

TWIN FALLS URBAN RENEWAL AGENCY

160 MAIN AVENUE SOUTH

Request for Development Proposals Issued by the
Urban Renewal Agency of the City of Twin Falls for the
Purchase and Redevelopment of Property

MARCH 15, 2018

SCC
SUMMIT CREEK Capital

Redstone

 **PIVOT NORTH**
architecture

HC
COMPANY, INC.

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**Nathan Murray, Executive Director
Urban Renewal Agency
City Hall
203 Main Avenue East
PO Box 1907
Twin Falls, Idaho 83303**

March 15, 2018

RE: Request for Development Proposals Issued by the Urban Renewal Agency of the City of Twin Falls for the Purchase and Redevelopment of Property Located at 160 Main Avenue East in Twin Falls, Idaho.

Dear Nathan and Members of the Twin Falls Urban Renewal Agency Board,

On behalf of our team, I am happy to submit our detailed proposal for the redevelopment of 160 Main Avenue. We have assembled a team and a project concept that presents a compelling value proposition for the TFURA and the City of Twin Falls. In our proposal, we present our view of the best and highest use of the property-providing space for street level retail, first and second floor office space, and two upper floors of residential. As well, we address the growing concern regarding parking.

SCC and Redstone bring an exceptional development team with local experience, and a track record of successful multifamily projects. Further, the team has experience with public-private partnerships, and is able to utilize creative financing strategies to complete challenging projects. The project architect, Pivot North Architecture, brings over 10 years of experience working in Twin Falls and is currently involved in several projects locally. HC Company also brings extensive experience in large-scale construction, both locally as well as throughout Southern Idaho.

As a team we are committed to a long-standing relationship with the Twin Falls Community, as well as to the revitalization of the Historic Downtown core. We believe this project proposal represents the best use of the property at 160 Main Avenue and upon completion will contribute to continued economic growth downtown.

Thank you for your consideration, and we look forward to discussing this project with you further.

Sincerely,

Tyler Davis-Jeffers
Managing Director
Summit Creek Capital

PROJECT INTRODUCTION

With a strong interest in downtown Twin Falls development, it is with enthusiasm that Summit Creek Capital has assembled a team to respond to the TFURA RFP for the redevelopment of 160 Main Avenue. SCC believes that this RFP represents a significant opportunity for the community interests of downtown housing and a vibrant business district to be realized. SCC worked closely with Pivot North and HC Company to develop a concept that combines retail, office, and residential use on a relatively small footprint. Our effort has involved substantial design and financial creativity, as downtown rents are not yet competitive with other areas of Twin Falls or Southern Idaho, yet construction costs continue to track other areas. The project proposal also includes a parking component to address the anticipated increase in parking demand that this project would create. Because this proposal addresses all of these components, it will not be the least cost to the TFURA, but it will provide the best value proposition that addresses the interests of the Twin Falls community. We are calling the project “OneSixty” throughout this proposal.



PROJECT NARRATIVE

OneSixty is a proposed 34,000 SF, mixed-use building located at 160 Main Avenue East, Twin Falls, Idaho. The project has a first floor of retail and office space, a second floor of a single office tenant, and a third and fourth floor with a total of 24 studio and one-bedroom residential units. A Letter of Intent has been signed with an anchor office tenant for a total of 11,000 SF. A letter from the prospective office tenant is included in this proposal on page 36.

The proposal contemplates constructing a parking structure above land owned by the City of Twin Falls, which is currently used for parking and owned by the City of Twin Falls. The parking structure would add approximately 60-70 new parking stalls and could be constructed to allow for additional future levels should parking demands continue to increase. Although this parking solution is offered as an optional component of this proposal, after reviewing the parking needs of this new development and the current parking concerns of existing downtown tenants, we strongly suggest including the parking component. Our anchor office tenant will have between 40-50 employees on site, and it is likely that each residential unit will use one parking stall in the evenings. The remaining retail space will likely require at least 10 additional employee parking stalls. Although the residential tenants and office/retail tenants will likely have compatible time of use parking needs, the estimated demand for the building is likely around 60 stalls during the day and 25 at night. Consideration for customer and visitor parking needs driven by building use are not included.

