

AUGUST 27, 2021
2:00 PM (CT)



QUALIFICATIONS for COMMUNITY DEVELOPMENT AUTHORITY (CDA) OF THE CITY OF MADISON DEVELOPMENT PARTNER FOR REDEVELOPMENT / REVITALIZATION

Triangle Site (AMP 400):
Brittingham, Gay Braxton, and Karabis Apartments, and Parkside Towers and Townhouses



CDA Redevelopment
c/o Office of the Director of Planning Community and Economic Development
215 Martin Luther King, Jr. Boulevard, Room 130
Madison, Wisconsin 53703

Lea White, Program Assistant | lwhite2@cityofmadison.com (electronic submittal)





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Team Qualifications



August 27, 2021

CDA Redevelopment

c/o Office of the Director of Planning Community and Economic Development
215 Martin Luther King, Jr. Boulevard, Room 130
Madison, Wisconsin 53703

Re: **CDA - Traingle Site (AMP 400) Qualifications**

Dear Community Development Authority (CDA),

On behalf of our Repositioning/Co-Development partner group, we are pleased to submit our response to the CDA Triangle site Request for Qualifications (RFQ). Dimension Development, Hope Community Capital, MartinRiley architects - engineers, and McGann Construction, comprise the Repositioning/Co-Development partners who will assist the CDA in its repositioning and/or redevelopment efforts for the Public Housing units located on the Triangle site. Our combined expertise spans the range of tasks envisioned in the RFQ and is outlined in the "Project Understanding" section of the RFQ response.

The Triangle redevelopment is an opportunity to examine the history of the Triangle neighborhood and ensure the implementation of the project meets the needs of current and future Triangle residents. Building on the Bayview Foundation's resident engagement success, our team will catalyze small and minority-owned developers and reimagine a community that is cohesive with the greater Greenbush Neighborhood and the City's master plan and vision while amplifying the assets of the Triangle site.

Our response has been prepared based on four similar property repositioning/development initiatives undertaken by the CDA, listed below. In all four, either Tom Landgraf Consulting or Dimension Development served as the redevelopment consultant. On all but the Monona Shores redevelopment, McGann construction served as the General Contractor.

- Monona Shores property acquisition and redevelopment into Lake Point Terrace
- Truax Apartments Redevelopment Phase I – rehab and new construction
- Truax Apartments Redevelopment Phase II – rehab and new construction
- Revival Ridge Apartments – new construction on Allied Drive

Compared to the above transactions, the Triangle site repositioning and redevelopment involves multiple building types, more residents, an enhanced racial justice and social equity focus, sustainable energy efficiency solutions, and the potential for more neighborhood redevelopment options and impacts. These unique features of the Triangle redevelopment require a team that includes partner organizations with specific expertise in: inclusive community engagement, the City's Racial Equity and Social Justice framework, HUD repositioning expertise, and the recruitment, training, and utilization of M/W/DBE firms in repositioning projects like the Triangle. These organizations include Hope Community Capital and its key minority- and women-led subcontractors, MartinRiley architects - engineers, Urban League of Greater Madison, the National Home Builders Institute, and Ecometrica, Inc.

As in the processes used in the four developments mentioned above, we envision significant collaboration between City of Madison, the CDA staff, and the co-developer group. Some of the CDA involvement will be developer-related, and some will be assigned to the traditional project cost. Similar allocations will occur for the co-development group. Pending final contract negotiations and overall redevelopment schedule, we envision a split of at least 50% of the developer fee being earned by the CDA.

Repositioning/Co-Development Partner Group

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Hope Community Capital, LLC
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MARTINRILEY architects - engineers
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Oshkosh, WI 54901
920.267.3600
mwiedenhoef@martin-riley.com

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McGann Construction
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Madison, WI 53714
608.241.5585
aaron.kostichka@mcgannconstruction.com

DEVELOPER / SPONSOR

CO-DEVELOPERS



Carrie Sanders
Public Engagement Specialist
Founder and CEO



Tom Landgraf
Repositioning Lead



Matthew Wiedenhoft, AIA
Principal in Charge
Site Planning / Design Team



Aaron Kostichka, LEED AP
Project Manager
General Contractor



Nic Bortz
Vice President of
Construction



Sierra Johnson
Development
Coordinator



Afra Smith
Community Engagement
Specialist
CEO, The Sukoji Group



Austin Johnson
Targeted Economic
Development Specialist
Owner, Vanhue
Consulting



Chris Canty
Finance Specialist
CEO, Indago Consulting
Services, LLC



Ed Brady
President and CEO
Home Builders Institute



Margaret McGilvray
Dir. of Technical Assistance
Housing & Community
Development
Econometrica, Inc.



Paul Konwinski
Project Manager



Terry Birts
Strategic partnership with Urban
League of Greater Madison's
Trades Program



Mike Hamilton, RRC
Building Envelope
Specialist



Jeremy Brickey, P.E.
Professional Engineer
Structural Engineer



Vincent Souza, EIT
Mechanical Designer



Ron Scheele, P.E.
Professional Engineer
Mech/Elec/Plumb
Engineer



Aimee Shimasaki
AIA, IIDA, LEED AP
Architect
Interior Designer



Michelle Kostka
Interior Designer



Torrey Ehrman, P.E.
Professional Engineer
Civil Engineer



Ron Ross, AIA
Architect
Adaptive Reuse
Specialist



Lisa Gulick, AIA
LEED AP
Architect
Sustainability Expert



Brian Lehr
Head of
Field Operations



Since 2003, Dimension Development, LLC has worked exclusively as a co-developer or consultant to Public Housing Authorities, Community Development Authorities, Redevelopment Authorities, and not for profit organizations. Typical assignments include the development of Market Rate, Affordable and Workforce Housing and the incorporation of increased energy efficiency, and renewable energy concepts. This housing has involved rental and/or potential ownership, for households of one or multiple members, age restricted adults, and special needs individuals. Housing types range from new construction, acquisition, substantial renovation, and historic preservation.

Typical activities involve establishing an overall development plan, assembling the participants, submitting applications, arranging financing, facilitating the transaction closing, monitoring the construction and financing processes, and working on achieving stabilized property operations - occupancy. Financing involves tax credits for housing, historic preservation, and renewable energy, typical loans - both hard and soft, Federal Home Loan Bank AHP grants and CICA loans, other government financing, Tax Incremental Financing, and public and private sale of taxable and tax exempt bonding. In total, this has resulted in housing in 32 communities at 101 separate sites. Four of those sites are in the City of Madison and were done in conjunction with the City of Madison Community Development Authority (Monona Shores – Lake Point Terrace, Truax Phase I, Truax Phase II, and Revival Ridge - Allied Drive).

Most recently, Dimension Development has been active in the HUD Public Housing “repositioning initiative”:

- City of Sheboygan, WI 105 unit – single eight story Section 18 Disposition w/LIHTC
- City of Rockford, IL 168 unit – 34 building Section 18 Demolition w/LIHTC
- City of Rockford, IL 413 unit – twin tower 14 story Section 18 Demolition – Disposition and LIHTC applications anticipated
- City of Deforest, WI – 36 units Section 18 Disposition – LIHTC involvement for replacement housing
- City of Flint Michigan Choice Neighborhoods redevelopment analysis – LIHTC involvement

- Mobile Public Housing Authority, Mobile, AL (consultant selection made – contract under negotiation – LIHTC involvement likely)

In addition Dimension Development has completed HUD Public Housing “Mixed Finance” Section 8, or USDA Section 515 redevelopment transactions in the following communities. All have applied for and received 28 allocations of LIHTC funding from WHEDA:

- Madison, WI
- Oshkosh, Omro, Winneconne, WI (eight locations)
- Beloit, WI
- Stevens Point, WI
- Marathon County, WI (seven locations)
- Bayfield County, WI (nine locations)
- Outagamie County, WI
- Mankato, MN
- Appleton, WI
- Arcadia, Whitehall, Strum, Independence, Pigeon Falls, WI
- Horicon, WI
- Stoughton, Verona, Deforest, WI
- Brillion, WI
- Red Cliff Tribal Government



The Home Builders Institute (HBI), a nonprofit funded by the National Association of Home Builders, is the nation’s leading educational resource for career technical education in the building industry. HBI provides its students with the skills and experience they need for careers in residential construction.

HBI is a national leader in construction career training, offering certification programs, mentoring, pre-apprenticeships, advanced training, apprenticeships, job placement services and more. Programs prepare students from diverse backgrounds, including at-risk and underserved populations such as youth, veterans,

displaced workers and formerly incarcerated persons, with the skills and experience necessary to build successful, long-term careers in the building industry. The organization offers pre-apprenticeship training, job placement services, mentoring, certification programs, and online learning across the country to youth, veterans, displaced workers and others who want to be a part of America's trained workforce.

Qualified HBI graduates can expand their education and experience by entering advanced training programs. These programs are offered at limited Job Corps Centers around the country and are currently available in the following trades:

- Advanced Electrical Service Technician
- Advanced Plumbing Service Technician
- Advanced HVAC Preventative Maintenance Technician
- Advanced Solar Photovoltaic Technician

More than 2,000 at-risk youth each year receive real-life, hands-on building trades training through HBI Job Corps' 116 programs at 65 sites across the U.S. HBI Job Corps students can choose from building training across a diverse range of trades, including electrical wiring, building construction technology, HVAC, landscaping, plumbing and solar installation.

HBI does more than provide job skills. Its programs build character and self-esteem, helping students develop what they need to succeed on the job and in life. HBI changes lives every day.

ECONOMETRICA, INC.

Econometrica is a research and management organization with a strong record of providing high-quality, cost-effective economic and analytical services. Econometrica conducted the first evaluation of the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) to examine the opportunities RAD creates for public housing authorities (PHA) to improve the physical and financial condition of public housing by converting to Section 8 assisted housing. This evaluation used a quasi-experimental research design, analysis of HUD administrative data, and collection and analysis of primary data through interviews and surveys of PHA staff and residents, physical condition assessments, and project financial statements. Econometrica is continuing to evaluate the RAD program. One current study looks at the RAD Choice Mobility option on property outcomes, tenant outcomes, and the voucher program. Econometrica assists HUD's partners in understanding

and implementing housing and community development policy as it evolves. Econometrica's clients include the U.S. Department of Housing and Urban Development and twelve housing authorities across the United States.



WBE Certified

Since 2016 Hope Community Capital (HCC) has assisted a national base of clients in accessing, structure, and close diverse sources of capital needed to facilitate successful community development projects. HCC works across the United States to connect community development projects - particularly multi-family affordable housing and community facilities - with financing and investors, and organizations with opportunities to cultivate sustainable, inclusive, and thriving communities. We do this through community development advisory services and assistance in raising, structuring, and closing diverse sources of capital. HCC Founder and CEO Carrie Sanders has spent 15 years focused on community development finance, specializing in bringing capital to projects in low-income geographies across the nation.

Hope Community Capital raises capital and provides development advisory services to accelerate the work of organizations across the nation whose mission it is to expand economic opportunity for systemically underserved people and communities.

- We provide development finance consulting to assist organizations to access capital for high-impact projects. We have worked on projects totaling over \$400M in development costs including over 200 units of affordable housing and over 1 million square feet of community facility space serving more than 250,000 stakeholders annually.
- We provide development management services to organizations building community facilities. We offer financial, real estate, permitting, and project management assistance from project concept to ribbon-cutting.
- We assist start-up community financing organizations to become certified Community Development Financial Institutions to support these organizations in extending flexible financing for high impact projects in disadvantaged communities.



THE SUKOJI GROUP

BUILDING EQUITABLE
COMMUNITIES

WBE and MBE Certification in progress.

The Sukoji Group (TSG) specializes in strategic investment, and consulting on real estate projects. We transform communities and improve lives by elevating voices in underinvested communities through community engagement and the development of equitable communities.

We work with partners and stakeholders who share in our vision to transform communities in a way that honors the historical disenfranchisement that created the inequities we see today. Partners and stakeholders who envision that all communities deserve a beautiful place to live and thrive.

Afra Smith, Founder & CEO of The Sukoji Group has spent the last 20 years working with low income and/or vulnerable populations, specializing in social determinants of health, and trauma informed care. Our CEO is also an advocate for real estate solutions that center and empower a racially and socioeconomically integrated approach.



MBE Certification in progress.

Indago Consulting Services, LLC - Company Overview

Indago Consulting Services is a Madison, WI based consulting firm providing expertise in strategic sales planning, financial modeling, budget creation, data driven dashboard creation and KPI management. We cater to the start-up market (Pre-seed companies) and real estate developers looking for assistance in creating relevant project proposals in the state of Wisconsin.

Our mission at Indago is to collaborate with forward thinking companies, helping to shape the core of their business framework and maximizing long-term financial potential.

Our competitive advantage is simple and straightforward. We focus on listening to our clients with the purpose of gaining a deep understanding of their business needs allowing Indago to provide customized solutions tailored to each individual client. We are a small diverse firm with the ability to provide our clients with a personal experience and a unique perspective often lost with larger consulting firms

Indago is a black owned and founded company and we are thrilled about helping the next generation of businesses and real estate developers thrive in a challenging and ever evolving business market.



MBE Certification in progress.

Vanhue Consulting, LLC specializes in assisting minority and women owned businesses navigate the certification, workforce and contract process mainly within the construction industry. Vanhue Consulting helps prepare bids, promote jobs, facilitate job fairs and connect contractors to bolster diversity on projects.

MARTINRILEY IS A FULL SERVICE FIRM FOUNDED IN 1986



ARCHITECTURE

- Programming
- Codes + Regulation studies
- Feasibility/Reuse studies
- Master Planning
- Facility Assessments
- Contextual Architecture
- Integrated Project Delivery
- 3D Renderings



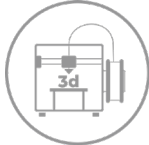
STRUCTURAL ENGINEERING

- Building Adaptations + New Facilities
- Equipment + Machinery Support
- Mechanical conveying Systems Support
- Structural Analysis + Design
- Crane Systems
- Fall Protection + Safety Engineering
- Platforms + Maintenance Access
- Structural Condition Assessment + Evaluations



INTERIOR DESIGN

- Conceptual Design
- Programming
- Space Planning
- Finish Selection
- Interior Specifications
- Furniture Specifications
- Cost Analysis
- Lighting Design
- Window Treatments
- 3D Interior Renderings



A + E TECHNOLOGIES

- Building Information Modeling (BIM)
- Drone Camera Capture
- Infrared Thermal Scans
- 3D Laser Scanning
- 3D Model Printing
- 3D Rendering



BUILDING ENVELOPE

- Registered Roof Consulting
- Masonry Design
- Destructive Testing
- Water Infiltration Testing
- Independent Roofing Audits
- Life Cycle Cost Analysis
- Green Roof Design
- Building Envelope Assessment Reports
- Destructive Testing
- Asbestos Design + Inspectors - EPA Approved
- Curtain Wall Restoration + Design
- Low Slope + Step-Slope Roof Design
- Failure Analysis
- Forensic Analysis + Investigation
- Infrared Thermoscans



HISTORIC PRESERVATION

- Rehab | Restore | Reconstruct
- Historic Structures Reports
- Feasibility Studies
- Facade Renovations
- Section 106 Compliance
- Historic Preservation Certification
- Applications
- National Register Nominations
- Determination of Eligibility



CIVIL ENGINEERING

- Environmental Factors
- Storm Water Management
- Land Analysis
- Circulation system Design
- Comprehensive Plans
- Downtown Planning
- Public Input Processes
- Street Improvements
- Site Analysis
- Athletic Grounds and Complexes
- Large Aquatic Facilities
- Neighborhood Parks and Walking Paths
- Playgrounds



MECHANICAL + ELECTRICAL + PLUMBING ENGINEERING

- ARC Flash Analysis
- Code + Regulation Assessments
- Energy Simulation Modeling
- Facilities Assessment + Energy Audits
- Daylighting Analysis
- Lighting Design
- Power Distribution
- Building Commissioning
- Life Cycle Cost Analysis
- Climate Analysis
- Congeneration
- HVAC Systems
- Plumbing Design
- Solar Thermal

MARTINRILEY TEAM

Registered Architects.....	10
Professional Engineers.....	3
LEED® Accredited Professionals.....	3
Graduate Architects.....	4
Interior Designers.....	1

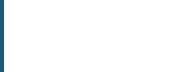
Registered Roof Consultants	1
Registered Roof Observers.....	2
Graduate Engineers or EIT.....	5
Project Assistant/BIM Technicians.....	9
Administrative Team.....	4



MARTINRILEY LEADERSHIP



JACK E. DANIEL



RON ROSS II



MATTHEW WIEDENHOEF



MIKE HAMILTON



AIMEE SHIMIZU



McGann Construction, Inc. is a Subchapter S Wisconsin Corporation established in January of 1988. McGann has a steady workforce of approximately 90 employees in which they self-perform demolition, rough and finished carpentry, concrete foundations/flatwork, steel erection and exterior siding.

