

S. Park Street & W. Badger Road Redevelopment Area

SUBMITTED TO:
Community Development Authority
(CDA) of the City of Madison



SUBMITTED BY:
Bear Development & Greenprint Partners
Submitted on: March 8, 2024

Table of Contents

1. Team Qualifications	
a. Letter of Interest	Page 3-4
b. Team Structure	Page 5-6
c. Firm Qualifications	Page 7-8
2. Project Understanding and Approach	
a. Project Understanding Statement & Approach ...	Page 9
b. Development Schedule	Page 10
3. Experience	Page 11-12
4. Resumes	
a. Bear Development, LLC	Page 13-24
b. Construction Management Associates, Inc.....	Page 25
c. Mahone Strategies, LLC	Page 26
d. Greenprint Partners	Page 27-34
e. Engberg Anderson Architects	Page 35-50
5. Potential Concept Plan	Page 51-55
6. Disclosures	Page 56
7. Contact	Page 57

Letter of Interest

March 8, 2024

Mr. Bria Pittelli
City of Madison Finance Department
bpittelli@cityofmadison.com

Dear Mr. Pittelli,

Letter of Interest & Overview

Bear Development, LLC (“Bear”) and Greenprint Partners (“Greenprint”) are pleased to respond to the Community Development Authority (“CDA”) of the City of Madison’s Request for Qualifications for the S. Park Street and W. Badger Road Redevelopment Area (“the Project”). Our team has significant expertise in identifying, planning, and structuring complex multi-phased development projects and would welcome the opportunity to work with the CDA on the impactful Project.

With roots dating back to 1924, Bear is committed to the tradition of providing innovative real estate solutions to build better communities. Bear strives to uphold genuine corporate citizenship through high quality real estate projects and is committed to creating long-term value for all stakeholders in the communities where we live, work and serve. Since 2010, Bear has developed nearly 4,000 units of workforce housing utilizing Low Income Housing Tax Credits (“LIHTC”), and we have a deep expertise in the financial structuring of LIHTC transactions. Many of Bear’s LIHTC developments have included public-private partnerships with municipalities and housing authorities, so we are well versed in the public engagement necessary to make developments successful.

Bear is part of the Bear Real Estate Group (“BREG”) which also includes a full-service general contractor (Construction Management Associates or “CMA”) and property manager (Bear Property Management or “BPM”). Our teams at Bear, CMA, and BPM allow us to provide the full scale of service from project concept to operations, if preferred by the CDA.

Greenprint is a Women’s Business Enterprise (“WBE”), Disadvantaged Business Enterprise (“DBE”), and B-Corp certified planning and civil engineering firm that believes every community deserves to be served by infrastructure that is sustainable, resilient, and equitable. Greenprint brings a wealth of expertise in planning, engineering and sustainability which are critical components of the Project. Its team of urban planners, engineers, community organizers and finance professionals are on a mission to get the most good out of green infrastructure. Aside from development-specific services, Greenprint also provides program management for large scale federal and state grant programs.

We anticipate that each phase of the Project will be funded primarily with LIHTC and tax-exempt bonds, and Bear’s financial structuring and relationships with debt and equity partners will be used to best leverage these resources. We anticipate a variety of other funding sources will be required to complete the capital stack for the Project, including but not limited to, traditional debt, Tax Incremental Financing (“TIF”), grants, subordinate debt such as Dane Workforce Housing Funds or an Affordable Housing Grant through the Federal Home Loan Bank of Chicago, and City of Madison Affordable Housing Funds. In partnership with the CDA, Bear’s expertise will be used to source and structure the additional needed financial resources.

We included a concept plan for illustrative purposes only, showing what the design of the Project could entail. In addition to the Public Health of Madison & Dane County Office and Clinic Space, Fire Station No. 6, and desired parking, we believe the redevelopment site is suitable for between 400 – 600 housing units. The primary driver of density and unit count will be the height of the buildings. Bear and Greenprint can provide a cost / benefit analysis of each option to the CDA to select an option that best meets the desired outcome for the site. As outlined in the RFQ, we anticipate completing the development in three phases:

- Phase 1- Building A- the Public Clinic and Lab Building
- Phase 2- Building B- the Fire Station No. 6 Building
- Phase 3- Building C- the Hughes Place Building

A more detailed breakdown of the approach to phasing is provided in the project schedule.

If selected as the development partner, Bear and Greenprint will first meet with the CDA to further understand its goals for the Project and develop a master plan that includes a public engagement process, a plan for securing all necessary land use approvals and permits, and high-quality design while being financially viable. We envision a collaborative process that considers the feedback of the public, the CDA and the design and construction professionals identified in the project team; all of which are necessary to create the most successful development possible.

Letter of Interest

For Phases 1 & 2, Bear and Greenprint are proposing to serve as a “fee developer” and provide development services to the project while the CDA retains ownership as outlined in the RFQ. Bear and Greenprint propose that our development fee would be consistent with the WHEDA’s development fee policy in effect when LIHTC are secured. For Phase 3 of the project, Bear and Greenprint are open to discussions with the CDA as to whether we continue in our role as fee developer or take an ownership role; in either case the development fee would be consistent with WHEDA’s development fee policy.

Thank you for your time in reviewing our proposal. The primary contact for the proposal is Nick Orthmann who can be reached at northmann@beardevelopment.com or 262-308-2656. Should you have any questions, please feel free to reach out. We hope to have the opportunity to work with the CDA and the City of Madison to complete a successful re-development.

Sincerely,



Adam Templer
Vice President - Development
Bear Development, LLC



Nicole Chavas
President + COO
Greenprint Partners



Flats at 402 - Madison, WI

Team Structure

Lead Developer: Bear Development, LLC
4011 80th Street
Kenosha, WI 53142
Contact: Nick Orthmann
Phone: 262-308-2656
Email: northmann@beardevelopment.com

Bear Development will lead the development efforts and serve as the primary point of contact for the CDA. Key personnel for Bear on the project are The Adam Templer- Vice President of Development; Nick Orthmann- Development Project Manager; and Steven Rosandich- Senior Development Analyst. Resume's for each team member are provided on the following pages.

**Co-Developer,
Civil Engineer,
Landscape Design,
Planning, Sustainability,
Outreach Specialist:** Greenprint Partners
17 N. State St, Suite 1400
Chicago, IL 60602
Contact: Nicole Chavas
Phone: 773-612-2906
Email: nicole@greenprintpartners.com

Greenprint Partners (WBE, DBE, B-Corp) is a planning and civil engineering firm that believes every community deserves to be served by infrastructure that is sustainable, resilient, and equitable. Certifications represented across the team include LEED Green Associate, ECO Districts AP, AICP, and Professional Engineers registered in the state of WI; Greenprint staff includes multiple team members across disciplines that are fluent in Spanish. The Greenprint Partners team will be composed of Nicole Chavas, Hannah Kacprzak, and Alex Heidtke. An overview of their experience is on the following pages.

Architect: Engberg Anderson Architects
320 E. Buffalo St, Suite 500
Milwaukee, WI 53202
Contact: Felipe Ornelas
Phone: 414-429-1545
Email: felipe@engberganderson.com

Engberg Anderson is a team of creative architects, interior designers, planners, travelers, and artists, driven to create a design that serves a higher purpose. Engberg Anderson will also play a key role in identifying how public art is incorporated into the project. Key personnel for Engberg Anderson on the project include Felipe Ornelas and Tim Wolosz. An overview of their experience is included on the following pages.

General Contractor: Construction Management Associates, Inc.
4015 80th Street
Kenosha, WI 53142
Contact: Jonah Hetland
Phone: 262-942-3500
Email: jonah@bearreg.com

Construction Management Associates, Inc. is the sister company to Bear Development and the general contractor within the Bear Real Estate Group of Companies. CMA has extensive experience in a variety of construction disciplines ranging from historic rehabilitations to ground-up new construction, including all site utility work and infrastructure. CMA also has extensive experience working with government agencies and projects with specific workforce inclusion requirements.

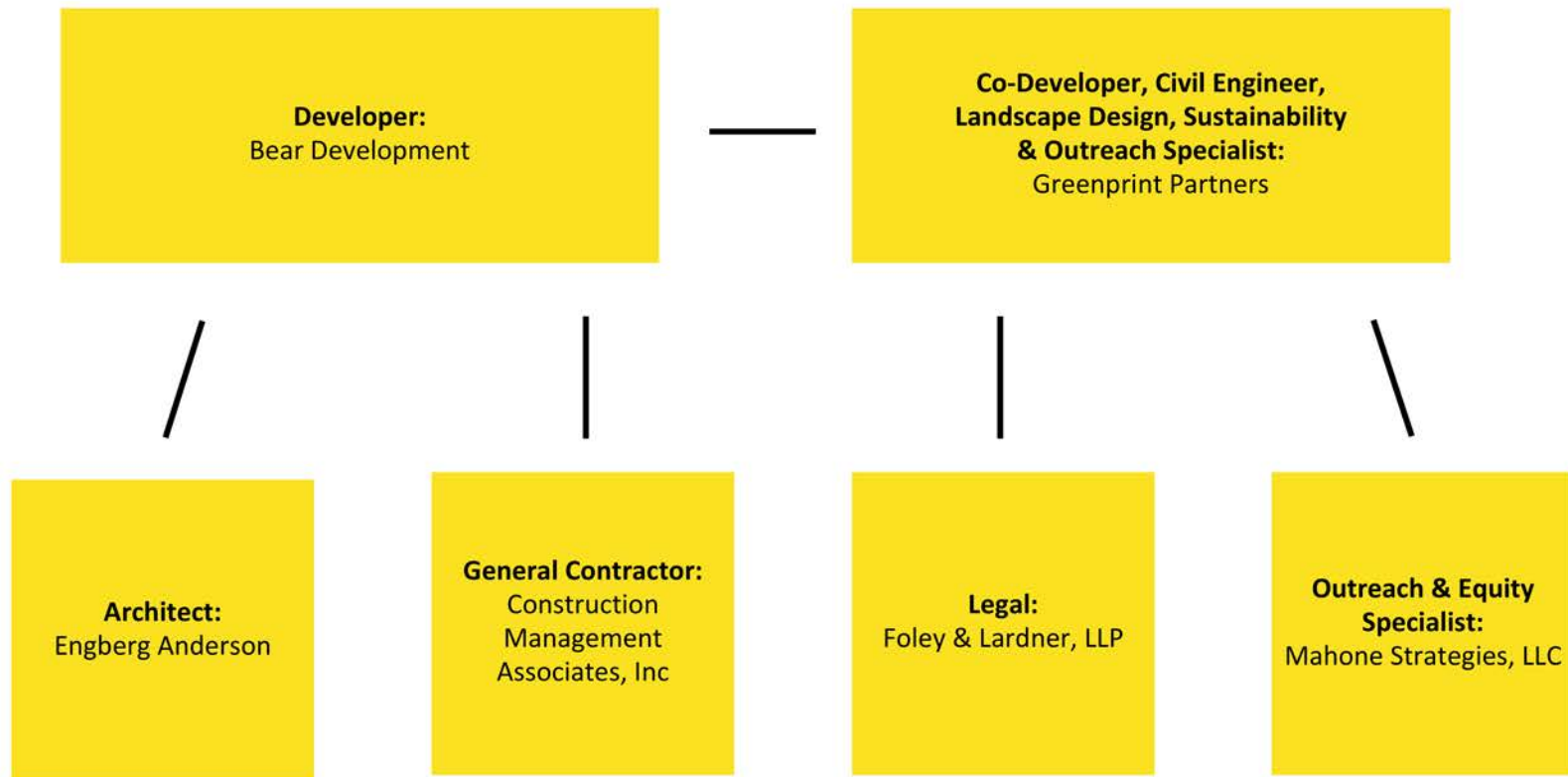
**Outreach &
Equity Specialist:** Mahone Strategies, LLC
4011 80th St.
Kenosha, WI 53142
Contact: Tim Mahone
Phone: 262-748-7418
Email: ttmahone@gmail.com

Tim Mahone provides a wide range of intergovernmental relations and constituent outreach consulting services for Bear Development, LLC.

Attorney: Foley & Lardner
150 E Gilman Street
Madison, WI 53703
Contact: Katie Rist
Phone: 608-258-4317
Email: Krist@foley.com

Foley & Lardner LLP represents developers in the development of affordable multifamily housing. Foley has represented Bear and provided legal expertise on the firm's workforce housing pipeline.

Team Structure



Firm Qualifications - Bear Development



S.R. Mills

Chief Executive Officer

S.R. joined the Bear Family of companies in 2002 and is the CEO of Bear Real Estate Group, overseeing Bear Development, Bear Commercial, Bear Homes, and CMA. Each company plays a pivotal role in the acquisition, development and construction of master planned residential communities and commercial projects. S.R. will work with the development team to develop an overall strategy on the development effort, vet financial structures, play a key role in debt and equity negotiations, and assist with community outreach.

S.R. has been involved in the development and financing of thousands multifamily and LIHTC units, as well as a plethora of commercial and single-family home developments. Part of this experience was leading public-private partnerships with housing authorities in a developer and general contractor capacity on a variety of projects utilizing LIHTC. He is a speaker at housing conferences and an industry leader. He earned his bachelor's degree in real estate, finance and investment from St. Cloud State University and his master's in real estate from Roosevelt University. S.R. holds the Certified Commercial Investment Member (CCIM) designation and is on the Wisconsin CCIM Board of Directors.



