

Bonneville Hotel Development



**Idaho Falls Redevelopment
Agency
Request for Proposal
April 18, 2016**



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April 18, 2016

Via Federal Express

Idaho Falls Redevelopment Agency
c/o Mr. Brad Cramer
Director, Community Development Services
680 Park Ave
Idaho Falls, Idaho 83402

RE: Bonneville Hotel – Request for Proposal

Dear Brad:

Thank you for asking our team to submit a proposal to redevelop the historic Bonneville Hotel. We know your team will thoroughly review all of the materials, but specifically, we would like to address the following:

Background and qualifications of Thomas development Co.:

Thomas Development Co. (“TDC”) was started in 1990 in Boise, Idaho, which city remains its head office; TDC has specialized in the new construction and renovation of apartment communities designed to meet income requirements of low and moderate income families. To date we have developed through completion approximately 75 apartment communities consisting of nearly 4000 units.

Eastern Idaho affordable apartment communities include:

Idaho Falls

- Bandon River – 48 unit, senior
- Summerhill – 80 unit, family
- Rosslare – 48 unit senior

Awards

LEED For Homes, Platinum □ Idaho Smart Growth Award
LEED For Homes, Platinum
LEED For Homes, Platinum

Rexburg

- Carlow – 48 unit senior
- Donegal Bay – 36 unit family

Expected to receive LEED For Homes, Platinum

Rigby

- Tralee – 68 unit family

Shelley

- Carnoustie – 68 unit family

Chubbuck

- Cardona – 48 unit senior

LEED For Homes, Platinum

Our affordable apartment communities are constructed with the intention of being a long-term investments for our team, which they are. Our vacancy rates, operating revenues, and operating expenses exceed industry standards. We have deep familiarity with the plethora of capital stack components needed to produce affordable housing. These include the Low-Income Housing Tax Credit, IHFA HOME, local HOME (where available), CDBG, TIF, Housing vouchers, and relaxation of all fees otherwise incurred in the permitting process.

While apartment production remains at the center of Thomas development Co.'s strike zone, we have nonetheless developed a robust collection of commercial properties.

Eastern Idaho Commercial holdings include:

Idaho Falls

- **357 Constitution Plaza** – 17,000 ft., two-story building, over subgrade parking. In recent history, this building has been known as the EICAP building, or to those with a bit more experience in life, the old Hansen Chevrolet building.

We purchased this building in 2010 from the then owner/occupant, Eastern Idaho Community Action Partnership. We allowed EICAP to lease the building back from us while they located and repurposed the facility they now occupy off of Hit road. Once the building was vacant Idaho Falls brokers, Steven Frei and Brent Butikofer, introduced this building to Idahoan Foods, a recent amalgamation of Eastern Idaho potato growers, well financed, and ready to move from Lewisville to Idaho Falls.

In 2010, a complete gutting of the building occurred and renovation commenced. While not necessary here to outline all components of the renovation, we do spotlight the following:

- Worked with downtown Redevelopment Agency and the Idaho State Historical Society to responsibly refinish both the north and west façades such that we received Historical Society grants for each of these two faces.
- Repurposed the subgrade space, which was originally constructed as the mechanic shop for the car dealer, into secure parking of consisting of 21 spaces for Idahoan Foods. Converting this space into parking was accomplished, in part, by constructing a ramp with a drainage system and radiant heating to prevent snow and ice accumulation. The ramp and west retention wall of the ramp are designed in such a way to also serve as planned subgrade parking below the now surface parking lot to the west. While we are not in a position to provide details, we can represent that we are "well into" discussions and preliminary designs of a new building on that corner with some great parking, storefront retail, deck parking, and probable residential on the top floor.

Awards: The historic renovation and preservation of this building has received numerous awards including: Orchid Award for Contribution to Historic Preservation ▫ Idaho Falls Beautification Award for Most Improved Non-Residential.

- **Earl building** – 18,000 ft., three-story building, over subgrade parking. Since acquisition in 2008 we have renovated substantially all of the building, reroofed, voluntarily worked with the City of Idaho Falls pre-acquisition to install a fire escape from the second floor and provide other life safety issues not necessary for our acquisition or operation but the “right thing to do”.

We are currently working with two restaurant clients both experienced and successful in a nearby market which want to move to Idaho Falls. This location is the only one currently under consideration.

- **555 Yellowstone** – 2,500 sq. ft. of surface buildings over subgrade parking. This property was purchased primarily for its land value and location. Since acquisition in 2011, we have spent the considerable funds necessary to stabilize the steel support system for the garage deck, repurposed the garage deck, and upgraded the building, which attracted a successful transmission shop from a nearby market to relocate to Idaho Falls.

Long-term, we see this building scraped and this site redeveloped with market offerings in demand at that time. We have no timetable for this development neither have interest in selling (we receive numerous inquiries).

- **401 W. Idaho Street (Boise)** – 3,100 sq. ft. While not a part of our Eastern Idaho commercial portfolio, we felt it important to also point out the wonderful renovation TDC & Erstad Architects completed on this historic building. Listed on the National Register of Historic Places, extra care and thought was put into each aspect of the renovation. Similar to 357 Constitution, this additional level of planning may be the reason for the numerous awards received following the extensive renovation.

Awards: The historic renovation and preservation of this building has received numerous awards including: City of Boise Building Excellence Award for Excellence in Accessibility

Bonneville Hotel:

Thomas development Co. owners, Barbara and Tom Mannschreck, have been inside the Bonneville Hotel (Tom on several occasions). Erstad Architect principal, Andy Erstad, has also inspected the building.

Tom and Barbara observations:

- The makeshift residential apartments on the ground floor did not appear to be code compliant.
- Floors two through the top contain numerous interior columns which need to be assessed for their critical weight carrying capabilities, the results of that structural engineering research will be the real driver on how floors two through the top can be developed.

- Based on our considerable experience; we expect some level of asbestos in the floor mastic, floor tile, drywall mud, and the pipe wrap. All will need to be completely remediated, the cost of which is impossible to estimate at this time.
- The structural integrity of the entire building will need to be ascertained including whether the floor systems were installed in a fashion that they are structurally integral to the entire building. Why is this important? Because if the floor plates are structurally integral, it may limit the ability to, for example, open an atrium light shaft in the center of the building, create two-story residential units, etc.

How would the design team develop this building based on what we know now:

- First floor: the corner of Constitution and Park, this portion of the building would best be utilized with a retail or restaurant component, preferably retail to generate excitement and traffic downtown.
- Second floor: should be used for offices particularly if, for example, Bonneville County or the City of Idaho Falls has need for long-term office space in this proximity. We would also recommend the installation of a central light shaft providing connectivity between the 1st and 2nd floors. In addition to creating cohesion between the first two floors, this innovative architectural element would also provide a great source of lighting, a warm and inviting atmosphere for guests and residents, and can be utilized to showcase the works of local artists, which again generates excitement and traffic downtown.
- Remaining floors: the balance of the building should be primarily, if not exclusively, residential. Consistent with TDC's mission, we would incorporate green building standards wherever possible. As a result, the residents and tenants of this historic building, can expect to see a dramatic decrease in monthly utility expenses.
- Residential. Many cities are realizing that developing affordable residential in downtown is important for the vibrancy of the city and particularly provides convenient housing for the millennials to work downtown in restaurant and retail endeavors.

Proposed development team members:

Developer – Thomas Development Co. – TDC's history and experience are partially described herein. A complete list of our development experience is enclosed. See the Previous Participation Certificate and resume.

Co-Developer – Northwest Integrity Housing Co. – ("NIHC") is a 501(c)(3) nonprofit corporation. Its sole purpose is to develop, own, and operate affordable housing. Please see the 501(c)(3) letter granted by the IRS is enclosed, as well as the Previous Participation Certificate and resume.

Architecture – Erstad Architects. Andy Erstad is the principal of Erstad Architects, please see the resume and prior experience enclosed.

Contractor – To date, all of our Eastern Idaho developments have been executed by Eastern Idaho contractors. Contractor selection will be made once we obtain a better understanding of the structural makeup of the building, and a critical needs assessment has been completed.

Property Management – Tomlinson & Associates. Tomlinson & Associates manages all Northwest Integrity Housing Co. and Thomas Development Co.'s Idaho assets, with the exception of one senior development in Rexburg, Idaho. The firm enjoys an excellent reputation and is well versed in all aspects of affordable housing.

In conclusion, we hope that we have supplied the Redevelopment Agency with all of the information and documentation needed to arrive at a positive decision for our team to move forward with this exciting and much needed affordable housing development. Please feel free to contact me for further clarification or questions you might have.

Thank you in advance for your consideration of our proposal. We look forward to working with you in the near future.