Since 1988, they have been a full-service General Contractor in the Wisconsin Construction Market. McGann specialize in Mixed Use and Multi-Family Residential Housing. In over 30 years of work, they have constructed projects in many communities throughout Wisconsin.

McGann Construction has earned a strong reputation based on service, delivering top quality buildings in a timely fashion, and for bringing extraordinary value to owners.

McGann Construction has a highly qualified and dedicated team of professionals in the field and in the office. McGann Construction continues to be a sought-after contractor because of its experienced leadership and excellent communication with its clients.



The Current - Monona

Acquisition / Rehabilitation Experience

Year	Project	Units
2020	Wasserman Redevelopment	105
2019	Waite Rug Place	56
2017	Randall Court	116
2017	Cumberland Court Ph 1 & 2	72
2017	New Glarus Home	65
2015	Truax Phase 2	52
2014	Court Tower Phase 2	53
2014	Court Tower Phase 1	51
2013	Oak Grove Horicon	24
2011	Beloit Apartments Redevelopment	66
2009	Capital Lakes	32
2010	Truax Park Apartments Phase 1	72
2010	Omro-Winneconne Rehab	60
2010	Heritage Apartments - Brillion	23
2009	Capitol Lakes	28
2009	Brookside Apartments, Whitehall	57
2008	Parkview Apartments - Brillion	24
2007	Marian Manor Renovations	121
2007	Meriter Heights Renovation	18
2007	Meriter Health Renovation	72
2006	Central Manor, Arcadia	40
2006	Pioneer Place 1 & 2	40
2005	Sturgeon Bluff Apartments	105
2005	LaFollette Park Apartments	56
2005	Marathon County Housing Rehab	176
		1424 Units

\$140,00,000 + Total Costs

1995-2004 (15) Apartment Renovation Projects 1,400 + Units

* The above pricing has not been adjusted to reflect inflation.

McGann Construction, Inc. is forming a strategic partnership with Urban League of Greater Madison's Trades Program.





TOM LANDGRAF Lead Development Entity Repositioning Lead

Since 2003, Dimension Development, LLC has worked exclusively as a co-developer or consultant to Public Housing Authorities, Community Development Authorities, Redevelopment Authorities, and not-for-profit organizations. Typical assignments include the development of Market Rate, Affordable and Workforce Housing and the incorporation of increased energy efficiency, and renewable energy concepts. This housing has involved rental and/or potential ownership, for households of one or multiple members, age restricted adults, and special needs individuals. Housing types range from new construction, acquisition, substantial renovation, and historic preservation.

Typical activities involve establishing an overall development plan, assembling the participants, submitting applications, arranging financing, facilitating the transaction closing, monitoring the construction, and financing processes, and working on achieving stabilized property operations - occupancy. Financing involves tax credits for housing, historic preservation, and renewable energy, typical loans - both hard and soft, Federal Home Loan Bank AHP grants and CICA loans, other government financing, Tax Incremental Financing, and public and private sale of taxable and tax-exempt bonding. In total, this has resulted in housing in 32 communities at 101 separate sites.

Four of those sites are in the City of Madison and were done in conjunction with the City of Madison Community Development Authority:

- Monona Shores – Lake Point Terrace
- Truax Phase I
- Truax Phase II
- Revival Ridge - Allied Drive

Tom also is responsible for three 600 level classes in the Real Estate and Urban Land Economics Department, School of Business, UW-Madison. Those are Residential property Development, Green Sustainable Development, and Affordable – Workforce – Special Needs Housing. These classes examine both rental and ownership, in single and multifamily settings. Special Needs Services and other key aspects of housing such as access to affordable childcare and renewable energy are integral components of classroom discussions.

EDUCATION

University of Wisconsin
Bachelor of Science
Business Administration

Madison Area Technical College
Paramedic Technician

BOARD + VOLUNTEER

Commissioner, Governor Tony Evers
Rural Prosperity Commission
2020 - present

City of Madison
Chairperson, Public Safety Review Board
1989 – 1999

City of Madison
Chairperson, Alcohol Licensing Review
Board, 2008 - 2020

Director, Meriter Hospital Board of
Directors, 1983 – 2001

Director, Physicians Plus Insurance
Corporation Board of Directors
1986 – 2001

Director, Attic Angel Association Prairie
Point Board, 2005 – 2007

Commissioner, Dane County Housing
Authority Board, 2004 – 2007



PROJECT EXPERIENCE

HUD Public Housing “repositioning initiative”:

- City of Sheboygan, WI 105 unit – single eight story Section 18 Disposition
- City of Rockford, IL 168 unit – 34 building Section 18 Demolition
- City of Rockford, IL 413 unit – twin tower 14 story Section 18 Demolition
- City of Deforest, WI – 36 units Section 18 Disposition
- City of Flint Michigan Choice Neighborhoods redevelopment analysis
- Mobile Public Housing Authority, Mobile. AL (selection made – contract under negotiation)

**HUD Public Housing “Mixed Finance” Section 8, or
USDA Section 515 redevelopment transactions in:**

- Madison, WI
- Oshkosh, Omro, Winneconne, WI
- Beloit, WI
- Stevens Point, WI
- Marathon County, WI (seven locations)
- Bayfield County, WI (nine locations)
- Outagamie County, WI
- Mankato, MN
- Appleton, WI
- Arcadia, Whitehall, Strum, Independence, Pigeon Falls, WI
- Horicon, WI
- Stoughton, Verona, Deforest, WI
- Brillion, WI

Total Experience:

- 36 Communities
- 117 Sites
- 229 Buildings
- 1,649 Units
- \$174,433,694 in LIHTC Awards
- \$10,140,435 in FHLBC Grants
- \$4,777,681 in HOME Funds
- \$4,684,906 in HUD Capital Fund Finance Program



ED BRADY

President and CEO Home Builders Institute

Edward P. Brady is the President and CEO of Home Builders Institute (HBI), a position he's held since November 2018. HBI is a national nonprofit that trains underserved populations, including veterans, transitioning military, high school students and justice-involved youth and adults for careers in the building industry. He is also the president/owner of Brady Homes in Bloomington, Illinois since 1988. He serves on the Board of Directors for the National Association of Home Builders and the Home Builders Association of Illinois. Mr. Brady is a former director of Freestar Bank, served as Chairman of the Brady for Illinois 2010 campaign, and has previously served on the Board of Habitat for Humanity for Illinois, the Illinois Chamber of Commerce, the Board of Economic Development Council for McLean County, and other community organizations. In 2016, he was the chairman for the National Association of Homebuilders. He currently serves as a director of Enterprise Community Partners. He also served for three years on the Bipartisan Policy Center's Housing Commission as a commissioner.

EDUCATION

Illinois Wesleyan University

PROJECT EXPERIENCE

Home Builders Institute

- 8,000 to 10,000 students trained annually.
- 85% percent placement rate
- 400,000 vacant construction jobs filled nationwide as an industry partner
- 15,000 users supported on learning management system (LMS)
- 700 affiliations with local trade associations through NAHB partnership



MARGARET MCGILVRAY

Director of Technical Assistance, Econometrica

Margaret McGilvray has over 20 years of public sector and government experience. Her grants management experience spans the full grants lifecycle, with Federal grantor and local/non-profit grantee experience. She has deep and broad experience in housing and community development with communities, local government, public housing authorities and homeless service providers.

AREAS OF EXPERTISE:

- Program Management
- Federal program administration
- Grants Management
- Program and Grants monitoring
- Strategic Planning
- Management Audits
- Organizational redesign
- Process redesign
- Group facilitation
- Training design and implementation
- Project and Policy development and design

EDUCATION

Syracuse University

Maxwell School

Master's degree, Public Administration

Franklin & Marshall College

Bachelor's Degree, Political Science
and Government

CERTIFICATION

Certified Grants Management Specialist
(CGMS)



CARRIE SANDERS

Founder and CEO Public Engagement Specialist

Carrie's career includes experience in public housing program evaluation, affordable housing finance, re-entry housing, permanent supportive recovery housing, and economic impact analysis. Carrie is a graduate of the Massachusetts Institute of Technology, where she earned her graduate degree in City Planning with a focus on community and economic development finance. In addition, Carrie is a former faculty member at Edgewood College's Social Innovation & Sustainability Leadership Graduate Program and the School of Business, where she lectured on topics of sustainable community development and social innovation.

PROJECT EXPERIENCE - Low-Income Housing Projects

Urban League of Greater Madison, Inc. | Madison, WI

HCC has been a consultant to ULGM as it has closed out its scattered-site, lease-to-purchase LIHTC project (58 homes). Prior to HCC's role as consultant to ULGM, Carrie Sanders was a lender through Forward Community Investments to the ULGM scattered-site, lease-to-purchase program. In 2020, HCC was the project consultant for a \$5M NMTC transaction for affordable, for-sale, single-family homeownership, particularly for homeowners of color. The innovative NMTC structure financed the acquisition and renovation of 16 homes.

Movin' Out, Inc. | Madison, WI

Movin' Out, Inc. partners with people with disabilities, their families, and their allies, to create and sustain community-integrated, safe, affordable homes throughout Wisconsin. HCC has consulted with Movin' Out, Inc. to develop their housing finance products for multi-family and for-sale affordable homeownership. In addition, HCC assists Movin' Out in the strategy and pipeline to apply for the 2021 Capital Magnet Fund. (CMF). If successful in winning a CMF award, HCC will assist Movin' Out in structuring, deploying, and complying with the CMF program to produce more than 400 affordable housing units, both rental and for-sale.

Project Home, Inc. | Madison, WI

HCC is the development project manager for the recently awarded Affordable Housing Program funds from Federal Home Loan Bank of Chicago (FHLBC) to renovate 46 units of affordable rental housing at Project Home's Prairie Crossing development. HCC provides weekly project management leadership and ensures compliance and proper reporting to the FHLBC, the Member Sponsor (Johnson Bank), and the City of Madison (a funding partner in the renovation). The renovation is on track to be completed by September of 2021. HCC has been engaged as project manager since October of 2020.

Elevate Energy | Dane County, WI

Elevate Energy, a national nonprofit based in Chicago, IL, seeks to create a just and equitable world in which everyone has clean and affordable heat, power, and water in their homes and communities — no matter who they are or where they live. HCC is currently working with Elevate Energy to develop a loan product for owners of naturally occurring affordable housing (NOAH) in Dane County, WI, to finance energy-efficient retrofits and weatherization for multi-family buildings, 5 - 50 units. HCC expects Elevate Energy to roll out the pilot loan program by Spring of 2022 and may apply for AHP program grants in 2022, with which HCC will assist.

Martin Luther King Economic Development Corporation | Milwaukee, WI

HCC is the project finance consultant for Martin Luther King Economic Development Corporation's ("MLKEDC") 50-unit, mixed-income, mixed-use LIHTC development. The development will offer rental housing affordable to a range of households, activated green space, community event space, and diverse retail opportunities. This development aims to spur entrepreneurship in the community, promote small businesses, improve job growth, grow economic equity, provide a range of affordable and market-rate housing, and create a dynamic environment for the residents. To achieve these goals, extensive community engagement, outreach, and research by the development team preceded the architectural program and the building design. The project was awarded LIHTC allocation in May 2021 and will break ground in Q2 of 2022.

EDUCATION

Benedictine University Doctoral Student
Ph. D., Values-Driven Leadership

Massachusetts Institute of Technology
Master's Degree, City Planning

William Jewell College, Bachelor's
Degree, Music, Political Science

CERTIFICATION

Servant Leadership, UW-Madison
Economic Development Finance
Professional, National Development
Council

AWARDS

Backyard Hero for Volunteer
Leadership, Community Shares of
Wisconsin, 2015
Truman Scholar, 2002

BOARD + VOLUNTEER

Jubilee Impact Fund, Founding Board
Member 2015-2021

Development Advisory, Restoring Roots
long-term AODA recovery housing

Lead faculty for annual Nonprofit Draft
Day at Edgewood College





SIERRA JOHNSON

Hope Community Capital, LLC Development Coordinator

Sierra coordinates and assists in creation of critical path timeline, development checklist, and the submission of funding applications. Additionally, she assists in coordinating project due diligence for investors, lenders and federal, state and local funding sources. Working with the development team, she facilitates various neighborhood, municipal, and state processes to move a project forward (i.e. neighborhood meetings, partner meetings, city zoning submittals). In this role she participates in project team meetings, assisting in providing on-going coordination between architects, contractors, and other members of the project development team. Sierra serves as the point of contact for outside consultants and subcontractors.

EDUCATION

University of Minnesota, Twin Cities
Bachelor of Science
Ecology and Evolution

VOLUNTEER

Literacy Network
2017-2019

Rural Development Advisor,
United States Peace Corps, Burkina Faso
2011-2013

AWARDS

Chevalier de l'Ordre National du
Burkina Faso



CHRIS CANTY

CEO, Indago Consulting Services, LLC Finance Specialist

Highly trained and skilled in the art of listening and engaging new contacts to understand both their current needs and a desired future state. Always take a consultative approach to understanding peoples concerns and listen intently to full grasp their needs and create a solution to improve their current state. As we look to understand both the history of the Triangle, patience and an open to understanding how Madison can better serve these residents will need to stay top of mind.

Over 15 years on the 100 Black Men of Madison Board of Directors. 10 Year Chairperson of the largest Backpack giveaway in the State of WI (Back to School Celebration at Madison College). Have also held executive level positions (Vice President and Treasurer) to help drive the vision and strategy of the 100 Black Men of Madison. The 100 has afforded me the experience of working on extremely diverse teams and working with diverse groups of people to attack community issues head-on with a high degree of success.

Graduated from the ACRE Program (Associates in Commercial Real Estate) in 2021. Year long course in CRE and skills sets required to work successfully in the development space. From Proforma development, construction management, Legal and business licensing and community engagement. We were trained by some of the best professors and CRE talent in Wisconsin and left the course armed with the knowledge to succeed in projects just like what it is laid out in the Triangle proposal.

Private real estate investor with experience and fortitude to work under tight timelines, adhering to a strict project calendar, and managing a budget for new construction and/or improvement projects.

Private Sales Consultant working with black and brown led start-ups to help create specific sales plans, merchandising models, and sales promotional calendars designed to drive revenue for partnered firms. Also have experience in raising capital for new businesses and networking in the Madison/Milwaukee area to seek out the right funding partners for a specific project.

EDUCATION

University of Wisconsin - Madison
Madison, WI
Bachelor of Business Administration
Degree
Double Major: Marketing, Management
and Human Resources

AWARDS

100 Black Men of Madison Mentorship
Award of Excellence – May 2018
UW-Madison Weinhart Entrepreneurship
Center Business Plan of The Year – Spring
2004





AFRA SMITH MBA

CEO, The Sukoji Group Public Engagement Specialist

Afra has dedicated her life and career towards working with vulnerable and/or under served populations to include frail elders, and people with intellectual and developmental disabilities and physical disabilities.

PROJECT EXPERIENCE

The Melanin Project, LLC

Afra is the Founder & CEO of The Melanin Project, LLC which is on a mission to eradicate racial wealth disparities for women of the Black and African diaspora. Their programs support building generational wealth through advocacy, personal empowerment, and financial coaching.

EDUCATION

ACRE , Associates in Commercial Real Estate

University of Phoenix
Master of Business Administration /
Health Care Management

EDUCATION (continued)

Bowling Green State University
Bachelor of Science Gerontology Term
Care Administration

CERTIFICATE

Long Term Care Administration

ASSOCIATIONS

ACRE - Association of Commercial Real Estate



AUSTIN JOHNSON

Owner, Vanhue Consulting Targeted Economic Development Specialist

Austin Johnson brings 10+ years of experience working with construction companies and developers on HUD funded projects. Austin worked with the developers and contractors informing them on Davis Bacon prevailing wage, Section 3 and City of Madison affirmative action requirements. On the projects he helped conduct community job fairs by speaking with local residents and helping to match job seekers with contractors. Austin was able to work with smaller companies and helping them to get their documentation in order to be certified. Austin is a recent graduate of Marquette's Associate in Commercial Real Estate (ACRE) program. The program is designed to help people of color get educated in commercial real estate. He is also working with a team of business and community leaders in the Urban League's development of the Black Business Hub.

