



RESIDENTIAL



COMMERCIAL



GOVERNMENT



MULTIFAMILY

Innovative Masterpieces

H2Designbuild

PROPERTY DEVELOPMENT
ARCHITECTURAL DESIGN
GENERAL CONTRACTING

Statement of Capabilities
2021

H2DesignBuild, LLC (H2) is a full service, turn-key company with the vision, expertise, and track record to deliver a project from inception to completion within budget and on time. H2 was organized in the District of Columbia and has served the National Capital Region for over 5 years. The headquarters office is in Washington, DC's Ward 4 – an area zoned for DC Government incentives to expand community-based enterprises.

Our Corporate Mission is to create a legacy through an account of notable accomplishments for future generations – a legacy that reflects cutting edge concepts and innovative masterpieces. H2DesignBuild is a trailblazer and development staple in the Washington, DC metropolitan area. We believe our portfolio and ambition should help us make the lasting mark we envision for our hometown.

Innovative Financing. H2 is a trusted DC Housing Finance Agency (DCHFA) partner and the only developer to successfully leverage Housing Investment Platform (HIP) financing to complete construction of affordable housing.

Affordable Luxury. Delivering modern, upscale residences supported by an affordable housing model is the hallmark of the H2 building approach.

Project Alignment. H2 creates attractive developments that blend with the character of existing and emerging neighborhoods and that align with the goals of the residents and stakeholders.

P3 Expertise. H2 specializes in program positioning that leverages Public-Private Partnership (P3) support for both the infrastructure and financing elements of a project.

Our Hometown Forged Our Identity

ABOUT US

*Statement of
Capabilities 2021*

COMPETENCIES

Design. H2 creates innovative design concepts that conform to any budget. Our projects are known for clean, modern spaces with an emphasis on openness, light, and thoughtful layout.

Residential. H2 introduces eye-catching residential designs to affordable, mixed-income and market-rate communities. Our homes complement the style of the host neighborhood and the master plans for development sites.

New Construction. We are known for high-end finishes and building materials and skilled construction personnel; H2 builds to the highest standards of construction at all price points.

Renovations. H2 handles structural upgrades that preserve the function and appearance of properties. We specialize in renovation and restoration including interior finishes and exterior site improvements.

TEAM

Harvey Yancey, President. A proven general contractor who leads teams of skilled construction personnel, identifies critical path methodologies, implements field protocols, and guides the sustainability of projects. Core competencies are in the areas of design and build deliverables of complex residential renovation.

Tony Hudson, Vice President. Over 17 years of managerial experience in several hospitality and real estate arenas. Hudson leverages past performance as a Field Supervisor and Operations Manager to develop client relationships and monitor the H2 project portfolio.

Jason Yancey, Project Executive. Yancey has extensive project experience with oversight of all field and personnel activities. His daily responsibilities include coordination of the work sequence and details, quality assurance, safety, labor and equipment control, site utilization, temporary utilities, and maintaining the progress schedule.

DIVISIONS

Division 02	Existing Conditions
Division 03	Concrete
Division 04	Masonry
Division 05	Metals
Division 06	Wood, Plastics, and Composites
Division 07	Thermal and Moisture Protection
Division 08	Openings
Division 09	Finishes
Division 10	Specialties
Division 11	Equipment
Division 12	Furnishings
Division 13	Special Construction
Division 21	Fire Suppression
Division 22	Plumbing
Division 23	Heating Ventilating and Air Conditioning
Division 25	Integrated Automation
Division 26	Electrical
Division 27	Communications
Division 28	Electronic Safety and Security
Division 31	Earthwork
Division 32	Exterior Improvements
Division 33	Utilities
Division 34	Transportation
Division 35	Waterways and Marine Construction
Division 44	Pollution Control Equipment

NIGP CODES

NIGP codes classify H2's products and services used in public procurement by state and local governments:

909-17-00	Athletic Facility Maintenance and Repair
909-21-24	Building Construction, Industrial, Non-Residential, Residential, Commercial and Institutional
909-60-63	Maintenance and Repair, Industrial Building
909-61-00	Maintenance and Repair, Non-Residential Building
909-61-00	Maintenance and Repair, Residential Buildings
909-63-00	Maintenance and Repair, Commercial and Institutional Building
910-00-01	Building Maintenance, Installation and Repair Services
910-01-00	Acoustical Ceilings and Walls: Cleaning, Installation, Restoration, Maintenance and Repair
910-03-09	Building Cleaning, Exterior
910-06-00	Carpentry Maintenance and Repair Services
910-08-00	Concrete Raising, Undersealing Services
910-25-52	Maintenance and Repair, Flooring



CBE: LSR73886062020

**Preference Points:
(2/LBE; 3/SBE;5/ROB)**

Design and Build Deliverables

SERVICES

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NAICS CODES

North American Industry Classification System (NAICS) codes are used by federal statistical agencies to classify business establishments. H2 operates in the following codes:

236115	New Single-family Housing Construction (Except For-Sale Builders)
236116	New Multifamily Housing Construction (except For-Sale Builders)
236117	New Housing For-Sale Builders
236118	Residential Remodelers
236210	Industrial Building Construction
236220	Commercial and Institutional Building Construction
238160	Roofing Contractors
238170	Siding Contractors
238190	Other Foundation, Structure, and Building Exterior Contractors
238310	Drywall and Insulation Contractors
238320	Painting and Wall Covering Contractors
238330	Flooring Contractors
238350	Finish Carpentry Contractors
238390	Other Building Finishing Contractors
238910	Site Preparation Contractors
541618	Affordable Housing Consulting

910-30-00	Glass Replacement, Maintenance, and Repair
910-36-00	Heating, Air Conditioning, and Ventilation Maintenance and Repair Services
910-42-00	Kitchen and Bathroom Fixture Repair
910-62-00	Protection of Building from Weather or Vandalism
910-64-66	Relocation, Building, Remodeling and Alterations
910-66-00	Roofing, Gutters, and Downspouts Maintenance and Repair
910-73-00	Tile and Stone Restoration
910-75-00	Wall and Ceiling Repair and Replacement
910-78-00	Weather and Waterproofing Maintenance and Repair Services
910-80-82	Window Installation, Maintenance, and Repair
910-84-86	Shutter Installation, Maintenance and Repair
912-33-00	Construction, Swimming Pool
912-40-00	Demolition Services
918-19-00	Buildings, Structures and Components Consulting
918-91-00	Roofing Consultant
958-26-00	Construction Management Services
958-77-00	Project Management Services

ROLES

As a premier contractor on residential and mixed-use projects, H2's past performance features roles where the firm:

Developer

- Managed the overall development process including the progress and sustainability of the project
- Developed a cost-effective construction strategy and implementation schedule
- Defined all self-performing, subcontracting, or partnership work
- Provided and maintained a construction schedule and schedule of values
- Delivered strategic guidance on financing models

Project Manager

- Coordinated with government agencies to secure support
- Led a comprehensive public engagement process
- Attended regular construction and development meetings

HIGHLIGHTS

Notable H2 projects are of the following types:

Affordable. affordable and workforce housing at 50, 80, and 120% AMI income thresholds

Residential. renovation and construction of units for housing

Commercial. development that accommodates retail, transportation, industrial or office uses

Multifamily. condominiums, apartments, and other multi-unit housing

Government. development of real property for agencies to advance economic development programs.

Tax Credit Financing. acquisition financing that includes low-income housing tax credits (LIHTC), New Market tax credits, etc.

Green Building. Projects using sustainable building materials and green building principles.

Bringing Art to Life

PROJECTS

*Statement of Capabilities
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ELVANS ROAD

Five (5) new construction town homes in Ward 8's Barry Farm neighborhood in partnership with DCHFA's Housing Investment Platform (HIP).

Completion: 2018
Total Development Cost: \$1.8M

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CYNTHIA TOWNHOMES

Fifteen (15) new town homes at 5101 E Street SE in Ward 7's Marshall Heights neighborhood using DCHFA's Housing Investment Platform (HIP)

Completion: 2019/2020
Total Development Cost: \$4.5M

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TODD A. LEE SENIOR RESIDENCES

Todd A. Lee Senior Residences will transform a vacant lot located at 809-813 Kennedy Street NW into 38 units of luxury affordable Senior housing with approximately 1,044 SF of ground floor retail.

Completion: 2021
Total Development Cost: \$9.2M

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THE DOUGLASS: A TODD LEE TOWNHOME COMMUNITY

Eight (8) townhomes developed at 2501-2514 West Street SE through the District's Vacant to Vibrant initiative.

Completion: 2021
Total Development Cost: \$2.3M

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THE HEIGHTS: A TODD LEE TOWNHOME COMMUNITY

Thirty-one (31) new town homes in Ward 7's Marshall Heights neighborhood using DCHFA's Housing Investment Platform (HIP). 3 IZ designated units.

Completion: 2021

Total Development Cost: \$7M-8M

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THE ANA: A TODD LEE TOWNHOME COMMUNITY

Redevelopment of a Howard Road SE parcel to create a contemporary residential project featuring 16-18 townhomes.

Completion: 2022

Total Development Cost: \$7M-8M

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DIO WINE BAR

Street front commercial build-out in the H Street NE corridor. The project boasted a custom bar and floor calligraphy.

Completion: 2019

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HOMESERVICES: PEN FED

Commercial build-out for a real estate office in Capitol Hill.

Completion: 2019

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ADDITIONAL PROJECTS

PRESS AND RECOGNITION



Capitol Hill Montessori

A complete renovation and modernization of the Capitol Hill Montessori at Logan Education.



The Langdon Park Community Center

Replacement and resurfacing of tennis and basketball courts for the DC Department of Parks and Recreation.



19th Street Complex

Three (3) duplex condominiums at DuPont Circle including a penthouse unit with swimming pool.



1327 Holly Street home development project was featured as a headline in the *Washington Post's* picks for local distinguished homes on the market.



H2on16th Installation in Shepherd Park was featured in the *Washingtonian's* "Off the Market" segment.



2019 Emerging Developer of the Year Award Recipient Winner



2019 Emerging Developer of the Year Award Recipient Winner

PROJECT REFERENCES

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