THOMAS DEVELOPMENT CO.
an Idaho corporation

By Thomas C. Mannschreck by ASF
Thomas C. Mannschreck, President

NORTHWEST INTEGRITY HOUSING CO.
an Idaho 501(c)(3) non-profit corporation

By Connie G. Hogland
Connie G. Hogland, Executive Director

TCM:asf
Enclosures

cc: Barbara Mannschreck
Andy Erstad, Erstad Architects
Jeff Hatch, Erstad Architects

Thomas Development Co.
Prior Experience and Resume

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

KEY:

O = Owner
D = Developer
C = Developer Consultant
G.C. = General Contractor
G.P. = General Partner
***Denotes Section 42**

H = HOME
B = Tax-Exempt Bond
TIF = Tax Increment
Financing
CDBG = Community
Development
Block Grant

NAME	NUMBER UNITS	LOCATION	CONSTRUCTION START	FINANCING	CONSTRUCTION INVOLVEMENT
Alpine	12	Boise, ID	10/89		O./D./G.C.
*Maple Grove	44	Boise, ID	4/90		O./D./G.C.
Rylie Creek	12	Boise, ID	10/90		O./D./G.C.
*Silverwood	18	Nampa, ID	1/91		G.P./D./G.C.
*Parkhill	36	Boise, ID	5/91		G.C.
Country Club	36	Nampa, ID	2/92		D./G.C.
Westridge	100	Boise, ID	2/93		G.C.
*Apple Street	80	Boise, ID	5/93		G.P./D./G.C.
Pierce Park Village	36	Boise, ID	5/93		D./G.C.
Cambria Patiohomes	53	Boise, ID	9/93		G.P./D./G.C.
*Claremont	56	Nampa, ID	9/93		G.P./D./G.C.
Shaw Mountain	52	Boise, ID	10/93		G.P./D./G.C.
Brookside	84	Nampa, ID	2/94		G.P./D./G.C.
*Parkwood	56	Nampa, ID	10/94		G.P./D./G.C.
*Mallard Cove	56	Caldwell, ID	12/94		G.P./D./G.C.
River Oaks	43	Nampa, ID	10/95		G.P./D.
Aspen Hills	120	Meridian, ID	11/95		G.P./D./G.C.
Saratoga	80	Twin Falls, ID	11/95		G.P./D./G.C.
Windemere	6	Twin Falls, ID	2/96		G.P./D.
*Turnberry	78	Lewiston, ID	7/96	H	G.P./D./G.C.
*Donegal	32	Rexburg, ID	8/96	H	G.P./D.
*Brittas Bay	28	Weiser, ID	8/96	H	G.P./D./G.C.
*Baltray	36	Jerome, ID	7/97	H	G.P./D.
*Prestwick	28	Jerome, ID	9/97	H	G.P./D.
*Western Gales	32	Jerome, ID	5/98	H	G.P./D.
*Shandon Park	36	Rawlins, WY	9/98	H	G.P./D.
*Castlebar	36	Bozeman, MT	6/99		G.P./D.

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NAME	NUMBER UNITS	LOCATION	CONSTRUCTION START	FINANCING	CONSTRUCTION INVOLVEMENT
*Atherton	36	Butte, MT	10/98		G.P./D.
*Carnoustie	36	Shelley, ID	8/98	H	G.P./D.
*Tralee	36	Rigby, ID	10/98	H	G.P./D.
*Gleneagles	30	Twin Falls, ID	10/98	H	G.P./D.
*Maryland Village	40	Nampa, ID	10/98	H	D.
*Westport	31	American Falls, ID	3/99	H	G.P./D.
*Connemara	48	Laramie, WY	12/99	H	G.P./D.
*Wentworth	24	Evanston, WY	8/99	H	G.P./D.
*Roscrea	48	Price, UT	12/99	H	G.P./D.
*Troon	40	Lewiston, ID	9/99	H	G.P./D.
*Maryland Village II	40	Nampa, ID	07/00	H	D.
*Balmoral	120	Hailey, ID	07/00	H/B	G.P./D.
*Portstewart	30	Caldwell, ID	03/00	H	G.P./D.
*Hanbury Manor	108	Logan, UT	03/01		G.P./D.
*Banbridge	128	Sparks, NV	01/01	H/B	G.P./D.
*College Hill	48	Riverton, WY	09/01	H	G.P./D.
*Tramore	72	Meridian, ID	11/02	H	D.
*Balmoral II	72	Hailey, ID	10/01	H/B	G.P./D.
*Atherton II	32	Butte, MT	11/01		G.P./D.
*Castlebar II	36	Bozeman, MT	06/03		G.P./D.
*Berkshire	60	Nampa, ID	09/03	H	G.P./D.
*Carnoustie II	32	Shelley, ID	10/04	H	G.P./D.
*Devon	48	Twin Falls, ID	07/05	H	G.P./D.
*Tullamore	48	Lewiston, ID	06/07	H	G.P./D.
*Cardona	48	Chubbuck, ID	06/08	H	G.P./D.
*Rosslare	48	Idaho Falls, ID	09/08	H	G.P./D.
*Summerhill	80	Idaho Falls, ID	12/09	TCAP	C.

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 G.C. = General Contractor
 G.P. = General Partner
 RD = USDA Rural Development
 TCAP = Tax Credit Assistance Program

H = HOME
 B = Tax-Exempt Bond
 TIF = Tax Increment Financing
 CDBG = Community Development Block Grant

*Denotes Section 42

NAME	NUMBER UNITS	LOCATION	CONSTRUCTION START	FINANCING	CONSTRUCTION INVOLVEMENT
*Galway	56	Nampa, ID	05/10	TCAP	C.
*Meadowlands	48	Butte, MT	12/10	H/CDBG	C
*Edenmoor	62	Moscow, ID	08/11	USDA RD	C.
*Woodlands	48	Brigham City, UT	08/11	H	C.
*Seapointe	51	Lewiston, ID	05/12	H/CDBG	C.
*Gracehill	30	Gooding, ID	08/12		C.
*Bandon River	48	Idaho Falls, ID	07/13	TIF	C.
*Riverton	24	Heyburn, ID	08/14	RD/H	C.
*Valley Park	24	Rupert, ID	08/14	RD/H	C.
*Greystone Court	40	Caldwell, ID	05/14	H	C.
*Valencia	48	Fruitland, ID	06/14	H/FHLB Seattle AHP	C.
*Catalunya	140	Tucson, AZ	09/14	B/H	D.
*Miraflores	100	Tucson, AZ	09/14	B/H	D.
*Carlow	48	Rexburg, ID	05/15	H/TIF	D./C.
*Desert Willow	57	Tempe, AZ	06/15	H	G.P./D.
*Aspen Place	68	Butte, MT	04/15	H	G.P./D.
*Kinsale Place	36	Lewiston, ID	Ext. 4/16	H/CDBG	G.P./D.
Total	3,633				
Total Affordable Units	2,999				

Total Developments: 71
 Total Sect. 42 Developments: 59

**THOMAS DEVELOPMENT CO. & RELATED ENTITIES
COMMERCIAL PORTFOLIO**

NAME	SQ. FT.	LOCATION	YEAR BUILT	YEAR AQUIRED	YEAR RENOVATED
Earl	17,677	Idaho Falls, ID	1910	2008	2008
Constitution Plaza	16,648	Idaho Falls, ID	1905	2010	2011
Yellowstone	2,406	Idaho Falls, ID	1940	2011	n/a
Park Plaza Lot	.26 acres	Idaho Falls, ID	n/a	2010	n/a
Stanley Industrial Lot	1.39 acres	Idaho Falls, ID	n/a	2011	n/a
401 W. Idaho St.	2,045	Boise, ID	1939	2006	with each TI
413 W. Idaho St.	15,170	Boise, ID	1910	1993	with each TI
15th & Hays	4,121	Boise, ID	1970	2010	with each TI
Axiom Gym	49,546	Boise, ID	2004	2005	n/a
Everest	7,800	Meridian, ID	2007	2011	n/a
Berkshire Commercial - Financial Building	3,296	Nampa, ID	2004	2004	n/a
Berkshire Commercial - Retail Strip	5,253	Nampa, ID	2004	2004	with each TI
Highway Drive	28,760	Tucson, AZ	1983	2014	with each TI
Surprise Professional	5,294	Surprise, AZ	2005	2007	with each TI
Clerestory	14,500	Brigham City, UT	1945	2010	Est. 2017
Bushnell	15,000	Brigham City, UT	1945	2010	Est. 2017
Room Loft	12,000	Brigham City, UT	1945	2010	n/a
Head Start	30,000	Brigham City, UT	1945	2010	Demo est. 2017
Brigham City Lot #98	1.38 acres	Brigham City, UT	n/a	2010	n/a
Brigham City Lot #173	.60 acres	Brigham City, UT	n/a	2010	n/a
Brigham City Lot #162	.65 acres	Brigham City, UT	n/a	2010	n/a
Brigham City Lot #168	.31 acres	Brigham City, UT	n/a	2010	n/a



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Ms. Janet Blosch
703 Americana Blvd.
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Boise, ID 83702
(208) 373-3750
www.pioneertitleco.com

Land Title of Nez Perce County
Mr. Ted Strohmaier
1230 Idaho St.
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(406) 723-3043
www.landtitlelewiston.com

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Ms. Judy Sorensen
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THOMAS DEVELOPMENT CO.

COMPANY PROFILE

Thomas Development Co., a Boise, Idaho, based real estate development company, was founded in 1990 by Thomas C. Mannschreck. It has grown to become one of the Northwest's leading multifamily real estate developers and has an expanding portfolio of developed and renovated commercial properties.