PROJECT STRUCTURE

SCC is proposing a public-private partnership structure that would involve several transactions. First, SCC proposes entering into a Development Services Agreement (DSA) or a Disposition of Development Agreement (DDA) with the TFURA that would set the terms for the entire transaction. Within this DSA, SCC would agree to purchase a clean site at 160 Main Avenue from the TFURA for \$100. The site would have all structures removed and be ready for site preparation. The site would also have to be environmentally compliant and suitable for construction. Further, SCC would seek permission from the City of Twin Falls to construct a parking structure above their existing parking lot. SCC would seek funding from the TFURA of approximately \$850,000 (or 85% of the cost) to help build the parking structure. The parking structure could be constructed to allow for the addition of future levels should the City and TFURA deem it necessary. Given the objective of future downtown growth and development, it would make sense to invest in parking infrastructure now to incentivize local business. There could also be a provision for the TFURA or the City to purchase the parking structure from OneSixty. If the TFURA decided that the construction of a parking deck was not of interest, OneSixty would then require 50 designated spots from existing parking behind to building for the project. Our market research indicates that residential and office leases would be difficult to negotiate without dedicated parking at this location.

OneSixty

Project Design:

160 Main Avenue South, Twin Falls, Idaho



Mixed-use developments can be a **catalyst** and key component to a vibrant and lively **urban center**. This proposed design combines a blend of retail, office and residential living functionally integrated in one building that will inherently contribute to **activating** this central location in downtown Twin Falls.

Prominent Location:

With the newly renovated City Hall located adjacent to the proposed project and the new Downtown Commons directly across the street, it is vital that the building respond and compliment those recent investments to the downtown fabric. The ground level commercial spaces engage and enhance the **pedestrian environment** and social connectivity to the improved civic amenities.

The project's architecture respects the heritage of the neighborhood. The proposed brick of the first two levels and rhythm of windows relate to the scale and **historic character** of downtown Twin Falls.







With the design of OneSixty we know we have a **Responsibility** and **Opportunity** to create a building that looks to the future while maintaining the **spirit** and **character** of Twin Falls...

PROJECT FINANCIALS

As the developer, owner and manager of OneSixty, SCC intends to own the project for the long term. The economics of rental housing and office rents in downtown Twin Falls currently present a challenging financial picture for the project. Therefore, SCC has approached the Montana and Idaho Community Development Corporation (MICDC) to provide financial support via the New Market Tax Credit program. The MICDC recently received an allocation of \$65 million in tax credits from the Federal Government and has expressed interest in providing financial support for the project. SCC has submitted initial application paperwork but must win the RFP before the MICDC can proceed with a formal application process. Although the NMTC program only helps to finance a portion of the project, this key component makes the project financially viable for SCC to proceed.

SCC has also approached four lending institutions to begin the initial financing review process for our leveraged loan. The banks have been given initial project descriptions and have all indicated an interest in the project pending an RFP award.

Initial estimates place the construction cost of the building at \$5,000,000, and the parking structure at \$1,000,000. Initial estimates could shift as we refine project design and as industry costs fluctuate.

FINANCIAL IMPACT

Aside from generating tax revenue over time for the City of Twin Falls, OneSixty will also bring further employment to Main Avenue. Initial estimates suggest that the project should create over 150 construction related jobs, and 80 permanent office and retail-related jobs. Given the size and scope of the project, it should also raise the real estate values for existing property owners in the area. Further, the parking structure will help maintain customer and employee parking for existing businesses. Given the current layout of the existing City parking lot, with the construction of a parking deck, the first level parking stall count would likely increase as well.



TENANTS

SCC has signed a Letter of Intent with Pat Lewis and Kickback Points, LLC to lease 11,000 SF of office space at OneSixty. This space will be leased to Kickback under a long-term agreement. Kickback will bring roughly 50 employees to this office space, which will be designed specifically to meet their needs. As an established, national technology company, Kickback will contribute to the growing vitality of Main Avenue and the downtown area. A letter referencing this LOI with Kickback is included at the end of this proposal on page 36.

SCC intends to rent the remaining 6000 SF of ground floor space to retail or restaurant tenants. Lease up efforts will commence shortly after the RFP award.