EDUCATION

Lincoln University
Bachelor of Science, Business
Administration

Morgan State University
Contract Compliance

Marquette University
Associates in Commercial Real Estate

ASSOCIATIONS

ACRE , Associates in Commercial Real Estate

BOARD + VOLUNTEER

Redistricting Committee Member, City of Madison

Urban League Young Professionals,
Urban League





MATTHEW WIEDENHOEFT Principal In Charge AIA Site Planning/Design Team

Matt has over 25 years of experience as a registered architect and has worked with over 20 housing authorities in the State of Wisconsin, completing over 70 projects, including sustainable designs for both LEED and Green Built Homes. His projects range from new multi-million dollar facilities to small renovation commissions. Matt approaches every project with passion and energy, applying the experience gained from his broad work history. His project portfolio includes historical research and national register nomination preparation, preservation and restoration, performing arts projects, correctional facilities, K-12 and higher education, multi-family housing, municipal and commercial projects. Matt is well versed in HUD Housing Authority guidelines and has authored reports to HUD, WHEDA and USDA Rural Development including needs assessments, energy audits and accessibility compliance reports.

PROJECT EXPERIENCE

Oshkosh Housing Authority - Waite Rug Place | Oshkosh, WI

Renovation and adaptive reuse of existing factory buildings into fifty-six apartments for low income elderly and disabled residents. \$13M construction budget, completed in March 2019. Project included approval of single metering from the Public Service Commission for all apartments based on Housing Authority use and conduits placed for future solar system. The project was funded with historic tax credits as well as Low Income Housing Tax Credits (LIHTC). As part of the project MartinRiley was contracted to research the history and complete the documents required to place the property on the National Register of Historic Places. The property was the only remaining example of a once thriving grass rug industry in northeast Wisconsin that sold products nationwide.

La Crosse Housing Authority - Green Physical Needs Assessment | La Crosse, WI

MartinRiley conducted a GPNA for the 593 units of housing owned by the Housing Authority. The project also included data collection and the population of the Housing Authority's GPNA data base and production of an energy audit. A minimum of 10% of the units of each type were used in determining unit condition for the GPNA per HUD guidelines. Our work addressed building issues and helped the Housing Authority become more energy efficient and plan for potential future needs. In accordance with HUD guidelines the systems reviewed included:

- Building envelope (Roof, walls, fenestration)
- HVAC systems (piping, ventilation, distribution, equipment, and controls)
- Secondary systems; domestic hot water, plumbing fixtures, and waste disposal.
- Electrical systems; building and site lighting, electrical motors and equipment.
- Interior architectural elements including walls, flooring, and ceilings.

In 2021, MartinRiley was invited back to update the previous Needs Assessment and Energy Audit. Over a two-week period MartinRiley again inspected the five apartment towers, four multifamily subdivisions, community centers and maintenance facilities. Subsequently the data was entered into the database and a new report was generated with a new twenty-year forecast.



GPNA (Sauber Manor) | La Crosse, WI



GPNA (Solberg Heights) | La Crosse, WI

EDUCATION

University of Minnesota
Bachelor of Science, Urban Studies

University of Wisconsin, Milwaukee
Masters of Architecture

REGISTRATIONS

Registered Architect Wisconsin: 9081-5
+ 7 additional States NCARB - 49628

ASSOCIATIONS

AIA - American Institute of Architects
Licensed Asbestos Inspector

SPEAKING ENGAGEMENTS

- HUD Green Physical Needs Assessments and the GPNA database program
- 2015, Wisconsin Association of Housing Authorities (Annual WAHA Conference)
- Roofing 101: An introduction to Roof Systems, Materials and Construction Observation
- 2013, Wisconsin Association of Housing Authorities (Spring WAHA Conference)
- Masonry 101: An introduction to Masonry Systems, Materials, and Construction Observation
- 2013, Wisconsin Association of Housing Authorities (Spring WAHA Conference)





Waite Rug Place | Oshkosh, WI



GPNA (Stoffel Court) | La Crosse, WI



GPNA (Stokke Tower) | La Crosse, WI



Park Tower - Eau Claire Housing Authority



Park Tower - Eau Claire Housing Authority



RAD Conversion | Wisconsin Rapids, WI



RAD Conversion | Wisconsin Rapids, WI

Eau Claire Housing Authority | Eau Claire, WI Park Tower Roof Replacement and Solar System Installation

MartinRiley was chosen to perform the design and construction administration to replace the roof and add a solar domestic hot water system to the Park Tower Apartments in the City of Eau Claire for the Eau Claire Housing Authority. Included with this 13,000 SF 90 MIL EPDM roof replacement project is the addition of a 36 panel evacuated tube solar collector system that will supply solar heated domestic hot water to the building residents and will offset over fifty percent of the building's gas consumption for domestic hot water during the course of a year.

The system installation included creation of a gantry within the penthouse to hold three new storage tanks, piping, pumps, gauges and expansion tanks. The system is more efficient than a traditional flat-panel hot water solar system because it can collect heat from the sun at a more direct angle to the tube over the entire course of the day versus a flat panel system which has its peak collection period at mid-day. The evacuated tubes transfer the heat to the glycol in the manifold which is recirculated to the three storage tanks where it is transferred to the domestic water.

MartinRiley worked to successfully obtain grants from "Focus on Energy" to offset a percentage of the initial cost for the materials necessary to complete the solar portion of the project. This new solar system is expected to offset over 18 metric tons of carbon monoxide during each year of its operation at Park Tower, and will help to stabilize otherwise volatile energy costs for the Housing Authority for the next quarter century.

Wisconsin Rapids Housing Authority | Wisconsin Rapids, WI Huntington House RAD Conversion

Huntington House is a sixty-five unit, two story brick apartment building on the southeast side of the City of Wisconsin Rapids constructed in 1973. The original boilers, air handling units, condensing units and domestic hot water boiler were still in use. MartinRiley had performed a physical needs assessment and energy audit of the complete housing stock of the Wisconsin Rapids Housing Authority in 2014 which had indicated that the building's mechanical systems were at the end of their expected life.

In 2019 the Housing Authority took advantage of an opportunity offered by the U.S. Department of Housing and Urban Development (HUD) to change the status of the building using the RAD program. RAD allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public housing stock. In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed in perpetuity. A Use Agreement is also recorded under RAD further enforcing HUD's long-term interest. This ensures that the units remain permanently affordable to low-income households.

The money generated through the RAD conversion allowed the Housing Authority to invest in new infrastructure including two new boilers, five new air handling units, with matching condensers, new faucets and mixing valves in the apartments, new EnergyStar appliances for all 65 apartments, new electrical sub-panels for all 65 apartments new flooring, painting, the installation of new fire alarms for the hearing impaired and modifications to the sidewalks, parking, and drive lane to accommodate wheelchair access to both tenant and guest parking areas.

MATTHEW WIEDENHOEFT

AIA

(project experience continued)



Oneida Heights | Appleton, WI

Challenges included replacement of air handling units that had been built-in to the attic and basement rooms, and a determination that high efficiency boilers would not operate at high enough temperatures to radiate enough heat to keep the building warm unless all of the radiators throughout the building could be updated at the same time. For this reason 84% efficient boilers were specified instead of a more aggressive 95%. Highlights included the creation of sufficient walking space in the mechanical room to get to the electrical panels after installation of the new water tank and boiler system as the piping was removed and replaced with a vertical rack to accommodate the pumps, manifold, valves and other associated equipment.

Appleton Housing Authority | Appleton, WI

Oneida Heights Roof Replacement and Precast Panel Removal and Repair

Removal of existing precast concrete panels spanning the east and west exterior both above and below the eighth floor. Removal of brick surrounding concrete beams, cutting concrete beams flush with the back-up wall and reinstalling brick and installing new brick to form a decorative pattern.



Manitou Manor Apartment Conversions

Removal of existing low-slope roofing from multiple roof areas at the ten story Oneida Heights Apartment Building and new 90mil EPDM roofing system, insulation, metal and related work as indicated in the bid documents.

Manitowoc Housing Authority - Manitou Manor Apartment Conversions | Manitou, WI

The project converted three apartments into two apartments, creating apartments with larger rooms in an effort to reduce the vacancy rate for the housing authority. Services included architectural and engineering services from design through construction administration, including contract documents (plans and specs), review contractor's bids, preparation of contracts for construction, review of submittals, site visits and field reports. The project included services for Architectural, Mechanical, Electrical and Plumbing to demolish the existing apartment units and create large units in their place.



Evergreen Manor | Rhinelander, WI

Rhinelander Housing Authority | Rhinelander, WI

Evergreen Manor Boiler Replacement and Mechanical Systems Improvements

Evergreen Manor is a three-story apartment building with underground parking on the near northwest side of Rhinelander. The building's heating plant consisted of three Munchkin Brand boilers which were removed and replaced with three new high efficiency Lochinvar boilers. The Munchkin Corporation was no longer in operation stemming from recalls related to their boiler product line. It was no longer possible to obtain parts for Munchkins creating a potential hazard for the Housing Authority if any of the boilers failed. MartinRiley was commissioned to provide designs for replacement of all three boilers with new equipment. Replacement also included a new manifold, new boiler and circulation pumps, new insulation and controls. The project was completed without change orders.



Riverview Terrace | Wausau, WI

As a sustainability and recycling initiative MartinRiley suggested that the existing Munchkins be made available as parts to other Housing Authorities in Wisconsin using Munchkins. MartinRiley knew of several. The Algoma Housing Authority was contacted and became the happy recipient of the old boilers. Two domestic hot water storage tanks that also used the Munchkins as their heating element were also donated to other agencies for reuse.

Wausau Community Development Authority | Wausau, WI

Riverview Terrace Boiler and Chiller Replacement

MartinRiley performed architectural and engineering services from design through construction administration for the replacement of the two existing boilers and the chiller in the original Riverview Terrace Apartments complex. The project also included replacing the boiler in the 12 apartment addition known as "Phase II" with two separate boilers and a new condensing unit and coil for the air handling unit which serves the corridors and common spaces. Boiler replacement work is best performed when the boilers are not needed for heating. With this in mind, Matt prepared a schedule which bid the project in the fall of 2018 securing a contractor to perform the work in the spring of



Riverview Terrace | Wausau, WI





Neighborhood Health Clinic Parking Garage



CoVantage Credit Union | Menasha, WI



Merrill Housing Authority (MHA)



MHA - Site Programming and Master Plan



CoVantage Credit Union | Antigo, WI

2019. The project also included replacement of the pumps, shot feeder, piping, gauges, insulation and revisions to the owner's integrated building monitoring system. Architectural elements included preparation for demolition and reconstruction of walls in the first and second floor common rooms to allow for installation of the new flues and details of the new roof penetrations. The project was completed within four months of the initial demolition of the boilers and was tested and balanced prior to final completion.

Neighborhood Health Clinics - Parking Garage and Pedestrian Bridge | Fort Wayne, IN

MartinRiley developed three planning options for expanding services on an urban site for the Neighborhood Health Clinic in downtown Fort Wayne. The result was an infill between two existing structures—one (the Troy Laundry Building) is designated a local Historic Site. Parking had long been an issue to NHC patients and if the NHC was going to remain in their present location a solution had to be found. The solution involved property which was available but was not directly adjacent to the existing clinic. A four story parking garage across Calhoun Street was designed with an elevated pedestrian bridge connecting the garage to the clinic. The bridge was designed to allow the existing historic façade of the Troy Laundry Building to remain completely intact. The Clinic provides primary care services, counseling, rehab, dental care among other services for lower income individuals and families. The scope of the project involved renovation and new construction of approximately 9,000 SF of additional clinic space with a construction cost of \$1,080,000. The project not only combines the NHC's two buildings into one via the addition, improves ADA accessibility and adds needed clinical space, but includes parking for patients and staff alike with a clear connection to the existing facility across the street that is still sympathetic to the historical structures that surround it. MartinRiley teamed with Carl Walker (now WGI) to produce an aesthetically pleasing parking structure that still met the security needs of the NHC in its central urban location.

CoVantage Credit Union - LEED Certification | Menasha, WI

MartinRiley provided design services (architectural, structural, civil (including a landscape plan), mechanical, plumbing and electrical for an approximately 3,100 sf building in Menasha Wisconsin from Schematic Design through Construction Administration. The project utilized geothermal heat pumps for heating, cooling, and domestic hot water, eliminating 100% of natural gas usage (no gas line). A solar photovoltaic system was added to offset almost half of the electrical energy usage. As the owner saw the project change from their traditional branch design to a near net-zero building, they asked if LEED accreditation was possible. MartinRiley made further modifications to the owner's traditional prototype to meet LEED Certification requirements including native plantings and infrastructure for future electric vehicle charging stations.

Merrill Housing Authority - Jenny Tower Site Programming and Master Plan | Merrill, WI

In 2016 the Merrill Housing Authority approached MartinRiley regarding several properties which the Housing Authority had acquired directly next to Jenny Tower, one of their high rise affordable housing buildings. The newly acquired properties included a former fire station and several empty lots. The acquisition of these properties gave the Housing Authority complete control of an entire city block in the heart of downtown Merrill. Disadvantages included a new masonry storage building the Housing Authority constructed which was now near the center of the unified block. MartinRiley worked with the Housing Authority through several programming exercises for the block which included the possible reuse of the fire station as offices for the Housing Authority and a more permanent maintenance building with the advantage of direct adjacency to the offices, a second possibility was to demolish both the fire station and the new maintenance building and construct housing for veterans. A third possibility was to finally construct the long sought-after covered parking or garages which were desired by the tenants of the Jenny Tower facility on the east end of the block.

Master plans for the block were developed depicting the various programming options determined by the Housing Authority and elements were added based on input from the current tenants at Jenny Tower including incorporation of a green space with picnic tables and a shelter. The final design was a highbred of several of the options that included relocating the Housing Authority offices to the original historic portion of the fire station, demolition of the fire station addition and maintenance building and construction of covered parking for Jenny Tower residents with an outdoor recreation space between Jenny Tower and the new Housing Authority offices.



PAUL KONWINSKI

Project Manager

Paul has over ten years of architectural experience, primarily federal, multifamily residential, and educational facility projects. Projects have taken Paul across the United States for exposure to a variety of delivery methods involving many different municipalities. Paul's strengths are to deliver a variety of design services and ideas for unified projects. His ability to listen to the input from the community, client, and design team is essential to bringing the community's vision to reality. He has a variety of ways of gaining feedback from the public; from real time feedback through on-line programs, surveys, and public interactions and comments. His experience provides the expertise necessary to enable communities to imagine their surroundings as a better place to live, work and play.

PROJECT EXPERIENCE

The Bridges | Indianapolis, IN*

A Forbes 500 firm was willing to relocate to Indianapolis under the direction of highly sustainable buildings and environments, and The Bridges delivers over one million square feet of office building space equipped carbon-zero solar panel provisions, geothermal power production, a stepped-campus focus on city water purification, a 1.25 mile campus walking track, it's own hospital, daycare facilities, and a site-spanning centralized water feature. The client desired the entire development to be designed around a "water and bridge" concept.



The Bridges | Indianapolis, IN

EDUCATION

Ball State University
Master of Architecture
Urban Design, Sustainability

Ball State University
Bachelor of Science Architecture

ASSOCIATIONS

NRDC - National Resource Defense Council

ROW - Reconnecting to Our Waterways
ULI - Urban Land Institute

AWARDS

Ball State Competition Finalist



The Bridges | Indianapolis, IN



The Bridges | Indianapolis, IN

* Paul Konwinski project experience from previous employer



KEDCo Concept 1



KEDCo Concept 1



Auburn I69 Development | Auburn, IN



Residential - I69 Development | Auburn, IN



Pierceton Mixed-Use Development

Kosciusko Economic Development Corporation | Warsaw, IN Kosciusko Economic Development Corporation asked us to revision the existing Kosciusko County Fairgrounds located on Winona Lake. They desired a mixed use development with multi-generational housing (apartments, condos, single family homes, and a retirement community, retail and office space, hotel/convention center, parking garage, and park and recreation amenities. Two initial schemes were developed to begin the discussion and attract developers.

Auburn I69 Master Plan Development | Auburn, IN
Mixed Use (Residential, Medical, Recreation)

This live/work/play concept located in developing Northeastern Indiana encompasses a connected neighborhood focused on healthy living and heavily designed walkable areas. The improved site layout incorporating trends of site design development with over 600+ dwelling units and pedestrian loops, involving a variety of environments and more than a million square feet of medical office space.

Auburn Sports Park | Auburn, IN

Sports are a large portion of life here in Northern Indiana, and its heart-throws include multiple sport attractions within one facility for a family weekend adventure. The Sports Park includes (9) indoor competition basketball courts, (1) full-sized feature indoor exhibition NBA court, (8) adult baseball/softball fields (4 of them include turf), (4) full-sized turf soccer fields, (1) grass soccer field, a 245'x380' indoor air-dome structure hosting (18) volleyball courts, an exterior splash pad, a large covered outdoor pavilion, indoor batting cages, (2) baseball concession shade structures, a convention center, a reception venue, and planned hotels and retail space. A gym is also part of the package.