Under the innovative direction of our company principals, Tom Mannschreck and Barbara Mannschreck, the company has developed more than 3,500 apartment homes valued in excess of \$500 million. A significant portion of this apartment portfolio was sold in 2006. Thomas Development Co. and affiliated companies currently own interests in more than 1,191 apartment homes and 155,000 square feet of commercial buildings.

Recently completed developments include:

Multifamily:

- Bandon River, Idaho Falls, Idaho. 48 units, senior affordable.
- Greystone Court, Caldwell, Idaho. 40 units, family affordable.
- Valencia, Fruitland, Idaho. 48 units, senior affordable.
- Catalunya, Tucson, Arizona. 140 units, family affordable.
- Miraflores, Tucson, Arizona. 100 units, family affordable.

Commercial:

- 401 W. Idaho, Boise, Idaho. 2,500 square foot office building. The building received the Mayor's 2015 Building Excellence Award.
- 413 W. Idaho, Boise, Idaho. 15,000 square foot office building that has undergone several renovations since acquisition in 1993.
- Idahoan Foods, Idaho Falls, Idaho. 18,000 square foot substantial remodel of a building with historical significance. The building received a National Park Service Historic Façade Renovation Grant. The building also received a Preservation Idaho Orchid Award for excellence in historic preservation.
- Earl Building, Idaho Falls, Idaho. 20,000 square foot office building with significant renovations.

Multifamily developments pre-construction or under construction:

- Desert Willow Apartments, 57 units. Affordable family apartments, Tempe, Arizona. Construction started July 2015.
- Carlow Apartments, 48 units. Affordable senior apartments, Rexburg, Idaho. Construction started May 2015.

- Aspen Place Apartments, 68 units. Affordable family apartments, Butte, Montana. Renovation started April 2015.

Our success lies with our people and is attributed to a management team that offers forward-thinking expertise, site and acquisition investment analysis, a deep knowledge of all aspects of affordable housing and financing for our affordable apartment communities, and land-use planning. All of this is supported by a commitment to superior development and strategic asset management services.

We are proud to distinguish ourselves in many ways, but the most proactive and promising is our pledge to incorporate energy efficient, environmentally conscious, and highly durable design, construction, and practices into all of our new and renovated buildings. The result is a value-enhanced quality of life in our developments, which improves marketability.

We developed the first apartment community in Idaho to achieve United States Green Building Council (USGBC) Leadership and Environmental Design (LEED) for Homes Platinum Certification for a multifamily development. Our last five new apartment communities have achieved USGBC LEED for Homes Platinum Certification. The importance of incorporating sustainable building practices is a central core value.

We have developed apartments and commercial properties in many cities, in some cases twenty years ago. Without exception, our initial commitment of “doing everything we said we would do,” both at initial development and with ongoing operations, has been met. We have been welcomed back in each of these communities when we propose subsequent developments.

THOMAS DEVELOPMENT CO.
THE LEADER IN SUSTAINABLE REAL ESTATE DEVELOPMENT
MISSION STATEMENT

We are entrepreneurs who build and own apartment communities and commercial properties. Our commitment to integrity, achievement, diversity, and family drives us to develop best-in-class, sustainable, and safe experiences for our occupants.

Purpose:

We provide residents, lessees, investors, and colleagues with top-quality design and construction to ensure our apartment communities and commercial buildings have long-term durability and are comfortable and safe to occupy.

Business:

- a) We provide superior value for our occupants, investors, and communities where we develop in Idaho, Montana, and Arizona. We are currently looking to develop in New Mexico, Wyoming, Utah, and Nevada.
- b) Our new apartment communities have consistently achieved USGBC LEED for Homes Platinum certification.
- c) We envision, design, build, and operate real estate in a manner compatible with the environment.
- d) We lay a strong foundation for our team to do all this and more.

Principles:

- a) Integrity – We are consistent and congruent, authentic with our actions, unafraid to speak our minds, and honest about our intentions. We own up to our actions or inactions. This value is essential because we must trust each other's judgments, words, actions, and promises to do our work well.
- b) Initiative and Achievement – We have a high level of commitment to balance the needs of all stakeholders involved in our developments: investors, residents, lessees, lenders, and the communities where we develop and own real estate. We welcome this challenge. We plan our goals and actions with our colleagues and choose colleagues who are as enthused about and driven toward these goals as we are.
- c) Diversity – We welcome and pride ourselves in serving a diverse population, both residential and commercial. Our apartment communities focus on construction of new and significant renovation of existing apartment communities providing best-in-class living experiences for low and moderate income families and seniors. Our commercial lessees currently include professional office space, restaurants, law and accounting firms, corporate headquarters, service, retail, and automotive repair facilities.
- d) Family – We are a family-owned business. We extend the feeling of family across our company. We house many families in the communities we design, build, and operate. We rely on each other to accomplish our mission.

Thomas C. Mannschreck

PRESIDENT, CEO, OF THOMAS DEVELOPMENT CO. AND AFFILIATED ENTITIES

Tom Mannschreck has been the CEO of TDC since its inception. Tom is responsible for overall corporate vision, strategy and guidance of operations not only of TDC, but also various family-held real estate investment entities.

Synergistically interacting with a small but experienced development team, Tom is primarily responsible for setting policy at TDC, making major investment and business strategy decisions and providing general oversight throughout the development process. He also has oversight responsibility for all phases of all affordable housing communities TDC develops.

Prior to founding TDC, Tom was a partner, member of the Board of Directors and chairman of the business practice group of a large Boise, Idaho law firm. His practice focused on business transactions, financial institution representation and real estate transactions.

Tom is a graduate of the University of Idaho summa cum laude in Business and Economics and the University of Santa Clara School of Law.

Barbara E. Mannschreck

CHIEF ADMINISTRATIVE OFFICER OF THOMAS DEVELOPMENT CO.

Barbara has served as Chief Administrative Officer for Thomas Development Co. since its inception in 1990. Throughout the course of Thomas Development Co.'s growth, Barbara has handled a variety of responsibilities, including key liaison between a property management company acquired by Thomas Development Co., preparation of tax credit and financing applications, coordination of closings with lenders, syndicators, accountants and attorneys on partnership and loan transactions, construction billing, and loan administration.

She has also served as Personnel Manager for TDC and affiliated companies. Barbara is the Human Resource Officer for TDC.

Prior to Thomas Development Co., Barbara worked as a legal secretary at a large Boise, Idaho law firm.

Barbara has achieved the Institute of Real Estate Management ARM designation and Certified Credit Compliance Professional (C3P) and obtained a certification from the Palo Alto Legal Secretary Course.

Angie S. Ferguson

DIRECTOR OF OPERATIONS OF THOMAS DEVELOPMENT CO.

Angie first became affiliated with Thomas Development Co. through TDC's property management company, Summit Real Estate Services, where she served in a variety of roles including a supervisory role of the day-to-day operations of several multi-family tax credit properties. Angie rejoined the Thomas Development Co. team two years ago, as the Director of Operations.

Angie oversees all Asset Management responsibilities for Thomas Development's residential and commercial portfolio, and works closely with the residential property management companies to ensure compliance and performance of the properties. Additionally, Angie is directly responsible for the property management of Thomas Development Co.'s commercial portfolio.

Angie also manages the Thomas Development Co.'s office personnel and procedures.

Prior to Thomas Development Co. and Summit Real Estate Services, Angie worked as a Project Accountant for a commercial real estate property management company and has several years' experience as a legal secretary in Boise, Idaho.

Angie has extensive Fair Housing and Tax Credit training and has achieved several designations including the Housing Credit Certified Professional (HCCP) and Certified Occupancy Specialist (COS).

Northwest Integrity Housing Co.
Prior Experience and Resume

NORTHWEST INTEGRITY HOUSING CO.
 PRIOR EXPERIENCE - APARTMENTS

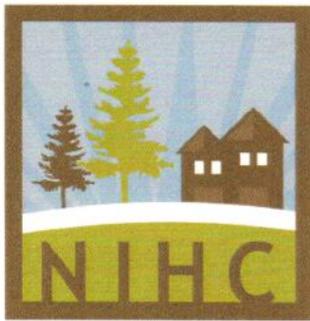
KEY:

O = Owner
 D = Developer
 C = Developer Consultant
 G.C. = General Contractor
 M.M. = Managing Member

H = HOME
 B = Tax-Exempt Bond
 TIF = Tax Increment
 Financing
 CDBG = Community
 Development
 Block Grant

*Denotes Section 42

NAME	NUMBER UNITS	LOCATION	CONSTRUCTION START	FINANCING	CONSTRUCTION INVOLVEMENT
*Seapointe	51	Lewiston, ID	05/12	H/CDBG	D./M.M.
*Gracehill	30	Gooding, ID	08/12		D./M.M.
*Bandon River	48	Idaho Falls, ID	07/13	TIF	D./M.M.
*Greystone Court	40	Caldwell, ID	05/14	H	D./M.M.
*Valencia	48	Fruitland, ID	06/14	H/FHLB Seattle AHP	D./M.M.
*Catalunya	140	Tucson, AZ	09/14	H/B	D./M.M.
*Miraflores	100	Tucson, AZ	09/14	H/B	D./M.M.
*Carlow	48	Rexburg, ID	05/15	H/TIF	D./G.P.
*Kinsale Place	36	Lewiston, ID	Est. 4/16	H/CDGB	D./G.P.
Total	541				