Adam Templer

Vice President of Development

Adam is the Vice President of Development at Bear Development and specializes in housing developments that utilize LIHTC, HUD's mixed finance and RAD programs, and historic tax credits. At Bear, he is responsible for sourcing new opportunities and guiding each project from inception through final stabilization and beyond. He has expertise in complex Section 42 (LIHTC) and Section 47 (historic tax credit) issues, equity and debt structuring, sourcing soft funding (e.g. AHP grants, HOME, CDBG, energy grants), and structuring deals with public housing authorities. During HUD's roll-out of the RAD program, he provided technical assistance to housing authorities across the country with 50 to 20,000 units. The services were provided under a HUD technical assistance contract with the goal of aiding housing authority's review of RAD's impact on their developments and organization as a whole as well as vetting all financing options under RAD.

Adam provided RAD and mixed financial consulting services to housing authorities within IL with financing including 4% and 9% LIHTC, tax-exempt bonds, traditional debt, CFFP financing, IL PHA Energy Efficiency Grants, EPCs, RHF funds, HOME funds, Trust funds, IAHTC (a.k.a. IL "donation" credit), CDBG, AHP grants, and many others. Adam received his BBA in Accounting and Master of Accountancy degrees from the University of Wisconsin-Madison, is a licensed CPA in the state of Wisconsin, and a member of the AICPA.



Nick Orthmann

Project Manager

Nick Orthmann is a Project Manager for Bear Development. Nick's involvement on development projects includes site selection, entitlement, design, and financial analysis. Nick has experience working across a variety of property types including garden-style multifamily, urban- infill multifamily and fee simple condominiums. Nick is responsible for the firm's LIHTC development pipeline in Wisconsin and he has been a part of the development of nearly 1,800 units of affordable housing. Nick has also performed due diligence and underwriting for commercial acquisitions and market-rate developments.



Steven Rosandich

Development Analyst

Steven is a Development Analyst at Bear Development and a member of the LIHTC Development team. Steven provides financial analysis, due diligence, and assists in the entitlement process. His experiences include site selection, structuring debt and equity, and urban-infill multifamily development.

Firm Qualifications - Greenprint Partners

GREENPRINT PARTNERS



Nicole Chavas
President + COO

A co-founder of the firm, Nicole leads Greenprint operations, strategy, and business development. Her passion for rallying resources, talent and partnerships to facilitate equitable investment in a sustainable built environment has informed her approach to team leadership and company growth since 2014. Nicole's love of learning is inherent in every initiative she leads. Whether it's spearheading a proposal, securing funding and financing for delivery of a new program, accelerating adoption of a new project management system, or recruiting and onboarding new staff, she is committed to transparency, collaboration and continuous learning every step of the way. Nicole grew up in Madison, WI, part of a proud family of Badgers.



Alex Heidtke, P.E.
Engineering Manager

Alex manages our team of civil engineers and oversees the design of complex site development projects that meet our clients' goals. She is dedicated to transforming the built environment through environmentally-friendly systems like green infrastructure, maximizing the climate resiliency of every site she designs. Alex is particularly passionate about using her technical engineering expertise to connect communities with site designs that honor community priorities and help people engage with recreation and nature. She especially enjoys projects that include native plants as a drought-tolerant, low-maintenance tool for managing stormwater while also increasing biodiversity and pollinator habitat.



Hannah Kacprzak, P.E.
Senior Project Manager + Engineer

Based in Madison, Hannah leads our Wisconsin portfolio of work, most notably the Fresh Coast Green Communities partnership with the Milwaukee Metropolitan Sewerage District. Her unique combination of technical design and stakeholder management skills helps her collaborate with utility and municipal staff, subconsultants, and property owners to deliver community-driven green infrastructure. Hannah is inspired by the intersection of public health, communities, and the environment and is passionate about maximizing the benefits of green infrastructure. Her enthusiasm for learning from, and connecting with, our clients and partners makes her a key leader on our engineering team.



Raul Justo Jr.
Climate Programs Specialist

Raul leverages his expertise in data analysis and community engagement to help address societal and environmental challenges that disproportionately impact low- and moderate-income communities and communities of color. He has deployed his unique set of skills to manage housing stability programs, worked closely with public housing tenants at risk of eviction, and connect public and non-profits property owners to funding programs to fund, design and implement climate resilient infrastructure on their sites.

Project Understanding and Approach

Project Understanding & Approach

Bear and Greenprint have reviewed the RFQ and understand the required Scope of Services. With any large project, we anticipate and plan for the complexities involved on the front end. Our goal is to implement the CDA's vision for the site by navigating the planning, design, and financial aspects required to deliver a high-quality development. To accomplish this, each building and phase will have their own unique financing structures to best suit the desired uses within each building.

Bear and Greenprint have strategically selected the development team for this project to include partners with technical knowledge, relevant experience, and diverse backgrounds. Both Greenprint and Engberg Anderson Architects have vast experience in the equitable design of public facilities and affordable housing and each firm's resume is included on the following pages which contain relevant examples of each firm's experience. To complement the team's design expertise, Greenprint's planning and community engagement teams will lead community outreach and stakeholder engagement efforts in tandem with Bear. To maximize the impact of our outreach and to best inform the design the team will engage with the CDA, City Staff, local neighborhood associations and the district alderperson to ensure an adequate level of feedback is derived through multiple forums, including but not limited to informational presentations, neighborhood meetings and the formal land use approval process. We understand the importance of garnering public feedback early in the process, and we anticipate the design and site planning processes will be iterative to incorporate stakeholder feedback.

In conjunction with planning efforts and stakeholder feedback, our team understands the importance of crafting a development plan that works within the framework of City ordinances and land use processes. We have significant experience in rezoning, conditional use permits, planned unit developments and strive to ensure each development plan ensures we are achieving the highest and best use of the sites while having a realistic approval path.

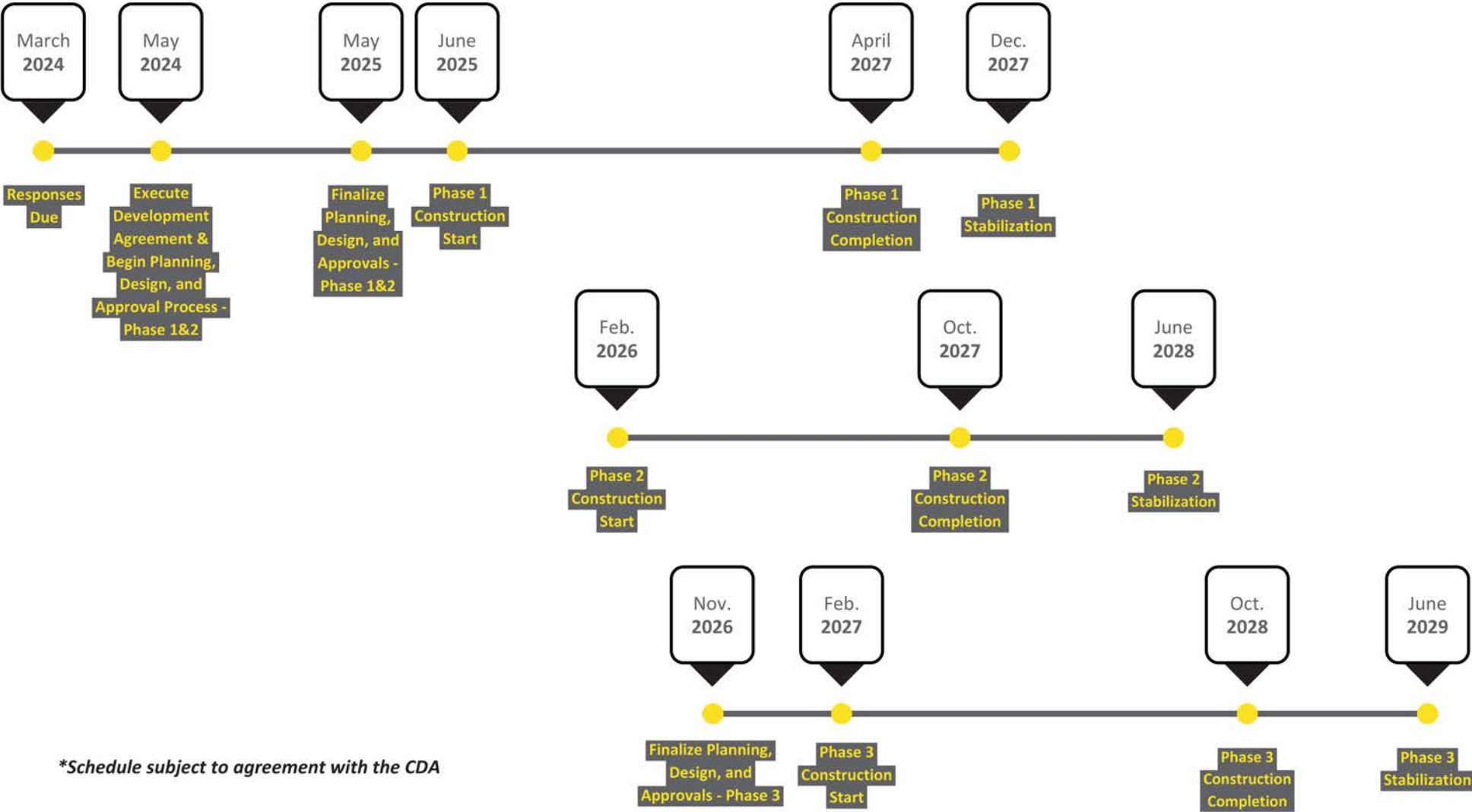
Sustainable design elements and energy efficiency will be a critical component in each phase of the Project. Bear's experience with sustainable design includes the design and development of buildings certified by LEED, Wisconsin Green Built Homes, Enterprise Green Communities, Net Zero and Energy Star. Our team has also utilized substantial "green" infrastructure and a host of federal, state and local energy incentives such as 45L, solar credits, wetland bank creation and credits, and Focus on Energy. Greenprint will lead sustainability efforts on the project in tandem with Bear. Greenprint's mission is to design and implement equitable, community-driven green buildings and infrastructure on public and private property. Its team of urban planners, engineers, community organizers and finance professionals are on a mission to get the best out of green infrastructure.

Engberg will lead the team's efforts on implementing design strategies that mitigate noise from the Fire Station and nearby traffic, integrating public art into the design, and draw inspiration from the surrounding area. Engberg will also be responsible for engaging a subcontractor with specific experience in designing fire stations. Engberg has identified the following projects as inspirational developments:

- Park Cedar Apartments (815 Cedar St, Madison, WI 53715)
- Sofia Apartments (1252 S Park St, Madison, WI 53713)
- The Emerson Apartments (1121 S Park St, Madison, WI 53715)
- Peloton Residences (1008 S Park St, Madison, WI 53715)
- Watermark Lofts (960 John Nolen Dr, Madison, WI 53713)
- 2500 Rimrock Mixed Use Building (2500 Rimrock Rd, 2500 Rimrock)
- Quartz Health Solutions (2650 Novation Pkwy, Madison, WI 53713)
- Centro Hispano New Building (Cypress Way & Hughes Pl., Madison, WI 53713)

Complex legal structuring under the purview of experienced counsel is a necessity in all workforce housing developments. Bear, in partnership with Foley & Lardner, has successfully closed dozens of transactions, each with its own unique set of facts and circumstances. From a legal perspective, we believe issues are best mitigated by identifying them early in the development process to provide the most flexibility in coming to a solution. While we do not view them as significant impediments, unique aspects of this project that will require additional legal expertise including incorporating condominium regimes for Buildings A & B, easements for shared spaces, ownership structuring, and complex financial structuring related to the LIHTC and tax-exempt bonds.

Development Schedule



Experience

Developer:

Bear Development has consistently been on the leading edge of workforce housing developments and has successfully navigated projects involving complex financial structures and multiple phases. We bring the unique perspective of being an owner, developer, contractor, property manager and asset manager to each project. Our expertise allows us to provide comprehensive services in joint venture relationships. Our history and experience have established trusted relationships with investors, lenders, sellers, municipal officials, building partners, tenants, and homeowners.

Bear Development has successfully been awarded LIHTC on 46 projects and has developed nearly 4,000 housing units totaling over \$1 billion in total development costs across the Midwest in the last decade. This includes closing on the largest private affordable housing development in the state of WI's history which is The Corliss in Milwaukee which includes over \$225 million of total development costs and 576 total units. Bear has expertise in preparing LIHTC applications with WHEDA, preparing and securing Tax Incremental Financing, and securing additional affordable sources such as funds through the Affordable Housing Program (AHP) administered by the Federal Home Loan Bank of Chicago (FHLBC) and Dane Workforce Housing Funds. We have partnered with housing authorities to help them execute their envisioned developments, and our experience helps us to navigate the complexities of these developments.

In addition to housing, Bear Development has completed non-housing redevelopments involving public organizations. Most recently, our team worked with the Kenosha Human Development Services team to relocate and develop a 147,000 sq. ft. facility to house the County's Health, Workforce Development, Aging, Children and Family Services and Veteran Services department as well as other non-profit organizations. The previous location was inaccessible to residents relying on public transportation while the new location is centrally located and will greatly increase the ability for residents to access the programs and services they need.

All of Bear (and CMA's) workforce housing projects have a component of equitable workforce participation. We have over a decade of experience in complying with WHEDA's SBE & EBE requirements, the City of Madison's Affirmative Action requirements and experience with similar hiring requirements in other cities, such as the City of Milwaukee's Resident Preference Program. We have also completed over \$400 million of housing developments involving the U.S. Department of Housing and Urban Development's ("HUD") Rental Assistance Demonstration ("RAD") Program with Section 3, targeted Section 3, MBE, WBE and local hiring goals. We have in-house compliance staff that monitor each project to ensure compliance with all hiring requirements from inception through completion.

Please see our experience list and resume enclosed.

Co-Developer & Engineer:

Greenprint Partners (WBE, DBE, B-Corp) is a planning and civil engineering firm that believes every community deserves to be served by infrastructure that is sustainable, resilient, and equitable.

