

BIGGEST BANG FOR YOUR BUCK

Round 4

Housing Washington 2014



Sponsor:

**Housing Development Consortium of Seattle-King
County (HDC)**

Presenters:

Heather Bunn - RAFN Company

Marty Kooistra - HDC

Scott Starr – SMR Architects

Practical Development Solutions (PDS) Affinity Group

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Successful Design and Efficient Quality Development Affinity Groups

**Goal is to develop/share best practices in
the design and construction of affordable
housing.**

Efficiency Squared

Economic Green Solutions for Affordable Housing



47 Total Attendees Comprised of:

- Architects – 21%
- Housing Developers – 23%
- Funders – 11%
- Asset Managers – 4%
- Consultants – 19%
- General Contractors – 13%
- Misc. (community development) – 9%

Objectives for Workshop

Top 3 Process Changes	Top 3 What is Working Well	Top 3 What is Not Working Well

Key Elements of Effective Decision-Making



Key Element - Data

- Challenge to get data
- Review case studies
- Examine data from existing portfolios
- Organizational sharing of learning



Key Element – What Data

- Energy usage.
- Maintenance costs.
- Systems Life Span.
- Replacement Parts.



Key Element - Analysis

- Long-term outlook
- Long-term ownership
- Project Mission and Goals



Key Element – All the Right People

- Owner
- Maintenance staff
- Property management staff
- Building users
- Contractor
- Architect



Key Element - Checklists

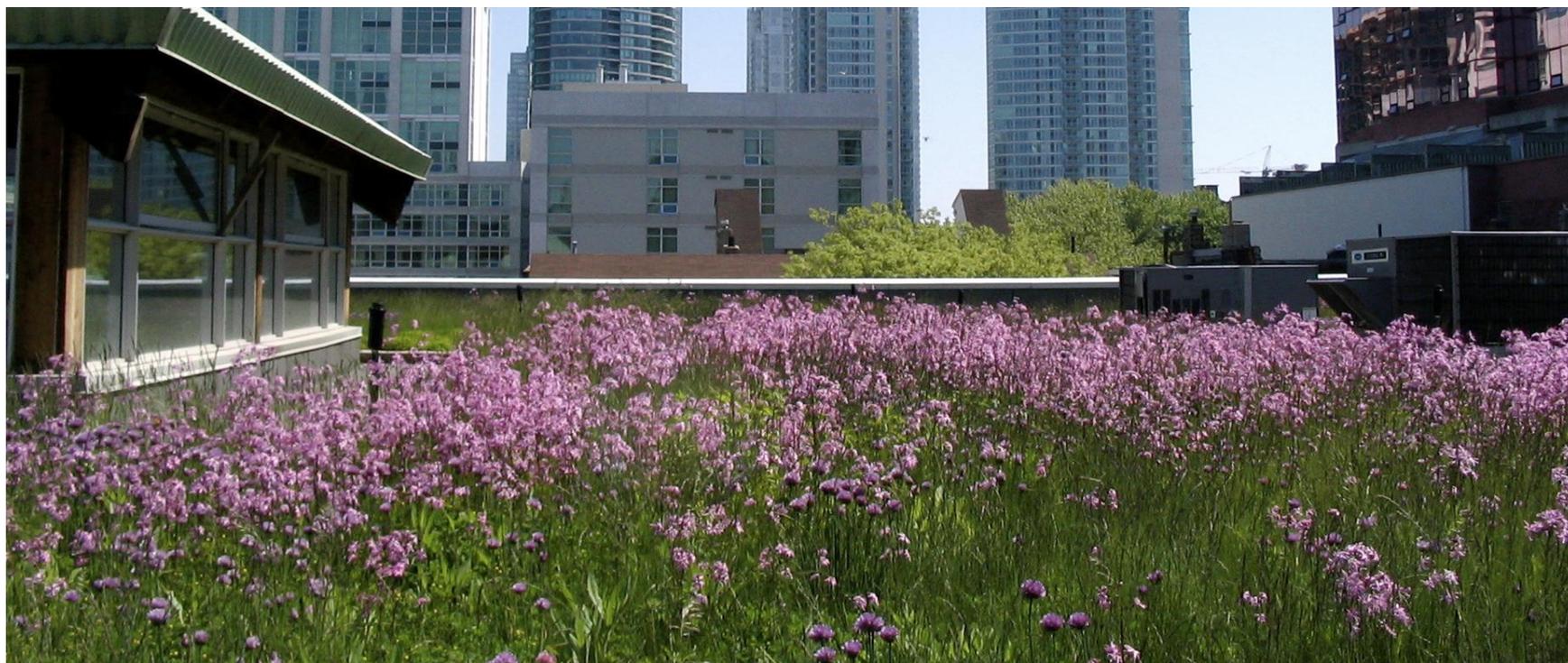
- Evergreen checklist works well
- Good starting point
- Assumes measures in checklist are worthwhile
- May ignore resident needs
- A minimum basis for design
- Can limit creativity

Key Element – Additional Funding

- Pre-development team
- Third Party commissioning
- Data gathering
- Building testing



Effective Decision Making Process



Process – Before Design:

- Involve contractor early.
- Include Design team early.
- Project goals and values.

Process – During Design:

- Sustainable values part of value of building assessment.
- Carbon foot-print.
- Use financial analysis to value different aspects of project.



Process – During Construction:

- Third party commissioning of mechanical.
- On site training of building staff.



Process – After Completion:

- Post-construction charrette.
- Performance monitoring.
- Evaluate Total cost of ownership.



What is NOT Working



What's NOT working:

- White reflective roofs.
- Some High Efficiency Light fixture.
- Heat recovery ventilators.
- Energy-efficient elevators.



What's NOT working:

- Bidding among several general contractors.
- ESDS owner's manuals.
- Green building marketing.
- Unproven materials / systems.

What is Working



What is Working – Exterior Envelope

- Continuous insulation
- Preservation sealing and insulation upgrade
- Window replacement from inside



What is Working – MEP Systems

- Tracking water use
- Low-flow fixtures
- Better HVAC
- LED
- Rainwater collection



What is Working – Building Interior

- Non-smoking properties
- Universal design
- Reduce parking
- IAQ
- Refuse management



Key Takeaways

- Funding for a new process.
- Include the full project team in pre-design.
- Share best practices.



Biggest Bang For Your Buck



Policy Advisory Team Work

?

NEXT

WHERE

“If you do what you’ve always done, you’ll get what you’ve always gotten.”

Attributed to numerous sources, including Anthony Robbins (Life coach, motivational speaker, author) & Mark Twain (Author, humorist)

Biggest Bang For Your Buck

Thank you for joining us today!



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See Your Handout for More Resources