PROJECT TIMELINE

An estimated timeline for the project is as follows:

March 31, 2018: RFP award

April 2018 - May 2018: DSA/DDA negotiation

May 2018 - November 2018: Architectural Design, Engineering, Financing

November 2018 - January 2019: Permitting, Pre-Construction

February 2019 - March 2020: Construction

STATEMENT OF QUALIFICATIONS



To further build-to-suit development goals in Idaho, Summit Creek Capital LLC and Redstone LLC, collaborators and partners in real estate development, have joined with Pivot North Architecture and HC Company, Inc. With a history of collaboration as a team, the partners bring to clients a broad scope of skill sets to provide efficient development, design and construction of projects. Client needs are supported by a creative development team, architects with extensive design experience of professional and governmental buildings, and a general contractor that has managed the construction of many commercial facilities.





COMPANY DESCRIPTION

Summit Creek Capital was founded in 2012. The company focuses on the development, investment, and operation of real estate, energy, and agricultural assets. Through project development, risk management, tax efficiency, and opportunity selection, SCC provides attractive investment opportunities for our investors and partners. SCC has been involved in development activities throughout the Western United States, with the primary area of focus in Southern Idaho. Summit Creek's leadership includes Tyler Davis-Jeffers, Duncan Morton, and Michael Chestone. While each possesses different areas of expertise, collectively they have over 50 years of experience in development and finance.

Over the last several years, SCC has been involved in project development exceeding \$300m in value, with more than 1000 acres under development and 200 MW ac of Utility Scale Energy Assets. Recent project highlights include:

- 2016 Idaho Solar 1 Completion: Idaho's first Utility Scale Solar Project placed in service and began delivering power to Idaho Power through a 20-year Power Purchase Agreement. Located in Ada County, Idaho, the project covers almost 400 acres and supplies enough energy to power 29,000 homes.
- 2017 Mountain Home Solar 1 Completion: A 20 MW ac Utility Scale Solar Project began delivering power to Idaho Power through a 20-year Power Purchase Agreement. The project is located in Mountain Home, Idaho, and supplies enough electricity to power 15,000 homes.

- 2017 Quigley Farms: Currently in development, Quigley Farms is a PUD located in Hailey, ID on 1,200 acres of land. It will contain 200 dwelling units, a commercial core, a school, and a health a wellness clinic. Additionally, a commercial farm will function as the centerpiece of the development.

- 2017 Historic Elks Lodge: Currently under construction, the Historic Elks Lodge is the redevelopment of a historic building located in the Historic Downtown district of Twin Falls, Idaho. As a 30,000 SF commercial building it will house a restaurant, brewpub, bar, event space, retail space, and class A office space. Scheduled completion Fall 2018.



Idaho Solar 1



Quigley Farm



Historic Elks Lodge

Redstone

COMPANY DESCRIPTION

Redstone Commercial Group was founded in 1992. The company has three divisions: development, brokerage, and property management. Redstone's leadership includes Larry Williams and Erik Hoekstra, who collectively have almost 50 years of real estate development and management experience and are actively engaged in all three divisions of the company. Their business activities are primarily concentrated in north-western Vermont.

Over the last 5 years, Redstone has been involved in real estate development and acquisitions totaling over \$100 Million of value with more than 900,000 square feet of total building area. Projects have ranged from development of multifamily housing, to re-use of aging industrial properties, to historic rehabilitation of architecturally significant buildings, and ground up construction of a hotel. Redstone's development ventures have involved all sectors of real estate including residential, office, retail, industrial, warehouse, health care, lodging and recreation. Redstone's projects and company have won numerous awards and accolades including:

- 2015 LEED Silver Certification for the Hilton Garden Inn – Burlington Downtown.
- 2013 LEED Silver Certification for the Redstone Lofts at the University of Vermont.
- 2012 Burlington Business Association Architectural Excellence Award for the Redstone Lofts at the University of Vermont.
- 2010 Chittenden County Historical Society Preservation Award for the Hinds Lofts residential condominiums in downtown Burlington.