Certifications represented across the team include LEED Green Associate, ECO Districts AP, AICP, and Professional Engineers registered in the state of WI; our staff includes multiple team members across disciplines that are fluent in Spanish.

Greenprint's experiences range from public works projects, specifically the development and construction of fire stations, public health clinics, and housing. Below include a few relevant developments they have partnered on:

- Working with Bear Development to provide green infrastructure planning and grant funds for 576 affordable units in Milwaukee, WI
- Partnering with the Philadelphia Housing Authority to redevelop select housing developments with sustainable green infrastructure.
- Working with Community Health Clinic in St. Louis, MO to redevelop their property with sustainable green infrastructure.
- Working with the Orthopedic Hospital of Wisconsin to maximize their site sustainability in Glendale, WI
- Provide civil engineering services for a 10-acre mixed-use town center in the Illinois Medical District in Chicago, IL

Please see the resume section for additional information on relevant experiences.

Experience

Architect:

Engberg Anderson is a team of creative architects, interior designers, planners, travelers, and artists, driven to create a design that serves a higher purpose. They take inspiration in building neighborhoods, not just buildings, that improve people's lives through impactful projects that are intensely local, detail-obsessed, and reflective of their use and users.

Engberg's experiences range from sensitive historic preservation projects to complex public and private community projects of a highly technical nature. Below are a few relevant developments they have partnered on:

- Historic Riverwalk in Milwaukee, WI
- Milwaukee Public Library in Milwaukee, WI
- 402 Flats, 54-unit affordable development in downtown Madison, WI with Bear Development
- 3100 E Washington, 192-unit affordable development in Madison, WI with Bear Development

Please see the resume section for additional information on relevant experiences.

Outreach & Equity Specialist:

Mahone Strategies is a public affairs firm offering government relations, civic and community engagement, corporate communications, crisis communications, and public relations services.

Mahone Strategies provides a wide range of intergovernmental relations and constituent outreach consulting services for Bear Development, LLC. His focus is on the entitlement of developments where he engages the community and public officials in order to bring comprehensive solutions to real estate developments. A few recent engagements include the Potawatomi Casino proposal in Waukegan, IL and a large mix-use site in Franklin, WI which includes industrial, environmental, and single family uses including Strauss Brands, Copart, Inc., and Bear Development's single family homes lots. Mahone Strategies has provided consulting services to Bear Development for over ten years including recent developments such as The Vista at Creekside in Pleasant Prairie, WI and The Mariner Apartments in St. Francis, WI.

Please see the resume section for additional information on relevant experiences.

Bear Development Resume

Corporate History

Since 1986, the Bear Real Estate Group has been involved with the acquisition and development of residential, multifamily, hospitality, retail, office, and industrial projects. Today, Bear is an integrated organization with affiliated companies in Development, Construction, Brokerage, and Property Management.

The firm currently owns and manages real estate in Wisconsin, Illinois, Texas, Iowa, Georgia, South Dakota, Arkansas, Minnesota, North Dakota, Wyoming, and Virginia, and has been ranked as one of the top affordable housing developers in the nation by Affordable Housing Finance.

Our goal is to provide creative real estate solutions to build better communities.

We bring the unique perspective of being an owner, developer, and contractor to each project. Our expertise allows us to provide comprehensive services in joint venture relationships. Our history and experience have established trusted relationships with investors, lenders, sellers, municipal officials, building partners, tenants and homeowners.

We have developed a deep expertise in new construction and rehabilitation developments utilizing low-income housing tax credits (LIHTC) throughout the country.

Typical Services Include:

- Master Planning
- Site Identification
- Feasibility Analysis
- Community Engagement
- Redevelopment
- Budgeting
- Financial Modeling
- Cost Determination
- Application Strategy and Completion
- Closing Services
- Construction Services
- Relocation Coordination
- Marketing/Lease-up
- Operational Cost



Sun Plaza – Kenosha, WI

Public & Quasi-Public Facilities

In April 2019, Bear acquired the blighted Sun Plaza Shopping Center in Kenosha, Wisconsin. The anchor and catalyst for the center's redevelopment will be Kenosha County Human Services (Spring '26 Opening). Kenosha County Human Services' ("KCHS") new 147,000 square foot facility will have approximately 400 employees and serve over 1,000 clients per week. Divisions that will be located within the KCHS facility include Veteran's Services; Children and Family Services; Workforce Development; Health Services; Aging, Disability & Behavioral Services; Various contracted state services and Public / Community space. This \$33MM development wouldn't have been possible without the partnership between Kenosha County, Bear, and the State of WI in securing a \$9.85MM grant (Neighborhood Investment Fund Program).

Our breadth of experience in all aspects of development are key to successfully accomplishing the goals outlined in the RFQ. Please see the following pages for a detailed description of our experience and strengths with each item below:

- Public-Private Partnerships
- Financial Structuring
- Master Planned Projects
- Multi-Phased Projects
- LIHTC Financing
- Heavily-Leveraged Ventures
- Local Experience
- Development in High Cost Areas
- Public & Quasi-Public Facilities



3100 E. Washington – Madison, WI

Bear Development Resume

Public-Private Partnership

Our team has participated in several public-private partnerships and mixed finance developments. Nearly all of the transactions that we undertake have the backbone of the financing being either 4% or 9% LIHTC with some form of public partnership. We are confident that our team will be able to structure a project consistent with the RFP.

Bear has successfully partnered with eight different housing authorities on more than 15 transactions including over 1,350 units and over \$400 million of total development costs.

Since 2012, our team has undertaken forty-six (46) transactions that involved a mixture of the financing which includes, but is not limited to: 4% LIHTC, 9% LIHTC, affordable housing tax credits - "donation credits," HOME and CDBG funds, AHP grants, environmental grants, capital fund loans, green grants, state workforce credits, seller notes, tax-exempt bonds and traditional first mortgages (e.g. FHA, state housing agencies, private banks).

In total, we have developed 3,700+ units. We are over \$1 billion in total development costs with all developments completed on time and on or below budget- see the enclosed summary.

While the focus of our RFP response is specific to developments utilizing LIHTC, we also develop a significant amount of market rate housing each year. At present, we have either recently completed or are nearing completion of over 600 market rate units. We pride ourselves on our ability to leverage both our market rate experience as well as our use of tax credit experiences to create dynamic mixed-income developments and build better communities.



Spring City Crossing (LIHTC) - Waukesha, WI



Artisan Village (LIHTC) - Fitchburg, WI

Bear Development Resume

Master Planned Projects

Bear has deep experience in developing master planned projects. Our team believes in a collaborative approach. We propose that all stakeholders become participants in a multi-step process. Each of the steps in this sequence will combine the expertise of all those assembled: the planning team and designers, Housing Department Staff, The Town of Jackson Staff, neighborhood residents, and community leaders.

Together we will identify the parameters within which a solution must be found, create a series of potential solutions, apply a systematic set of measures to evaluate those options and progressively develop the ultimate solution to the needs of the community.



Iron District - Milwaukee, WI (proposed)

Multi-Phase Projects

Bear has completed several multi-phase projects, both in the RAD, LIHTC, and market rate development realms. Please see the Bear Development Experience Summary. To highlight a few experiences:

Meadows of Mill Creek Phase I and Phase II, Salem, WI – Bear created two phases of duplex housing financed with 9% LIHTC awarded in 2012 and 2017.

5th Avenue Lofts and Lofts 2, Kenosha, WI – After the success of a mixed income 9% LIHTC funded first phase in 2015, a second phase market rate development was built next door in 2017.

Central Park Towers, Fox River Townhomes, River's Edge Townhomes, Elgin, IL and Chelsea Senior Commons, Sugar Grove, IL –

Bear partnered with the Housing Authority of Elgin to redevelop their portfolio via RAD in three phases and leveraged resources generated from these phases to complete a fourth phase.

The Corliss, Milwaukee, WI – Bear is currently under construction on The Corliss, the largest workforce housing project in the State of Wisconsin. Eight residential buildings will replace a former industrial facility on a 10-acre site in the city's Harbor District.

LIHTC Financing

We are very familiar with developments utilizing both 4% and 9% LIHTC and have positive relationships with all of the state housing finance agencies that we work with.

We have been extremely successful in securing 9% and 4% LIHTC awards throughout the country.

Bear Development has closed forty-six (46) transactions since 2012 that have included 4% or 9% LIHTC, and we are in the application and financial closing process on seven more transactions at this time. We've successfully worked with a number of tax credit syndicators and have put in place processes that allow for smooth and timely closings. Please see the References Section for references of LIHTC Investors with whom we have repeated experience.



Layton Square (LIHTC) - Cudahy, WI

Heavily Leveraged Projects

In the Bear Development Experience Summary, you will find a summary of the location, size, total development cost, and funding sources for each project Bear has completed.

As an illustration, below are examples of redevelopments and developments Bear has completed or are in process.



Canopy Hill - Union Grove, WI

Bear Development Resume

SPRING CITY CROSSING

Waukesha, WI

72 Units

2021



ARTISAN VILLAGE

Fitchburg, WI

169 Units

2020



Novation Senior

Madison, WI

60 Units

2018



Michigan Street Commons

Milwaukee, WI

99 Units

2022



Bear Development Resume

CANOPY HILL

Union Grove, WI

60 Units

188 Lots

8 Ranch Condos

2023



THE CORLISS

Milwaukee, WI

576 Units

2023



Bear Development Resume

McHenry VA Clinic

McHenry, IL
10,000 sq. ft.
2014



Sun Plaza (Kenosha County Human Services)

Kenosha, WI
147,149 sq. ft.
2024



Bear Development Resume

Bear Development Experience Summary

Property Name	Location	Units	Scope	Construction Costs	Total Dev Costs	Type of Dev	Type of Occupancy	Rent Subsidy	Financing	Financial Closing	Completion	Status	Bear Role
ARBOR GREEN	Kenosha, WI	48	Rehab	\$1.8 million	\$5.4 million	Walk-Up	General	S8 HAP Contract	9% LIHTC, 1st Mortgage	Sep-11	Aug-12	Lease up Complete	Owner, Developer & GC
SILVERCREST	Silver Lake, WI	36	Rehab	\$1.4 million	\$4.1 million	Walk-Up	Senior & General	S8 HAP Contract	9% LIHTC, 1st Mortgage	Sep-11	Aug-12	Lease up Complete	Owner, Developer & GC
RESIDENCES ON MAIN	Twin Lakes, WI	24	NC	\$2.9 million	\$4.5 million	Mixed Use	Senior	None	9% LIHTC, 1st Mortgage Debt, Brownfield Grant, TIF	Nov-12	Oct-13	Lease up Complete	Owner, Developer & GC
MEADOWS OF MILL CREEK	Salem, WI	24	NC	\$2.7 million	\$3.7 million	Duplexes	General	None	9% LIHTC, 1st Mtg, Gateway Loan	Nov-12	Oct-13	Lease up Complete	Owner, Developer & GC
FOX CROSSING	Burlington, WI	24	NC	\$3.3 million	\$5.1 million	Mid-Rise	General	None	9% LIHTC, 1st Mtg, AHP Grant, Brownfield Grant, TIF	Dec-13	Nov-14	Lease up Complete	Owner, Developer & GC
700 LOFTS	Milwaukee, WI	49	Adaptive Reuse	\$5.4 million	\$8.0 million	Mid-Rise-Historic	General	None	9% LIHTC, 1st Mtg, AHP, HTC	Jun-14	Jul-15	Lease up Complete	Owner, Developer & GC
5TH AVENUE LOFTS	Kenosha, WI	60	NC	\$8.2 million	\$11.4 million	Mid-Rise	General	None	9% LIHTC, 1st Mtg, Brownfield, AHP Grant, TIF	Dec-14	Jan-15	Lease up Complete	Owner, Developer & GC
LAYTON SQUARE	Cudahy, WI	57	NC	\$9.3 million	\$11.9 million	Mid-Rise	General	None	9% LIHTC, 1st Mtg, AHP Grant, Citibank Aff Hsg Sub Loan	Dec-15	Jan-17	Lease up Complete	Owner, Developer & GC
CENTRAL PARK TOWERS I	Central Park Towers	164	NC & Rehab	\$20.2 million	\$33.1 million	High-Rise	Senior	RAD-PBRA	9% LIHTC, 1st Mtg, IAHTC Proceeds, Seller Loan	Dec-15	Mar-16	Lease up Complete	General Contractor
FOX CROSSING II	Burlington, WI	32	NC	\$4.0 million	\$5.3 million	Mid-Rise	Senior	None	9% LIHTC, 1st Mtg, AHP Grant, Citibank Aff Hsg Sub Loan	Feb-16	Jan-17	Lease up Complete	Owner, Developer & GC
WILLIS AVENUE	Perry, IA	38	NC	\$4.4 million	\$6.4 million	Mid-Rise	General	None	9% LIHTC, 1st Mtg, Citibank Aff Hsg Sub Loan, IA Brownfield & Workforce CR	Feb-16	Jan-17	Lease up Complete	Owner, Developer & GC
FAMILY CT TOWNHOMES I	Elgin, IL	74	Rehab	\$5.1 million	\$16.8 million	Townhomes	General	RAD-PBRA	4% LIHTC, Tax-exempt bonds, 1st Mtg, Seller Loan, IAHTC Proceeds	Jun-16	Apr-17	Lease up Complete	Co-Owner, Co-Developer & GC
RIVER'S EDGE TOWNHOMES I	Elgin, IL	30	Rehab	\$2.5 million	\$7.7 million	Townhomes	General	RAD-PBV	4% LIHTC, Tax-exempt bonds, 1st Mtg, Seller Loan, IAHTC Proceeds, HOME	Jul-17	Nov-17	Lease up Complete	Owner, Developer & GC
FULTON COMMONS	Fulton, IL	40	NC	\$6.9 million	\$9.3 million	Mid-Rise	General	25% IHDA Rental Assistance	9% LIHTC, 1st Mortgage	Sep-17	Sep-18	Lease up Complete	Owner, Developer & GC