Fort Wayne Housing Authority - Village Premier | Fort Wayne, IN

The idea of the live/work/play environment continues in the midst of a neglected region of the City of Fort Wayne, and the Village Premier project was to intensify pedestrian movement with more dense development. The plan encompasses (16) duplex dwelling units, (28) two-story townhouses, (224) multi-family dwelling units, a senior living facility, mixed-use commercial and retail space, and large areas of parks connected with pedestrian pathways feeding to larger nodes of the city.



FWHA - Village Premier Development Plan 1



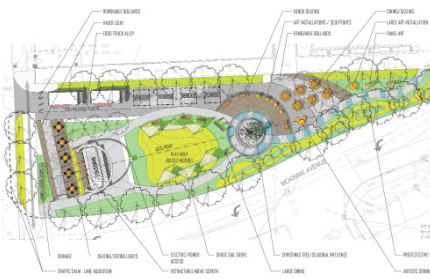
FWHA - Village Premier Development Plan 2

Pierceton Mixed-Use Development | Pierceton, IN The 152 acre site is located on the north side of Pierceton, Indiana off of Highway 30. We developed several concepts for the mixed-use development which included the following uses; retail, restaurant, commercial, light industrial, park and creation, Kosciusko County fairgrounds, and single family and multi-family housing.

McKinnie Commons and Powell Park | Fort Wayne, IN

We understand the importance of this project to the City of Fort Wayne, the Southeast Area Partnership and most importantly the residents of these neighborhoods. This project represents the very essence of Fort Wayne's commitment to strong and thriving neighborhoods that makes all of us love our community. The project started with the inclusion of residents native to this area of Fort Wayne, who take much pride in where they live. Paul helped facilitate and conduct public





McKinnie Commons



Powell Park



Victoria Acres | Fort Wayne, IN



Auburn Skate Park

meetings, sometimes emotional in nature, and was able to gather statistics in the form of four different surveys: a web-based/smart phone program that created real-time statistical graphs available to a live audience, web-based questionnaires, simple paper-based surveys, and direct conversation with people living in the immediate area. The data provided a clear direction for which amenities to be provided within each park, and Paul (along with a great team who understand the complexities of the design process) was able to conceptualize concepts including each top-rated amenity with highly-favorable results. Preliminary estimates were generated to include cost ranges and associate them to real-time construction costs.

The project includes a 5 Year Park and Recreation Plan complying with the guidelines for IDNR. The process includes development of goals and objectives, research on features of service area, supply analysis, ADA information, public participation, needs analysis, new facilities location map, priorities and action schedule. Surveys were also developed, as part of the process, in several formats; multi page, single page (back pack form), and survey monkey. As part of the final report a schedule is provided indicating priority, budget costs, and additional funding opportunities. In addition, preliminary schematic plans/drawings/images were included in the plan to help illustrate amenities / improvements to be included in the budget.

Fort Wayne Housing Authority - Victoria Acres Master Plan | Fort Wayne, IN 22.19-acre vacant parcel located near Radcliffe Drive and Stardale Drive in Fort Wayne, Allen County, Indiana. Provided design guidelines and trends in housing. Single family development was created for 44 homes and 1 clubhouse.

Whitley Crossing Neighborhood Corporation | Columbia City, IN
Clugston Senior Apartments Adaptive Reuse and North Street Property Multi-Family Housing Tax Application

The Clugston Apartments project is a combination of two sites. The Clugston site and the Oak Street Homes includes the rehabilitation of 8,393 square feet. The total building is 15,440 square feet. The area of rehabilitation constitutes 54.3% of the total building. Both sites incorporate Large Unit and VISIBLE Design Features such as no step entries, accessible restrooms on the main level and 32" wide clear door openings. The Clugston Apartments includes rehab of 20 existing affordable housing units in a historic building and has accessible community space. This project will restore Main Street assets through exterior and facade improvements while also restoring and rehabilitating the existing units in the building. The Oak Street Homes site, includes new construction of nine units of affordable housing units on an infill lot which was formerly the site of a hospital. These units include 6 three-bedroom and 3 four-bedroom homes. Four of the nine units will be ADA-compliant. Projected project completion and project cost is still to be determined. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority and Historic Tax Credits.

Auburn Skate Park | Auburn, IN
 Auburn reached out to MartinRiley for concepts to support an already newly existing skate park, and Paul helped the city envision support structures to enhance the space. The skate area took the footprint of an aging city pool, located in a large city park with planned improvements, and includes a renovated pool house, restrooms, a skate shop, graffiti areas equipped with public art panels, raised skate park viewing platforms, a sculpture garden, fire-pit, and large pedestrian swings. The concept was to embrace the city park as a hearth being located a close distance from downtown Auburn, and activate the area with pedestrian activity.

Colonial Bay Condominium Renovations | Rochester, IN
 The exterior renovation included and update and improvements to the following items; new SBS asphalt shingle roof, porches rebuilt, spiral staircase with vinyl handrail provided, new PVC handrails facing lake, new siding, exterior lighting at porches, painting of gas meters, AC, electrical panels, etc., carport doors painted,



LISA GULICK

RA, AIA, LEED® AP O+M

Sustainability Expert

Lisa has been LEED® certified for 11 years, her commitment to a broad scope of work related to sustainability includes all aspects of the buildings design and construction in terms of energy efficiency, water usage, air quality, and choice of building materials as well as environmental factors such as access to public transportation and responsible land use. She believes every human being should have a safe and healthy place to live, work, learn and play. She is effective in seeking out the fine points of client's needs and integrating these into an overall plan. In her thorough approach, she leaves no stone unturned in the design process and through project completion.

PROJECT EXPERIENCE

Fort Wayne Housing Authority (FWHA) | Fort Wayne, IN

2005-2021 Indefinite Delivery Architectural and Engineering Services (Project Architect). The below projects highlight LEED® projects. Projects have ranged from physical needs assessments, interior renovation for offices, kitchen, bathroom and door replacements, structural assessments, site improvements, building envelope projects, and new construction.

South Side Senior Villas - LEED® Silver - FWHA | Fort Wayne, IN

Architectural design and project management for new senior housing development - \$1.69 million; (16) 1-bedroom units.

Whispering Oaks - LEED® Gold - FWHA | Fort Wayne, IN

Architectural design and project management for new senior housing development - \$1.2 million; (20) 1-bedroom units in two buildings.

Brooklyn Point - LEED® Gold - FWHA | Fort Wayne, IN

Architectural design and project management for new senior housing development - \$1.5 million; (20) 1 and 2-bedroom units.

Kendallville Housing Authority | Kendallville, IN

Architectural design and project manager for As Needed Architectural Services (to date):

- Lighting replacements: common areas, corridors and mechanical rooms
- Concrete work: additions and accessibility modifications
- Balcony decking and railing replacement and repairs
- Entrance canopy additions

Hopes Landing | Auburn, IN

Architectural design and project management for adaptive use renovation (23,000 SF) and addition (43,800 SF) project. The project at Hopes Landing converted a former nursing home into Senior Housing: 10, 1-bedroom units and 38, 2-bedroom units. Under construction - estimated complete date of fall, 2016. LIHTC Funding.

Peru Housing Authority, Accessible Units Eastwood Place | Peru, IN

Architectural design and project management for \$150,000 (approximate) renovation of existing apartments to meet current ADA accessibility codes (including Section 504 upgrades), improve energy efficiency and enhance marketability.

Fremont Housing Authority | Fremont, IN

Bathroom Renovations Construction Administration

Architectural design and project management for \$215,000 renovation to 36 existing bathrooms to meet current ADA accessibility codes.

Lutheran Life Villages, Village at Pine Valley | Fort Wayne, IN

A new 61,000 square foot, one story facility consists of 36 rehabilitation and 36 skilled nursing

EDUCATION

Ball State University
Muncie, IN

Bachelor of Science Architecture
Bachelor of Science
Environmental Design

REGISTRATION

Registered Architect
IN: AR11400080

CERTIFICATION

LEED®-Accredited Professional O+M

ASSOCIATIONS

AIA (American Institute of Architects)

AWARDS

South Side Senior Villas
(LEED Silver)

Whispering Oaks Senior Housing
(LEED Gold)

Brooklyn Pointe Senior Housing
(LEED Gold)

Ivy Tech School of Aviation
(Local BCA Award for Excellence in
Construction - 2008)

BOARDS + VOLUNTEER

YMCA Camp Potawatami
Board Member



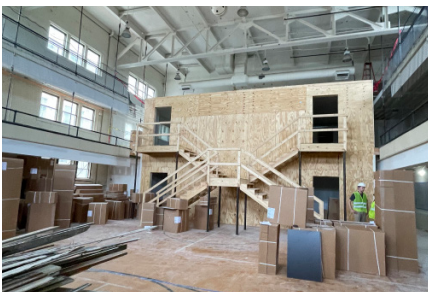
Enterprise Pointe - Under Construction



Slocum Pointe



A Safe Haven - Under Construction



Evansville YMCA Affordable Housing



Huntington UB Block

rooms divided into five 'villages'. The living quarters are spacious and inviting, as are the community family and dining rooms. Lutheran Life Villages also houses specialty spaces such as the 'Bistro' (a public cafe), a hair salon, and chapel to encourage rehabilitation and re-entry efforts, and is part of a complex that in the future, will include an independent living facility and memory care unit.

Enterprise Pointe | Angola, IN

The 2.82 acre site was previously a lumber yard. The site is being developed into affordable family housing as well as the Steuben County Economic Development Corporation offices. Included in the \$4.6 million dollar, 66,000 square foot facility are offices, gallery, sound proof production area, exercise room, and 50 two-bedroom units. The Steuben County Economic Development Corporation offices includes a separate 6,000 square foot building. Additional site amenities include basketball half court, pergola, pavilion, green space, garden area, and parking. Projected project completion is Fall 2021. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority.

Slocum Pointe, Senior Housing Redesign | Fort Wayne, IN

This project is comprised of the adaptive reuse of a 42,667 square feet former Francis Slocum Elementary School and the new construction of a new 24,823 square feet apartment building. The \$5.3 million-dollar affordable senior development consists of 43 apartment units. The new facility will include a media center, community room, raised gardens, and a fitness center. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority.

A Safe Haven | Hobart, IN

The \$9 million-dollar A Safe Haven Veterans Apartments provides housing for veterans struggling with physical and emotional health challenges. This 75 unit facility provides stable living accommodations for qualifying veterans. The area Veteran's Administration is an active partner and service provider for the project, providing a full range of health and medical services to tenants. Visiting physicians and counseling spaces are provided on site, allowing tenants to remain within the familiar settings of their home while receiving care. Additionally, residents will have access to classroom and training facilities preparing them for a reintroduction into the workforce. Projected project completion is 2021. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority.

Evansville YMCA Affordable Housing | Evansville, IN

The \$9.2 million-dollar adaptive reuse project of a historic former YMCA building in downtown Evansville will create 62 affordable apartment units. Renovations to the YMCA building in Evansville into 62 income-based apartment units will bring much needed affordable living units into the downtown area. Projected project completion is 2021. The new facility is slated to include a wellness center, gyms, swimming pool, media center, and youth-oriented space, along with a teaching kitchen for people that want to prepare healthy meals. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority and Historic Tax Credits.

Huntington United Brethren Block | Huntington, IN

Located on the north side of the city's courthouse square this \$9.2 million-dollar restoration project was a former entry on Indiana Landmark's 10 Most Endangered list, the block is poised to re-open with 34 market-rate lofts, art studios, and a culinary kitchen operated by Pathfinder Services, Inc. and Huntington University. After 10 Most Endangered status underlined the building's plight, Indiana Landmarks worked with local affiliate Huntington Alert to remove the block from the city's funds demolition list. The project was financed using Grants from Regional Cities and Historic Tax Credits.

Backstay Lofts | Union City, IN

The \$9.8 million dollar project considers the adaptive reuse of a three-story, former automotive parts manufacturer, 1920's Art Deco building, into 50 affordable family apartments. Additionally, the Backstay Lofts will include community space open for public events. The building is a block away from Artisan Crossing Park and includes performance space, gallery space, as well as active and passive recreational opportunities. The projected project completion is fall 2020. The Backstay Lofts



Backstay Lofts - Under Construction



Wesley Manor



Hope's Landing



Chamber's Park Veterans Project



Canal Commons

building will be listed on the National Register of Historic Places once completed. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority and Historic Tax Credits.

Bottleworks Lofts | Fort Wayne, IN

The \$12.0 million-dollar project at Renaissance Point transformed an abandoned, historic Coca-Cola Bottling Plant into 30 one-, two- and three-bedroom loft-style affordable family rental units and provide for 20-single family residences, as infill construction throughout the adjacent neighborhood. The rehabilitation of the former bottling works preserved many of the industrial spaces and finishes associated with the history of the Coca-Cola Bottling Company. The redevelopment of the bottling works included a toddler play area, exercise room, theater room, community room and kitchenette, business development center and social service space. The project also provided for future commercial lease space. The site also provided for a playground and pavilion. Furthermore, 10% of the total number of apartments were allocated as ADA compliant residences. The project was financed using Low-Income Housing Tax Credits and Historic Tax Credits via the Indiana Housing Finance Authority. Additional services included the 3-part Historic Certification Process and Structural Conditions Report and National Register of Historic Places Nomination.

Wesley Manor | Frankfort, IN

The \$5.5 million-dollar project consisted of an adaptive reuse of 20,900 square feet abandoned elementary school and an addition of 54,823 square feet to create two stories of 20 one-bedroom and 30 two-bedroom Senior Housing units. The project included an exercise room, theater room and indoor putting range. Outdoor amenities included a bird watching station, greenhouse and outdoor gathering areas. Furthermore, 10% of the total number of apartments were allocated as ADA compliant residences. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority. Additional services included the Structural Conditions Report.

Hope's Landing | Auburn, IN

The project was comprised of the adaptive reuse of a 23,000 square feet former nursing home and the addition of 43,800 square feet of new living space. The \$5.2 million-dollar affordable senior development consists of 10 one-bedroom units and 38 two-bedroom units. The project included a fitness area and theater room. Outdoor amenities included raised gardening beds and an enclosed pet area. Furthermore, 10% of the total number of apartments were allocated as ADA compliant residences. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority. Additional services included the Structural Conditions Report.

Chambers Park Veterans Project | Marion, IN

The \$5.1 million-dollar permanent supportive housing project consisted of 50 one-bedroom apartments for homeless veterans. Spaces, intended to provide additional support for the veterans, such as large meeting and conference rooms, fitness room, computer room and visiting physician office space were included. Great care was taken to consider the design and the potential of triggering elements for those suffering from PTSD. Furthermore, 10% of the total number of apartments were allocated as ADA compliant residences. The project was financed through the use of Low-Income Housing Tax Credits via the Indiana Housing Finance Authority.

Canal Commons | Delphi, IN

The project is comprised of the development of two distinct sites into a total of 44 affordable senior apartments. The \$5.3 million-dollar development includes a downtown mixed-use site with 5,890 square feet of first-floor commercial tenant space, 9 two-bedroom units and 7 one-bedroom units. The complimentary new construction location includes 8 one-bedroom and 20 two-bedroom apartments. Amenity spaces and the leasing office were included in the new construction component of the development. Furthermore, 10% of the total number of apartments were allocated as ADA compliant residences at each location. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority. Additional services included the Capital Needs Assessment.



RON ROSS

AIA, CGP, APT-RP

Adaptive Reuse Specialist

Ron has over 23 years of experience. His work in preservation has led into a great deal of adaptive reuse projects for Ron, many of which transform various building types into unique multi-unit housing developments, through income based / tax-based financing. With such projects, there is a focus on capital needs assessments, comprehensive facility assessments and feasibility studies that examine the viability of a project; challenging both the capacity of a project to physically accommodate desired outcomes, as well as the financial capabilities to meet or exceed project requirements. This experience has since broadened to include both adaptive reuse as well as new construction multi-unit and supportive housing developments. Ron has become adept at adjusting to those changes in focus- making him an invaluable member to any development team.

PROJECT EXPERIENCE

Hoosier Place | Union City, IN

Formerly the West Side Middle School, c.1921, the project was comprised of a \$4.8 million-dollar historic restoration and adaptive reuse that converted a recently vacated 3-story middle school in to 35 one- and two-bedroom affordable senior apartments. The project also included support spaces for the tenants, including computer rooms, exercise space and similar gathering spaces and made available for public use the preserved auditorium. Furthermore, 10% of the total number of apartments were allocated as ADA compliant residences. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority and Historic Tax Credits. Additional services included the 3-part Historic Certification Process, Capital Needs Assessment and National Register of Historic Places nomination.