- 2009 Smart Growth Award from Smart Growth Vermont for the first two phases of the BankNorth Block Re-development in downtown Burlington including The Hinds Lofts and King Street Housing projects.
- 2007 Chittenden County Historical Society Award for the historic rehabilitation of The Shelburne Inn.
- 2007 Smart Growth Award from Smart Growth Vermont for the creative Marble Works Residences infill project in Middlebury.
- LEED Certification for repositioning the former Specialty Filaments building at Pine & Howard Streets in Burlington, now home to Dealer.com.
- 2004 Business of the Year (Under 20 Employees), awarded by the Lake Champlain Regional Chamber of Commerce.
- 2002 Historic Preservation Award, 2003 Preservation Trust of VT Award, 2003 Chittenden County Historical Society Award, and 2008. Architectural Excellence Award from the Burlington Business Association for the historic rehabilitation of The Hall Block at 210 College Street in Burlington.

Redstone actively manages over 1,500,000 square feet of residential, office, retail and industrial property with over 240 commercial tenants and over 750 residential tenants in Chittenden, Addison, Franklin and Orange Counties in Vermont and Cumberland County in Maine. Redstone provides a full range of commercial and residential property management services to third party property owners and their tenants.

RECENTLY COMPLETED PROJECTS

REDSTONE LOFTS - BURLINGTON, VT

In the fall of 2012 Redstone completed construction of a 403-bed student apartment community known as the Redstone Lofts on the University of Vermont campus. The property was 100% pre-leased for the first year of operations and is now fully stabilized. The project consists of an apartment-style complex – a state of the art building with two wings of four and five stories. The apartments are owned and managed by Catamount Student Housing: www.redstonelofts.com



MARBLE WORKS RESIDENCES - MIDDLEBURY, VT

Marble Works Residences--spacious one, two, and three bedroom homes ranging in size from 950 to 2,550 square feet in the Marble Works Historic District in downtown Middlebury. Homes feature spacious, light-filled rooms, granite countertops, hardwood floors, views of Otter Creek, the Adirondacks and the Green Mountains and an underground, heated parking garage. The architectural firm of Lemay + Youkel designed a contemporary four-story building to house 30 energy-efficient and elegant residences. Residents enjoy historic charm and the natural beauty of the surrounding landscape, as well as the convenience of in-town living. Construction was completed in the summer of 2008.



THE HINDS LOFTS - BURLINGTON, VT

The recently completed Hinds Lofts are located at 161 St. Paul Street in downtown Burlington and house 15 residential loft condominiums. The building, originally built in 1903 by the O.L. Hinds Company as a clothing manufacturer, has been completely renovated into one, two and three bedroom loft condominiums ranging in size from 710 SF to 1,344 SF. Lofts feature soaring ceilings, huge windows, stainless steel appliances, hardwood floors, solid surface counters, and storage. The rooftop has been transformed into one luxurious penthouse with dramatic Lake Champlain and Adirondack views. In addition, the penthouse level features a common deck for all to enjoy. The lobby contains a security call system, mailboxes and elevator. The Hinds Lofts has been wired to maximize connectivity to the global community and parking is available on-site. From the Hinds Lofts, residents are one block to the Flynn Theatre, 2 blocks to the Church Street Marketplace, and two blocks to Lake Champlain.



BANKNORTH BLOCK - BURLINGTON, VT

Redstone was selected as developer of the Banknorth Block (bounded by Main, St. Paul, Pine and King Streets) as a result of an RFP process initiated by Banknorth, N.A. to lead the mixed use redevelopment of the block into an exciting housing and workplace community. The Hinds Lofts adaptive reuse condominium project was completed in 2008. King Street Housing, a new construction 42,000 square foot mixed use project was developed by Redstone's non-profit partners, Champlain Housing Trust and Housing Vermont in 2009. The rehabilitation of Woodbury's Armory at 101 Main Street, a new underground parking structure and a 139-room Hilton Garden Inn hotel, with a total development cost of \$33.5MM.



MILL HOUSE - WINOOSKI, VT

In 2014 Redstone acquired two parcels in Winooski, including a historic mill building located on West Canal Street, and developed what is now known as the Mill House Development. The project was completed in Fall 2015 and consists of three different buildings: Mill House West, Mill House Historic, and Mill House Terraces. Mill House West and Historic collectively offer 25 units in one- and two-bedroom floorplans, while the Terraces consists of 10 two-bedroom plus den townhouses complete with garage parking and rooftop terraces. The Mill House Development is the fourth project Redstone has completed in downtown Winooski and is the latest addition to an ongoing effort to revitalize the downtown neighborhood.