Bear Development Resume

Bear Development Experience Summary

Property Name	Location	Units	Scope	Construction Costs	Total Dev Costs	Type of Dev	Type of Occupancy	Rent Subsidy	Financing	Financial Closing	Completion	Status	Bear Role
NOVATION SENIOR COMMONS	Madison, WI	60	NC	\$7.7 million	\$11.2 million	Mid-Rise	Senior	None	4% LIHTC, 1st Mtg, HOME, TIF	Jul-17	Jul-18	Lease up Complete	Owner, Developer & GC
SCENIC VIEW 2	Slinger, WI	48	Rehab	\$2.1 million	\$4.8 million	Mid-Rise	General & Senior	RAD-PBRA	9% LIHTC, Seller Loan, AHP Grant via FHLBC	Sep-17	Sep-18	Lease up Complete	Owner, Developer & GC
VMC LOFTS	Kenosha, WI	60	Adaptive Reuse	\$11.6 million	\$16.6 million	Mid-Rise-Historic	General	None	4% LIHTC, State/ Federal Historic CR, 1st Mtg, HOME, AHP, Environmental Grants	Dec-17	Jun-19	Lease up Complete	Owner, Developer & GC
CHELSEA SENIOR COMMONS 1	Sugar Grove, IL	40	NC	\$8.6 million	\$10.1 million	Mid-Rise	Senior	None	4% LIHTC, 1st Mtg, HOME, IAHTC	Aug-18	Sep-19	Lease up Complete	Co-Owner, Developer & GC
EVA MANOR	Pleasant Prairie, WI	50	NC	\$6.7 million	\$9.5 million	Mid-Rise & Townhomes	General & Senior	None	9% LIHTC, AHP Grant, TIF, 1st Mtg	Jul-18	Jul-19	Lease up Complete	Owner, Developer & GC
WHITETAIL RIDGE	Paddock Lake, WI	60	NC	\$8.1 million	\$10.5 million	Mid-Rise & Townhomes	General & Senior	None	9% LIHTC, AHP Grant, TIF, 1st Mtg	Jul-18	Oct-19	Lease up Complete	Owner, Developer & GC
LAWSON & MONTGOMERY HOMES 3	Eatonon, GA	114	Rehab	\$6.6 million	\$15.8 million	Single Story, Direct Access	General & Senior	RAD-PBRA	4% LIHTC, GA 4% LIHTC, Tax-exempt Bonds, 1st Mtg, Seller Loan, AHP Grant	Sep-18	May-20	Lease up Complete	Owner, Developer & GC
LINCOLNWOOD ESTATES 4	Springfield, IL	28	Rehab	\$2.3 million	\$5.4 million	Single Family Homes	General	RAD-PBV	4% LIHTC, Tax-exempt bonds, IL IAHTC 1st Mtg, Seller Loan, AHP Grant	May-19	Apr-20	Lease up Complete	Co-Owner, Developer & GC
MEADOWS OF MILL CREEK II	Salem, WI	36	NC	\$6.2 million	\$8.4 million	Duplexes	General	None	9% LIHTC, AHP Grant, TIF, 1st Mtg	May-19	Apr-20	Lease up Complete	Owner, Developer & GC
ARTISAN VILLAGE	Fitchburg, WI	169	NC	\$20.3 million	\$32.7 million	Mid-Rise	General w/ Mixed Income	None	State of WI 4% & Federal 4%, TIF, WHEDA Capital Magnet Funds, 1st Mortgage	Apr-19	Dec-20	Lease up Complete	Owner, Developer & GC
THE VISTA AT CREEKSIDE	Pleasant Prairie, WI	140	NC	\$22.6 million	\$31.8 million	Mid-Rise	General w/ Mixed Income	None	State of WI 4% & Federal 4%, WHEDA Soft Funds, 1st Mtg	Jun-19	Dec-20	Lease up Complete	Owner, Developer & GC
GENESEO SENIOR COMMONS	Geneseo, IL	40	NC	\$7.5 million	\$10.8 million	Mid-Rise	Senior	None	9% LIHTC, 1st Mtg, IHDA Trust Fund	Nov-19	Feb-21	Lease up Complete	Owner, Developer & GC

Bear Development Resume

Bear Development Experience Summary

Property Name	Location	Units	Scope	Construction Costs	Total Dev Costs	Type of Dev	Type of Occupancy	Rent Subsidy	Financing	Financial Closing	Completion	Status	Bear Role
PIKE RIDGE	Somers, WI	96	NC	\$15.5 million	\$21.1 million	Mid-Rise & Townhomes	General & Senior	None	State of WI 4% and Federal 4%, WHEDA Soft Funds, 1st Mortgage, AHP Grant	Dec-19	Apr-21	Lease up Complete	Owner, Developer and GC
SPRING CITY CROSSING	Waukesha, WI	72	NC	\$10.8 million	\$16.5 million	Mid-Rise & Townhomes	General	None	State of WI 4% & Federal 4%, HOME, CDBG, 1st Mtg, AHP Grant	Dec-19	May-21	Lease up Complete	Owner, Developer & GC
BARWELL MANOR 5	Waukegan, IL	120	NC/Rehab	\$23.5 million	\$43.6 million	Walk-Up & Townhomes	General & Senior	RAD-PBRA/ PBV	4% LIHTC, Tax-exempt bonds, 1st Mtg, Seller Loan, IAHTC proceeds, HOME	Mar-20	Dec-22	Under Construction	Co-Owner, Developer & GC
McCORMICK PLACE* 6	Fort Wayne, IN	94	Rehab	\$9.5 million	\$20.8 million	Townhomes	General	RAD-PBRA/ PBV	4% LIHTC, Tax-exempt bonds, 1st Mtg, Seller Loan	Aug-20	Sep-22	Under Construction	Co-Owner, Developer & GC
GENESEO TOWNHOMES	Geneseo, IL	40	NC	\$7.5 million	\$10.8 million	Townhomes	General	None	9% LIHTC, 1st Mortgage, IHDA Trust Fund	Dec-20	Feb-22	Under Construction	Owner, Developer & GC
UNION COURT	Kenosha, WI	111	NC	\$18.1 million	\$25.9 million	Mid-Rise & Townhomes	General & Senior	None	State of WI 4% & Federal 4%, WHEDA Soft Funds, 1st Mortgage, TIF, AHP Grant	Feb-21	Aug-22	Under Construction	Owner, Developer & GC
CHEVY CHASE	O'Fallon, IL	52	Rehab	\$4.1 million	\$8.7 million	Single Story, Direct Access	General	S8 HAP Contract	State of IL Donation credits, FHA 221(d)(4), AHP Grant	Apr-21	Sep-22	Under Construction	Owner, Developer & GC
BRISTOL RIDGE	Bristol, WI	48	NC	\$8.3 million	\$11.3 million	Townhomes	General & Senior	None	9% LIHTC, AHP Grant, 1st Mortgage	Jul-21	Jul-22	Under Construction	Owner, Developer & GC
TAFT REDEVELOPMENT 7	Peoria, IL	60	NC	\$15.8 million	\$25.2 million	Walk-Up & Townhomes	General & Senior	RAD PBRA & S18 PBV	4% LIHTC, tax-exempt bonds, 1st Mortgage, Seller Loan, IAHTC Proceeds, Capital Funds, HOME, AHP	Sep-21	Mar-24	Under Construction	Co-Owner, Developer & GC
TAFT REDEVELOPMENT 7	Peoria, IL	82	NC	\$16.4 million	\$25.4 million	Walk-Up & Townhomes	General & Senior	RAD PBRA & S18 PBV	9% LIHTC, 1st Mortgage, Seller Loan, Capital Funds, AHP	Sep-21	Mar-24	Under Construction	Co-Owner, Developer & GC
ARMORY TERRACE 5	Waukegan, IL	50	Rehab	\$13.2 million	\$24.8 million	Single Story, Direct Access & Townhomes	General	RAD PBRA & S18 PBV	4% LIHTC, tax-exempt bonds, 1st Mortgage, Seller Loan, HOME, AHP	Nov-21	Jul-23	Under Construction	Co-Owner, Developer & GC

Bear Development Resume

Bear Development Experience Summary

Property Name	Location	Units	Scope	Construction Costs	Total Dev Costs	Type of Dev	Type of Occupancy	Rent Subsidy	Financing	Financial Closing	Completion	Status	Bear Role
MILLBROOK TOWNHOMES	Cherry Valley, IL	60	NC	\$13.9 million	\$18.7 million	Townhomes	General	None	9% LIHTC, IHDA Soft Loan, 1st Mortgage	Jun-22	Dec-23	Lease up Complete	Owner, Developer & GC
FLATS AT 402	Madison, WI	54	NC	\$10.4 million	\$18.5 million	Mid-Rise	General	None	4% LIHTC, tax-exempt bonds, 1st mtg, sub-debt & seller note	Nov-22	Apr-24	Under Construction	Owner, Developer & GC
MICHIGAN STREET COMMONS	Milwaukee, WI	99	NC	\$17.8 million	\$29.7 million	Mid-Rise	General	None	4% LIHTC (Fed + WI), tax-exempt bonds, 1st mtg & AHP	Dec-22	May-24	Under Construction	Owner, Developer & GC
BAYVIEW APARTMENTS 8	Superior, WI	64	Rehab	\$10.9 million	\$21.5 million	Townhomes	General	RAD PBRA	4% LIHTC (Fed + WI), tax-exempt bonds, 1st mtg & AHP	Sep-23	Dec-24	Under Construction	Co-Owner, Developer & GC
CATLIN APARTMENTS 8	Superior, WI	136	Rehab	\$21.6 million	\$44.3 million	Townhomes	General	RAD PBRA	4% LIHTC, tax-exempt bonds, 1st mtg & AHP	Nov-23	Sep-25	Under Construction	Co-Owner, Developer & GC
THE CORLISS	Milwaukee, WI	576	NC	\$119.4 million	\$239.3 million	Mid-Rise	General	None	4% LIHTC, tax-exempt bonds, 1st mtg, NHTF, MMSD Grant & TIF	Dec-23	Dec-26	Under Construction	Owner, Developer & GC
MADISON PARK PLACE	Springfield, IL	150	Rehab	\$20.6 million	\$50.2 million	Townhomes	General	RAD PBV & S18 PBV	4% LIHTC, tax-exempt bonds, 1st mtg, seller loan, HOME, AHP	Dec-23	Aug-25	Under Construction	Co-Owner, Developer & GC
RAVINE TERRACE* 5	Waukegan, IL	98	Rehab+NC	\$28.5 million	\$59.7 million	Mid-Rise	Senior	RAD PBRA & S18 PBV	4% LIHTC, tax-exempt bonds, 1st mtg, seller loan, HOME, AHP	May-24	Oct-26	Under Construction	Co-Owner, Developer & GC
3100 E WASHINGTON*	Madison, WI	192	NC	\$45.1 million	\$71.6 million	Mid-Rise	General	None	4% LIHTC, tax-exempt bonds, 1st mtg, sponsor note & TIF	May-24	Dec-25	Under Construction	Owner, Developer & GC

Total: **3,799** **\$614.3** **\$1,081.5**
 units **million** **million**

*Currently in the financial closing process

- 1 Development partner and co-owner is the Housing Authority of Elgin, IL (Damon Duncan; 847-608-4401 or dduncan@haelgin.org)
 2 Co-owner is the Slinger (WI) Housing Authority (Becky Gundrum; 262-644-8255 or slingerhadirector@gmail.com)
 3 Development partner and co-owner is the Eatonton (GA) Housing Authority (Vonda Gibson; 706-485-5361 or eha.eatonton@gmail.com)
 4 Development partner and co-owner is the Springfield (IL) Housing Authority (Jackie Newman; 217-753-5757 or jackie.newman@sha1.org)
 5 Development partner and co-owner is the Waukegan Housing Authority (IL) (Charles Chambers; 847-244-8500 or CChambers@waukeganhousing.com) 6 Development partner and co-owner is the Fort Wayne Housing Authority (IN) (George Guy; 260-267-9300 or GGuy@fwha.org)
 7 Development partner and co-owner is the Peoria (IL) Housing Authority (Jackie Newman; (309) 676-8736, ext. 14002 or JNewman@pha.peoria.il.us)
 8 Development partner and co-owner is the Superior (WI) Housing Authority (Pam Benson; (715) 718-8141 or pambenson@superiorhousing.org)

Bear Development Resume

Bear Recent Experience - Market Rate Developments

Property Name	Location	Units	Scope	Construction Costs	Total Dev Costs	Type of Occupancy	Rent Subsidy	Financing	Financial Closing	Completion	Status	Bear Role
MARKET SQUARE	Somers, WI	280	NC	\$33.2 million	\$37.6 million	General	None	Owner Equity, 1st Mortgage, TIF	Feb-16	Nov-17	Stabilized	Owner, Developer & GC
LOFTS 2	Kenosha, WI	44	NC	\$5.2 million	\$6.3 million	General	None	Owner Equity, 1st Mortgage, TIF	Dec-16	Nov-17	Stabilized	Owner, Developer & GC
THE MARINER	St Francis, WI	221	NC	\$33.1 million	\$39.1 million	General	None	Owner Equity, 1st Mortgage, City Loan, TIF	Mar-18	Jun-20	Stabilized	Owner, Developer & GC
MARKET SQUARE PHASE II	Somers, WI	50	NC	\$6.2 million	\$8.3 million	General	None	Owner Equity, 1st Mortgage, TIF	Oct-18	Oct-19	Stabilized	Owner, Developer & GC
THE OAKS OF CANOPY HILL	Union Grove, WI	60	NC	\$9.9 million	\$11.0 million	General	None	Owner Equity, 1st Mortgage, TIF	Aug-21	Oct-22	Stabilized	Owner, Developer & GC