Central Apartments | Huntington, IN

Formerly the Central Grade School, c. 1927, the project consisted of a \$4.9 million-dollar historic restoration and adaptive reuse that converted a once-abandoned 3-story grade school into 35 one- and two-bedroom affordable senior apartments. The project also included support spaces for the tenants, including computer rooms, exercise space and similar gathering spaces. Furthermore, 10% of the total number of apartments were allocated as ADA compliant residences. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority and Historic Tax Credits. Additional services included the 3-part Historic Certification Process, Capital Needs Assessment and National Register of Historic Places nomination.

Ryker Reserve | Fort Wayne, IN

This \$6.5 million-dollar adaptive reuse addition and renovation project consists of 65 new, one- and two-bedroom apartment units designed for family housing. Additionally, the project was financed using Low-Income Housing Tax Credits via Indiana Housing Finance Authority. The existing building comprised the adaptive reuse of the old Keystone School building—a one-story masonry structure. 20 one- and two-bedroom units were carved out of classroom space with larger volume space being reused as exercise area, community space and a theater. A new, two-story structure, connected to the existing building, adding 45 two-bedroom units to Ryker Reserve. All first-floor units are adaptive for ADA compliance. The site was enhanced with an outdoor pavilion, walking paths and a rain garden.

Canal Commons | Delphi, IN

See Lisa Gulick resume for description.

Tree City Village - Greensburg, Indiana

The project was comprised of an adaptive reuse of the former Bromwell Wire and Brush Factory. The \$3.8 million-dollar family housing development totals 46,594 square feet and included 8 one-bedroom units and 30 two-bedroom units. The site has attractive green space, walkways, a gazebo and raised planters. Furthermore, 10% of the total number of apartments were allocated as ADA compliant residences. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority. Additional services included the Structural Conditions Report.

EDUCATION

Savannah College of Arts and Design
Bachelor of Architecture
Master of Architecture

REGISTRATIONS

NCARB 72767

CERTIFICATIONS

INDNR Certified Historic Architect
INDOT Historic Architect
Certified Green Professional

ASSOCIATIONS

AIA - American Institute of Architects
The Association for Preservation
Technology International - Recognized
Professional 2021
Fort Wayne Historic Review
Commission
ARCH, Board Member 2011-2013
Indiana Courthouse Preservation
Advisory Commission 2008-2011
National Assoc. of Home Builders

AWARDS

2008 Historic Landmarks Foundation
Cook Cup Award for Historic Renovation
John Jay Center for Learning

2003 ARCH
Leonard G. Murphy Memorial Award
Outstanding Restoration
Baker Street Station





Hoosier Place

Wesley Manor South – Frankfort, Indiana

See Lisa Gulick resume for description.

Hopes Landing - Auburn, Indiana

See Lisa Gulick resume for description.

Chambers Park Veteran's Apartments - Marion, Indiana

See Lisa Gulick resume for description.



Central Apartments

Phoenix Manor - Woodburn, Indiana

Formerly the Woodlan Primary School, the 48,555 square foot single story structure was repurposed to provide 7 one-bedroom and 26 two-bedroom affordable senior apartments. The \$3.8 million-dollar project included exercise space, theater room, community room, library, computer room and a guest apartment. Furthermore, 10% of the total number of apartments were allocated as ADA compliant residences. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority. Additional services included the Structural Conditions Report.

Bottle Work Lofts | Fort Wayne, IN

See Lisa Gulick resume for description.

Broadway Flats | Greenfield, IN

The \$6.2 million-dollar Broadway Flats development was the new construction of 2 two-story buildings with live-work space, targeting artists and creative entrepreneurs. Each building with 27 units, totaling 54 units, for multi-family affordable, income based housing. These 2 buildings include 16 one-bedroom units, 38 two-bedroom units, 6 of these units will be ADA Type-A compliant. Broadway Flats was developed with community amenities available for all residents to use. The amenities include: a leasing office, a laundry room in each building, a multi-purpose community room with full kitchen, computer center and library, a conference room, two private offices, fitness room with exercise equipment, and an open-concept wellness room for activities like yoga. Additionally, other amenities include: three individual studios with one being soundproof room for music, gallery space in the lobbies of both buildings, a theater, and a “production lounge” with durable work surfaces that includes some tools and storage space. Outside, residents will be able to use raised garden beds, a picnic area with grill, and covered outdoor bike parking pavilion that will also include a Fix-it Station with built-in air pump, tools, and a repair stand. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority.



Tree City Village

Slocum Pointe | Fort Wayne, IN

See Lisa Gulick resume for description.

Otterbein Commons | Otterbein, IN

The project is comprised of the adaptive reuse of a former nursing home into affordable family housing for \$4.03 million-dollars. The 44,537 SF adaptive reuse project includes 32 housing units total. Four units are large two- and three-bedroom floor plan units and comply with large unit criteria. Additionally, there are 2 three-bedroom units, 22 two-bedroom units, and 4 one-bedroom units. The property includes 2,300 SF accessible community space – the on-site community gathering spaces encompass both interior community gathering rooms and covered exterior spaces. Accessible community space is located within the existing building, and is on an accessible route. Visitable design features include: no step entry, barrier free parking, ½ bath on the main entry level, no step showers, 31.5” door opening and lever door handles, front stove controls, adjustable closet rods, outlets and switched mid-wall location, raised garden beds. Additional features of the project include: a computer room, exercise room, theater room, playground, 1/2 basketball court, bike rack, green space, gazebo and covered pavilion with grills, parking and individual storage units. Completion in 2020. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority.



Chamber's Park Veterans Apartments



Phoenix Manor



Bottle Works Lofts

Evansville YMCA Affordable Housing | Evansville, IN
See Lisa Gulick resume for description.

Enterprise Pointe | Angola, IN
See Lisa Gulick resume for description.

A Safe Haven | Hobart, IN
See Lisa Gulick resume for description.

Backstay Lofts | Union City, IN
See Lisa Gulick resume for description.



Evansville YMCA Affordable Housing

Rivers Edge | Fort Wayne, IN

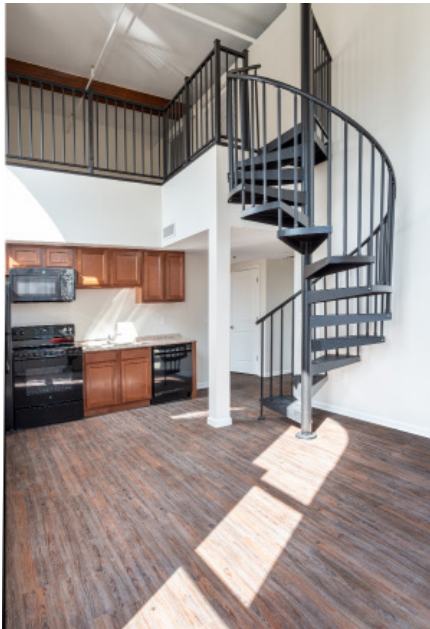
This \$9 million-dollar, 54-unit new construction development, dubbed River's Edge, will provide a mix of one and two fully-furnished bedroom units/apartments of Permanent Supportive Housing for homeless and at-risk individuals and families with disabilities. The complex will provide counseling, employment training, case management and other services. River's Edge will focus on providing homeless people with a stable place to live, which gives them a chance to address other issues, such as mental illness or substance abuse, to avoid returning to living on the street. Additionally, the on-site staff will be able to connect tenants with area resources such as food or clothing banks. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority.



Huntington UB Block

Kitselman Flats | Muncie, IN

Kitselman Flats is the new construction of a 56-unit rental community on a 2.05-acre site located at approximately 2200 East Jackson Street in Muncie, Indiana. Kitselman Flats is part of the Kitselman Pure Energy Park ("Kitselman Park"), a more than \$120 million redevelopment of the former Indiana Steel and Wire Company site and surrounding area as the new east gateway to Muncie. Kitselman Flats will offer 21 one-bedroom, 30 two-bedroom, and 5 three-bedroom garden-style units within two (2) three-story, walk-up residential buildings with 1,800 square feet of integrated community space. Kitselman Flats will target lower-income family households earning up to 30%, 50% and 60% of Area Median Household Income (AMHI). Proposed monthly collected Tax Credit rents range from \$208 to \$769, depending on unit size and AMHI level. It is anticipated that Kitselman Flats will be developed in two phases, totaling approximately 112 units when complete. One-bedroom units are 711 square feet, two-bedroom units are 877 square feet and three-bedroom units are 1,091 square feet. Each unit will be constructed with upgraded amenities including washer/dryer, window blinds, kitchen pantry, microwave and garbage disposal. The building will be wired for Wi-Fi, and all residents will have ready access to cable television in each apartment. Emergency lighting will be included throughout the building, and individual unit doors will include peep holes. Ten percent of the units will incorporate a number of handicapped-accessible features including special kitchen features.



Huntington UB Block

Huntington United Brethren Block | Huntington, IN
See Lisa Gulick resume for description.



Huntington UB Block



Huntington UB Block



TORREY EHRMAN

P.E.

Civil Engineer

Torrey specializes in the site design process, serving as a Civil Engineer. His work typically includes design of vehicular and pedestrian flow patterns through a site, design and permitting for stormwater management, grading design to meet ADA requirements, developing utility service plans, and traffic control. Torrey has more than 20 years of experience working with various areas of engineering, surveying, and construction projects. In the last 10 years he has worked closely with numerous local planning and stormwater departments across Indiana to obtain the required approvals and permits on site development projects for clients. Over his career he has been part of projects that include municipal water and sewer improvements, flood control, commercial and residential land development, and GIS mapping.

EDUCATION

Purdue University
Bachelor of Science
Construction Engineering Technology

Purdue University
Associate of Science
Civil Engineering Technology

REGISTRATION

Indiana PE: 12000461
Wisconsin PE: E-45012-6
Ohio PE: E-82200
New York PE: 101672
Texas PE: 134270

CERTIFICATION

FAA Certified Remote Pilot
Small Unmanned Aircraft Systems
(UAS)

PROJECT EXPERIENCE

Bottle Work Lofts | Fort Wayne, IN
See Lisa Gulick resume for description.

Backstay Lofts | Union City, IN
See Lisa Gulick resume for description.

Huntington United Brethren Block | Huntington, IN
See Lisa Gulick resume for description.

Evansville YMCA Affordable Housing | Evansville, IN
See Lisa Gulick resume for description.

A Safe Haven | Hobart, IN
See Lisa Gulick resume for description.

Enterprise Pointe | Angola, IN
See Lisa Gulick resume for description.

Clugston Apartments | Columbia City, IN
See Aimee Shimasaki resume for description.

Fort Wayne Housing Authority - Victoria Acres Master Plan | Fort Wayne, IN
See Paul Konwinski resume for description.

Kendallville Housing Authority | Kendallville, IN
See Lisa Gulick resume for description.

Kitselman Flats | Muncie, IN
See Ron Ross resume for description.

Wisconsin Rapids Housing Authority | Wisconsin Rapids, WI
Huntington House RAD Conversion
See Matt Wiedenhoeft resume for description.

CoVantage Credit Union - LEED Certification | Menasha, WI
See Matt Wiedenhoeft resume for description. Torrey was able to receive seven LEED® credits through landscaping and water retention on site.

Winnebago County Solid Waste Administration Building | Oshkosh, WI
The \$1.35 million dollar project included renovations and an addition to the main office area as well as new signage and lane striping for the vehicle entry and scales area. A initial facilities study determined better signage at the solid waste entry would decrease the number of vehicles that mistakenly use the wrong entry.



RON SCHEELE P.E.

Mechanical/Electrical/ Plumbing Engineer

Ron heads MartinRiley’s electrical engineering work, and offers over 30 years of experience in his field. His wide ranging abilities include street lighting design, site lighting design, power distribution calculations and layout, voltage drop calculations and luminance calculations utilizing visual light design software. Ron also has extensive experience in low voltage designs: fire alarm systems, PA systems, camera and door access control systems. Ron has designed many generator power systems (30 KW to 4.4 MW) to provide backup power for commercial buildings and industrial facilities. Additional unique experience includes Ron’s work designing electrical systems in rated and caustic environments, and his Six Sigma Green Belt certification (an application of mathematical tools to reduce errors and cost in production processes).

EDUCATION

Purdue University
West Lafayette, IN
Bachelor of Science
Electrical Engineering

REGISTRATION

Registered Professional Engineer
PE10403287

Engineer in the States of:
Indiana
Ohio
Michigan
Texas
Wisconsin

CERTIFICATION

NCEES
(National Council of Examiners for
Engineering and Surveying)

Six Sigma - Green Belt Certified

PROJECT EXPERIENCE

Oshkosh Housing Authority - Waite Rug Place | Oshkosh, WI

See Matt Wiedenhoeft resume for description.

Manitowoc Housing Authority - Manitou Manor Apartment Conversions | Manitou, WI

See Matt Wiedenhoeft resume for description.

Backstay Lofts | Fort Wayne, IN

See Lisa Gulick resume for description.

Bottle Works Lofts | Fort Wayne, IN

See Lisa Gulick resume for description.

River’s Edge | Fort Wayne, IN

See Ron Ross resume for description.

Evansville YMCA Affordable Housing | Evansville, IN

See Lisa Gulick resume for description.

A Safe Haven | Hobart, IN

See Lisa Gulick resume for description.

Slocum Pointe | Fort Wayne, IN

See Lisa Gulick resume for description.

Enterprise Pointe | Angola, IN

See Lisa Gulick resume for description.

Wisconsin Rapids Housing Authority | Wisconsin Rapids, WI

Huntington House RAD Conversion

See Matt Wiedenhoeft resume for description.

CoVantage Credit Union - LEED Certification | Menasha, WI

See Matt Wiedenhoeft resume for description. Ron was able to receive seven LEED® credits through landscaping and water retention on site.

Winnebago County Solid Waste Administration Building | Oshkosh, WI

The \$1.35 million dollar project included renovations and an addition to the main office area as well as new signage and lane striping for the vehicle entry and scales area. A key part of the new plan was the relocation of the front office staff next to the scale room to allow one individual to cover both areas when necessary. The roof of the building received a 35 KVA solar photovoltaic system to save tax dollars by generating electricity on-site and reducing the County’s reliance on the grid. Demolition and modification of the former offices at other locations was also performed as a separate project.





AIMEE SHIMASAKI
RA, AIA, LEED® AP
BD+C ID+C, IIDA

Interior Designer

With degrees in both interior design and architecture, Aimee brings both talent and skill to a project. She has the formal background to look at a project in its entirety. Her ability to work closely with clients is as valuable on projects as is her ability to utilize or maximize the use of space — whether designing for new construction or renovating existing. Aimee has worked on high volume projects, inventorying, analyzing and allocating square footage for efficient space utilization. Her experience and insight into complying with accessibility requirements informs both solutions that fulfill regulatory requirements and the needs of the client. She excels at finding cost effective and elegant solutions when faced with complex assignments. She is budget conscious and knows how to manage schedules in order to keep a project on track.

EDUCATION

Purdue University
Bachelor of Liberal Arts
Interior Design

University of Michigan
Masters of Architecture

REGISTRATION

Registered Architect - IN - AR11200034
Registered Interior Designer - IN- 00417
LEED®-Accredited Professional
(BD+C & ID+C)
NCARB - 107020

ASSOCIATIONS

AIA - American Institute of Architects
IIDA—International Interior Design
Assoc.
BCA - Building Contractors Association
IPRA - Indiana Parks and Recreation
Association

PROJECT EXPERIENCE

Decatur Music House & 2nd Street Lofts | Decatur, IN

By preserving the historic facade we are able to retain the historic charm that is so characteristic of the best rural city centers, while renovating the interior to meet the community’s current needs. The goal for this (approx.) 20,500 SF building is to provide affordable downtown housing that attracts artists and creative entrepreneurs in the region. To generate interest from and accommodate these targeted, artistic residents, a Creative Engagement Center is planned for the first floor. The Creative Engagement Center will include a community art center, dance studios, a business center with shared work spaces and meeting space, a fitness room, and two fully accessible housing units. Second and third floors are designed to house additional one and two-bedroom housing units, 13 in all.

Fort Wayne Housing Authority | Fort Wayne, IN

- **Tall Oaks Kitchen & Bath, Interior Door Replacement** : This \$800,000 project came in on time and on budgets for the 110 units on seven floors renovation to kitchens and bathrooms. MartinRiley designed complete kitchen and bathroom renovations including new water saving toilets, shower heads and faucets. Not only was this looking to the future for life-cycling costing but it also improved the appearance of the units and made the apartments more appealing. The project also included specifying new interior finishes in the bathrooms and kitchens as well as new VCT flooring. Laminate bathroom counter tops were replaced with solid surface countertops for both durability and appearance.
- **Scatter Sites**: A \$700,000.00 renovation and update to kitchens and baths at 49 scattered sites for the FWHA. Project included a specified number of ADA units. The project provided significant upgrades to the single and duplex housing units, among them were fixtures, cabinetry, sinks and plumbing upgrades.