**NORTHWEST
INTEGRITY
HOUSING CO.**

413. W. Idaho Street, Suite 201
Boise, Idaho 83702
(208) 343-8877
FAX (208) 343-8900
E-Mail: clairec@tpchousing.com

Northwest Integrity Housing Co. References

LENDERS:

Mr. William Miller
Sr. Vice President & Area
Manager
Idaho Independent Bank
317 North 9th Street
Boise, ID 83702
(208) 343-5565
www.theidahobank.com

Ms. Cindy Williams
Idaho-Nevada CDFI, Inc.
PO Box 34
Boise, ID 83328
(208) 323-1545
www.idahonevadacdfi.org

Mr. Aubré Dickson
Vice President
Community Development
Key Bank
211 SW 5th Ave #500
Portland, OR 97204
(503) 790-7632
www.key.com

Mr. Phil Minden
Senior Vice President
Sterling Bank
50 S. Bemiston Ave.
Clayton, MO 63105
(573) 778-3333
www.sterbank.com

GOVERNMENT REFERENCES:

Ms. Laura Von Tersch
Community Development
Director City of Lewiston
215 "D" Street
Lewiston, ID 83501
(208) 746-1318
www.cityoflewiston.org

Mr. Tom Ingram
Community Development
Division
City of Tucson
PO Box 27210
Tucson, AZ 85726-7210
(520) 837-5345
www.tucsonaz.gov

Mayor Walter C. Nelson
Mayor of Gooding
308 5th Avenue West
Gooding, ID 83330
(208) 934-5669
mayor@goodingidaho.org

Mr. Rick Watkins
City Administrator, City Clerk,
Treasurer, Fire Chief, and
Zoning Administrator
City Hall
200 S Whitley
P.O. Box 324
Fruitland, ID 83619
(208) 452-4421
www.fruitland.org

Ms. Renee Magee
Idaho Falls Redevelopment Agency
380 Constitution Way
Idaho Falls, ID 83402

Mayor Rebecca Casper
Mayor of Idaho Falls
308 Constitution Way
Idaho Falls, ID 83402
www.idahofallsidaho.gov

LOW-INCOME HOUSING TAX CREDIT SYNDICATORS AND STATE AGENCIES:

Ms. Beth Wirtz
Key Community Development
Corporation
1211 SW Fifth Ave, Ste 400
Portland, OR 97204
(503) 790-7565
www.key.com

Ms. Monika Elgert
National Equity Fund
1000 Broadway #1000
Portland, OR 97201
(503) 688-1686
www.nefinc.org

Ms. Jeanne Redondo
Arizona Department of Housing
1110 West Washington Street,
Suite 310
Phoenix, AZ 85007
(602) 771-1000
www.azhousing.gov

Mr. Ernie Watkins
Idaho Housing & Finance
Association
565 West Myrtle
Boise, ID 83707
(208) 331-4741
www.ihfa.org

Ms. M.A. Leonard
Enterprise Community Partners
6043 35th Avenue NE
Seattle, WA 98115
(206) 790-2401
www.enterprisecommunity.org

Mr. Robert Johnston
Berkshire Affordable Housing
Partners, Inc.
Senior Vice President
1999 Avenue of the Stars, #3425
Los Angeles, CA 90067
www.berkshirehathaway.com

TITLE COMPANIES:

Pioneer Title Company
Ms. Janet Blosch
Sr. Commercial Officer
1414 W. Bannock
Boise, ID 83702
(208) 373-3750
www.pioneertitleco.com

Land Title of Nez Perce County
Mr. Ted Strohmaier
1230 Idaho St.
Lewiston, ID 83501
(406) 723-3043
www.landtitlelewiston.com

First American Title Company
Ms. Maria Hirschi
670 S Woodruff
Idaho Falls, ID 83401
(208) 522-9195
www.firstam.com

Lawyers Title
Ms. Judy Sorensen
3131 E. Camelback Road
Suite 220
Phoenix, AZ 85016
(406) 723-3043
www.lawyerstitlearizona.com

PROFESSIONAL/TRADE REFERENCES:

Mr. Maurice Therrien, MAI
Mountain States Appraisal
1459 Tyrell Lane
Boise, ID 83704
(208) 336-1097
www.appraiseidaho.com

Mr. Andrew C. Erstad, AIA
Erstad Architects
420 Main Street, Suite 200
Boise, ID 83702
(208) 331-9031
www.erstadarchitects.com

Ms. Mindy Rex
Chief Operating Officer
The Pacific Companies
430 E. State St, #100
Eagle, ID 83616
(208) 577-2195
www.tpchousing.com

Mr. Stephen Kier
President
Kier Construction Corporation
3710 Quincy Avenue
Ogden, UT 84403
(801) 627-1414
www.kierconstructioncorp.com

Mr. Lynden P. Kunde
President
Pacific West Construction
P.O. Box 1884
Idaho Falls, ID 83403
(208) 525-2645
www.pwcquality.com

CORPORATE CPA:

Mr. Terry Ivey, CPA
Ivey & Bauer
913 W. River Street
Suite 110
Boise, ID 83702
(208) 345-6655
www.iveybauer.com

CORPORATE ATTORNEY:

Mr. Bradley J. Britzmann
Rosenblum Goldenhersh PC
7733 Forsyth Blvd., 4th Floor
St. Louis, MO 63105
(314) 726-6868 x 275
www.rosenblumgoldenhersh.com

**MISSION AND VALUE STATEMENT
OF
NORTHWEST INTEGRITY HOUSING CO.**

Northwest Integrity Housing Co. is a tax-exempt 501(c)3 organization focusing its resources on creating affordable housing opportunities in its service area which currently is Montana, Wyoming, Utah and Idaho.

The formation of Northwest Integrity Housing Co. was conceived by Tom Mannschreck, Barbara Mannschreck and Claire Casazza, key long-term members of Thomas Development Co. which company has specialized in the development of affordable housing since 1990. Thomas Development Co. has developed forty-six (46) affordable housing communities in Idaho, Montana, Wyoming, Utah and Nevada.

Northwest Integrity Housing Co. will leverage the expertise of the three (3) inside Directors as well as the expertise and oversight of all outside Directors to expand opportunities for Northwest Integrity Housing Co. As a tax exempt organization, Northwest Integrity Housing Co. has access to resources such as the Community Development Block Grant (CDBG), HOME Investment Partnership Program, and various Housing and Urban Development (HUD) programs which are not available to for-profit entities.

Northwest Integrity Housing Co. will serve as managing member or general partner of entities formed for purposes of developing affordable housing.

Commitments

Integrity: The word integrity is in our name for a reason. At all times the Northwest Integrity Housing Co. Board will insist on the highest level of integrity and ethical operations and implemented by members, contractors, consultants and employees.

Diversity: All contractors and consultants working for Northwest Integrity Housing Co. shall be required to show efforts to comply with Women Business Enterprise (WBE), Minority Business Enterprise (MBE) and Limited English Proficiency (LEP) requirements.

Accountability: Northwest Integrity Housing Co. has the highest standards performance for job completion. Developments will not be turned over for management until they are completed to the satisfaction of both the development architect and the Board of Directors.

Pursuing Excellence: Northwest Integrity Housing Co. shall remain at the vanguard of all aspects of construction, including cutting edge design. We will strive to achieve the highest level of sustainability, energy efficiency, durability, resource conservation, construction and operations of our communities.

I hereby certify that the foregoing Mission and Value Statement was adopted by the Board of Directors at a meeting held on June 9, 2011.

Claire Casazza
Claire M. Casazza, Secretary

June 9, 2011
Date

Mark Bolland

PRESIDENT OF NORTHWEST INTEGRITY HOUSING CO.

Mark brings an extensive background in business management, sales and media to the Northwest Integrity Housing Co. Board of Directors. He has owned, managed and worked for Pacific Northwest radio stations for more than 40 years.

Mark has also raised millions of dollars for charities including the Salvation Army, Boys and Girls Clubs, Northwest Children's Home and others. He's excited about Northwest Integrity Housing Co.'s mission of building affordable, sustainable communities throughout the West.

Mark attended Lewis-Clark State College and Boise State University.

Philip Gordon

VICE PRESIDENT OF NORTHWEST INTEGRITY HOUSING CO.

Philip is an accomplished attorney who is founder and owner of Gordon Law Offices, a small Boise, Idaho law firm with a highly eclectic and diverse mix of cases. He also teaches law at the Concordia University School of Law in Boise.

A graduate of Williams College and the University of Idaho College of Law, Philip is a 1976-1977 recipient of the prestigious Fulbright Fellowship and attended the "Diploma in Graduate Legal Studies" program at the University of Stockholm in Sweden. He capped his Fulbright year by penning a dissertation on the Swedish land use doctrine known as "Allemansratt," which gives the public the right to make non-injurious recreational use of most private land.