Total: 655 units \$87.6 million \$102.3 million

Total: 4,454 units \$701.9 million \$1,183.8 million

Bear Development References

Development Partners

Jackie Newman, Executive Director

Springfield (IL) Housing Authority
E: jackie.newman@sha1.org
P: 217-753-5757
Developments: Lincolnwood Estates

Charles J. Chambers Jr., MRED Executive Director/Chief Executive Officer

Waukegan Housing Authority
E: cchambers@waukeganhousing.com
P: 847-625-4605
Developments: Various

LIHTC Construction & Permanent Lenders

Shreedhar Ranabhat, Director, Commercial Lending

Multi-Family Financing Department
Wisconsin Housing Economic Development Authority (WHEDA)
E: shreedhar.ranabhat@wheda.com
P: 608-266-2781
Development: General reference on Bear Development
WHEDA transactions

Bryan Barker, Managing Director

Citi Community Capital
E: bryan.barker@citi.com
P: 415-627-6484
Role: Construction and permanent loan lender
Developments: Arbor Green, Silvercrest, Residences on Main,
5th Ave, Fox Crossing II, Layton Square, Willis Ave, Family
Court Townhomes, Chelsea Senior Commons, Barwell Manor,
Geneseo Senior, Spring City Crossing and The Corliss

LIHTC Investors

Chris Jillings, SVP, Business Development

Acquisitions
Cinnaire
E: cjillings@cinnaire.com
P: 608-234-5290
Developments: Pike Ridge, Spring City
Crossing, Armory, Taft 4, Taft 9, and Bristol
Ridge

Rachel Rhodes, Vice President

National Equity Fund
E: rrhodes@nefinc.org
P: 312-697-8255
Developments: Family Court Townhomes,
Fulton Commons, Chelsea Senior Commons,
and Barwell Manor

Construction Management Associates Resume



CONSTRUCTION MANAGEMENT ASSOCIATES, INC. (CMA) is a family owned and operated General Contractor that was founded in 1991. CMA's corporate headquarters are located in Kenosha, WI, but we are licensed throughout the United States.

CMA has extensive experience in a variety of construction disciplines ranging from historic rehabilitations to ground up new construction (apartment buildings, hotels, etc) which would include all site utility work and infrastructure. CMA also has extensive experience working with government agencies.

From idea to occupancy, and with top-notch customer service, CMA's aim is to ensure construction project outcomes are predictable and clients' goals are achieved.

Our Services

Plan Review | Value Engineering | Preliminary Cost Estimation | Final Cost Estimation | Construction Supervision | Quality Control Systems | Scheduling

PRE-CONSTRUCTION

We understand the challenge of aligning construction projects and budgets. Construction projects benefit tremendously when the general contractor is involved early. CMA helps empower stakeholders to make informed decisions. Our Pre-construction service includes consultation and estimating throughout the many stages of a construction project or development.

CONSTRUCTION MANAGEMENT

CMA provides a full range of construction-related services for many types of projects and clients. From Tenant Buildouts to Ground Up buildings and subdivisions, our construction managers help deliver projects faster, better and more cost effectively by facilitating communication and solving problems before they impact the job.

DESIGN BUILD

Our "Design-Build" service includes everything to get your project in motion. From the initial idea to full project design and engineering, we manage the process from entitlements to occupancy.

DESIGN ASSIST

Our Design-Assist service is great when you already have a concept but are in need of refinement . If you already have a plan but need help, CMA is introduced to the project for preconstruction pricing and value engineering to help bring a project into a desired budget .

Mahone Strategies Resume

Tim is the president and founder of TMCG, Inc., a public affairs firm offering government relations, civic and community engagement, corporate communications, crisis communications, and public relations services. Prior to starting his firm, he served as the State Political director for President Obama in 2008, the State Political director for Governor Jim Doyle in 2006 and as Southeast Regional director for Governor Jim Doyle.

Tim Mahone provides a wide range of intergovernmental relations and constituent outreach consulting services for Bear Development, LLC as well as a variety of other clients. His focus is on the entitlement of developments where he engages the community and public officials in order to bring comprehensive solutions to real estate developments. A few recent engagements include the Potawatomi Casino proposal in Waukegan, IL and a large mix-use site in Franklin, WI which includes industrial, environmental, and single family uses including Strauss Brands, Copart, Inc., and Bear Development's single family homes lots. Mahone Strategies has provided consulting services to Bear Development for over ten years including recent developments such as The Vista at Creekside in Pleasant Prairie, WI and The Mariner Apartments in St. Francis, WI.

Tim is also the chair of the Mary Lou and Arthur F. Mahone Fund, which he created to honor the humanitarian and philanthropic legacy of his parents. He is also the Vice President, of the University of Wisconsin-Parkside Foundation Board, and a member of the following organizations: Aurora Health Care Foundation Advisory Council, Kenosha Community Foundation grants committee, Marquette University Educational Opportunity Program Alumni Board, and Carthage College Advisory Committee for the Career Services and Professional Studies office.

Tim Mahone is a native of Kenosha and a graduate of Marquette University where he received his BA in Communications.



Tim Mahone
President/CEO
Mahone Strategies

Greenprint Partners (WBE, DBE, B-Corp) is a planning and civil engineering firm that believes every community deserves to be served by infrastructure that is sustainable, resilient, and equitable. Headquartered in Chicago, our team of planners, civil engineers and community engagement professionals support sustainable infrastructure development across the country from the earliest planning phases through design, construction, and long-term maintenance. Our civil engineering team brings decades of experience in civil engineering and site development across the Midwest, while our planning and community engagement teams specialize in connecting historically underrepresented communities to high impact projects that enhance community quality of life.

Our Services

Greenprint's team of mission-driven planners, civil engineers and community engagement professionals support sustainable, equitable public development projects from the earliest planning phases through design and construction. Certifications represented across the team include LEED Green Associate, ECO Districts AP, AICP, and Professional Engineers registered in the state of WI; our staff includes multiple team members across disciplines that are fluent in Spanish.

DESIGN ENGINEERING & CONSTRUCTION MANAGEMENT

Our Low Impact Development approach to civil site design prioritizes green infrastructure and sustainable landscaping to maximize environmental and community impact in every project.

Design Engineering

- Preliminary engineering analysis
- Oversight of survey, geotechnical, and environmental analysis
- Preparation of 30% plans and concept-level cost estimates
- Final design, preparation of construction contracts and cost estimates
- Development of operations and maintenance plans

Construction Management

- Review of contractor submittals and shop drawings
- Responding to contractor requests for information
- Change order assistance
- Field survey and as-built drawing verification
- Post-construction inspections of completed projects
- Operations and maintenance training

COMMUNITY ACTIVATION & EQUITABLE ENGAGEMENT

Our communications and public engagement approach creates deep community pride in every project. With decades of combined communications and engagement experience, we design and execute outreach that creates welcoming and collaborative spaces for people of all backgrounds. This begins very simply with setting and upholding high standards for who is engaged, then eliminating the barriers to participation for under-represented groups. We bring a community organizing approach to our work, specializing in building trust through multiple channels and leveraging the value of one-on-one and collaborative group engagement. Equity is a fundamental lens at every stage of our planning and community engagement processes. Our team believes that a truly equitable approach ensures that low-income communities and communities of color not only share in the environmental, social and economic benefits of new development, but also directly participate in the decision-making processes that inform the infrastructure built in their communities. Therefore, we balance equity, social justice, climate resilience, workforce development, and placemaking in all of our project work. As lead author of The Equity Guide for Green Stormwater Infrastructure Practitioners, our team ensures that frontline communities share in the environmental, social and economic benefits of sustainable infrastructure, and participate in the decision-making processes that shape the infrastructure built in their communities. While the report was written for green infrastructure practitioners, the principles apply to any type of development that impacts communities and the built environment.

- Greenprint has a partnership with the Philadelphia Housing Authority to redevelop select housing developments with sustainable green infrastructure like rain gardens, bioswales and permeable pavement to make their sites more climate resilient and help reduce flooding and water pollution in Philadelphia. Greenprint prepares funding applications to the Philadelphia Water Department Stormwater Grant Program, engages the residents in the design process, takes the project through 100% design and permitting, and manages construction.
- Greenprint worked with Heritage House Apartments, a senior living facility in St. Louis, to redevelop their parking lot with sustainable green infrastructure to make the site more climate resilient and reduce flooding and water pollution in St. Louis. Greenprint prepared the funding application for a grant from the Sewer District, engaged the residents in the design process, took the project through 100% design and permitting, and managed construction.
- Greenprint manages a \$20M green infrastructure funding program for The Milwaukee Metropolitan Sewerage District to connect with communities to plan, build, and maintain multi-benefit GI on public and private property through this holistic \$20M program. Greenprint is responsible for sourcing and implementing GI projects on public and private property that collectively manage 6-8M gallons of stormwater. Greenprint is working with Bear Development to maximize the site sustainability of the Becher Street Apartments in Milwaukee, WI, overseeing the design and construction of additional green stormwater features on site, including bioretention basins, permeable pavement, trees, and native plantings.
- Prior relevant experience from Greenprint staff include:
 - 2211 Maple Avenue | Evanston, IL. Project Manager for the development of a multi-family residential building. Site improvements included grading and drainage, sidewalks, patios, permeable paver sidewalk, and an underground stormwater detention system.
 - Wisdom Village | Northlake, IL. As Project Manager, provided civil engineering services associated with the development of a new 6-story senior, residential building. Site improvements included sidewalk and parking lot upgrades and permeable pavers.
 - Yorktown Commons Multifamily. Served as Design Engineer, providing civil engineering services associated with 80% design drawings for the redevelopment of an existing strip mall parcel into multifamily housing as part of a masterplan in the Village of Lombard, IL. Project elements included permeable pavements, courtyards, a parking structure, and public ROW improvements to the surrounding roads.
 - Garfield Green- C40 Garfield Park | Chicago, IL. Provided civil engineering services associated with the new construction of a net zero and resilient residential community in the Garfield Park neighborhood. The site improvements included roadway bumpouts and traffic calming measures, entrance and amenity plazas, permeable paver parking stalls, photovoltaic- green roofs, and underground detention.
 - 40 Rugg Road | Allston, MA. Served as site civil engineer for a mixed-use residential project. The project consisted of two 6-story buildings that had 261 rental apartment units, ground floor retail, residential amenities, and an automated valet parking structure. 34 of the 261 rental apartment units were designated as affordable housing. The unit sizes and unit mix met Boston Planning and Development Agency's Policy of Affordable Housing requirements.
 - Lincoln Yards Development | Chicago, IL. Served as Design Engineer, providing civil engineering services associated with the master planning and construction drawing designs for the Lincoln Yards mega-development project and individual buildings within the development in Chicago. Site elements included rain gardens, bioinfiltration areas, permeable pavements, underground detention, surface detention, hydrodynamic separators, and stormwater trees.
 - Managed the agency-wide implementation and enhancement of a Language Access Plan to improve service delivery for over 5,000 residents with limited English proficiency at the Chicago Housing Authority.
 - Managed a \$2.2 Million housing stability program for public housing families at risk of eviction in San Francisco.
 - Led the rehabilitation of 43 public housing units in San Francisco.

- Greenprint is working with a community health clinic serving lower income residents in St. Louis, MO, to redevelop their property with sustainable green infrastructure to make the site more climate resilient and reduce flooding and water pollution in St. Louis, creating additional benefits for patients and staff. Site design included two curbed bioretention basins in the parking lot, two bioretention basins in landscape areas, permeable pavement, and amended soils. Greenprint prepared the funding application for a grant from the Sewer District, engaged staff and patients in the design process, took the project through 100% design and permitting, and will manage construction.
- Greenprint is working with a children's hospital campus in St. Louis, MO to redevelop their property with sustainable green infrastructure to make the site more climate resilient and reduce flooding and water pollution in St. Louis, creating additional benefits for patients and staff. Greenprint prepared the funding application for a grant from the Sewer District, developed a concept design, and will engage staff and patients in the design process, take the project through 100% design and permitting, and manage construction.
- Greenprint has worked with dozens of public K-12 schools in Cook County, IL; Milwaukee County, WI; and the State of Vermont to green their schoolyards with green infrastructure projects like rain gardens, bioswales, depaving, permeable pavements, native plantings, and trees. Projects capture rainfall from schoolyard surfaces while maximizing benefits such as providing site-use improvements for the schoolyards, creating outdoor classroom learning spaces, and introducing the students to water industry careers. Students and staff are deeply engaged throughout the design and construction process to inform design priorities for the schoolyard and provide help in selecting native plants for their gardens.
- Greenprint is working with the Orthopedic Hospital of Wisconsin to maximize the site sustainability of their site in Glendale, WI, as part of the Fresh Coast Green Communities program. Greenprint is designing a series of bioretention basins and native landscaping to reduce flooding and water pollution and enhance the site's curb appeal, and will take the project through 100% design, permitting, and construction.
- Prior relevant experience from Greenprint staff include:
 - University of Chicago Student Health Counseling and Wellness Center, Chicago, IL. Served as Project Manager, leading the civil engineering services associated with the University of Chicago's Student Health, Counseling, and Wellness Center in Chicago, which included courtyard reconstruction to provide accessible ingress and egress as well as stormwater management.
 - IMD Gateway, Chicago, IL. As project manager, provided civil engineering services associated with the construction of a new 10-acre mixed-use town center development in the Illinois Medical District. The site improvements included interior private access roads, plazas, underground detention, private utility distribution, pedestrian walkways, and a new driveway entrance with signals off Ogden Avenue.
 - City Hall & Metra Station Redevelopment, Clarendon Hills, Illinois. As Project Manager, provided civil engineering for the redevelopment of an existing Metra Station in downtown Clarendon Hills, the redevelopment of the front lawn of the Clarendon Hills Village Hall. and coordinated with transportation engineers on the reconstruction and reconfiguration of several streets within the downtown area. The site improvements included the construction of bioretention areas.
 - Westchester Library, Westchester, IL. Served as Project Engineer, providing civil engineering services associated with the construction drawing designs for the Westchester Library parking lot improvements. Site elements included a permeable paver parking lot with curbed bioretention basins that helped reduce nuisance flooding that was damaging the building.

