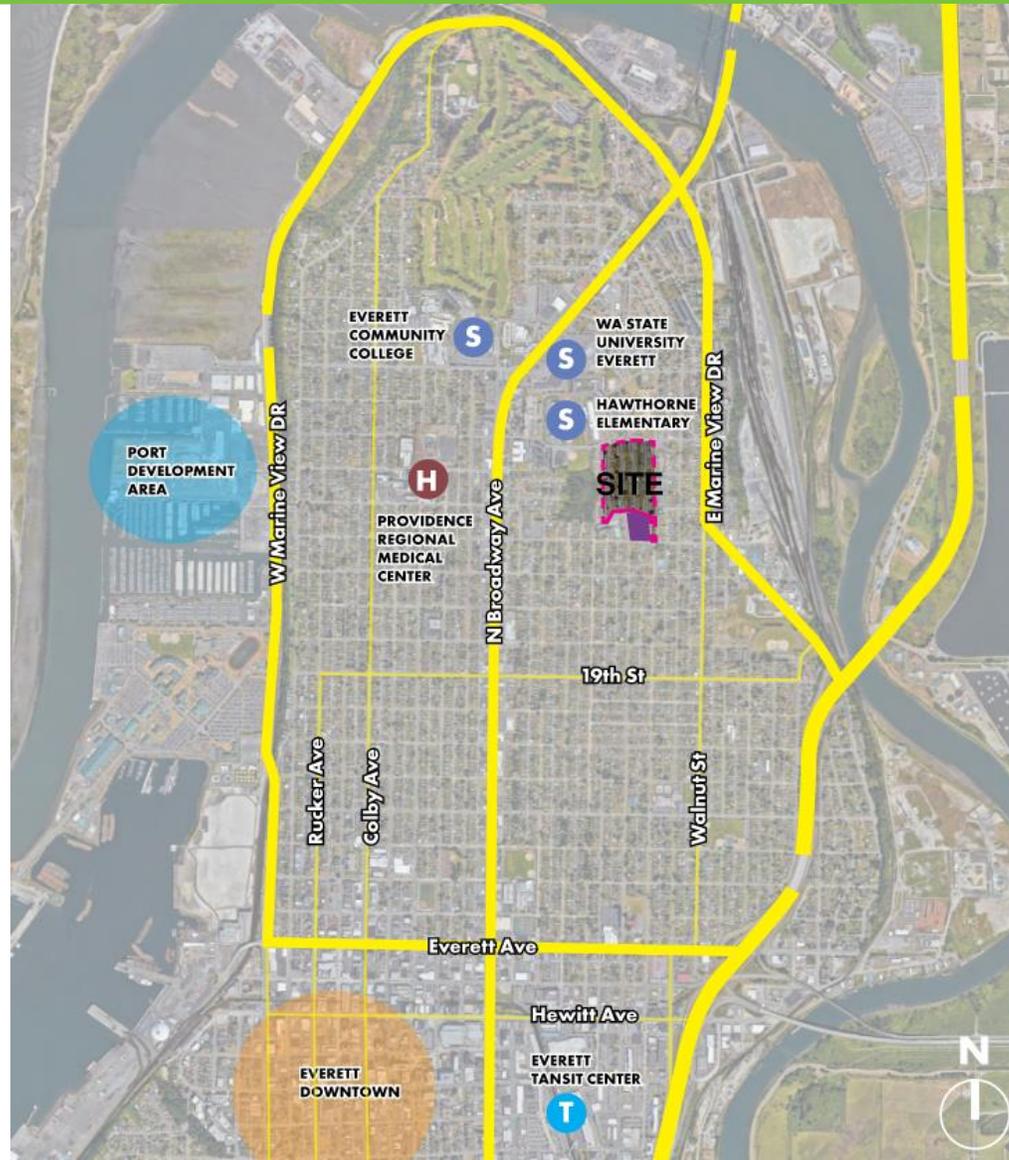
ENTITLEMENTS

- PDO - Land Use Change
- Current Zoning – 4 story Res.
- Additional Height
- Use – Civic/Retail/Commercial

PROPOSED COMMUNITY

- Mixed Income Housing
- Mixed Use
- Focus on Sustainable Design
- Public park – Open Space
- Walkable
- Access to Public Transit

DESIGN – VICINITY PLAN/PROGRAM



PROGRAM

- 1,500 Residential units
- 200,000s.f. Open space
- Non-Residential Spaces
 - Retail - 20,000s.f.
 - Civic - 25,000s.f.
 - Commercial – 25,000s.f.