After returning to Idaho, Philip practiced in the small towns of Council and McCall for 10 years and moved to Boise in 1987. One thread running through his 34 years of practice has been criminal defense. Since 1989, Philip has had a very extensive class action case load. He has been liaison counsel on virtually every major securities fraud case brought in his district, as well as numerous products, employment and other class action cases, including a number of successful class cases brought in the state courts.

Phil enjoys alpine skiing and is a former member of the National Ski Patrol. He also enjoys whitewater rafting and is formerly licensed by the Idaho Outfitters and Guides Licensing Board as a whitewater guide on the Snake, Salmon and Payette rivers.

Claire M. Casazza

SECRETARY OF NORTHWEST INTEGRITY HOUSING CO.

Claire brings 15 years of affordable housing development experience to NIHC.

In her previous role as Director of Development for Thomas Development Co., her responsibilities included overseeing the preparation and successful submittal of LIHTC applications and debt-equity financing proposals for the construction of multifamily housing in the Intermountain West. She also collaborated with tax credit syndicators, lenders, state housing agencies and HUD to complete partnership and loan transactions and was a liaison between all development stakeholders, including architects, general contractors, and property managers. Claire also oversaw the research and implementation of sustainable building practices for developments that target USGBC LEED for Homes and Energy Star, and other green certifications.

In her current role as Senior Affordable Development Manager for The Pacific Companies, she will continue the mission of providing high-quality affordable housing for those in need.

Prior to her tenure at TDC, Claire served in administrative/technical positions for a major agribusiness company and was a paralegal at a Boise, Idaho real estate law firm.

She graduated summa cum laude from Montana State University with degrees in Political Science and English.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAR 09 2011**

NORTHWEST INTEGRITY HOUSING CO
C/O THOMAS C MANNSCHRECK
413 W IDAHO ST
BOISE, ID 83702-6043

Employer Identification Number:
27-1660048
DLN:
17053153389020
Contact Person:
MICHAEL CONDON ID# 31170
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
November 4, 2009
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

RECEIVED

MAR 17 2011

THOMAS DEVELOPMENT CO.

NORTHWEST INTEGRITY HOUSING CO

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lois G. Lerner".

Lois G. Lerner
Director, Exempt Organizations

Enclosure: Publication 4221-PC

erstad Architects
Prior Experience and Resume



310 n. 5th street, boise, idaho 83702 • phone 208.331.9031 • fax 208.331.9035 • email:mail@erstadarchitects.com

Development Team's Firm Profile and Relevant Projects:

erstad ARCHITECTS, (eA) was founded in 1998, collectively we bring over 75 years of architectural experience to our clients. We have designed, directed, and completed building projects of every size and variety, from historic renovations to urban office complexes; from renovations upgrading core HVAC systems to accessibility, life safety and finish upgrades; from residences to restaurants. We have written focused project programs and defined master plan requirements from the very simple to the very complex.

eA is the proud recipient of three Idaho Historic Preservation Council Orchid Awards for Goldy's in Hyde Park, Saffron Restaurant and the Veltex Building; and a Boise City Design Review Award for the Capital Village Project. In addition, the Veltex building, designed by eA, was the recipient of the Idaho Smart Growth Commercial Development Award, in 2008 Bown Crossing was selected by the City of Boise as an Idaho Smart Growth project. In 2012 The Children's School was selected for Smart Growth and Green Building and in 2015 Bandon River, a senior apartment community in Idaho Falls, received the Green Building Grow Smart Award. The renovation of a 1920's warehouse in the Cultural District of downtown Boise, the Udelavitz Building, received full tax credit as a result of exceeding the criteria for historic renovations by the U.S. Department of Interiors.

erstad ARCHITECTS provides a design team that understands the complexity of this type of building program, can look to the future, and work collaboratively with their clients to achieve the highest outcome. Our team is extremely well suited to bring this project to fruition as a result of our members' involvement over the years with City, State, and Federal requirements, multi-story residential design, and a client centered focus in everything we do. We are committed to providing a new design approach that addresses the specific need of each location and is not merely a copy of another facility.

Currently we are working with the College of Idaho remodeling the Voorhees and Finney student residential halls that were constructed in the early 1900's. The project includes the complete demolition and redesign of all interior spaces and finishes, all new HVAC, electrical and plumbing systems, and a new elevator and exit stairs. Additionally the exterior will be renovated with new sidewalks around the buildings and accessible parking spaces.

While we utilize some fairly sophisticated software programs to help us with the details, the primary tool we use is effective communication. We strive to create a mutually respectful relationship with the Contractor, and we speak with their key people daily. Another key to our success is our experience. While we do invest in our professions future by training younger staff members, all of our projects are closely monitored by senior licensed architects who are capable and empowered to make decisions.



Firm Qualification Overview:

erstad ARCHITECTS has been a pioneer and leader in the emerging sustainable design movement from their beginning. Our commitment to sustainability started internally with company recycling at the founding of the firm, to today's continued support through paying for each and every Staff's USGBC LEED AP testing. **eA** actively supports the local Idaho Chapter of the USGBC through continued Board of Director's membership and Committee involvement. While it is easy to sign up for memberships and sit on organization boards, **eA's** commitment to the developing sustainable industries is evidenced by our continued support of Staff and Company enrichment through seminars, industry presentations, product and industry research, and design innovation. Sustainability has never been a catchphrase in our organization, and it is the foundation upon which we approach all of our work as is illustrated in our portfolio.

erstad ARCHITECTS uses the most current AutoCAD computer aided design software for design and the production of architectural documents including Auto CAD 2014 and REVIT, as well as Sketch Up computer modeling programs that generate photographic-quality images for client review. We also use the most current electronic version of BSD SpecLink for creation of our project specifications for construction. All software is fully licensed and owned by **eA**.

erstad ARCHITECTS is qualified to provide the following services:

- Architectural Services
- Space Planning
- Building Evaluation Studies
- Branding Development
- Value Management
- Master Planning & Design Guidelines
- Property Entitlement Applications
- Zoning Analysis & Code Review
- LEED Certification Process
- 3-D Graphics & Renderings
- Feasibility Studies
- Interior Design Services
- Facility Programming
- Sustainability Studies

Company Profile:

Entity Name:	erstad ARCHITECTS
Entity Type:	Corporation (Sub S)
Contact Persons:	Andrew Erstad, AIA, LEED AP e-mail: acerstad@erstadarchitects.com Tom Lennon, AIA e-mail: tlennon@erstadarchitects.com Jeff Hatch, AIA, LEED AP e-mail: jhatch@erstadarchitects.com Cheryl Pearse, NCIDQ e-mail: cpearse@erstadarchitects.com
Contact Info:	310 No. 5 th Street Boise, Idaho 83702 Phone: (208) 331-9031 Fax: (208) 331-9035 e-mail: info@erstadarchitects.com
Organized:	1998
Incorporated State:	Idaho
Federal Tax ID#:	82-0523940

Basic Qualifications - continued

State of Idaho Architect License #: Andrew Erstad – AR-2122
Jeff Hatch - AR-985333

Management:

Principal:	Andrew Erstad, AIA , LEED AP
Senior Architect:	Tom Lennon, AIA Jeff Hatch, AIA
Project Manager:	Cheryl Pearse, NCIDQ
Office Manager:	Kay Harper

Number of Employees: 14

Target Market: Comprehensive land and facility master planning, building design of projects including commercial and institutional structures of all types and character.
Currently licensed in the states of Idaho, Arizona, California, Colorado, Montana, Nevada, Oregon, Washington, Wyoming and Utah.

Special Designations: Member US Green Building Council, (USGBC)
LEED Accredited Professional AP; Member Idaho Chapter American Institute of Architects (AIA),
National Council for Interior Design Qualification (NCIDQ);
National Council of Architectural Registration Board (NCARB)

Claims & Lawsuits: None
Pending Lawsuits: None
Failed Projects: None

Bank Contact:

D. L. Evans Bank
890 W. Main St.
Boise, ID 83702
(208) 895-8320

CPA: Buckner A. Harris 208-333-8965

Professional Liability Insurance Coverage: \$2,000,000.00 Hartford Casualty Ins. Co.

General Liability Insurance Coverage: \$2,000,000.00 Farmers Ins. Co.

Trade References:

ARC (Blueprints Plus) - Mike Mahan	208-342-4141
The Hartwell Corp. – James Goodell	208-459-1678
Stability Networks – Travis Williams	208-344-0050
Krueger International – Katie Everard	920-406-3312
Blueprint Specialties Co. – Troy Carkhuff	208-323-2679
ERG International – Celeste Sapien	805-981-9978
Fishers Document Systems - Joe Critchfield	208-947-3600
PacifiCAD, Inc. – Bill Inman	208-350-2111

ANDREW C. ERSTAD, AIA, LEED AP
Principal



Andy is principal of erstad ARCHITECTS, founded in 1998. erstad ARCHITECTS is a classic generalist firm in which architecture is motivated by design, program, budget, and creativity. Andy's experience in all phases of architecture and design, from concept, master planning, and imagery, through project completion afford the firm the opportunity to apply those motivating influences.

Successful and memorable design is a product of collaboration, and Andy is supported by a staff of energetic, gifted, and skilled architects, designers, and managers. This staff allows Andy to lead the firms operation, business development, and design efforts with confidence.