- IBEW 9 Training Center, University Park, IL. Served as Design Engineer for a Chicago Transit Authority (CTA) railroad training facility on the Illinois Brotherhood of Electrical Workers (IBEW) Local 9 property. The site improvements consist of two (2) new station platforms; roughly 4,000 feet of new railroad track and ballast; track signals; a substation building; and associated gravel drives, site fencing, site utilities, and stormwater management facilities and infrastructure.
- Sunnyvale Civic Center, Sunnyvale, CA. Served as Design Engineer for a multi-phase master plan for Sunnyvale's Civic Center. The first phase consists of a four-story City Hall, a two-story Emergency Operations Center, an outdoor amphitheater, civic plaza, and frontage improvements along adjacent streets. The City Hall is designed to be Net Zero Energy and certified LEED Platinum and the Emergency Operations Center is designed to be LEED Gold. To achieve these accreditations, rain gardens and onsite stormwater infiltration chambers were used to meet LEED and the City of Sunnyvale's stormwater requirements.
- Firestone Public Works Facility, Firestone, CO. Served as Project Manager for green infrastructure installation, providing civil engineering construction review and guidance associated with the installation of a sand filter to meet water quality requirements associated with new construction of the Public Works Facility in Firestone, CO.
- Greenprint is working with the Orthopedic Hospital of Wisconsin to maximize the site sustainability of their site in Glendale, WI, as part of the Fresh Coast Green Communities program. Greenprint is designing a series of bioretention basins and native landscaping to reduce flooding and water pollution and enhance the site's curb appeal, and will take the project through 100% design, permitting, and construction.
- Prior relevant experience from Greenprint staff include:
 - University of Chicago Student Health Counseling and Wellness Center, Chicago, IL. Served as Project Manager, leading the civil engineering services associated with the University of Chicago's Student Health, Counseling, and Wellness Center in Chicago, which included courtyard reconstruction to provide accessible ingress and egress as well as stormwater management.
 - IMD Gateway, Chicago, IL. As project manager, provided civil engineering services associated with the construction of a new 10-acre mixed-use town center development in the Illinois Medical District. The site improvements included interior private access roads, plazas, underground detention, private utility distribution, pedestrian walkways, and a new driveway entrance with signals off Ogden Avenue.
 - City Hall & Metra Station Redevelopment, Clarendon Hills, Illinois. As Project Manager, provided civil engineering for the redevelopment of an existing Metra Station in downtown Clarendon Hills, the redevelopment of the front lawn of the Clarendon Hills Village Hall, and coordinated with transportation engineers on the reconstruction and reconfiguration of several streets within the downtown area. The site improvements included the construction of bioretention areas.
 - Westchester Library, Westchester, IL. Served as Project Engineer, providing civil engineering services associated with the construction drawing designs for the Westchester Library parking lot improvements. Site elements included a permeable paver parking lot with curbed bioretention basins that helped reduce nuisance flooding that was damaging the building.



NICOLE CHAVAS

PRESIDENT + CHIEF OPERATING OFFICER

A co-founder of the firm, Nicole leads Greenprint operations, strategy, and business development. Her passion for rallying resources, talent and partnerships to facilitate equitable investment in a sustainable built environment has informed her approach to team leadership and company growth since 2014. Nicole's love of learning is inherent in every initiative she leads. Whether it's spearheading a proposal, securing funding and financing for delivery of a new program, accelerating adoption of a new project management system, or recruiting and onboarding new staff, she is committed to transparency, collaboration and continuous learning every step of the way. Nicole grew up in Madison, WI, part of a proud family of Badgers

QUALIFICATIONS

EDUCATION

MBA, 2015

Northwestern University-Kellogg

Master of Accountancy, 2004,

University of Wisconsin-Madison

BBA, Accounting, 2003, University of Wisconsin-Madison

20 YEARS OF EXPERIENCE

10 years with Greenprint Partners

CONTACT

Phone: 773-612-2906

Email: nicole@greenprintpartners.com

EXPERIENCE

Greenprint Partners President + Chief Operating Officer

Chicago, IL | 10 Years

- Co-founder of the firm leading all aspects of operations, business development, strategy and program implementation.
- Has grown Greenprint from a start-up to a 20+ person sustainable consulting firm managing contracts ranging from \$10K - \$20M in value.
- Led the successful pursuit, award, and program design of the Fresh Coast Green Communities program, a \$20M partnership with the Milwaukee Metropolitan Sewerage District to equitably fund and implement green infrastructure projects on public and private property across their GI service area.
- Structured and closed a \$3M line of credit to finance green infrastructure retrofit projects in St. Louis.
- Raised over \$13M in philanthropic grants and program-related investments to fund and finance high impact sustainable infrastructure initiatives.

**ALEX HEIDTKE, P.E.****ENGINEERING MANAGER**

Alex manages our team of civil engineers and oversees the design of complex site development projects that meet our clients' goals. She is dedicated to transforming the built environment through environmentally-friendly systems like green infrastructure, maximizing the climate resiliency of every site she designs. Alex is particularly passionate about using her technical engineering expertise to connect communities with site designs that honor community priorities and help people engage with recreation and nature. She especially enjoys projects that include native plants as a drought-tolerant, low-maintenance tool for managing stormwater while also increasing biodiversity and pollinator habitat.

QUALIFICATIONS**EDUCATION**

B.S., Civil + Environmental Engineering,
2013
University of Illinois at Urbana-
Champaign

11 YEARS OF EXPERIENCE

3 years with Greenprint Partners

PROFESSIONAL REGISTRATIONS

Professional Engineer
Illinois #062-069620
Missouri #2022008569
Pennsylvania #PE093143

CONTACT

Phone: 847-899-6835
Email: alex@greenprintpartners.com

EXPERIENCE

Engineering Manager | Greenprint Partners
Chicago, IL | 3 years

- Leads a team of civil engineers providing site development services that incorporate high-impact, community-driven stormwater solutions through green infrastructure, including bioswales, permeable pavement, stormwater bumpouts, planters, and rain gardens.
- Manages municipal and institutional green infrastructure retrofit projects across the country from concept through construction, ensuring designs meet the needs of diverse community stakeholders to maximize environmental and community impact.

Assistant Project Manager | Terra Engineering
Chicago, IL | 4 years

- Managed up to 15 municipal, institutional, and commercial site development projects up to 10 acres and assisted on projects up to 300 acres.
- Supported business development and built relationships with clients, architects, and engineers to maintain repeat clients and project teams.



HANNAH KACPRZAK, P.E.

SENIOR PROJECT MANAGER | ENGINEERING

Based in Madison, Hannah leads our Wisconsin portfolio of work, most notably the Fresh Coast Green Communities partnership with the Milwaukee Metropolitan Sewerage District. Her unique combination of technical design and stakeholder management skills helps her collaborate with utility and municipal staff, subconsultants, and property owners to deliver community-driven green infrastructure. Hannah is inspired by the intersection of public health, communities, and the environment and is passionate about maximizing the benefits of green infrastructure. Her enthusiasm for learning from, and connecting with, our clients and partners makes her a key leader on our engineering team.

CONTACT

Phone: 608-692-1000
Email: hannah@greenprintpartners.com

QUALIFICATIONS

EDUCATION

M.S., Civil + Environmental Engineering
Northwestern University, 2014

B.S. Environmental Engineering
Northwestern University, 2013

11 YEARS OF EXPERIENCE

5 years with Greenprint Partners

PROFESSIONAL REGISTRATIONS

Professional Engineer
Wisconsin #48542
Illinois 062.070923
Missouri 2020011384
New York 102934

EXPERIENCE

Senior Project Manager | Greenprint Partners
Madison, WI | 5 Years

- Serves as Assistant Program Manager for the Fresh Coast Green Communities program created in partnership with the Milwaukee Metropolitan Sewerage District to install green infrastructure to manage 6 to 8 million gallons of stormwater. The program focuses on elevating equity with high impact projects in the urban core of Milwaukee and surrounding municipalities.
- Manages the design of GI projects in Milwaukee, Philadelphia, and St. Louis, developing and overseeing calculations, cost estimates, detailed design drawings, and reports

Civil Engineer II - Water and Sewer | Evanston Water Treatment Plant

Evanston, IL | 1 Year

- Provided project management of all city sewer lining projects including design, scheduling, budgeting, payment, contractor coordination, and on-site oversight.
- Provided oversight of water main construction including landscaping, sidewalk replacement, road resurfacing, hydrant placement, and drinking water standards.





RAUL JUSTO JR.

CLIMATE PROGRAMS SPECIALIST

Raul leverages his expertise in data analysis and community engagement to help address societal and environmental challenges that disproportionately impact low- and moderate-income communities and communities of color. He has deployed his unique set of skills to manage housing stability programs, worked closely with public housing tenants at risk of eviction, and connect public and non-profits property owners to funding programs to fund, design and implement climate resilient infrastructure on their sites

QUALIFICATIONS

EDUCATION

Master of Urban Planning & Policy,
2023, University of Illinois Chicago

B.A., Urban Studies & Planning,
2017, San Francisco State University

7 YEARS OF EXPERIENCE

<1 year with Greenprint Partners

BILINGUAL

English/Spanish

CONTACT

Phone: 415-410-7933

Email: raul@greenprintpartners.com

EXPERIENCE

Climate Programs Specialist | Greenprint Partners
Chicago, IL | starting April 2024

- Supports the development and implementation of equitable climate resilience and green infrastructure programs, strategies, and plans for public clients.
- Prepares maps and data analysis to help inform project siting decisions, existing conditions analyses and plan recommendations.

Planning Analyst/Project Manager | Chicago Housing Authority

Chicago, IL | 3 years

- Collected and analyzed data for annual and quarterly compliance reporting to HUD.
- Manage the agency-wide implementation of the Language Access Plan to improve service delivery for over 5,000 residents.



Engberg Anderson believes in Architecture that inspires people, strengthens neighborhoods, and builds communities.

Founded in 1987, Engberg Anderson is a team of creative architects, interior designers, planners, travelers, and artists, driven to create a design that serves a higher purpose. Collaboration with our clients leads us to understand user needs and community identity better and inspires our best work. Building neighborhoods, not just buildings, improves people's lives through impactful projects that are intensely local, detail-obsessed, and reflective of their use and users.

Our staff brings both a strategic vision and a rigorous planning and design process that improves the built environment with truly sustainable buildings. When working with our clients, we provide them with the right mix of expertise and resources to guide them through a successful client-based approach. This provides a framework that enables us to provide expertise and resources tailored to the project's needs.

While these needs vary, our approach is consistent and concise. From sensitive historic preservation projects to complex public and private community projects of a highly technical nature, we collaborate with clients to help them achieve their goals with inspired work that supports the activities and institutions at the heart of a vibrant community.

PRINCIPALS

Eric Ponto
Bill Robison, AIA, LEED AP
Joe Huberty, AIA, LEED AP
Alexandra Ramsey, AIA

PARTNERS

Felipe Ornelas, ASSOCIATE AIA
Timothy Wolosz, AIA
Sarah Ponto, NCIDQ, ASID
Shaun Kelly, AIA, LEED AP
Jim Brown, AIA
Jeff Hanewall

LOCATIONS

Madison

305 W. Washington Ave.
Madison, WI 53703
608.250.0100

Milwaukee

320 E. Buffalo St.,
Suite 500
Milwaukee, WI 53202
414.944.9000

Chicago

8618 W. Catalpa Ave.,
Suite 1116
Chicago, IL 60656
847.704.1300

www.engberganderson.com



EDUCATION

University of Wisconsin-Milwaukee,
Master of Architecture

University of Wisconsin-Milwaukee,
Bachelor of Science- Architectural
Studies

ACTIVITIES | AFFILIATIONS

University of Wisconsin-Milwaukee
School of Architecture & Urban
Planning Alumni Association
President, 2000- 2011

AWARD | RECOGNITION

The North End, Milwaukee, WI | AIA
WI Design Award of Merit, 2010 | The
Business Journal Real Estate Awards,
Best Development Residential, First
Place, 2010; | Daily Reporter Top
Project, 2010 | Daily Reporter Top
Project, 2018 | Mayor's Design
Award, 2014 [Phase II] | WCREW
Showcase Award, 2019

Atelier, Milwaukee, WI | Daily
Reporter Top Project, 2017 | The
Business Journal Real Estate Awards,
Best Development

LightHorse 4041, Shorewood, WI
WI Chapter of American Planning
Assoc., Urban Design Award, 2013



Eric Ponto

PRINCIPAL IN CHARGE

Eric Ponto became Partner at Engberg Anderson in 2016. A recognized designer of award-winning projects in the mixed-use, urban planning, and multi-family housing markets including The District-in West Bend, Caroline Heights in Elm Grove, The North End, Atelier and MKE Lofts in Milwaukee and Lighthouse 4041 in Shorewood. Eric is highly regarded for his project management skills. He has cultivated long-standing relationships with his clients since joining the firm in 2002.

RELEVANT EXPERIENCE

Caroline Heights, Elm Grove, WI | Project consists of three new buildings and the adaptive reuse of two Historic buildings on the former campus of The School Sisters of Notre Dame.

Dwell Bay View, Bay View, WI | New 70-unit apartment building along popular thoroughfare south of downtown Milwaukee; includes 73,500 sf residential (including some WHEDA financed), 26,000 sf parking, 9,000 sf retail.