DESIGN – EXISTING SITE



- 15 Acres
- Original Built in 1944
- Currently Unoccupied
- Demo in near future
- Temporary Civic Uses

DESIGN – PROGRESS TO DATE



Alternative 1



Alternative 2



Alternative 3



MASTER PLAN OPTIONS

DESIGN – PROGRESS TO DATE



CONCEPTUAL 3D VIEWS – OPTION 2

DESIGN – PDO & GCCM SUPPORT



VALUE TO EHA OF GCCM SUPPORT DURING THE PDO PROCESS

- Design decisions made during the PDO process impact cost, constructability and phasing
- Some Key Issues Are:

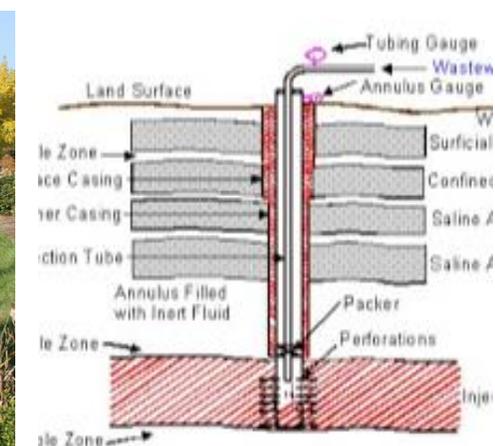
Efficiently designing for the sloped site

Structured and underground parking

Utilities

Building height - Construction types

Storm water management strategies



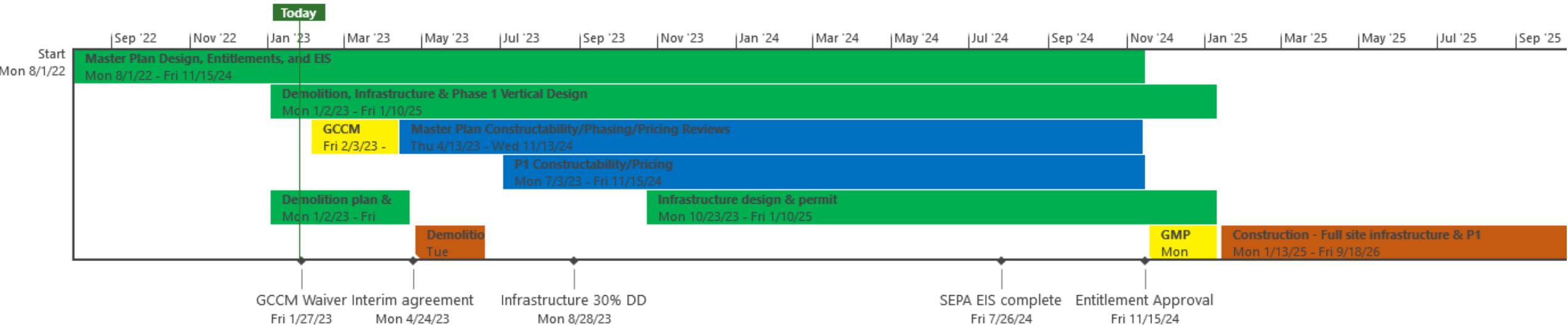
CONSTRUCTION CRITERIA



Public bodies may utilize the general contractor/construction manager procedure for public works projects where at least one of the following is met:

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CONSTRUCTION – SCHEDULE

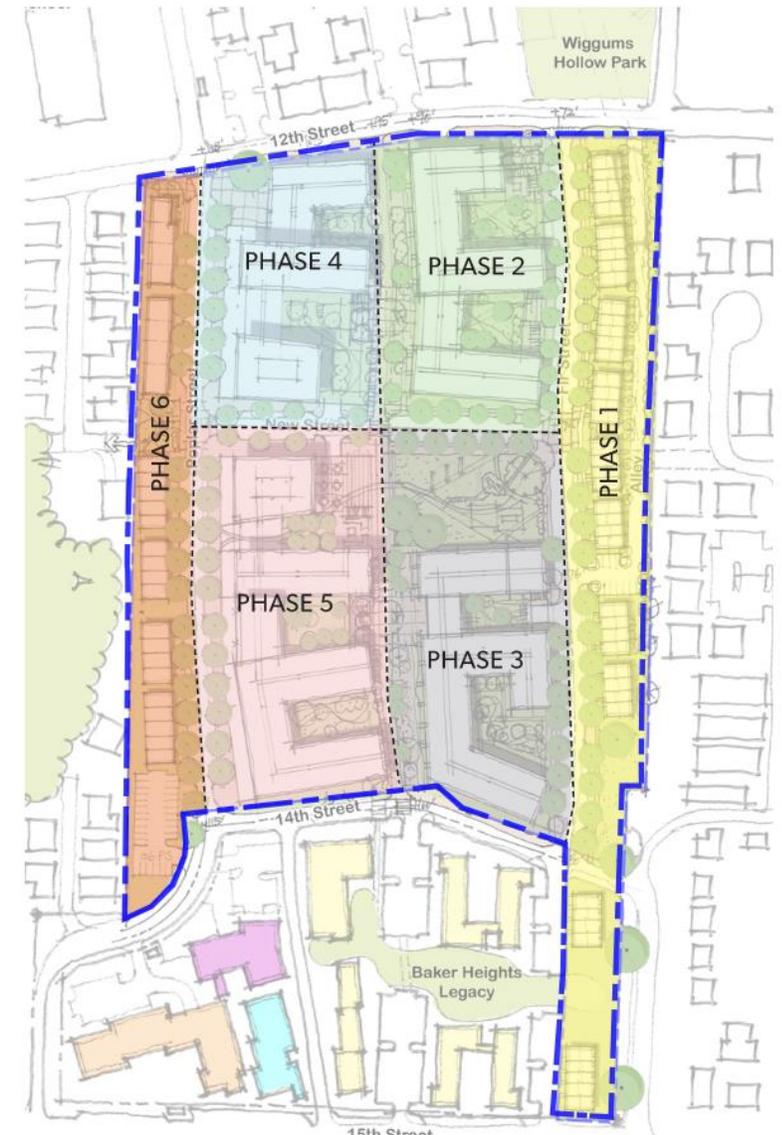


CONSTRUCTION – PHASING



Very early phasing concepts presented here. GC input is needed to review phasing and help determine:

1. Design team priorities
2. Permit timing
3. Construction optimization
 - Utilities
 - Shoring
 - Phase 1 vertical
 - Future phases