247 PEARL - BURLINGTON, VT

Redstone completed the construction of 247 Pearl in December 2015. There are 29 total units in a mix consisting of studio, 1BR, and 2BR floorplans. The project is conveniently located within walking distance to the Church Street Marketplace, Burlington Waterfront, UVM and the UVM Medical Center. In addition to having amenities such as on-site laundry, storage, and central air, the property boasts an attractive roof deck with panoramic views of the surrounding city. The property was originally occupied by the home and law office of Benjamin Bailey, who constructed the building in 1820. The structure was one of the oldest in Burlington until it was destroyed by a fire in 2011. After the building's destruction, Redstone teamed up with the Vermont Economic Development Authority, Vermont Community Loan Fund, and Vermont State Employees Credit Union to redevelop the property and provide more housing to the supply constrained Burlington market. The property was fully leased within two months of opening.





COMPANY DESCRIPTION

Founded in the summer of 2016, Pivot North Architecture is led by three principals with over 50 years of combined experience leading projects in the Northwest. Based in Boise, Idaho, Pivot North Architecture focuses on providing design services including architecture, planning, programming and sustainable design.

Our experience is diverse in both project size and building type, and we are committed to building our business and relationships within the region. As your architectural lead we will utilize our extensive experience in collaboratively working with the design and delivery teams to successfully realize your project with purpose.

Our talented and dedicated staff of 12 includes 6 licensed architects holding licenses in 5 states and individuals with expertise in Building Information Modeling (BIM), building performance and sustainability, programming and planning, interior design and project management.

Past successful projects led by Pivot North's talented and experienced team includes Boise State University's Bleymaier Football Operations Building & Arguinchona Basketball Complex, school projects for Twin Falls and West Ada School Districts, adaptive reuse for Twin Falls City Hall, 5th & Idaho Mixed Use Housing St. Luke's Magic Valley Replacement Hospital, and St. Luke's Downtown Campus Master Plan.

Current notable work includes adaptive reuse of the Historic Elks Ballroom, Ash Street Workforce Housing, and Garden Phoenix Multi-family.

We provide our clients and design teams with flexibility and direction through communication, understanding and collaboration. Our industry experience coupled with your expertise and vision provide the greatest opportunity for project success.

Office Location: Boise, Idaho

Website: www.pivotnorthdesign.com





JOHN KING

AIA

Role: Principal in Charge

With 18 years of professional practice, John has a strong design sensibility and leads Pivot North's design studio. He strongly believes it takes a collaborative effort and contribution from all involved for a

project to achieve its utmost potential and success. John's past experience in collaboratively working with nationally recognized architectural design firms has strongly influenced his approach to the design process. This exposure, combined with his own past accomplishments will help cultivate and mentor the next generation of talent to ensure great buildings are produced by Pivot North long into the future.

Education

University of Idaho
Bachelor of Architecture, 1999
Masters of Architecture, 1999

Registration

Idaho

Experience

Pivot North Architecture: 2016-present
Hummel Architects: 2011-2016
Susan Desko Architects: 2009-2011
Williams-Partners (owner): 2001-2009
FFKR Architecture: 1999-2001

Honors & Awards

AIA Idaho Chapter, "Award of Honor," Heights Drive Residence, 2008
AIA Idaho Chapter, "Award of Merit," Second Street Condominiums, 2010
AIA Idaho Chapter, "Award of Citation," Double Helix Ranch, 2008
AIA Idaho Chapter, "Award of Citation," Golden Eagle II Residence, 2008
AIA Idaho Chapter, "Emerging Professional Award" Golden Eagle II Residence, 2008
AIA Idaho Chapter, "Award of Merit," The Hideaway, 2004



Mixed-Use, Multifamily & Residential:

Ash Street Multifamily, Boise, Idaho (PN Project)
5th and Idaho Mixed-Use Housing Project, Downtown Boise, Idaho
Washington Place (Affordable Housing), Ketchum, Idaho
University of Idaho President's Executive Residence, Moscow, Idaho
Canyon Rim Condominiums (Concept Design), Twin Falls, Idaho
Armstrong-Savola Residence, Boise, Idaho
Gozzer Ranch, Coeur D'Alene, Idaho
Golden Eagle Residence, Blaine County, Idaho
Payette Lake Residence, McCall, Idaho
The Hideaway, Ketchum, Idaho
Board Ranch, Blaine County, Idaho
Double Helix Ranch, Pahsimeroi Valley, Idaho
River Ranch Executive Guest Cabins, McCall, Idaho
600 Second Street Condominiums, Ketchum, Idaho