Atelier Lofts, Milwaukee, WI | Renovation of a former industrial building into mixed-use housing and retail spaces within Milwaukee's Historic Third Ward.

Harmonee Square. Wauwatosa, WI

Three-story mixed use development that includes 30 apartments and 7,500 sf of first-floor commercial space. The building responds to the sensitive site that borders both the vibrant downtown and single family homes with its' massing that creates a corner plaza and materials that echoes some of the adjacent historic structures.

Dye House, Milwaukee, WI | Exterior and interior renovation of 5-story, 160,000 sf historic factory/distribution warehouse into an office building and luxury condominiums.

Lighthouse 4041, Shorewood, WI

New 84-unit apartment building with 14,000 sf retail and 200 structured parking spaces; total square footage is 123,000 sf residential and 101,300 sf parking.

The North End, Milwaukee, WI | **Master Plan**, Master Plan for a 450-unit condominium development on a former leather company brownfield site along the Milwaukee River north of downtown. LEED-ND® (Neighborhood Development) pilot program. | **ONE at North End (Phase One)**, Includes 83-units (including some WHEDA financed) with 13,000 sf retail space and 144-space underground parking structure. | **Portrait + Silhouette (Phase Two)**, Two additional mixed-use retail and apartment buildings: Portrait contains 55-units; Silhouette is 100-units (including some WHEDA financed). Phase 2 also includes a new public park (Denim Park). | **Vignette (Phase Four)**, Vignette expands the North End with an additional 155-units, an outdoor swimming pool and grilling station, mini-bowling lanes, a fitness center, and an extension of the Riverwalk. | **Chroma (Phase Five)** | Chroma includes 88-units, a pet grooming center, and a rooftop clubhouse with 30'X30' outdoor terrace and grilling station | **Master Plan and Development**, This urban brownfield site has been transformed into a vibrant neighborhood of five new, modern apartment buildings with a range of amenities including club rooms, fitness areas, pet spas, a bowling alley, and a new pool with outdoor bar.



EDUCATION

University of Wisconsin-Milwaukee
Bachelor of Science- Architectural
Studies

Milwaukee Area Technical College
Associate Degree- Architectural
Technology

ACTIVITIES | AFFILIATIONS

Hispanic Chamber of Commerce

AWARDS | RECOGNITION

RiverHeath, Appleton, WI | Prairie
at Riverheath | Daily Reporter Top
Project of 2016

St. Anthony Place, Milwaukee, WI
| MANDI Awards, Building Blocks
Award, 2019

The North End, Milwaukee, WI | AIA
WI Design Award of Merit, 2010 | The
Business Journal Real Estate Awards,
Best Development Residential,
First Place, 2010 | Daily Reporter
Top Project, 2010 | Daily Reporter
Top Project, 2018 | Mayor's Design
Award, 2014 [Phase II] | WCREW
Award, 2019

Maskani Place, Milwaukee | Mayor's
Design Award, 2015



Felipe Ornelas | ASSOCIATE AIA

PARTNER | PROJECT MANAGER

Felipe's extensive background spans a wide range of sectors, including healthcare, housing, corporate design, and libraries. His passion lies in architectural projects that blend health, culture, and community. He is deeply motivated by the opportunity to make a positive impact on his neighbors and the broader community. Felipe has left his mark on Milwaukee through various projects, including the construction of three clinics for the Sixteenth Street Community Health Center, the restoration of Milwaukee City Hall, and the development of more than 13 local housing initiatives. In each of these endeavors, he has been instrumental in fostering a sense of unity and community throughout the city.

RELEVANT EXPERIENCE

402 Flats, Madison, WI | 54 unit multi-family housing with underground parking scheduled for completion June of 2024.

East Washington Apartments, Madison, WI | 192 unit multi-family housing with both above ground and underground parking scheduled to begin construction in May of 2023

RiverHeath, Appleton, WI | A new development that reclaims a dormant industrial waterfront site. The project combines multi-unit housing, office, and retail space into a dense core. LEED-ND® (Neighborhood Development) Pilot Project. | **Evergreen and Prairie**, There are currently two mixed-use buildings with a total of 75 total units with covered parking in the lower level integrated into the design. Some of the mixed use spaces in the buildings include a restaurant, salon, finance management, café, and a co-working space.

The North End, Milwaukee, WI | The North End is a large urban development on a former leather company brownfield site along the Milwaukee River north of downtown. LEED-ND® (Neighborhood Development Pilot Program). | **Portrait + Silhouette**, Phase II was the construction of two mixed-use retail and apartment buildings, creating 155 apartment units between both buildings. | **Vignette**, 155 units along with covered parking on two levels and an elevated swimming pool on the courtyard level. It also has other amenity spaces such as mini-bowl, workout room, pool club room and work areas adjacent to the main lobby. | **Chroma**, 89 units along with covered parking on two levels and a designated dog area at the courtyard level. It counts with amenity spaces such as a dog wash suite, workout room, an elevated club room at the top level with a walk out deck & fire pit as well as a work-reading-computer area adjacent to the main lobby.

Heartland Housing, Milwaukee, WI | **Maskani Place**, 37 units of permanent supportive housing, including two, three and four bedroom apartments and 7,000 sf of program space, for families in transition from homelessness to rental housing | **St. Anthony Apartments**, 60 units of permanent supportive housing and a comprehensive resource center for Milwaukee's chronically homeless, this including 54 one bedroom & 6 studio apartments as well a community room and on-site property management offices. There are also three "commercial" spaces on the first floor & lower level. These are comprised of the Milwaukee Day Reporting Center, St Ben's Clinic and St Ben's Meal Gathering Space.

General Mitchell International Airport (GMIA), Milwaukee, WI | Concourse C Expansion

Historic Third Ward Riverwalk, Milwaukee, WI



EDUCATION

University of Miami-Florida
Master of Architecture

University of Wisconsin-Milwaukee
BS- Architectural Studies
Urban Planning Certificate

REGISTRATIONS

Registered Architect: IL, WI

ACTIVITIES | AFFILIATIONS

University of Wisconsin-Milwaukee,
Adjunct Professor, 2010- Present

University of Miami-Florida
Teaching Assistant

AWARDS | RECOGNITION

The Standard at East Library,
Milwaukee WI | The Daily Reporter
Top Projects of 2014 | Milwaukee
Business Journal Real Estate Award,
2015 | Mayor's Design Award, 2015

Timber Lofts, Milwaukee, WI | AIA
Wisconsin Merit Award, 2022 | US
Woodworks Design Award CLT Mass
Timber Multifamily, 2021 | The Daily
Reporter, Top Projects of 2020 |
Milwaukee Business Journal, Real
Estate Award, 2021



Tim Wolosz | AIA

PARTNER | PROJECT ARCHITECT

Tim is a versatile designer with expertise in managing extensive, diverse projects. His commitment to high-quality design is apparent throughout the entire process, from the initial conceptualization to overseeing construction and project finalization. Tim's portfolio encompasses a range of projects, including acclaimed commercial endeavors like The Promenade Building and innovative residential projects such as Timber Lofts, Milwaukee's newest CLT project. Tim believes that effective design should be sensitive, responsive, and inclusive.

RELEVANT EXPERIENCE

02 Flats, Madison, WI | 54 unit multi-family housing with underground parking scheduled for completion June of 2024.

Timber Lofts, Milwaukee, WI | Milwaukee's first mass timber building consists of a Historic Tax Credit renovation of an existing 33,000 sf historic building and the addition of a new 5,763 sf CLT or mass timber constructed building. The two buildings comprise a total of 60 residential units. The first floor consists of retail space, the resident lobby, a leasing office, and a fitness room. CLT ceilings, posts, and beams harmonized aesthetically with the cleaned exposed timber from the historic construction.

The Standard + East Library Development, Milwaukee, WI | 100 new luxury apartment units with a 16,000 sf library on the first floor. The building massing is staggered and set back to provide the Library its own identity in the composition. Four floors of apartments above are complimented by an amenity room and large exterior terrace above the Library.

The Promenade, Ashwaubenon WI. | A new "active-senior" luxury apartment building of 85 units will also integrate the core + shell for a Brown County replacement Library. The site will be textured with bioretention, complete with local flora and fauna plantings, and butterfly gardens or pollinator patches to provide an overall naturalized aesthetic for the site. The building will feature interior parking, a wellness center and a uniquely themed amenity space on each floor. The top floor features a community room and outdoor terrace with long views to Lambeau Field.

Riverwest North Avenue Food Incubator, Milwaukee, WI | 91 units of affordable housing networked into a neighborhood setting on Milwaukee's East Side. The project features walk-up units, an resident amenity room on each floor, and a large community demonstration kitchen at the first floor that spill out to an outdoor terrace. Urban gardens and pedestrian connections serve as amenities to the site.

General Mitchell International Airport (GMIA), Milwaukee WI | *Baggage Claim Building Remodeling*, The Baggage claim area remodel & replacement was an effort to update and improve the facility and to add much needed daylighting. The project features an updated modern aesthetic, two-story, sky-lit gathering spaces, and integrated public art. Other improvements to the 45,000 sf passenger service main floor and the 45,000 sf basement baggage conveyor system includes five new baggage carousels, revolving and sliding door entries, relocated airline baggage service offices, and ADA compliant restrooms. The project is LEED Registered.



EDUCATION

Milwaukee Institute of Art and Design, Bachelor of Fine Arts – Interior Architecture and Design

REGISTRATIONS

Licensed Architect in the State of Wisconsin

LEED Green Associate

AWARDS | RECOGNITION

2017 Best in American Living Awards, VU at Macdonald Highlands

2018 BIA Excellence in Home Building Awards, Perch

2019 BIA Excellence in Home Building Awards, SP78



Rachel Foley | AIA | LEED GA

PROJECT ARCHITECT

Rachel's commitment to teamwork and innovative problem-solving underscores her belief in achieving exceptional design through collective efforts. Passionate about sustainability and historic rehabilitation, Rachel creates spaces that blend the past and future seamlessly. Her designs reflect a thoughtful balance, preserving historical context while incorporating contemporary elements for a harmonious and forward-looking aesthetic. Beyond her professional pursuits, Rachel actively engages with the community by volunteering with schools, aiming to inspire a love for architecture and design among students. This commitment to education underscores her desire to contribute to the next generation's understanding of the transformative potential of purposeful and thoughtful design.

RELEVANT EXPERIENCE

402 Flats, Madison, WI | 54 unit multi-family housing with underground parking scheduled for completion June of 2024.

East Washington Apartments, Madison, WI | 192 unit multi-family housing with both above ground and underground parking scheduled to begin construction in May of 2024.

SP78 Downtown San Jose, San Jose, CA | Fusing with the upbeat vibe and rich culture of nearby San Pedro Square Marketplace, 78 new townhomes in downtown San Jose deliver great ownership opportunities in a place designed for all types of living. Innovative floor plans, thoughtful design and contemporary style blend with the functionality of these three-story residences. Where connectivity is inspired and the endless shopping, dining and entertainment opportunities of downtown are just a stroll away.

VU at Macdonald Highlands, Henderson, NV | VU is situated in the hillside community of MacDonald Highlands, one of the top luxury communities in Las Vegas. An undulating site called for careful consideration in home placement. The solution was to "march" the homes up the hill with the single-story units at the lowest points and the three and four-story units behind. Sweeping views of the Las Vegas strip from every home are the result of this careful planning. In order to enhance these views designers incorporated an abundance of windows and multiple outdoor spaces oriented toward the city. Pulling inspiration from the Greek island of Santorini, these townhomes are designed with simple forms, clean lines and a cool color palette of whites, creams and blues.

Perch, Dublin, CA | Trumark's Perch is a collection of four innovative floor plans to create a transit-oriented urban village in the heart of downtown Dublin, California. Close to the Dublin BART station and downtown Dublin retail, Perch consists of 60 new residential units in nine three-story buildings on 2.7 acres. Each home features a defined and private entry, second-floor living spaces flooded with natural light, well-appointed master suites, and secondary bedrooms planned for flexibility of use. All have private roof decks with enclosed access stairs that double as a separation from the neighboring unit's roof deck. One of the first modern-style housing developments in the City of Dublin, the exterior is detailed in a sleek contemporary fashion with bold accents of glass, color and metal. The new pedestrian-oriented development also has a central outdoor gathering space and lush landscaping.

General Mitchell International Airport - Concourse C Expansion

Milwaukee, WI

Simultaneously a tribute to and icon of Milwaukee, General Mitchell International Airport's Concourse C remodeling and addition combines function, form and art to create an environment that accommodates, welcomes and engages its travelers. The project expanded the terminal from 10 aircraft parking positions and 8 gates to 16 parking positions and 16 gates. The feature design element is a colorful terrazzo floor by artist Carlos Alves.

Status

Completed 2007

Size

110,000 sf

Construction Cost

\$31 million

Recognition

Wisconsin Builder Top Projects of 2007

Featured as one of Business Journal's Largest Construction Projects of 2003



General Mitchell International Airport - Baggage Claim

Milwaukee, WI

Upon reaching General Mitchell International Airport, travelers retrieving their luggage now experience an enhanced and comfortable welcome. The revamped baggage claim area boasts a spacious 45,000 square foot passenger service section on the main floor, complemented by a similarly sized basement hosting a state-of-the-art baggage conveyor system featuring five new carousels, sliding door entrances, relocated airline baggage service offices, and ADA-compliant restrooms.

The construction process entailed the removal of the existing roof, followed by the addition of structural framing to support innovative features such as a green roof, elevated roof sections at entrances, designated gathering spaces, and skylights. The outdated canopies were replaced with glazed canopies, ensuring more comprehensive coverage for both pedestrians and vehicles. The remodeling occurred in phases, strategically allowing the facility to remain fully operational throughout the 20-month transformation.