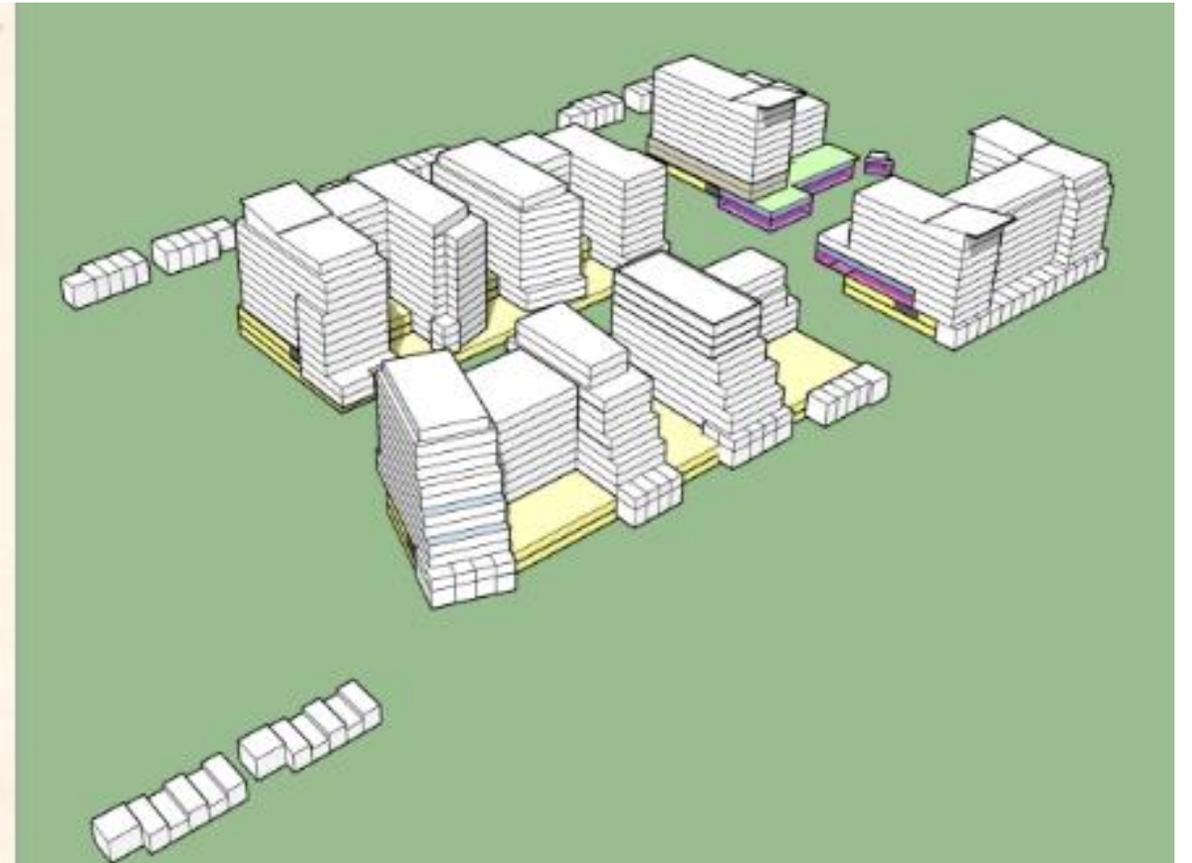
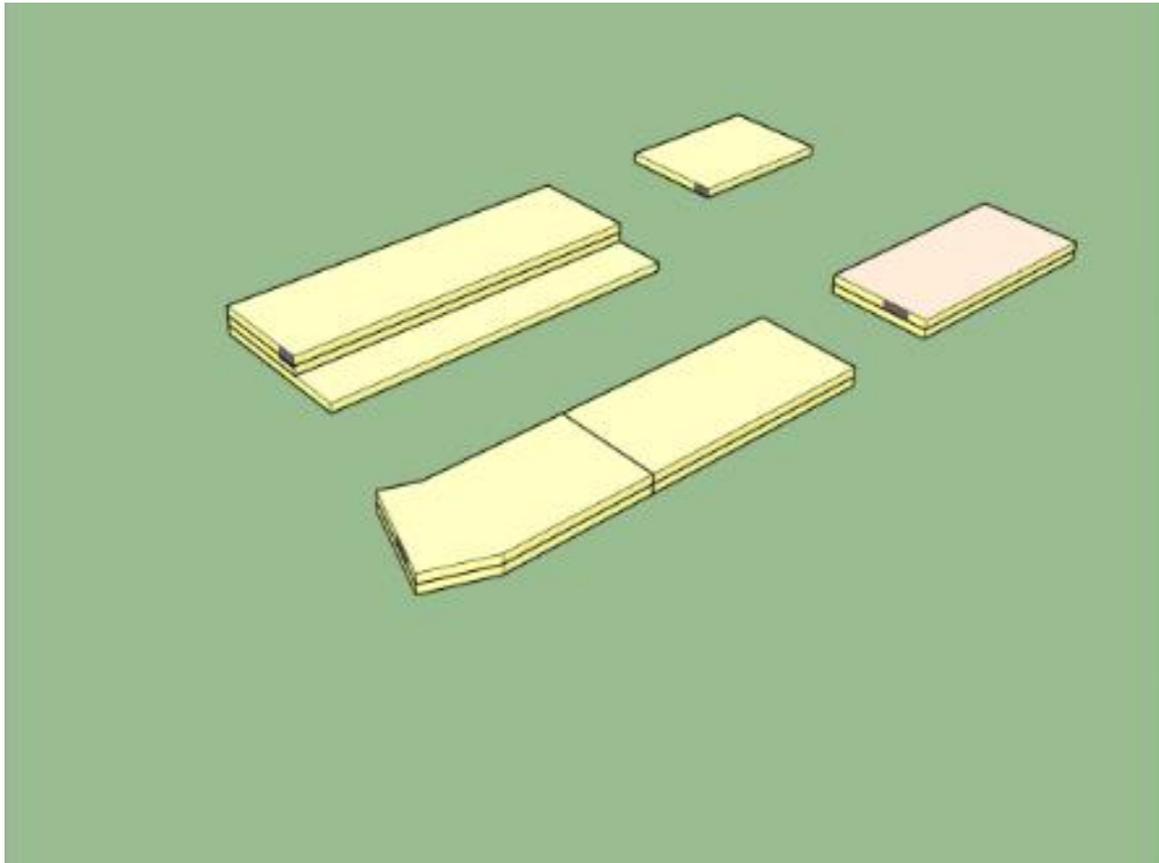


CONSTRUCTION – PHASING (CONT)