Civic, Community & Retail Projects:

Georges Cycles, Boise, Idaho
J.U.M.P "Jacks Urban Meeting Place", Boise, Idaho
Meridian Library Hillsdale Branch Concept Design, Meridian, Idaho
Sevier Valley Center Theatre, Richland, Utah
Simplot Corporate Headquarters, Boise, Idaho
Rivers Crossing Clubhouse, McCall, Idaho

Recreational Facilities:

Meridian Treasure Valley YMCA, Meridian, Idaho
Salt Lake City Sports Complex, Salt Lake City, Utah

Higher Education Projects:

Athletic Football Complex Bronco Stadium, Boise State University, Boise, Idaho
Bronco Stadium Masterplan, Boise State University, Boise, Idaho
Bronco Stadium Seating Expansion and Concourse Connection, Boise State University, Boise, Idaho
Marty Holly Athletics Center, College of Idaho, Caldwell, Idaho
Dona Larsen Park, BSU Track and Field / Softball Complex, Boise State University, Boise, Idaho
Boise State Basketball Auxiliary Gym and Recruiting Lounge Study, Boise State University, Boise, Idaho



GARY SORENSEN

AIA, NCARB, LEED bd+c

Role: Principal in Charge

Gary's experiences have included a broad range of building and client types. From designing and overseeing construction of challenging renovations and remodels for the U.S. Federal

Government and Courts system, to project management of a large replacement hospital, and designing new schools of both small and large scale.

Gary's technical experience and ability to effectively communicate to team members and stakeholders at all levels provides value to each project he oversees.

Education

Washington State University
Bachelor of Architecture, 1998
Bachelor of Science in Architectural Studies, 1997

Registration

Idaho, Oregon, Nevada
NCARB

Experience

Pivot North Architecture: 2016-present
Hummel Architects (principal): 1999-2016
KDF Architecture: 1997-1999

Honors & Awards

"Design Review Award," Bureau of Reclamation/USGS Office Building, Boise, ID, 2005 AIA Idaho Chapter
"Citation Award," Bureau of Reclamation/Snake River Area Office, Boise, ID, 2004 AIA Idaho Chapter
"Award of Honor," Central Academy High School, Boise, ID, 2004 Idaho's Best Education Project for 2001, Kimberly High School and Gymnasium, Intermountain Contractor Magazine, December 2001

Healthcare Projects:

St. Luke's Ambulatory Behavioral Health Clinic, Twin Falls, ID
St. Luke's Magic Valley Catheterization Lab Renovation, Twin Falls, ID
St. Luke's Magic Valley Miscellaneous Small Projects, Twin Falls, ID
St. Luke's Magic Valley Ambulatory Surgery Center, Twin Falls, ID
St. Luke's Magic Valley Replacement Hospital, Twin Falls, ID
* Central District Health Department Armstrong Office Renovations, Boise, ID
* Gala Clinic Renovation, Meridian, ID
St. Luke's Boise Children's Pavilion, Boise, ID
St. Luke's Boise North Tower Expansion, Boise, ID
St. Luke's Boise 1st Street MOP, Boise, ID



St. Luke's Boise Existing Hospital Renovations, Boise, ID
St. Luke's Boise Central Plant, Boise, ID
St. Luke's Boise Shipping & Receiving Building, Boise, ID
St. Luke's Fruitland Medical Office Building, Fruitland, ID
St. Luke's Boise Endoscopy Suite Renovations, Boise, ID
St. Luke's Wood River Misc. Projects, Ketchum, ID

Federal Projects:

Bureau of Reclamation & US Geological Survey Joint Office Building, Boise, ID
"First Impressions" Projects, Federal Buildings in Boise, ID, Richland, WA, and Anchorage, AK
Couer d'Alene Federal Courthouse, Couer d'Alene, ID U.S. Courts Remodel, James A. McClure Federal Building and U.S. Courthouse, Boise, ID
Secondary Site Entry/Egress Way, James A. McClure Federal Building and U.S. Courthouse, Boise, ID

Parking Garage Projects:

* 6th & Front Parking Garage, Boise, ID
St. Luke's 1st & Fort Parking Garage, Boise, ID
St. Luke's Magic Valley MOB #1 Garage, Twin Falls, ID

Master Planning:

* Twin Falls Incubator, Twin Falls, ID
Twin Falls School District, Twin Falls, ID
Twin Falls County Consolidation Study & Masterplan, Twin Falls, ID

K-12 Projects:

Kimberly High School, Kimberly, ID
Wilder Middle School/High School, Wilder, ID
Mountain View High School, West Ada SD, Meridian, ID
Central Academy, West Ada SD, Meridian, ID
Centennial Auditorium, West Ada SD, Boise, ID

* Pivot North Architecture Project.

All other projects listed, performed as Principal in Charge, Project Manager, or Designer with Hummel Architects, Architect of Record.



MICHAEL MCHUGH

Role: Senior Project Designer



Michael is a skilled designer with over 19 years of experience who brings a wide range of design and hands-on building experience to each project. He is responsive to site and context issues while balancing the clients' needs. His ability to listen carefully to the wide-ranging input from stakeholders makes significant, positive impacts on his projects. His input in early project stages bring creative responses to feasibility studies and site development. Michael's recent design work includes Lincoln Place Apartments and the Stephens Creek Crossing HOPE VI Redevelopment.

Education

Virginia Polytechnic Institute & State University
Bachelor of Architecture, 1995

Experience

Pivot North Architecture: 2017-present
MWA architects: 2006-2015
Miller Consulting Engineers: 2003-2005
Opsis Architecture: 2000-2002
Group Mackenzie: 1996-1998

Honors & Awards

AIA Portland, "Mayor's Award for Design Excellence",
Stephens Creek Crossing HOPE VI Redevelopment, 2014
Daily Journal of Commerce, "DJC Top Project", Public Buildings
over \$50 Million, Tri-City Water Pollution Control Plant
Expansion, 2012
Northwest Region, Real Estate & Construction Review,
Northwest Edition "Building of America Award",
Mississippi Avenue Lofts, 2008
Real Estate & Construction Review, "Green Building of America
Award", Mississippi Avenue Lofts, 2008

Mixed Use & Multi-family Projects:

Garden Phoenix, Garden City, ID
Hill Road Townhomes Study, Boise, ID
Sequoia Landing, Tumwater, WA*
Alma Gardens Senior Housing at Orenco Station, Hillsboro, OR*
Trenton Terrace Senior Housing (HUD 202), Portland, OR*
Oakridge Park Apartments (HUD 202), Lake Oswego, OR*
Mississippi Avenue Lofts, Portland, OR*
Phoenix House Special Needs Housing, Kelso, WA*
N Killingsworth Condominiums, Portland, OR*
Olympia Crest Phase II, Housing Authority of Thurston County,
Olympia, WA*
Stephens Creek Crossing HOPE VI Redevelopment, Portland, OR*
Creekside Woods Senior Housing, NHA, Wilsonville, OR*
Lincoln Place Apartments, Vancouver Housing Authority, Vancouver,
WA*
Northwest Housing Alternatives Campus Redevelopment, Milwaukie,
OR*
VHA Homeless Housing, Vancouver, WA*

Residential Projects:

Foothills Residence, Boise, ID
Alexander Residence, Boise, ID
Alturas Homes Design Concepts, Boise, ID

Higher Education Projects:

Lower Columbia College Classroom Building Expansion,
Longview, WA*
Feasibility Study for Weber State University's Student Union,
Ogden, UT*
Washington State University, Edward R. Murrow School of
Communication, Pullman, WA*
Washington State University, Wade King Student Recreation
Center, Bellingham, WA*
University of Idaho, Vandal Athletic Facility, Moscow, ID*

Retail & Commercial Projects:

PreFunk Rooftop Expansion, Boise, ID
Shoshone Adaptive Re-Use, Twin Falls, ID
Wilsonville Senior Community Center, Wilsonville, OR
Firstenburg Community Center, Vancouver, WA*

Civic Projects:

City of Portland Emergency Coordination Center, Portland, OR
County of San Mateo Emergency Operations Center,
Redwood City, CA