He has served as Principal-in-Charge for numerous projects throughout Idaho, Arizona, Nevada, California, Utah, and North Dakota.

❖ **Education:**

Bachelor of Architecture, University of Arizona
Bachelor of Art, College of Idaho; Gonzaga University, Firenze, Italy

❖ **Professional Affiliations:**

Chairman of the Idaho Capitol Commission
Advisory Board Member at the University of Idaho - College of Art and Architecture
Rotary Club of Boise, Board Leadership Member (President)
Board Member St. Luke's Children's Hospital

❖ **Select Multi Family Housing Experience:**

Veltex Building, Boise, ID (remediated Brownfield site)
Bandon River Senior Housing, Idaho Falls, ID (with Thomas Development Co.)
Crescent Rim, Boise, ID
The Jefferson Condominiums, Boise, ID
Valencia Senior Housing, Fruitland, ID (with Thomas Development Co.)
Aspen Place I & II, Butte, MT (with Thomas Development Co.)

❖ **Select Master Planning Experience:**

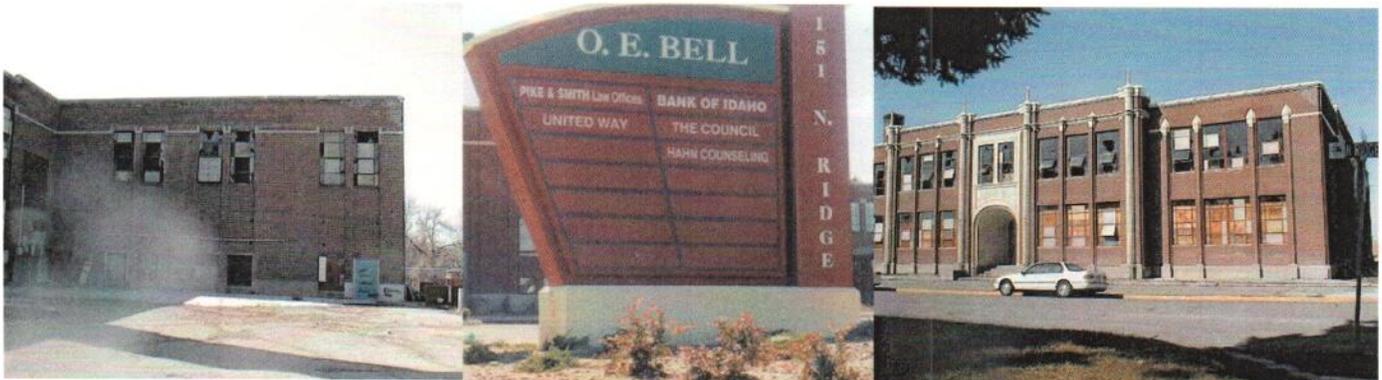
Southwest Idaho Treatment Center Lands, Nampa, ID
Bishop Kelly High School, Boise, ID
YMCA Camp at Horsetheif Reservoir, Cascade, ID
Barber Station, Boise, ID
Riverstone International School, Boise, ID
Idaho Shakespeare Festival, Boise, ID
Bown Crossing, Boise, ID
Grammercy Retail Center, Meridian, ID
D.L. Evans Bank, Nampa, ID
Salvation Army, Boise, ID
College of Idaho, Caldwell, ID

O.E. Bell Building

Idaho Falls, Idaho



renovated/ new rear entrance



before

before

The historic O.E. Bell Junior High School building, abandoned 18 years ago, was brought back to life in 1999. The reincarnation of the once graffiti adorned halls and vandalized classrooms into high-end office space is nothing short of a miracle. The existing brick, mortar, and terracotta on the exterior was painstakingly cleaned and restored. The once dilapidated hallways and classrooms have been renovated into Idaho Falls' premier office location.





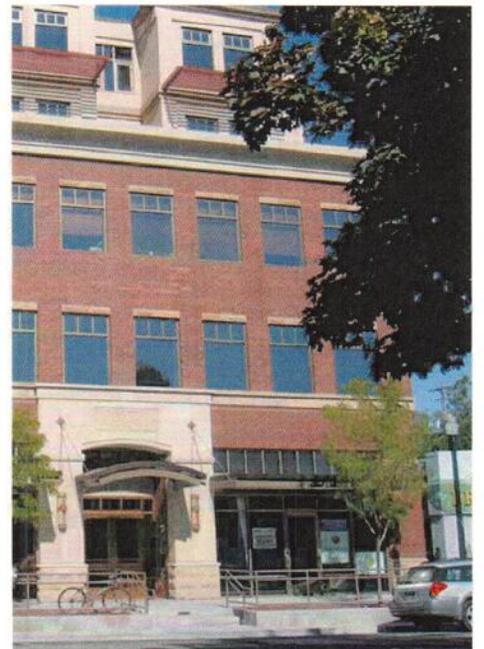
erstad
ARCHITECTS

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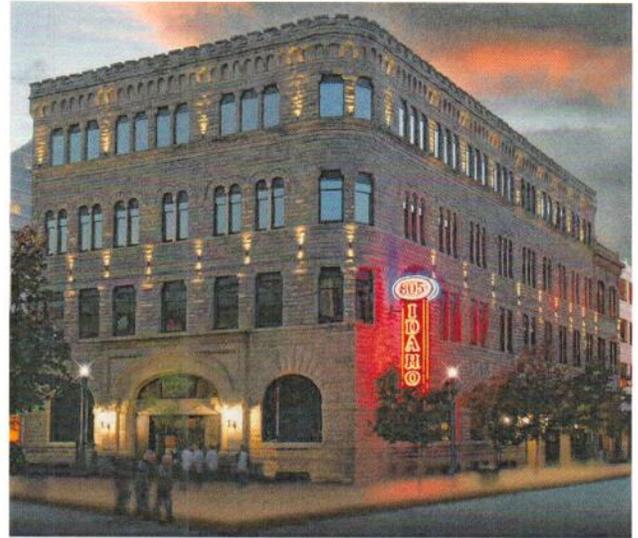
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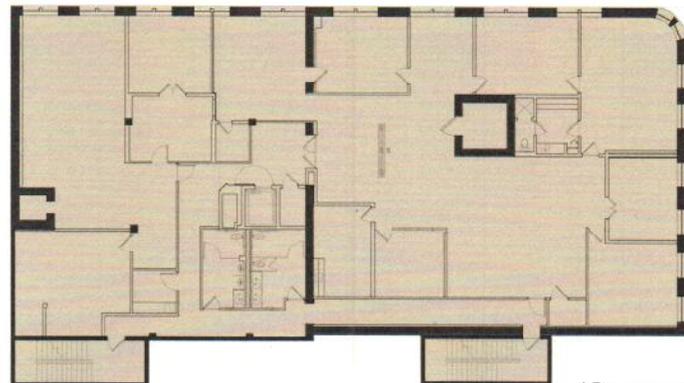
In 2004, **erstad ARCHITECTS** completed the Veltex Building sited at the former location of the storied Veltex Service Station. The location of this mixed-use building at the corner of 5th and Main Streets in Boise's downtown Historic District, provided an exciting opportunity to design for a diverse group of people with varied needs. The below-grade parking, retail storefronts, offices, and residences contained in the Veltex Building supplement and enrich the existing neighborhood of restaurants, cafes, residential housing, offices, and retail shops. The building relies on a blend of modern elements and historic references to integrate seamlessly into its site. In 2004, the Idaho Historic Preservation Council awarded the Veltex with an Orchid for "Preservation-Sensitive New Construction", and later, in 2006, the Veltex was the recipient of the "Commercial Development Award" from Idaho Smart Growth.



Veltex Building
Boise, Idaho



The former Boise City National Bank building was re-imagined by **erstad ARCHITECTS**, giving it a sense of vibrancy that attracts diners, patrons and tenants to this bustling downtown center. The 40,000 SF building, originally constructed in the late 1800's, was thoroughly rehabilitated and brought into compliance with current codes and Class 'A' office standards. Work included a complete core/restroom renovation as well as life-safety upgrades, elevator modernization, fire sprinkler/alarm upgrades, and relocation of the main building lobby. Exterior windows were replaced with new operable metal-clad wood windows that increased energy efficiency, decreased sound transmission, and improved overall tenant satisfaction. After extensive light studies, new exterior LED light fixtures were installed on the two facades. This project won a 2010 Orchid Award for Historic Preservation.