Columbia City Downtown, Mixed-Use Redevelopment Project | Columbia City, IN

The conceptual design for this downtown property included 7,820 SF of first floor, commercial retail space, with upper-level apartments, as well as two and three-story town homes on the adjacent lot.

Whitley Crossing Neighborhood Corporation | Columbia City, IN
North Street Property Tax Application

The Clugston Apartments project is a combination of two sites. The Clugston site and the Oak Street Homes includes the rehabilitation of 8,393 square feet. The total building is 15,440 square feet. The area of rehabilitation constitutes 54.3% of the total building. Both sites incorporate Large Unit and Visitable Design Features such as no step entries, accessible restrooms on the main level and 32” wide clear door openings. The Clugston Apartments includes rehab of 20 existing affordable housing units in a historic building and has accessible community space. This project will restore Main Street assets through exterior and façade improvements while also restoring and rehabilitating the existing units in the building. The Oak Street Homes site, includes new construction of nine units of affordable housing units on an infill lot which was formerly the site of a hospital. These units include 6 three-bedroom and 3 four-bedroom homes. Four of the nine units will be ADA-compliant. The project was financed using Low-Income Housing Tax Credits via the Indiana Housing Finance Authority and Historic Tax Credits.





MICHELLE KOSTKA

Interior Designer

Michelle's specialty is assisting clients with assessing their existing facilities, understanding current and future space needs and adjacencies, as well as developing an 'image' through interior design, finishes and furnishings. Her knowledge of products, durability, availability and cost is valuable when selecting finishes for your facility. Michelle's biggest strength is her dedication to customer service; through every step of the process she ensures her clients' needs and desires are fully heard, understood and ultimately delivered. Michelle has served on or lead design teams for over 130 projects ranging from municipal, educational, healthcare, office tenant projects and more, both in new construction and renovation.

PROJECT EXPERIENCE

Manitowoc Housing Authority - Manitou Manor Apartment Conversions | Manitou, WI
See Matt Wiedenhoeft resume for description.

Wisconsin Rapids Housing Authority | Wisconsin Rapids, WI 019085 - Interior Designer
Huntington House RAD Conversion
See Matt Wiedenhoeft resume for description.

Oshkosh Housing Authority - Waite Rug Place | Oshkosh, WI
See Matt Wiedenhoeft resume for description.

Otterbein Commons | Otterbein, IN
See Ron Ross resume for description.

Enterprise Pointe | Angola, IN
See Lisa Gulick resume for description.

Slocum Pointe | Fort Wayne, IN
See Lisa Gulick resume for description.

A Safe Haven | Hobart, IN
See Lisa Gulick resume for description.

Clugston Apartments | Columbia City, IN
See Aimee Shimasaki resume for description.

Evansville YMCA Affordable Housing | Evansville, IN
See Lisa Gulick resume for description.

River's Edge | Fort Wayne, IN
See Ron Ross resume for description.

Huntington United Brethren Block | Huntington, IN
See Lisa Gulick resume for description.

Backstay Lofts | Fort Wayne, IN
See Lisa Gulick resume for description.

Bottle Works Lofts | Fort Wayne, IN
See Lisa Gulick resume for description.

Chambers Park Veterans Project | Marion, IN
See Lisa Gulick resume for description.

EDUCATION

Ball State University
Bachelor of Science
Interior Environmental Design
Marketing Minor

BOARD + VOLUNTEER

Registered Volunteer
Fort Wayne Rescue Mission





JEREMY BRICKEY

P.E., P. ENG.

Structural Engineer

Career opportunity has taken Jeremy to projects throughout the northern hemisphere and as a result he is a licensed professional engineer in 24 states as well as 1 Canadian province. Jeremy has over 15 years of experience with an emphasis on structural engineering in industrial, commercial and multi-unit and single-family residential projects. He is proficient in steel, concrete, masonry and timber design and is well versed in projects that require deep foundation designs and other specialized foundation applications. Jeremy's experience also crosses into civil and mechanical design, making him a versatile and creative professional, and only adds to his already invaluable and highly sought expertise.

EDUCATION

North Carolina State University
Master of Civil Engineering

Purdue University
Bachelor of Science
Mechanical Engineering

Bachelor of Science,
Construction Engineering Technology

Associates in Applied Science,
Architectural Engineering Technology

REGISTRATION

Registered Professional Engineer
Indiana: PE10809052
+ 23 other states
+Manitoba Canada

ASSOCIATIONS

ASCE - SEI

PROJECT EXPERIENCE

Oshkosh Housing Authority - Waite Rug Place | Oshkosh, WI
See Matt Wiedenhoeft resume for description.

Wisconsin Rapids Housing Authority | Wisconsin Rapids, WI
Huntington House RAD Conversion
See Matt Wiedenhoeft resume for description.

Appleton Housing Authority | Appleton, WI
Oneida Heights Roof Replacement and Precast Panel Removal and Repair
See Matt Wiedenhoeft resume for description.

Manitowoc Housing Authority - Manitou Manor Apartment Conversions | Manitou, WI
See Matt Wiedenhoeft resume for description.

Rhineland Housing Authority | Rhineland, WI
Evergreen Manor Boiler Replacement and Mechanical Systems Improvements
See Matt Wiedenhoeft resume for description.

Oshkosh Housing Authority - Greenwood Court Structural and Lighting | Oshkosh, WI

Manitou Manor Roofing, Signage & Storage Building | Manitou, WI

Otterbein Commons | Otterbein, IN
See Ron Ross resume for description.

Slocum Pointe, Senior Housing Redesign | Fort Wayne, IN
See Lisa Gulick resume for description.

A Safe Haven | Hobart, IN
See Lisa Gulick resume for description.

Evansville YMCA Affordable Housing | Evansville, IN
See Lisa Gulick resume for description.

Rivers Edge | Fort Wayne, IN
See Ron Ross resume for description.

Huntington United Brethren Block | Huntington, IN
See Lisa Gulick resume for description.

Bottleworks Lofts | Fort Wayne, IN
See Lisa Gulick resume for description.





VINCENT SOUZA

E.I.T.

Mechanical Designer

Vincent is a great asset due to his great ability to learn and retain the information provided to him, as well as his close attention to details. He assesses client, building and site needs. He is responsible for producing an optimal Plumbing and HVAC systems. During construction administration he reviews shop drawings and submittals to verify they meet the requirements of the construction documents. Vincent is a motivated and adaptable individual who is willing to put in the hard work.

EDUCATION

San Jose State University
Bachelor of Science
Mechanical Engineering

CERTIFICATIONS

Mechanical Engineer EIT Certified

PROJECT EXPERIENCE

Wisconsin Rapids Housing Authority | Wisconsin Rapids, WI Huntington House RAD Conversion

See Matt Wiedenhoeft resume for description.

CoVantage Credit Union - LEED Certification | Menasha, WI

See Matt Wiedenhoeft resume for description. Ron was able to receive seven LEED® credits through landscaping and water retention on site.

Fort Wayne Housing Authority - Tall Oaks Physical Needs Assessment | Fort Wayne, IN

East Allen County Schools (EACS) | East Allen County, IN

- **2021 HVAC Upgrades at Various Locations**

The total project budget is \$8,756,250 and includes; 5 buildings with a variety of projects including re-commissioning of the building and new temperature controls, replacement of all existing electric cabinet heaters throughout the building, replacement of air handlers with new and provision of air-condition to junior high school gymnasium, replacement of all cabinet heaters and convectors, and new motorized relief fans throughout the building to help with ventilation.

- **2021 Mechanical Improvements**

The total project cost was \$1,399,100 and included;

Prince Chapman Academy replacement of 3 existing heating boilers and pumps and provision of new VFD's. Leo Jr/Sr High school included replacement of existing chiller with 2 new 270 ton chillers. EACS Alt. School/Career Center included replacement of 2 existing heating boilers and pumps and provision of new VFD's.

Vigo County School Corporation | Terre Haute, IN

- **2021 Mechanical Improvements**

The \$1,398,997 project included 3 buildings with boiler and related equipment replacements. Fuqua Elementary School included rebuilding the chiller. Replacement or updating of the temperature controls systems occurred at 9 schools. Woodrow Wilson Middle School and Otter Creek Middle School received chiller and related equipment replacements as well as replacement and/or update of temperature control systems. The original contract amount was \$1,400,627.

- **2020 Mechanical Improvements**

The \$819,700 project included Riley Elementary School and Terre Town Elementary School boiler and related equipment replacements. Rice Elementary School include replacement and upgrade to the temperature controls systems.

- **Cooling Tower Replacement**

The cooling tower replacements occurred at Rio Grande Elementary School and Woodrow Wilson Middle Schools.

Gary Community School Corporation (GCSC) | Gary, IN

- **Boiler and Roof Replacements**

The \$1,683,500 project included Bailly STEM Academy chiller and chiller tower replacement, Bethune Early Childhood Development Center boiler replacement, and Gary Middle School boiler and chiller tower replacement.





MIKE HAMILTON RRC, RRO

Building Envelope Specialist

With over 25 years of experience, Mike leads one of the largest building envelope divisions within an architecture / engineering firm in the state. He also holds registrations from IIBEC as a Registered Roof Consultant (one of only three in the region) and Registered Roof Observer. Whether he is designing systems for new construction, performing forensic investigations and assessments, or managing repair / replacement projects, Mike's wealth of experience adds long term value to any project. His training, knowledge, application of testing techniques and cutting-edge technologies, and ability to provide unbiased, concise reporting makes him a highly sought professional in the building envelope world.

EDUCATION

Purdue University
West Lafayette, IN
Bachelor of Science
Building Technology

REGISTRATIONS

Registered Roof Consultant (RRC)
Registered Roof Observer (RRO)

ASSOCIATIONS

IIBEC (International Institute of
Building Enclosure Consultants)
Building & Improvements
Committee: Diocese of Fort Wayne /
South Bend

CONTINUED EDUCATION

Design & Installation of Rubber Roofs
BSURSI Seminars & Updates '96-'12
Soprema Seminars
OSHA Compliance Seminars
OSHA 10 Hour Training
Carlisle Seminars and Training
Firestone Building Products Seminars
IIBEC Regional Meetings 1999-2016
Environmental Mgmt. Inst. - Mold, 2002

PROJECT EXPERIENCE

Fond du Lac Housing Authority | Fond du Lac, WI

Building Envelope drawing review for roof redesign and replacement atop 10-story apartment complex. (Rosalind roof replacement (2 ply MOD on 10 story building)

Algoma Housing Authority | Algoma, WI

Building envelope infrared thermography (roof + walls)

Manitowoc Housing Authority | Manitowoc, WI

Maintenance Building roof replacement (shingle)

Eau Clair Housing Authority | Eau Clair, WI

Building Envelope drawing review for roof replacement atop 8-story building.

Fort Wayne Housing Authority (FWHA) | Fort Wayne, IN

- Physical Needs Assessment (PNA) - Infrared investigation and building envelope portion of 20% Sample: 88 Buildings / 144 [of 703] Units
- 2014-2015 As Needed Architectural Services (Building Envelope Lead)
- Beacon Heights Roof Replacement
- Brookmill Courts Masonry Restoration

Enterprise Pointe | Angola, IN

See Lisa Gulick resume for description.

Evansville YMCA Affordable Housing | Evansville, IN

See Lisa Gulick resume for description.

River's Edge | Fort Wayne, IN

See Ron Ross resume for description.

Huntington United Brethren Block | Huntington, IN

See Lisa Gulick resume for description.

Bottle Works Lofts | Fort Wayne, IN

See Lisa Gulick resume for description.

Kendallville Housing Authority | Kendallville, IN

Architectural design for As Needed Architectural Services (to date):

- Lighting replacements: common areas, corridors and mechanical rooms
- Concrete work: additions and accessibility modifications
- Balcony decking and railing replacement and repairs
- Entrance canopy additions



AARON KOSTICHKA

LEED® AP

General Contractor President

Aaron has over 20 years of experience and is the president of the company, but often works in a project manager/estimator role and has led many successful projects during his tenure. A Minnesota State University graduate, Aaron joined McGann Construction in 2003 as a Project Manager and Estimator. In 2008, Aaron became a LEED Accredited Professional. In 2010 Aaron became Vice President and has enjoyed the challenges of his new role.

“What I like most about McGann Construction is the team atmosphere. Every employee is an integral part in decision-making and getting every job completed.”

PROJECT EXPERIENCE

- Truax Part Apartments | Madison, WI
- River Cities Redevelopment | Omro, WI
- Red Cliff Development Phase 2 | Bayfield, WI
- Capitol Lakes Fall Remodel | Madison, WI
- Heritage Apartments | Brillion, WI
- Allied Drive Redevelopment | Madison, WI
- Parkview Apartments | Brillion, WI
- Marian Manor Renovation | Oshkosh, WI
- Meriter heights Renovation | Madison, WI
- Meriter Health Center Renovation | Madison, WI
- Arcadia Housing | Arcadia, WI
- Pioneer Place 1 and 2 | Poynette, WI
- Troy Gardens | Madison, WI
- Porchlight Pheasant Ridge Trail | Madison, WI
- Sturgeon Bluff Apartments | Wausau, WI
- Lafollete Park Apartments | West Allis, WI
- Marathon County Housing | Marathon, WI
- Park Glen Senior Housing | Madison, WI
- Brennan’s Grocery Store | Madison, WI

EDUCATION

Minnesota State University
Mankato, MN
Bachelor of Science
Construction Management

University of Wisconsin
Madison, WI
SBDC Entrepreneurship Program

REGISTRATIONS

WI: Licensed Real Estate Broker
WI: Licensed Real Estate Salesperson

CERTIFICATIONS

LEED®-Accredited Professional O+M
OSHA Certified - 2001

ASSOCIATIONS

Association General Contractors of
Wisconsin
Associated Builders and Contractors of
Wisconsin
US Green Building Council

BOARD + VOLUNTEER

YMCA Corporate Board of Directors
YMCA Risk Management Committee -
Chair
Waunakee Youth Hockey Association





NIC BORTZ

General Contractor Vice President of Construction

Nic joined McGann Construction in 2003 to fulfill his internship requirements. He came aboard as a full fledge Project Manger and Estimator in the Fall of 2003. Nic's attention to detail and ability to work through issues without the slightest of hesitation has made him a valuable asset to the McGann Team and the project manager team lead.

EDUCATION

Minnesota State University
Mankato, MN
Bachelor of Science
Construction Management

REGISTRATIONS

WI: Licensed Real Estate Broker
WI: Licensed Real Estate Salesperson

CERTIFICATIONS

OSHA Certified - 2001

ASSOCIATIONS

Association General Contractors of
Wisconsin
Associated Builders and Contractors of
Wisconsin

PROJECT EXPERIENCE

- St. Clare Meadows Addition/Remodel | Baraboo, WI
- Wesley Foundation | Madison, WI
- Brookside/Hillside/Parkside Apartments | Whitehall, WI
- Northeast Branch YMCA | Sun Prairie, WI
- Brownstone Apartments | Madison, WI
- Sun Prairie Health Care Center Addition and Remodel | Sun Prairie, WI
- Waunakee Manor Remodel and Addition | Waunakee, WI
- Boys and Girls Club Allied | Madison, WI
- Lodi Good Samaritan Remodels | Lodi, WI
- The Meetinghouse | Milwaukee, WI
- The Cannery | Madison, WI
- RP Adlers Pub | Madison, WI
- Cortland Commons III | Madison, WI
- Cortland Commons II | Madison, WI
- Cortland Commons | Madison, WI
- Amcore Bank Verona Road & East Washington | Madison, WI





Brian Lehr

Head of Field Operations

Brian brings over 30 years of construction experience to his leadership role directing the McGann field crew. He is involved in 100% of our projects. He has developed a terrific rapport with our employees and manages all aspects of our safety, quality control, manpower, on-going training and development and hiring needs. Brian is highly respected throughout the industry for his construction knowledge, honesty and integrity. Brian is in charge of our entire field operations, superintendents and manpower. He attends job meetings with sub-contractors, architects and owners. He also coordinates job site safety with site-specific safety plans and job site safety inspections. "Your only as good as the people you surround yourself with, at McGann, we have done an excellent job of surrounding ourselves with the right people to ensure success."

CONTINUING EDUCATION

MATC Carpentry Apprenticeship
OSHA 10 Hour
OSHA 30 Hour
LEAD-SAFE Renovator

PROJECT EXPERIENCE

UW Sports Medicine and Spine Clinic | Madison, WI

Wendel Keene Residence | Middleton, WI

St. Clare Hospital | Monroe, WI

Goodwill Apartments | Madison, WI

Sennett Middle School | Madison, WI

Department of Transportation | Madison, WI

St. Peters Church | Deforest, WI

Sauk Creek Phase 2 | Middleton, WI

Firm's Workforce Equity and Diversity Program

Firm's Workforce Equity and Diversity Program

Hope Community Capital

The defining values of Hope Community Capital are:

- Integrity: we always deliver our services with the utmost transparency and honesty. We do what we commit to do.
- Excellence: Our services and processes are distinguished by consistent excellence.
- Equity: We insist upon equity in everything we do. We are intentional in dismantling racism in our approach to hiring, client deliverables, and community engagement.