- Design team is already exploring design options which may impact phasing

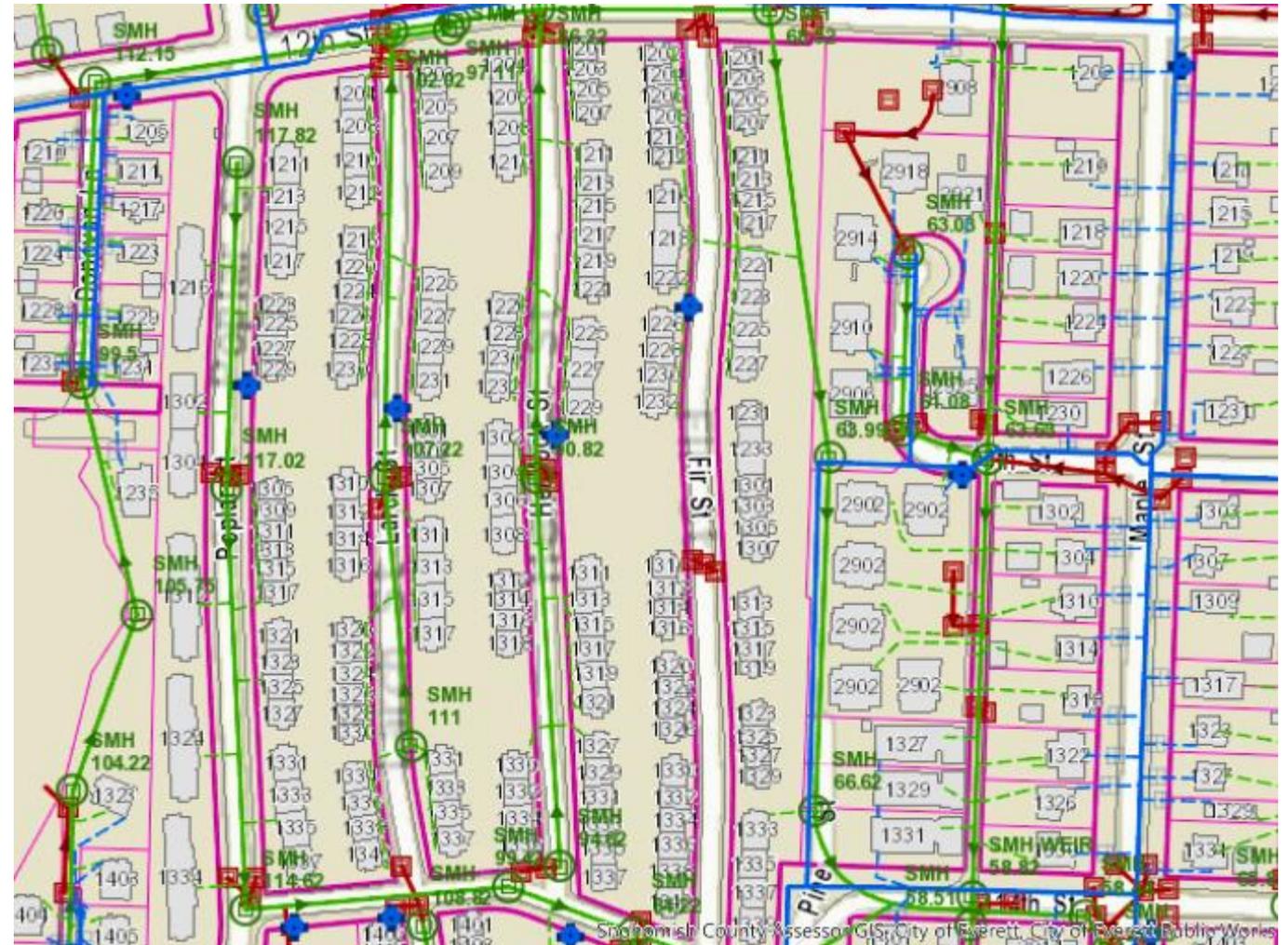
- Shared parking garages could determine phases
- Need contractor input on constructability options



CONSTRUCTION – EXISTING UTILITIES



- Existing water utilities are private, existing info is lacking.
- Existing underground utilities were installed in the 1940's and will require additional precautions to work around.
- Need contractor coordination to determine lowest cost code-compliant replacement and/or upgraded utilities.
- Need schedule and phasing expertise to determine best phasing/sequencing for project success.



CONSTRUCTION – PHASE 1 VERTICAL



Phase 1 Vertical key factors which would benefit from GC coordination and input:

- Unit count.
- Building count.
- Building size and shape.
- Sequencing of building(s).
- Construction type.
- Site stabilization (temp and permanent).
- Feasibility/cost of storm drainage options.



WMBE GOALS AND METRICS



Aiming for project-wide 30% WMBE utilization across design and construction.

Currently achieving 20% WMBE utilization on design side.

30% WMBE utilization is included in GC/CM solicitation.

Everett Housing Authority and team will strive to meet the stated goals.



THANK YOU