Engberg Anderson worked closely with local artists on all of our General Mitchell International Airport projects to ensure that the airport's arrival and departure spaces matched the aesthetic of both existing spaces and Milwaukee as a community. This was done while also ensuring that the time those traveling spend in our airport leaves a dramatic impression of our community as a whole. In particular, for the baggage claim area we worked with a local artist on the dancing, shimmering silver mobiles that add a sense of movement and exploration to the baggage claim.

Status

Completed 2015



Size

90,000 sf

Construction Cost

\$45 million

Recognition

Airports Going Green Award- Honorable Mention, 2015
Daily Reporter Top Project, 2015



Historic Third Ward Riverwalk

Milwaukee, WI

Stretching half a mile along the east bank of the Milwaukee River, this public walkway seamlessly links with the established downtown Riverwalk. Constructed as a pile-supported wooden boardwalk above the water, this segment ingeniously incorporates design elements inspired by the region's industrial heritage. Notably, the walkway strongly emphasizes environmental education, contributing to a harmonious blend of history and ecological awareness.

Recognition Urban Land Institute Project Excellence Award, 2017; American Planning Association, Great Places in America Top 10 Public Places, 2011; AIA National Institute Honor Award for Regional and Urban Design, 2007; Wisconsin Green Building Alliance Award of Excellence, 2006; 2006; International Downtown Association Special Achievement in Public Space, 2006; International Waterfront Center Honor Award, 2005; Wisconsin Builder's Top 20 Projects of 2005.

Status

Completed 2005

Construction Cost

\$9.5 million



Milwaukee Public Library - Tippecanoe Branch

Milwaukee, WI

The Tippecanoe Branch underwent a complete interior remodel, as well as various exterior updates to make the library more accessible to the community. The interior now offers better use of space by creating a multi-functional community room, independent study room and a unique area for teens to meet and socialize. The redesign allows staff to better manage and monitor the library. The reworking of its public entry includes a new canopy structure and reconfigured parking for better access to the building. The project also refurbished and reused existing art from the branch that had been underutilized and unkempt prior to the renovation, restoring it to prominence and matching new finishes to complement its design. Incorporating new landscaping accents and storm water control elements, Tippecanoe compliments the rest of Milwaukee's Garden District.

Status

Completed 2015

Size

12,400 sf

Construction Cost

\$3.4 million

Recognition

Mayor's Design Award, 2016;
Daily Reporter Top Project of 2015



Milwaukee Public Library - Tippecanoe Branch

Milwaukee, WI

The Tippecanoe Branch underwent a complete interior remodel, as well as various exterior updates to make the library more accessible to the community. The interior now offers better use of space by creating a multi-functional community room, independent study room and a unique area for teens to meet and socialize. The redesign allows staff to better manage and monitor the library. The reworking of its public entry includes a new canopy structure and reconfigured parking for better access to the building. The project also refurbished and reused existing art from the branch that had been underutilized and unkempt prior to the renovation, restoring it to prominence and matching new finishes to complement its design. Incorporating new landscaping accents and storm water control elements, Tippecanoe compliments the rest of Milwaukee's Garden District.

Status

Completed 2015

Size

12,400 sf

Construction Cost

\$3.4 million

Recognition

Mayor's Design Award, 2016;
Daily Reporter Top Project of 2015



The North End

Milwaukee, WI

When the master plan process for the North End started in 2001, the 7.5-acre brownfield site contained a toxic tannery complex of 29 buildings that had abruptly closed. The complex turned its back on the Milwaukee River, located in a former industrial area where an underused freeway spur had separated. Instead, the masterplan envisioned a walkable neighborhood connecting the city to the river and transforming this industrial edge into The North End.

When the fifth and final phase was completed in August 2018, the site transformed into a vibrant neighborhood of 5 modern apartment buildings with club rooms, fitness areas, pet spas, a bowling alley, and a new pool with an outdoor bar. Green roofs conceal the residents' structured parking, and "liner" units activate the façade. A series of new roads connect the 655 upscale apartment units and 43,800 square feet of retail to the surrounding neighborhood. In addition, almost a quarter-mile of the new Riverwalk and a new public pocket park have turned this dead zone into an inviting and active destination. As a result, the North End has become a model for approaching a large former industrial site and truly embodies its tagline, "a neighborhood by design."

Additional amenities added for the entire development will include an outdoor swimming pool, tanning deck, grilling station, and Pool Club Room, mini-bowling lanes, fitness centers, pet grooming center, and a rooftop clubhouse with a 30'X30' outdoor terrace & grilling station as well as a neighborhood pocket park, Denim Park.



Status

Completed 2018

Size

481 units | 792,046 GSF
19, 758 SF retail space

Est. Construction Cost

\$89.1 Million

Recognition

Daily Reporter Top Project of 2020
WCREW Impact Award, 2019
Daily Reporter Top Project of 2018
The Business Journal Real Estate Awards,
Best Development Residential First Place, 2010
Mayor's Design Award, 2010 + 2014
AIA Wisconsin Design Award of Merit, 2010
Wisconsin Builder/Daily Reporter Top Project of 2009

The Standard

Milwaukee, WI

Engberg Anderson envisioned and designed a cutting-edge mixed-use building for the East Library Branch in the heart of one of Milwaukee's most vibrant neighborhoods. Aligning with the specifications of the Milwaukee Public Library and aiming to contribute positively to the city, our team crafted a 173,100 sf structure. The first floor hosts a spacious 16,000 sf library, while four upper levels accommodate housing. The residential component features 70 one-bedroom units, 24 two-bedroom units, and four three-bedroom units. Parking provisions comprise 118 resident parking spaces on the lower level and 38 parking spaces for library patrons.

Status

Completed 2014

Size

96 units | 173,100 SF

Est. Construction Cost

\$15.3 Million

Recognition

The Daily Reporter Top Projects of 2014

Milwaukee Business Journal

Real Estate Award, 2015

City of Milwaukee Mayor's Design Award, 2015

Masonry Award, 2017



The Promenade

Ashwaubenon, WI

The Promenade is the first-of-its-kind luxury apartment building catering to active seniors, with 85 units seamlessly integrated with the core and shell of a Brown County replacement library. The site will be thoughtfully textured with bioretention, adorned with local flora and fauna plantings, and enriched with butterfly gardens or pollinator patches, creating a naturally harmonized aesthetic. The building will offer convenient interior parking, a dedicated wellness center to promote a healthy lifestyle, and uniquely themed amenity spaces on each floor for added vibrancy. The top floor is designed as a standout feature, featuring a community room and an outdoor terrace offering sweeping views of Lambeau Field, providing residents with an unparalleled experience. This project harmonizes luxury living for active seniors with a commitment to environmental sustainability and community engagement, making it a unique and enriching addition to the Brown County landscape.

Status

Construction Starts April 1, 2024

Size

88 units

Est. Construction Cost

\$40 Million



The Lydell

Glendale, WI

The Lydell is located in the City of Glendale, Wisconsin and also fronts the west side of Whitefish Bay. This development consists of four new and separate apartment buildings. Three out of the four apartment buildings surround the existing parking structure, the fourth is a free standing building located immediately to the north of the others. Each of the apartment buildings will have their own separate lobby entrance and club room/amenity spaces within. The leasing office will be located at the inside of the northern most free-standing building and it will also have a large workout room meant to be shared with the other building tenants. There are also multiple outdoor activity spaces located between the buildings, in front of or at an elevated floor setting. Some of those features include a pool with an outdoor bar plaza between buildings 01 & 02, a shared urban plaza located between buildings 02 & 03 that will provide a dual function as both an outdoor amenity space for the two adjacent apartment buildings and will serve as the gateway into the Bayshore commercial/retail for pedestrians looking to access from the Whitefish Bay neighborhood. There is also an outdoor elevated courtyard with a green roof located over the building 01 parking garage. On building 04 there is a ground floor courtyard, a private courtyard on at the building rear (west side) and finally it will also have the club room located at the top floor with an outdoor terrace that overlooks the courtyard below and the pool plaza at the other side of the inner road.

There are a total of 311 apartment units spread out within the four buildings. Buildings 02 & 03 located along Lydell Avenue and on the east side of the existing parking garage contain 59 units each and are four & five stories respectively. Building 01 to the north of that also along Lydell Avenue contains 119 units and will also have covered parking on the first floor as well as a surface parking lot immediately to the north. Building 04 which is completely inside of the overall development and to the north of the existing parking garage will have 79 units. There will be a total of almost 400,000 square feet of new construction between the four apartment buildings.



Status

Completed 2023

Size

311 Units | 400,000 SF

Est. Construction Cost

\$73 Million

Riverheath

Appleton, WI

Aimed at providing Appleton with a vibrant, interconnected community environment, Riverheath is a new development reclaiming a dormant industrial waterfront site. The site, comprised of 15 acres along the Fox River at the heart of Appleton, is within walking distance of Lawrence University and College Avenue. A combination of townhomes, multi-unit housing, retail spaces, walkable spaces and parkland, Riverheath is a multi-phase project serving as a showcase for sustainable urban development. The USGBC® selected the project to be a LEED-ND® (Neighborhood Development) pilot project, aiming to integrate the principles of smart growth, new urbanism and green building.

Status

Evergreen | Completed 2014

Prairie | Completed 2016

Marriott | Completed 2017

Willow | Completed 2020

Size

Evergreen | 35 units

Prairie | 40 units

Marriott | 97 rooms

Willow | 110 units

Est. Construction Cost

Evergreen | \$12 Million

Prairie | \$18 Million

Marriott | \$12 Million

Willow | \$25 Million

Recognition

Willow | Daily Reporter Top Project

Prairie | Daily Reporter Top Project

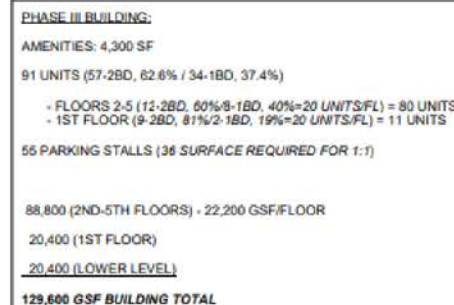
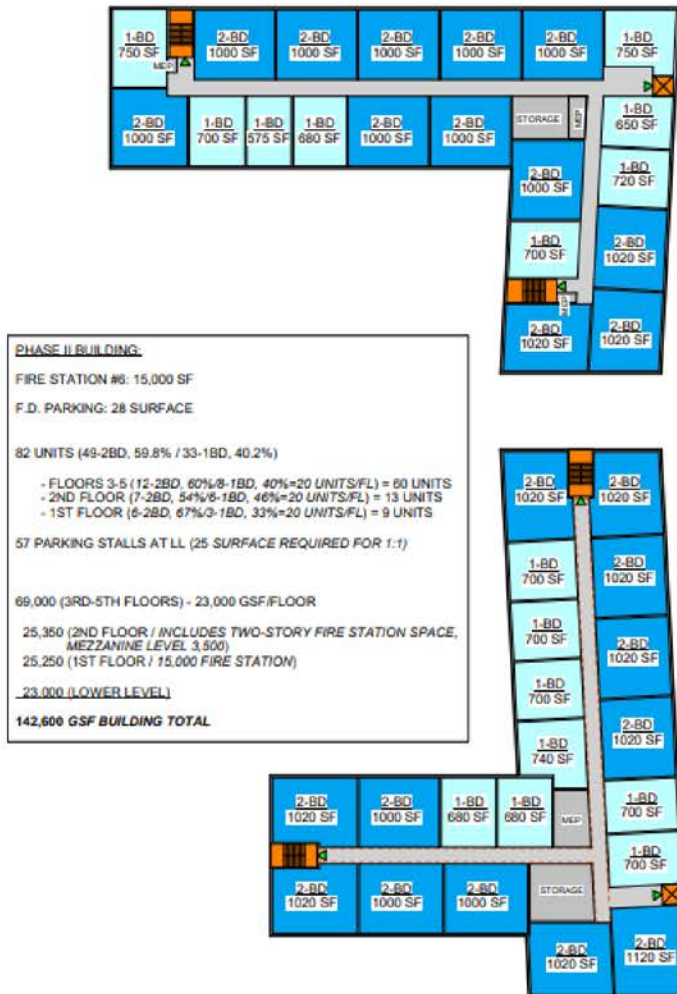


References

1. General Mitchell International Airport
Anthony M. Raab
General Mitchell International Airport, Engineering Department,
414.659.3156
2. Historic Third Ward Riverwalk
Third Ward Association
525 E Chicago St, Milwaukee, WI 53202
(414) 273-1173
Original Contact: Retired
Current President: Jim Plaisted



Potential Concept Plan



*Conceptual plan for discussion purposes only

Potential Concept Plan



*Conceptual plan for discussion purposes only

Potential Concept Plan



*Conceptual plan for discussion purposes only

Potential Concept Plan



*Conceptual plan for discussion purposes only

Disclosures & Compliance

Disclosures

No team members included in this response have any required disclosures under sections 12 (a) and (b) of the RFQ.

Compliance

Bear will comply with the Affirmative Action Ordinance of the City of Madison in connection with the project.

The following team members are licensed within the State of Wisconsin:

- Engberg Anderson Architects as Architect
- Greenprint Partners as Engineer
- Construction Management Associates, Inc. as General Contractor

Engberg Anderson Architects, Greenprint Partners, and Construction Management Associates, Inc. will hold sufficient Errors and Omissions Insurance for the duration of the project as outlined in the insurance requirement section of the RFQ.

Contact Information

Thank you for your time and consideration. Please contact us below with any questions.

NICK ORTHMANN

Project Manager
Bear Development, LLC
262-308-2656
Northmann@beardevelopment.com

NICOLE CHAVAS

President + COO
Greenprint Partners
773-612-2906
nicole@greenprintpartners.com