

# Three New Office Buildings for Metro

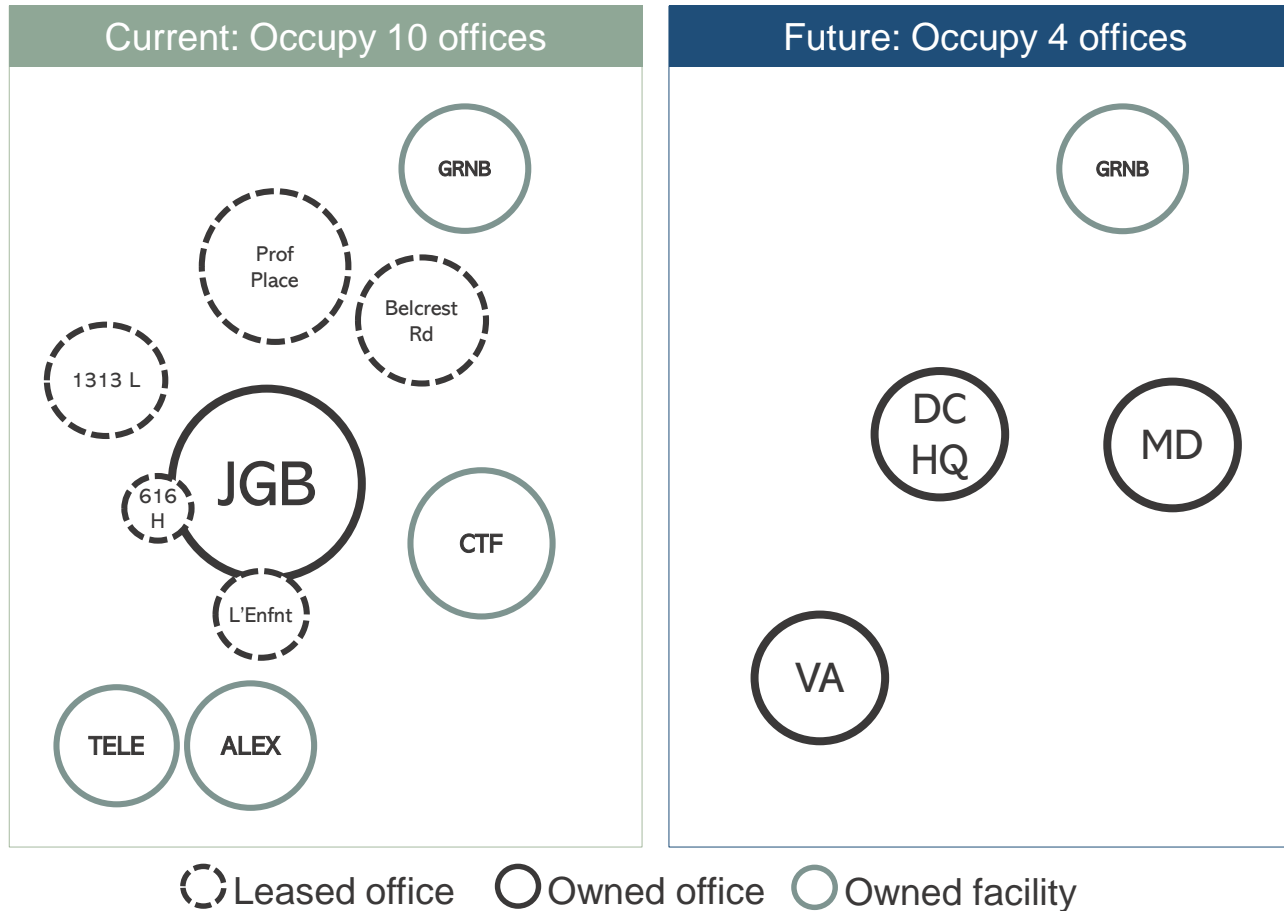
PROCUREMENT FAIR

JULY 12, 2019

Washington Metropolitan Area Transit Authority



# Office Consolidation Strategy



## Project Goals

- Save \$130 million over 20 years in capital and operating expense
- Improve employee safety, productivity, and satisfaction

## How?

- Going from 10 to 4 buildings
- Disposing of JGB

# L'Enfant Plaza HQ

- 300 7<sup>th</sup> St. SW
- 200,000 SF office with retail
- Lynch Development Advisors
  - > Design/Builder:  
Gilbane-Studios Architecture
- Construction start: Fall 2019
- Construction end: Late 2021





# Eisenhower Ave. Metro Station

- 2459 Mill Road, Alexandria, VA
- 300,000 SF office
- Lynch Development Advisors
  - > Architect: Gensler Architects
  - > General Contractor: Hansel Phelps
- Construction start: Late 2019
- Construction completion: Mid-2022



# New Carrollton Metro Station

- Garden City Drive, Hyattsville
- 275,000 SF office with retail
- Developer: Urban Atlantic
- Construction start: Fall 2019
- Construction completion: Mid-2022



# Economic Inclusion Program

- **Goal:** 30% participation from businesses with certification from Federal and regional entities of total project costs
- **Definition of certified businesses:**
  - Not size restricted (i.e. not necessarily a “DBE”, per WMATA’s definition)
  - Recognize Federal certifications issued by U.S. Small Business Administration and U.S. DOT
  - Recognize District of Columbia, State of Maryland, and State of Virginia certifications
  - Recognize vendors in Washington Metropolitan Unified Certification Program

# Doing Business with WMATA's Developers

- Washington, DC Headquarters Building:
  - Jair Lynch Real Estate Partners: Greg Ward and Adam Wynn
  - Gilbane: Mike Ricketts
- Eisenhower Ave Office Building:
  - Jair Lynch Real Estate Partners: Adam Wynn
  - Hansel Phelps: Jessica Belloni