Hope Community Capital is committed to providing equal employment opportunities to all qualified individuals and employees. It is the policy of Hope Community Capital to prohibit unlawful discrimination and harassment, and to afford equal employment opportunities to employees and applicants without regard to race, color, religion, age, sex, national origin, disability status, genetics, protected veteran status, sexual orientation, gender identity or expression, or any other characteristic protected by federal, state or local laws.

The goal of our policy is for the work environment to be free of harassment, discrimination, and retaliation. Hope Community Capital will not retaliate against individuals who assert their rights under applicable federal, state, or local equal opportunity laws.

Martin Riley, Inc.

Martin Riley, Inc. is committed to non-discrimination in the consideration of employment and the employment terms and conditions of all MartinRiley applicants and employees. No applicant or employee will be discriminated against or treated unfavorably because of race, color, religion, national origin, sex, age, or disability. All Company policies and procedures will be regularly reviewed to assure their full adherence to our equal employment opportunity objectives.

Employees are encouraged to report alleged violations of our policy to allow the company to thoroughly investigate and promptly resolve all such complaints in strict compliance with all applicable laws. Any employee violating this policy or retaliating in any way against complainants under the policy will be subject to discipline, up to and including termination of employment.

MartinRiley's workforce equity and diversity program is focused on diversifying our talent pool and inclusiveness in leadership roles.

We are committed to following these guidelines and revisiting them on an annual basis;

- Review our website and job postings to ensure we're using inclusive language.
- Expand advertising and networking efforts to diversify the applicant pool.
- Review our hiring requirements to make sure they aren't overly restrictive, but instead appeal to a wide range of candidates.
- Eliminate as much inequity as possible by standardizing our interview process.
- Targeted outreach to identify qualified applicants and generate interest in MartinRiley employment opportunities, concurrent with or in advance of public recruitment.
- Require diversity and inclusion training for hiring managers.
- We encourage all our employees to help expand our diversity through referrals of talented individuals they may know and respect.
- Developing and advancing career opportunities.
- Maintaining an inclusive work environment.
- Monitor and evaluate the efficacy of our diversity hiring program.

McGann Construction, Inc. is seeking to create an inclusive workplace where all employees feel valued and respected because of their differences. The more we work together and value difference the closer we get to living in an inclusive community. This diversity and inclusion strategy provides the company with a guideline to create an inclusive and diverse workplace. To help us achieve this, we need the commitment of every employee to understand what we are trying to achieve, to work together and be open to change.

Vision: To have a respectful and supportive workplace that enables us to attract and retain a diverse workforce that represents our customers and community.



DEVELOPMENT PARTNER FOR REDEVELOPMENT/ REVITALIZATION QUALIFICATIONS



Firm's Workforce Equity and Diversity Program

Purpose: This strategy is a plan to help us achieve our business and employee goals. It provides a shared direction and commitment for the organization so we can work together to respect and value our diverse workforce and build a more inclusive workplace. It comprises of three key goals. It outlines the key roles and responsibilities and how we will track progress and measure success.

Goals:

1. Workforce diversity – recruit from a diverse, qualified group of candidates to increase diversity of thinking and perspective
2. Workplace inclusion – create and maintain a culture that encourages collaboration, flexibility and fairness to enable all employees to contribute to their potential and increase retention
3. Sustainability and accountability – identify and breakdown barriers to full inclusion by embedding diversity and inclusion in policies and practices and equipping leaders with the ability to manage diversity and be accountable for the results

Roles and responsibilities:

All employees have the responsibility to maintain an environment that is safe, respectful and productive. Everyone has the right to be treated fairly within the workplace in an environment that recognizes and accepts diversity. We can all contribute by participating in workplace diversity and inclusion activities and opportunities and complying with all anti-discrimination and workplace diversity legislation. Managers and supervisors can contribute by displaying a positive commitment to workplace diversity and inclusion, being role models, fostering an inclusive workplace culture, dealing quickly and effectively with inappropriate behavior. The success of the strategy is dependent upon the support of everyone in the company. Everyone has a responsibility for contributing to a culture which supports and values diversity and inclusion.



DEVELOPMENT PARTNER FOR REDEVELOPMENT/ REVITALIZATION QUALIFICATIONS





Project Understanding

Statement of Understanding

Statement of understanding of the required scope of services and specific approach to the project including the team's approach to construction of structures and infrastructure and any relevant HUD requirements.

The successful implementation of Triangle repositioning resides with HUD approval of some, or all, of the following: Mixed Finance, Faircloth to RAD, Standard RAD based rental assistance, RAD/ Section 18 blend, or straight Section 18 Demolition/ Disposition.

Our team believes the best long-term approach follows HUD's suggestions to examine moving from "Public Housing" to a "Section 8" platform. Both RAD and Section 18 processes are Section 8 platforms. The Section 18 process is the ability to convert, building by building, from Public Housing funding to Section 8. Section 18 requires demonstrating the building in question is "obsolete." HUD generally defines obsolete as "modifications not to be cost-effective if costs exceed 62.5% of Total Development Cost for elevator structures and 57.14% for other types of structures." If we fail to meet the obsolescence test, we will explore other HUD options.

Our approach begins with a comprehensive evaluation of the cost to renovate the Triangle Public Housing. McGann Construction and MartinRiley are experts in this process. If obsolescence calculations for Section 18 are met, subsequent parallel steps are required to complete the many HUD requirements. These include a clear understanding of the residents' vision and values, how redevelopment and relocation will be staged and implemented, and the estimated sales price the CDA will intend to seek. HUD requires documentation of all resident engagement, including (but not limited to): all meeting dates, attendee sign-in sheets, questions asked, and answers provided. HUD will also want to know what the CDA intends to sell the properties for to the development entity (of which the CDA will likely be a member).

Advancing racial equity and social justice through the provision of high-quality housing and resident/community amenities

The team's approach to advancing racial equity and social justice through high-quality housing and resident community amenities is rooted first and foremost in process design. Improved outcomes for the current residents requires a foundation of trust. Open acknowledgment and understanding of the deep-seated history of racism, exclusion, disinvestment, trauma, and other conflicts in low-income communities is critical to a successful repositioning.

Our depth of experience in public housing repositioning is complemented by different types of affordable housing development, including for-sale single-family, naturally occurring affordable housing, public housing renovation, and LIHTC multi-family. We believe developing a project that addresses racial equity and social justice must center the project (including community engagement, architectural programming, design, capital stacking, construction, and operations) around those impacted most by racism and injustice.

Our team includes leadership reflective of current and future Triangle residents: representing minorities, women, economically disadvantaged individuals, and those who identify as LGBTQ+.

Experience with energy efficiency, renewable energy and/or sustainable building design techniques that contribute to the City's goal to achieve 100% renewable energy and zero-net carbon emissions by 2030

Our team will provide a holistic approach to sustainability initiatives for the Triangle development, including everything from reuse of existing materials to clean energy generation. MartinRiley has been involved with sustainable projects for over twenty years, including LEED® certified projects and projects that met sustainability goals but did not submit for certification. We will focus on maximizing sustainability while balancing the cost of the design and contribute to the City's sustainability goals.

We plan to work with scientists at U.S. Forest Products Laboratory on cross laminated timber construction and other innovative uses of wood for residential housing.

Methods for soliciting resident engagement, particularly from diverse populations

Our team is uniquely qualified to support this effort with an authentic and transparent engagement process. The following characteristics distinguish our strategy and goals:

1. Experience Developing Successful Stakeholder Engagement Programs for Diverse Populations:

Our team draws on deep experience developing and implementing a racially and socioeconomically integrated resident engagement processes. We will ensure a successful operational partnership with the CDA and other critical stakeholders. The population of the Triangle includes many households that are housebound and navigate disabilities in their daily life.

Statement of Understanding (continued)

Financial + Legal Issues

Our Lead Community Engagement Consultant, Afra Smith, has decades of experience in outreach and engagement in the disability community. Our team will develop and implement a series of multimodal stakeholder engagement and input opportunities including surveys, focus groups, charettes, interviews, and large-group participatory sessions.

- 2. Commitment to Advancing Racial Equity and Social Justice:** We employ notable best practices (including Health Equity Institute, Urban Institute, and BRIDGE's Community Development Initiative) to support the repositioning of low-income communities, embedding trauma-informed community building, social determinants of health, and cooperation with strategic service partners. Our team will support collaboration with the City's ongoing community engagement and planning efforts.
- 3. An Inclusive, Highly Participatory Approach:** Our methods maximize the collective power of diverse thinking, with structured and organic approaches welcoming all communication styles and perspectives and allowing visionaries and realists to complement each other seamlessly. Centering residents in this process, treated as partners to create change, will give them a voice and multiple opportunities to influence decisions that will affect their lives. Complex challenges require a team with diverse skills and perspectives reflective of the full scope of the systems involved. We will form a "Resident Engagement Council" to ensure transparency and that residents remain partners throughout the development phases. Council members will be provided training on leadership strategies to build their capacity to advocate on their community. Collaborating with a community partner, we intend to reimburse Council members a living wage for their work and training.

We have spoken with Alexis London, Executive Director of the Bayview Foundation, about the engagement process undertaken for their \$50M redevelopment. Ms. London has offered to share lessons learned and key outcomes of the Bayview process. Our project will build upon the engagement work and outcomes of the Bayview Foundation. This is critically important for a cohesive, collaborative development that meets the desires of the residents.

Financial and/or legal issues that the development team may foresee as significant impediments to launching the revitalization process

Any significant multiple-building real estate development brings issues such as Title, ownership structure, zoning, entitlements approvals, neighborhood and City discussions, and concerns with lenders and investors. We expect all those elements to be present in this transaction. However, the Triangle Redevelopment may have some additional challenges related to the following:

1. Residents' long-term wishes concerning replacement housing may not align with the long-term goals of the City or other real estate owners and tenants of the other buildings currently on the Triangle, including the Bayview Foundation. The HUD Mixed-Finance/RAD/Section 18 procedures require significant input and understanding by the current residents of all the options available to the CDA for redevelopment and the impact of these options. Failure to gain resident and neighbor buy-in with the redevelopment solutions would be problematic. We have assembled a team that will execute the resident engagement with excellence to ensure cohesion with the construction and implementation phases.
2. The long-term financing plans for some or all the CDA housing property on the Triangle site are likely to require the use of LIHTC's to achieve financial feasibility. What if obtaining sufficient LIHTCs from WHEDA proves to be a problem? What alternatives are available? Alternate financing structures are always present in Mixed-Finance developments. Our team will work with the CDA through its ability to issue debt, provide credit support/guarantees to nontraditional lenders, and resize and adjust the long-term redevelopment plan and timeline.
3. Deed Restrictions may exist that will need to be addressed in the redevelopment plans. Some may be able to be modified; others may pose significant issues.
4. HUD approvals may require multiple re-submissions of the application materials, impacting the CDA's long-term strategy.
5. Federal and state law changes could prove very beneficial, or they create significant challenges.

Even if none of the above negatively impact the redevelopment plans, the current cost and availability of construction materials and labor could significantly delay or affect the desired outcomes, timing, and financial feasibility.



Experience

Describe the team's experience, as a team, on HUD Asset Repositioning projects and programs.

Dimension Development, proposed Repositioning Lead, and McGann Construction, proposed General Contractor, have worked together on eighteen developments, almost all of which included renovating buildings continuously occupied by residents. In 2019 – 2020 McGann Construction and Dimension Development worked together on the Section 18 repositioning of Wasserman Apartments in Sheboygan, Wisconsin. MartinRiley Architects & Engineers, proposed Architect and Engineer, provided critical evaluations and options for addressing the structural and environmental issues encountered in the Wasserman Apartments. (This project is further described below under “challenging issues.”)

In 2018 - 2020 McGann Construction, MartinRiley, and Dimension Development worked jointly on a large blighted, historic, and LIHTC adaptive reuse building with the City of Oshkosh Housing Authority. This development was classified as a federal Brownfield site; a considerable focus was paid to these issues. The Team worked closely with the Wisconsin Department of Natural Resources on the site's investigation, mitigation, and monitoring. The development was a combination of units funded through the HUD Public Housing Program and the HUD Project-Based Section 8 voucher Program. In all the above circumstances, the community involvement activities were conducted by the staff of the respective Housing Authority, in conjunction with various team members involved in the overall planning, financing, design, and construction aspects of the respective property.

The community involvement aspect of a repositioning transaction is not a new element for the team members. We have all been integral parts of the engagement process in each of our projects.

The team presented in this RFQ response is an opportunity for newer, less experienced, albeit highly skilled, minority developers to come together with nearly a century of combined experience with Dimension, McGann, and MartinRiley. With our deep expertise in repositioning public housing combined with our innovative ideas on structural change and empowering neighborhoods, we believe our team offers the best approach to come alongside the CDA and the Triangle residents to co-create the process and outcomes required of this complex repositioning of the Triangle community.

Describe the team's qualifications and experience in complying with HUD Section 3 requirements for resident employment and the use of local businesses. Please note the extent to which small businesses, including minority business enterprises (MBE), women business enterprises (WBE) and disadvantage business enterprises (DBE) that are located in or owned by persons living in the area of the PHA project (defined as Dane County, Wisconsin) are represented on the development team, or will be engaged in the course of project development.

McGann Construction, Inc. has a current City of Madison Affirmative Action Plan. In the past we have completed several projects with specific EBE participation goals and we have consistently demonstrated “Good Faith Effort” in attempting to reach the participation goals. In many cases we have exceeded the recommended goals.

We approach EBE participation in a number of ways. We advertise upcoming projects through trade journals, local newspapers, and Internet plan rooms. For the Triangle Redevelopment Project, we will utilize lists of certified qualified subcontractors from acceptable agencies such as the Wisconsin DOT DBE list or the City of Milwaukee EBE list, etc. to include any and all qualified subcontractors.

Next, bid invitations are sent to the subcontractors inviting them to bid. The invitations are followed up by phone calls and/or other communications to be sure subcontractors have all of the necessary information to bid the project.

In some situations the bid of a qualified SBE/MBE/DBE or WBE may be used even though it is not the lowest bid for that division of work, as long as the difference between the lowest bid and the SBE/MBE/DBE/WBE bid does not significantly impact our total Guaranteed Maximum Price.

This process has been very successful in helping us to meet participation goals and to refer prospective SBE/MBE/DBE and WBE firms, or those firms that have not recertified to the proper agency for recertification.

We routinely experience workforce participation goals and implement local hires for our own forces, as well as for many of our subcontractors. We facilitate this interviewing, hiring, and training process.

We worked with the Allied Drive Neighborhood Association, the START apprenticeship program, the MAP program, as well as other agencies, to develop a list of potential new employees.

Mailings were then sent to lists of interested potential new employees along with numerous follow-up phone calls, recruiting and scheduling interview times at the widely attended job fair. The subcontractors were also in attendance interviewing potential candidates to fulfill their commitment of hiring from the local workforce.

With careful monitoring during the entire construction process, McGann Construction, Inc. has been successful in meeting the participation goals for Workforce Participation. We intend to use the same procedures to maximize the MBE & EBE participation of all targeted business for this project.

We will use a similar process to identify and involve Section 3 certified business.

McGann and Urban League Collaboration

In recent years, many construction contractors have faced significant challenges with minority participation goals, resulting in fines for non-compliance contained within contracts. Our team is dedicated to meeting and exceeding the City's WBE/MBE/DBE goals. Affirming its commitment to building affordable housing throughout the Madison area, McGann Construction has formed a unique and innovative partnership with the Urban League of Greater Madison ("ULGM") and its Foundations for the Trades program. The result of this partnership is a pipeline of trained individuals ready for careers in the construction field.

Neighborhood construction is often seen as irritating: large equipment, road closures, delays, and loud noises. ULGM's goal is for residents to see construction in their neighborhood as an opportunity. The construction industry is ideal for many in the community with well-paying jobs and fewer barriers to entry, such as lack of formal education and criminal history. ULGM's mission is to ensure that African Americans and other community members are educated, employed and empowered to live well, advance professionally and contribute to the common good in the 21st Century.

Foundations for the Trades is a certified pre-apprenticeship training program in which members receive real-world training and experience working on construction projects, from building houses to commercial buildings. In addition to obtaining

certifications such as OSHA training, CPR, and flagging, cohort members receive training on resume building, interview skills, and other professional development. Additionally, there is also a cohort explicitly designed for women.

