



Waymark Walnut Creek Transit Village One Page Summary

Contract Value – \$13,758,155 Contract Duration – October 2019 to January 2023

The Waymark Walnut Creek Transit Village project provided a significant opportunity to showcase Royal Electric Company leadership, perseverance, innovation, and most importantly, collaboration. It is a story of unexpected challenges, lessons learned, a strong team, and coming out the other side better than when we started. Royal was subcontracted by Deacon LLC for the first phase of this project, which involved constructing 358 apartment units, along with 15,000 square-feet of retail space and a variety of community areas. With construction kicking off in October 2019, the project team navigated a variety of schedule and budget challenges, ultimately achieving final completion in January 2023. While many other projects experienced shutdowns during the COVID-19 Pandemic, our teams did a fantastic job adapting to constant changes to maintain the schedule and keep crews working. In fact, what represented a seemingly insurmountable challenge for our company as a whole during the pandemic, became an incredible opportunity for team growth with the extra manpower onsite, not to mention delivering for a valued client. We were proud to come together with Deacon and all other trades on the project, as we collaboratively served our community and contributed to a groundbreaking solution for the Bay Area's housing crisis.

Exceptional teamwork, and immensely detailed pre-planning proved essential in addressing unforeseen challenges of key aspects of the design for this project. The design utilized common vertical shafts for running all unit feeder conductors, meaning it was a tightly shared space for multiple trades onsite, at varying points in the project. Logistically, this was a scheduling roadblock nightmare. Fortunately, with support from Deacon's dedicated field team and Royal Electric's teamwork-oriented approach, we were able to strategically preplan trade tasks to align with the schedule. Complimented with Deacon's assignment of superintendents to several key areas throughout the jobsite, we were able to work proactively as a cohesive team. In the end, delving deep into the schedule together enabled us to mitigate the impact this design issue had on the project. Jeff Wentz, Deacon Project Superintendent shared, "I have worked with Royal Electric on many Mixed-use Multi-Family projects over the past 28 years. I've found Royal to be organized & proactive in their approach to a successful project. They are a "Team" player & helpful to resolve project hurdles."

Fortunately, in a silver lining of the COVID-19 Pandemic, we were able to pivot as extra manpower had been dispatched to the Waymark project when many of Royal Electric's other jobs experienced shutdowns. Because our field management team had extensively preplanned the project in advance, they were able to delegate tasks effectively amongst the large crew while providing several individuals the opportunity to step into leadership roles. As a result, team members throughout the project earned a variety of promotions into project management, superintendent, and foremen roles. Reflecting on the win-win attitude shared by the entire project team, Royal Electric General Superintendent, Brad Simmons said that "there was even a point in time where another subcontractor on the project was asked to do additional work but couldn't due to lack of manpower. And we were able to say, 'We do!'. We helped everywhere and anywhere we could. That's just the way we worked, lending a helping hand to achieve a goal and stay on schedule."

The Waymark Walnut Creek Transit Village project stands as a testament to the dedication, expertise, and collaborative spirit of the construction industry in meeting the needs of our community. From its inception as a potential solution to the Bay Area's housing crisis, to its successful completion, this project showcased the resilience and adaptability required in the face of unexpected issues, such as the COVID-19 Pandemic, design, and procurement challenges. Royal Electric's commitment to finding innovative solutions, whether it was custom-built termination sections or leaning on deep vendor relationships to expedite material deliveries, played a pivotal role in keeping the project on track. Furthermore, the project provided valuable opportunities for career growth within our company and exemplified the importance of exceptional teamwork in overcoming obstacles. This project was truly an opportunity to live out our Royal Electric strategy of **Building People, Building Relationships** and **Building Projects**. The Waymark Walnut Creek Transit Village is not only a remarkable achievement in urban development but also a symbol of what can be accomplished when a community of trade partners come together to address pressing challenges and create lasting solutions.

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**Jeff Wentz, Deacon
Project Superintendent**