



Excellence in Construction Multi-Family Construction

Rafn Company Monica's Village Place I Apartments

Project Team

Owner: Catholic Community Services
Architect: Rod Butler, N3 Architects
Engineer: Kathy Warner, Fossatti Group
Project Manager: Luther Sligh
Superintendent: Elden Elliott
Project Engineer: Kurth Connell
Assistant Superintendent: Greg Wall
Forman: Dan Miller
ABC members involved in the project:
Adept Mechanical Services, Inc.
Matheus Lumber Co., Inc.
Clark Nuber P.S.
Coast Crane Company
Custom Sprinkler Co.
Evergreen Concrete Cutting, Inc.
Platinum Group, LLC
Propel Insurance
Reprographics Northwest LLC



Monica's Village Place 1 includes three floors of housing over commercial/retail space and is oriented around a central courtyard containing a play area for children and a healing/reflection garden. The project includes one, two, and three-bedroom apartments and townhouses, offices for social services, a computer room and a multi-purpose community room for the residents.

Rafn's participation in preconstruction yielded several cost-saving changes to the design as well as enhancements. The most notable was reduced parking and a plan to build partially slab-on-grade instead of fully underground. This allowed Rafn to reduce the depth of excavation and eliminate shoring, which saved the owner \$250,000. Another notable Rafn contribution in the preconstruction phase was a redesign of the roof framing system.

When Rafn began earthwork on site, it discovered storm water lines from the neighboring building that ran through the project site requiring a new design. To mitigate the delay, they created a temporary system that rerouted the water around the excavation site and tied into the existing system on the other side.

The US Department of Housing and Urban Development's (HUD) Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide job training, employment and contract opportunities for low or very-low income residents in connection with projects in their neighborhoods. With the help of the entire project team, nearly half (46.2 percent) of all subcontracted dollars went to Section 3 status contractors. These high numbers can be directly attributed to Rafn's outstanding outreach program.

There were no recordable incidents in the 18,528.25 hours worked on the project.



Western Washington