2ND FLOOR
8,036 SF



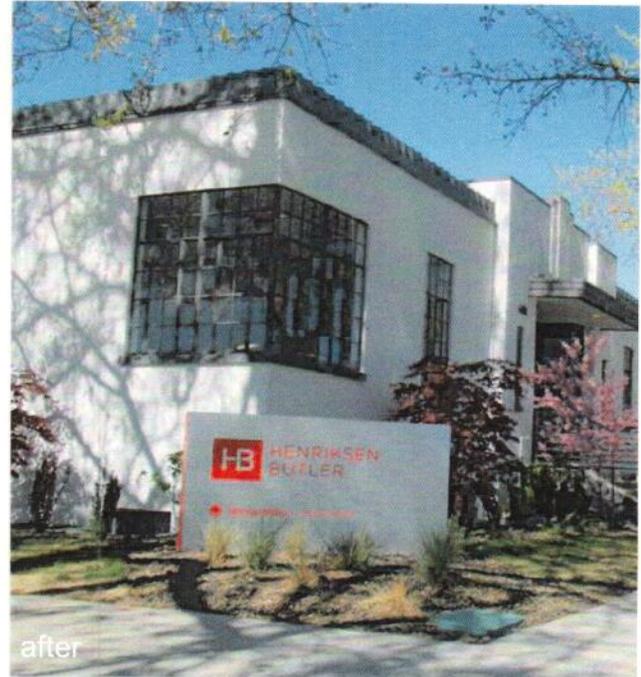
1ST FLOOR
7,833 SF

Boise City National Bank Renovation

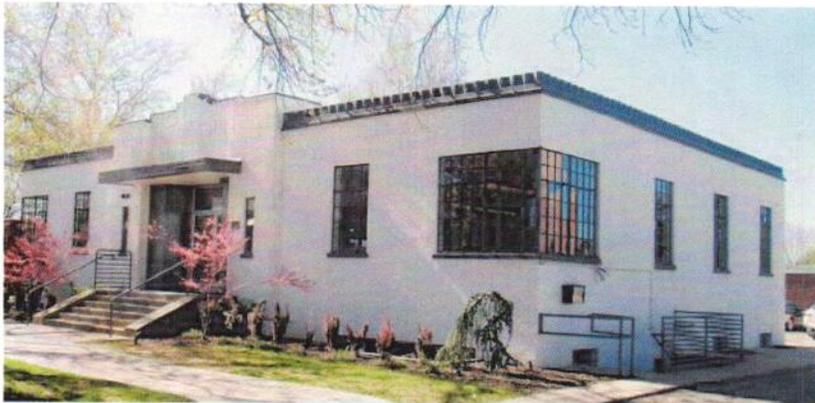
Boise, Idaho



Originally built in 1939 to house the American Legion Hall, this building is an important piece of historic architecture in downtown Boise. It changed hands many times over the years and in turn lost its original beauty due to remodel after remodel.



In 2014, we worked with furniture dealer Henriksen Butler to preserve and restore the original character of this Art Deco/Art Moderne style building. to house their new offices and Herman Miller showroom. The renovation involved a complete remodel of the interior spaces as well as cleaning up the exterior and updating it to ADA code compliance with a ramp in the back and a new accessible restroom. HB's taste for contemporary design mixed well with the 1940s period of this building, creating an interesting juxtaposition of the furniture lines they represent with the classic lines and shapes of the building.

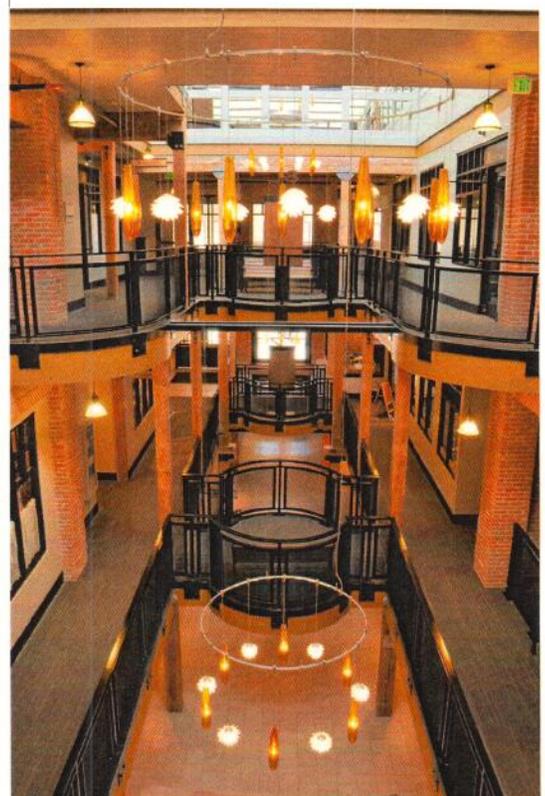
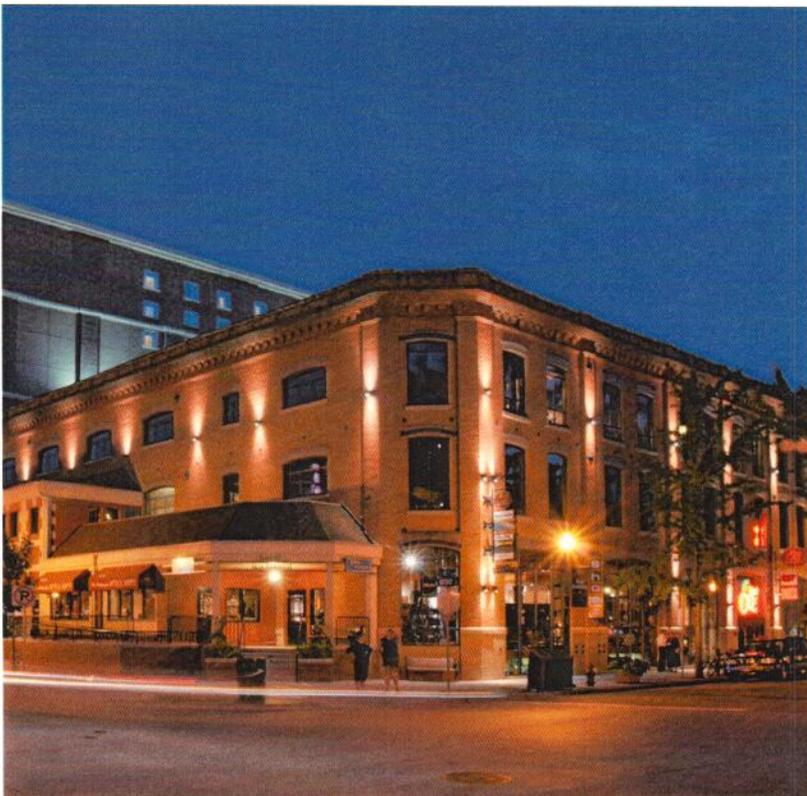
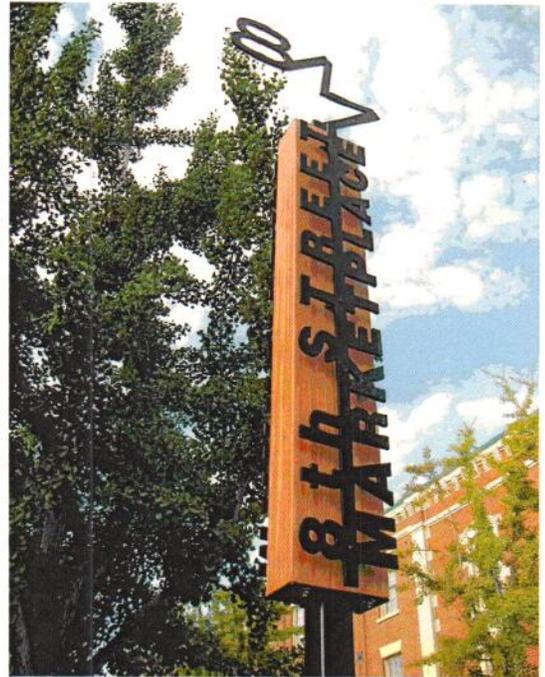




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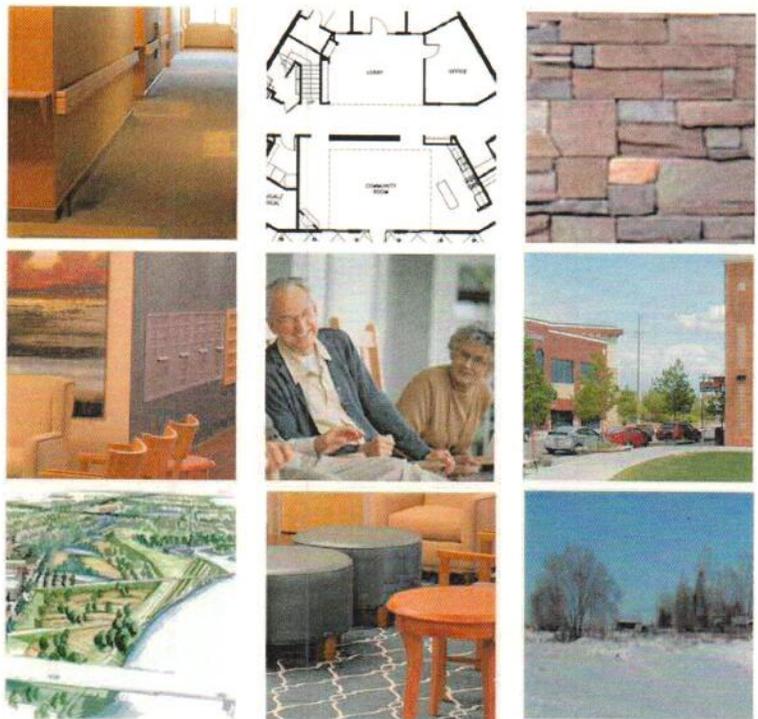
The 8th Street Marketplace project encompassed two buildings, the Northrup and the Mercantile, constructed in the early 1900's covering over 138,500 SF in the South 8th Street Historic District. **erstad ARCHITECTS** were involved in improvements including common space finish upgrades including custom railings, painting, flooring and lighting. Building accessibility was upgraded to meet current code requirements; mechanical, electrical, and plumbing upgrades were completed as well. The overall renovation of the 8th Street Marketplace took into consideration the historic importance of the buildings while taking advantage of new technology. **eA** also worked with the building owner to devise a new logo so that consistent signage was visible throughout the marketplace.