Starting with training, Trades Cohort Members will become a familiar faces to McGann. After completing the program and an evaluation, McGann will onboard members they feel would fit their company. The McGann-ULGM partnership will create a pool of individuals from ULGM's Foundations for the Trades to McGann Construction and their subcontractors, bolstering the diversity of trained individuals on all future projects.

Describe the most challenging issues that were successfully handled in a prior HUD Asset Relocation project in which any of the proposing team was involved.

Challenging Public Housing Relocation Experience 2018 - 2020

Setting the Stage:

In early 2018 the Sheboygan Housing Authority (SHA), Dimension Development, and McGann Construction were preparing for a LIHTC application to WHEDA for the major renovation of the Wasserman Apartments, one of the SHA's Public Housing Property inventory, home to 105 residents with disabilities and/or 65+ years of age. The 1969 property is an eight-story concrete and masonry structure with a brick facade on all sides of the total elevation. Located in high-rent downtown Sheboygan, the list price would likely be out of reach for an "affordable housing development" in today's real estate market, a set of circumstances not dissimilar to some of the Public Housing properties owned by the City of Madison CDA.

On March 22, 2018, HUD released Public Housing Notice 2018-04. This notice was one of the first in a series of HUD "Public Housing Relocation" initiatives and programs. We immediately began evaluating the possibilities of switching the Wasserman Apartments from the then-current HUD "Mixed Finance" redevelopment program (e.g., Truax Phases 1 and II) to the PIH 2018-04 "Section 18" platform. After obtaining further information from various HUD staff, SHA determined that the Section 18 process would be a good avenue to pursue.

The Problem:

Redevelopment of the Wasserman Apartments began in July

2019, with completion scheduled for December 2020. During rehab, the residents were relocated to suitable housing outside the Wasserman Apartments while their units were remodeled. The redevelopment concept included selectively demolishing all interior unit finishes, exposing the concrete walls on the three interior sides of the units and the backside of the exterior façade brick on the fourth wall. When the exterior wall was exposed, the metal clips used to secure the brick to the concrete structure were revealed, and all had failed or were failing. The problem discovered with the exterior brick façade increased the development budget by about \$4.1 million.

Until a solution was determined, redevelopment of the unit-related aspects of the total redevelopment stopped, requiring significant revision of the construction completion schedule with the tax credit completion deadline ticking. The redevelopment delay and cost were further exacerbated by the COVID-19 pandemic, which required many construction projects, especially those with vulnerable populations such as those in the Wasserman Apartments, to make significant changes.

The Fix:

First, we had to determine how to repair the brick from inside the building, as removing and replacing it with either new brick or some other exterior façade would have been prohibitively expensive. MartinRiley reviewed the facade. The final cost to repair the problems and recalibrate the construction schedule resulted in 1) WHEDA issuing additional bonds and allocation for more federal tax credits, 2) the construction lender (Wisconsin Bank & Trust) increasing their construction loan, 3) the tax credit syndicator (National Equity Fund) underwriting the changes and obtaining approval from their multi-investor pool to increase their equity commitments, 4) the City of Sheboygan providing a \$1.4 million gap loan, and 5) most importantly, the residents adjusting their daily routines and expectations for project completion.

In total, WHEDA provided roughly \$8.2 million in short-term debt, of which \$3.9 remained in the transaction as long-term debt. The tax credits added approximately \$10.5 million in funding. Soft funds and Federal Home Loan Bank grants and debt made up the bulk of the remaining financing sources.

The construction team introduced rigorous safety measures, and residents nor the construction crews reported any positive COVID-19 infections. Adjusting for the dramatic change in cost, scope, and materials, McGann Construction delivered the completed building ahead of schedule and under budget.

Provide examples of success in applying for Low Income Housing tax Credit (LIHTC) allocations in Wisconsin.

Selected Wisconsin-based LIHTC projects:

Milwaukee, WI

- \$799,999 in 9% tax credits in the 2020 application round for new construction

Madison, WI

- Lake Point Terraces - rehabilitation
- Truax 1 & 2 - both rehabilitation
- Revival Ridge - new construction

Oshkosh/Winnebago County, WI

- Omro - rehabilitation
- Winneconne - rehabilitation
- Marion Manor - rehabilitation
- Court Tower 1 & 2 - both rehabilitation
- Raulf Place - rehabilitation
- Cumberland Court 1 & 2 - both rehabilitation
- Waite Grass Rub - new construction

Beloit, WI

- Phase 1 - new construction
- Phase 2 - rehabilitation

Stevens Point, WI

- High Rise 1 & 2 - both rehabilitation

Marathon County, WI (9 cities) - all rehabilitation

Bayfield County, WI (10 cities)

- Washburn 36 - rehabilitation
- Bayfield 90 - rehabilitation
- Bayfield 48 - rehabilitation

Outagamie County, WI

- Randall Court - rehabilitation

Arcadia, WI - rehabilitation

Whitehall, WI - rehabilitation

Dodge County, WI

- Oak Grove Phase 1 - rehabilitation
- Oak Grove Phase 2 - new construction

Dane County, WI

- Stoughton - rehabilitation
- Verona - rehabilitation
- Deforest - rehabilitation

Brillion, WI

- Parkview rehab
- Heritage rehab

Red Cliff Tribal Government, WI

- Phase 1 & 2 - both new construction

Sheboygan, WI - rehabilitation



References

Susan (Su) van Houwelingen

Former Executive Director

Oshkosh / Winnebago County Housing Authority

920.642.3480 cell

Project Experience: Waite Rug Place

(see Matt Wiedenhoef resume for project description and location)

Dimension Development, LLC,
MARTINRILEY architects ▪ engineers,
McGann Construction, Inc.

See cover letter for contact information for each team member.

Matt Wachter

Director of Planning, Community and Economic Development

City of Madison

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Project Experience: Waite Rug Place

(see Matt Wiedenhoef resume for project description and location)

Dimension Development, LLC,
MARTINRILEY architects ▪ engineers,
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See cover letter for contact information for each team member.

Laura Snyder

Chief Executive Officer

Rockford Housing Authority

223 S Winnebago St
Rockford, IL 61102
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Project Experience:

Developed the RFQ and evaluated the plans for redevelopment of Brewington Oaks, a 413-unit Public Housing Authority site in Rockford, IL. This is a Section 18 “obsolescence” Demolition – Disposition transaction. The site contains two fourteen story concrete and brick towers.

Evaluated the options and developed a repositioning plan for

Fairgrounds Valley Apartments, a 14.87-acre site consisting of 210 units in 35 buildings, and a community center. Advised and assisted in the preparation of a Demolition – Disposition Section 18 “obsolescence” application. The final plan will include demolition of all units and the purchase and / or development of 163 single family homes in Rockford to serve as replacement housing for the residents. Assisted the Housing Authority in establishing the financing model for the replacement units, which will include the use of LIHTC funding.

Dimension Development, LLC,

See cover letter for contact information for each team member.

Joe Rupnik

Executive Director

City of Sheboygan Housing Authority

611 N Water St
Sheboygan, WI 53081
920.459-3466 phone
920.207.9398 cell
Joe.rupnik@sheboyganha.com

Project Experience:

Co-Developed the Wasserman Apartment remodeling, a 105-unit Public Housing Property occupied by older adults and disabled residents. This included evaluation of options (HUD Mixed Finance or HUD Section 18), preparation of financial feasibility analysis, briefing PHA Board and City of Sheboygan Officials, meeting with residents, preparing WHEDA tax credit applications, preparing WHEDA loan and soft funding applications, preparing Federal Home Loan AHP grant and CICA loan applications, structuring and obtaining all tax credit and loan financing, selecting the contractor and architect, processing, coordinating legal closing documents, processing monthly construction draws, preparing completion reports and breakeven – stabilization analysis and coordinating final closing and funding to the long term financing sources. Also included were coordinating with the HUD Milwaukee Field Office, the HUD special Applications Center in Chicago, and various HUD staff in the Region 5 and Headquarters offices, and preparing the materials needed for the HUD Demolition – Disposition application.

Dimension Development, LLC,
MARTINRILEY architects ▪ engineers,
McGann Construction, Inc.

See cover letter for contact information for each team member.





Disclosures

If any team member has acted as a development partner or has any ownership interest in any project currently underway or completed within the last five years, please provide the following information for the team member or any related entity, as applicable:

Any foreclosure, default, or bankruptcy within the past ten years.

Dimension Development, Martin Riley, Inc., McGann Construction, Vanhue Consulting, has not had any foreclosure, default, or bankruptcy within the past ten years.

Hope Community Capital (“HCC”) is committed to conducting its business ethically in accordance with the highest standards of personal and professional integrity:

- Hope Community Capital, any of its employees, immediate family members, nor a Consultant owns or controls directly or indirectly any equity in, or is associated with, any project currently underway or completed within the last five years.
- The Consultant does not currently employ, nor has offered to employ, any person who is or has been a member or management-level employee of the Community Development Authority within the twelve months preceding the date of the proposal.

Indago Consulting Services (ICS) has been and will remain fully committed to engaging in ethical business practices as a core principle of our company. No employee of ICS has completed any development project in the last 5 years and there are currently no projects underway that would conflict in any way with the proposal submission for the Community Development Authority’s Triangle Redevelopment Project.

The Sukoji Group, nor any employee, immediate family, nor a Consultant has acted as a development partner nor has any ownership interest in any projects currently underway or completed within the last five years. The Sukoji Group has not been involved in any litigation completed or underway related to foreclosures, defaults, or bankruptcy involving financing for construction projects within the past ten years. The Sukoji Group as a consultant does not currently employ, nor has offered to employ, any person who is or has been a member or management-level employee of the Community Development Authority within the twelve months preceding the date of the proposal. The Sukoji Group is committed

to conducting its business ethically in accordance with the highest standards of personal and professional integrity.

Any litigation completed, pending, or underway in relation to any financing or construction project within the past five years.

Dimension Development, Martin Riley, Inc., McGann Construction, Hope Community Capital, The Sukoji Group, Indago Consulting Services, LLC, Vanhue Consulting, has not had any litigation relating to any financing or construction in the past five years.





Compliance

Statement of Intent to Comply with Affirmative Action Ordinance

Statement of intent to comply with the Affirmative Action Ordinance of the City of Madison (MGO 39.02)

The team intends to comply with the Affirmative Action Ordinance of the City of Madison (MGO 39.02).

Licensing + Errors and Omissions Insurance

Note which members of the team require licensing (such as architects and engineers, if any) and that these members are/ will be licensed within the State of Wisconsin for the duration of the project and carry sufficient Errors and Omissions Insurance.

Matt Wiedenhoef

- Licensed architect in the State of Wisconsin

Ron Scheele

- Licensed engineer, in the State of Wisconsin

Torrey Ehrman

- Licensed engineer, in the State of Wisconsin

Jeremy Brickey

- Licensed engineer, in the State of Wisconsin

Martin Riley architects-engineers will carry sufficient Errors and Omissions Insurance for the duration of the project.



DEVELOPMENT PARTNER FOR REDEVELOPMENT/ REVITALIZATION QUALIFICATIONS



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Appendix

Indicate your availability to begin work immediately upon award of a contract by CDA. (pg. 4 RFQ)

We are available to begin work immediately upon award of a contract by CDA.

Provide schedule that demonstrates the successful completion of a multiphase redevelopment approach and estimated dates for each requested Phase under the scope of Work in Section IV of the RFQ. (pg.4 of RFQ).

Bi-weekly meetings

CDA staff and other representatives to ensure that the public activities are on schedule to keep the project moving to successful implementation. contract by CDA.

Scope of Services

In addition to the Scope of Services described on page 9 of the RFQ, we will be responsible for the following activities, under which each Phase and related subtasks shall proceed largely in chronological order as listed.

Anticipated Dates: January 2022-June 2023

Phase 1: Vision and Master Plan

January 3, 2022: Kick-off Meeting with the CDA and other City staff to review the status of the project and gather relevant project files and data. Includes tour of the project area.

1. Assist CDA in the creation of a Vision for the project.
2. Formation of Resident Engagement Council (REC). REC will participate in all subsequent activities in this timeline.
3. Prepare Master Plan for Revitalization, including, but not limited to, site design and overall infrastructure, engineering, supervision, architectural renderings and construction. The Master Plan will be used on the adopted Master Plan and other existing plans for the area.
4. Schedule, prepare and facilitate public hearings, public information meetings, and on-going interaction with residents and community partners. The public engagement process expected to precede and inform the Master Plan process to a significant degree, and is estimated to require six months to one year to complete in tandem with other Phase 1 activities. As determined in our preliminary design, we will develop and implement a series of multimodal stakeholder engagement and input opportunities, including surveys, focus groups, charettes, interviews, and large-

- group participatory sessions.
5. Assist the CDA in working with the Wisconsin Housing & Economic Development Authority (WHEDA), HUD field offices and Special Applications Center (SAC), and other relevant contacts. HUD Choice Neighborhoods office (if needed), Dane County agencies and State of Wisconsin Departments involvement with housing, childcare, renewable energy and health.
6. Work with scientists at U.S. Forest Products Laboratory on cross laminated timber construction and other innovative uses of wood for residential housing.
7. Continually monitor the real estate, finance, and residential relocation actions to provide "Continues Improved Practices" when opportunities present.
8. Begin examining the overall concept of "highest and best use" of the current property in the event that not all residents wish to remain on the site, or the CDA determines that nearby or alternate housing locations would be better land use options
9. Set timetables for the preparation of the various HUD applications and other documents needed for the repositioning and realted HUD approvals
10. Begin the process of detailed eveluation of the existing condition of the current buildings to see if the Section 18 "Obsolesence" threshold is applicable.
11. Determine the feasibility and potential mapping of the footprint for a possible Choice Neighborhoods application and explore possiblities of appling for a planning grant.
12. If some residents want to remain in the area, but potentially not on the site, determine where in the area alternate housing might be located. Examine the City of Madison Greenbush Neighborhood plans to determine potential for link both parcels of the neighborhood.
13. Based on results of the detailed property review referenced above, prepare Capital Needs Analysis documents for each.
14. Develop strategies to ensure participation of MBE/WBE/DBE subcontractors and compliance with HUD Section 3 requirements throughout the development process. Also develop strategies to ensure participation non traditional groups in the constuction aspects of the redevelopment. This would also include reentry programs for person returning to communy from incarceration.

Anticipated Dates: July 2022-December 2022

Phase 2: Financial Plan

1. Prepare development budgets assuming maximum costs for redevelopment to get an easy look at a worst case set financial variables and potential Capital Stack for the multi-phased redevelopment.
2. Assist the CDA with the preparation and implementation of the Master Plan. This includes assisting the CDA in securing necessary funding for the revitalization project, including but not limited to Low-Income Housing Tax Credits offered by WHEDA, New Markets Tax Credits, Historic Preservation Tax Credits (if applicable), Solar Renewable Energy Tax Credits, other sources as applicable.

The Co-Developer-Partner will identify all funding as well as leveraging opportunities. Investigate, analyze, and recommend financial tools as well as legal structures needed to create a financially viable, affordable housing plan compliant with HUD Asset Repositioning Programs including, but not limited to:

- Choice Neighborhoods
 - Project-based Vouchers (PBV)
 - Public Housing Closeout
 - Section 18 (Demolitions/Dispositions)
 - Rental Assistance Demonstration (RAD)
 - Streamlined Voluntary Conversion (SVC)
 - RAD/Section 18 Blends
 - Tenant Protection Vouchers (TPV)
3. Conduct market analysis, appraisals, rent comparison studies, and financial feasibility analysis to determine the most competitive and effective mix of units and the investment required to implement the Master Plan, and the likely impact of the Triangle redevelopment on the City's tax base and related municipal services.
 4. Assist CDA in accessing all relevant capital markets.
 5. Prepare all necessary mixed finance plans and secure the most advantageous investors and equity partners.
 6. Identify and secure short, long term and bridge financing needed for the respective property and/or the overall portfolio.
 7. Work with lenders, investors, contractors, governmental entities to move through the respective due diligence stages and ultimately "close" on all financing and contracts needed for a particular phase of the redevelopment.

Anticipated Dates: January 2023-Project Completion

Phase 3: Implementation

1. Secure with CDA all necessary permits, reviews, and approvals.
 - Develop a construction strategy and development implementation schedule.
 - Identify and hire construction contractor(s) and subcontractors with CDA input (if not part of submitting Co-Development team).
2. Assist CDA in the development of a Voucher Program, either tenant protection vouchers (TPV) or provider based vouchers, or RAD-based rental assistance.
3. Assist CDA in securing necessary HUD approvals of the revitalization Plan in a timely fashion.
4. Ensure participation of MBE/WBE/DBE subcontractors and compliance with HUD Section 3 requirements throughout the development process.
5. Provide regular monthly reports to the CDA on the progress of the development effort, including updates related to cost, schedule and budgetary work.