8th Street Marketplace

Boise, Idaho

Bandon River Senior Apartment Building, is a 48 unit, two story housing development currently under construction in eastern Idaho in Idaho Falls. The design team led by **erstad ARCHITECTS** was collaborative venture with owner, engineers and LEED consultants. The design for Bandon River has put the development on track to receive a LEED Platinum designation. From the site development with planting selections and irrigation methods to the core of the building utilizing advanced framing techniques to minimize waste, achieving the highest R-values in insulation at all perimeters, sealing spaces and ductwork throughout, and implementing energy efficient mechanical units, water conservative plumbing fixtures and all energy star rated appliances.



The development will provide a healthy environment for its residents while being a responsible addition to the community.



S/E Elevation - Rear of Common Area



N/W Elevation of the North Residential wing (N. elevation of South wing - mirror)



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The Jefferson, completed in 2008, is one of Boise's finest residential buildings with 43 condominiums on six floors and five different floor plans. With upscale interior design details that include acoustically designed wall and floor assemblies that mute the inevitable noise of city and neighbors, the building offers exceptional design and construction quality. The spacious lobby, underground parking, and ample storage provide residents with a comfortable and classic home in the heart of Boise.

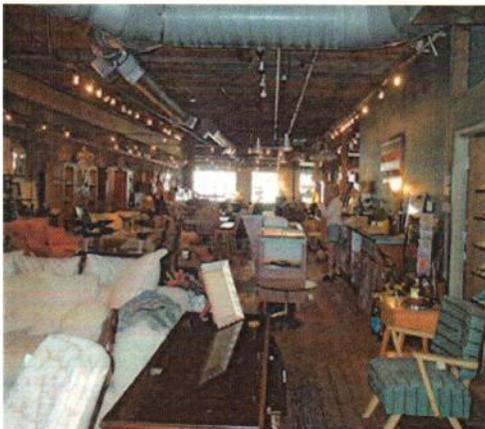


The Jefferson Condominiums

Boise Idaho



8th street entrance to building



renewal furniture store



office space conference room

This building was an empty warehouse near Boise's 8th Street Market Place. The 1920's, two-story warehouse in the Cultural District of downtown Boise received full tax credit as a result of exceeding the criteria for historic renovations by the U.S. Dept. of Interior. The building was renovated to accommodate retail and office space while maintaining sensitivity to the historic nature of the building and its location.

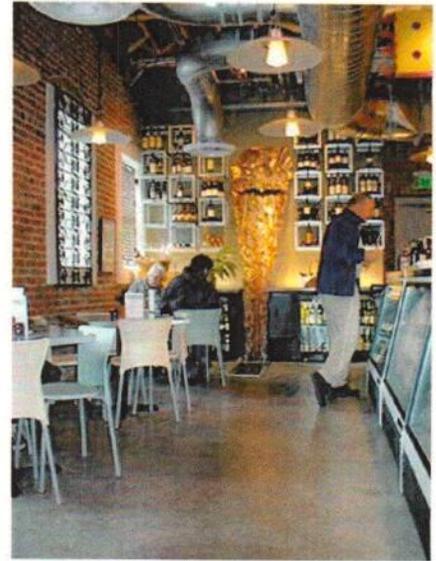


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the reading room



cafe bottega



saffron

Once an empty warehouse, **erstad ARCHITECTS** took on the challenge of transforming it into an award winning restaurant complex located in the Historic Basque Block.

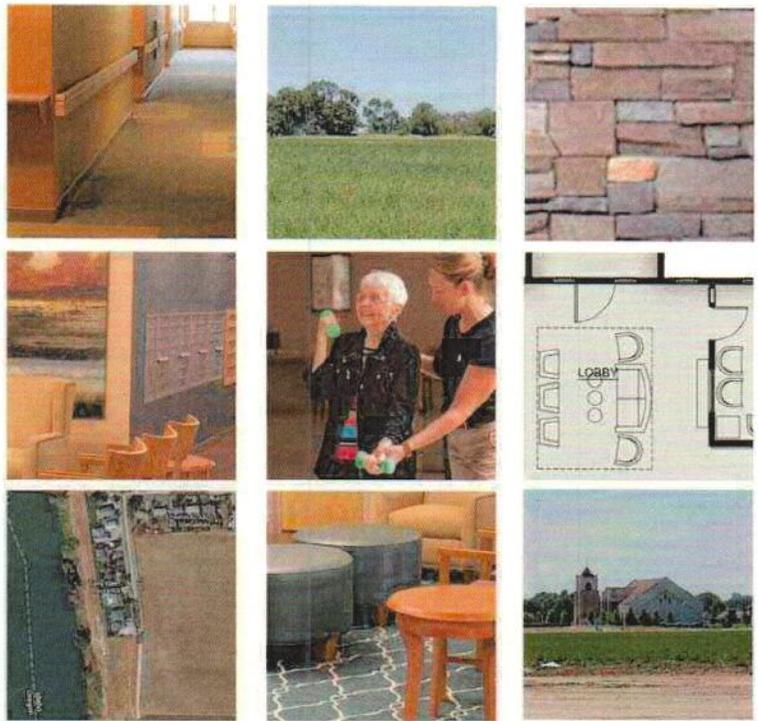
Approached with the challenge of fitting three separate cafes into one volume, **eA** efficiently maximized the use of space. A key element was creating a centralized loft to provide seating for the Reading Room, leaving the floor seats for Saffron and Cafe Bottega. This also made possible a floor connection between kitchens. In the process of making this complex design opportunity a functional success, **eA** also respected the original nature of the building and won an Idaho Historic Preservation Council Orchid Award.

Grove Street Place

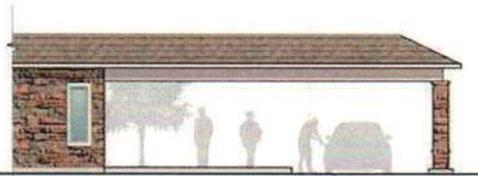
Boise, Idaho

Valencia Senior Apartment Building, is a 48 unit, two story housing development currently on the boards and developing in the schematic design process.

A great project starts with a great client. Establishing strong client relationships, understanding a clients' program and maximizing the project's potential aesthetically, functionally while maintaining budgetary restraints is essential to the approach erstad ARCHITECTS takes with each new project. Valencia Senior Apartments provided the opportunity for erstad ARCHITECTS to once again team up with an innovative client to design another LEED Platinum Housing development. This time sited in western Idaho, in Fruitland, near the Snake River and across Ontario, Oregon. Similar to the previous eastern Idaho project, this project will be responsible to the environment as well as the community providing a healthy amenity to an underserved demographic.



Residential Wing End Elevation - typical each end



Main Entry - Drop off at building



Front of 'Drop off'

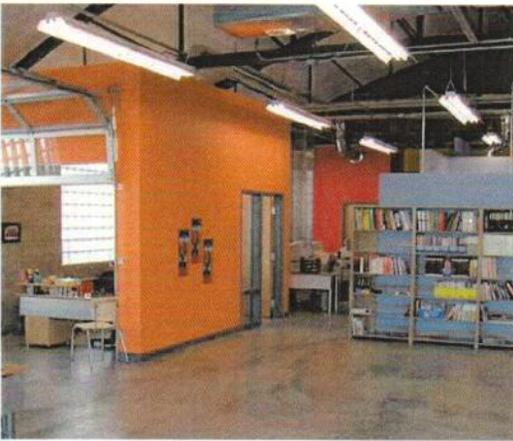


Residential Wing Side Elevation - typical of front and back (East and West)

Valencia Senior Housing Fruitland Idaho



exterior of the old AAMCO Transmission, now Oliver Russell + Assoc.



director's office



open office

eA has renovated and retrofitted some of Boise's downtown's architectural hidden gems. In 2002 the Aamco Transmission building at 217 S. 11th Street was resurrected into the new home for the internationally renowned graphic design and advertising agency Oliver Russell + Associates. The garage, built in the 1940's, was one of the last surviving examples of Art Deco style architecture in the downtown area complete with curved wall + glass block stairwell. The design challenge for the 6,865 sf space was maintaining its historic character while bringing it up to code. Hurdles were reversed and incorporated into the design solutions. Original steel sash windows along the alley were replaced with glass block. A false ceiling was removed, revealing the existing bow truss system which was left exposed, providing twenty five foot high ceilings and ample natural light. A clear overhead door at the director's office allows for complete isolation or inclusion whichever is required. Existing columns were sheathed in tube lighting and polycarbonate panels, becoming sculptural and functional. An existing storage mezzanine at the front of the building was closed in and converted into a separate tenant space. To quote Oliver Russell, "It's a place more conducive to creativity, where clients will be comfortable and there's plenty of room for us to grow."