* Projects in association with previous employer



PROJECT: Multi-family Housing

LOCATION: Boise, ID

CLIENT: 5th & Idaho LLC

PROJECT SIZE: 84 units

SCOPE OF SERVICE: Entitlements, Architecture

CONSTRUCTION: Complete in Fall of 2018

*In association with GGLO Design, John King, Project Manager; Hummel Architects, Architect of Record



- 1. CIRCULATION SPINE**
- Circulation spine connects two buildings down the hill
 - Southern outdoor spaces created at each end of Children's and Opportunity Centers
 - One is a covered children's play area and the other is a covered porch off the community room



- 2. CONNECTIONS**
- Classrooms dance down the hillside and connect to outdoor spaces
 - Interweaving of interior community rooms and outdoor courtyard



- 3. COVERED OUTDOOR SPACE**
- Green roofs create covered outdoor spaces
 - Children's Center roof opens up to all the kids' play areas at the top of the hill
 - Covered outdoor play area with art screen
 - Opportunity Center opens up to study light



PROJECT: Mixed-use Affordable Housing

LOCATION: Portland, OR

PROJECT SIZE: 122 units

CONSTRUCTION: Completed 2014

*Michael McHugh, Lead Designer; MWA, Architect of Record



PROJECT: Senior Housing

LOCATION: Wilsonville, OR

PROJECT SIZE: 84 units

CONSTRUCTION: Completed 2010

*Michael McHugh, Lead Designer; MWA, Architect of Record





PROJECT: CCDC Workforce Housing

LOCATION: Boise, ID

CLIENT: deChase Miksis

PROJECT SIZE: 34 units

SCOPE OF SERVICE: Master Planning, Entitlements, Architecture, Interior Design

CONSTRUCTION: Spring of 2018

*In association with GGLO Design

TWIN FALLS CITY HALL



Project led by Clint Sievers, Project Manager and Gunnar Gladics, Technical Architect. Hummel Architects, Architect of Record.



HISTORIC ELKS LODGE RENOVATION



Pivot North, Architect of Record.



TWIN FALLS SCHOOL DISTRICT PROJECTS



Project led by Clint Sievers, Project Manager, John King, Lead Designer, and Gunnar Gladics, Technical Architect. Hummel Architects, Architect of Record.



ST. LUKE'S MAGIC VALLEY



Project led by Gary Sorensen, Project Manager and Jared Schmidt, Project Support. Hummel Architects, Architect of Record.



COMPANY DESCRIPTION

HC Company, a local General Contractor based in Boise, Idaho, with a branch office located in Twin Falls, Idaho, HC Company was founded in 2002. HC Company has enjoyed continuous growth based on a customer service oriented culture. We provide professional management skills to clientele for CM/GC, Design/Build and Design Assist services for all commercial construction sectors. We first identify the scope of our client's needs, then work within their budgetary requirements to provide a cost effective, high quality, and functional product. We provide the owner confidence that the project will be complete on time and within budget. It is our desire to not only meet, but exceed the owners' expectations. In addition to our commitment to customer satisfaction as our top priority, we also pride ourselves in the quality and integrity of our daily work, and the relationships we have forged in our industry.

HC Company attributes its growth as a General Contractor to our culture of service. The continued growth over the past 16 years is due to repeat clientele, dedication to service, and developing long term relationships. Due to this culture, a large percentage of our work is delivered as negotiated design-build, or design assist projects as a CM/GC at risk under a GMP. We have built valued relationships with the local subcontractor and supplier community, and owe much of our competitive advantage to those relationships. These relationships allow us to garner interest and a competitive environment during the bidding of projects.

GENERAL CREDITS AND ASSOCIATIONS

We are partners with OSHA for project safety. Our memberships include the following; Twin Falls Metro Chamber of Commerce, Building Owners and Managers Association and US Green Building Council. We maintain an Idaho Public

Works License and are licensed in five states. Matt Smith has a Certificate of Authority for providing construction management services and a holder of Public Works Construction Manager by the State of Idaho, CM# 16678.

HC Company's project history includes a diverse range of commercial projects across all sectors including office, medical, industrial, multi family, high tech, retail, and restaurants. Some of our clients include; Hewlett Packard, Thornton Oliver Keller, WestVet Animal Hospital, Colliers International, YMCA, Emergency Responders Health Center, SYKES, CenterCal Properties, Bodybuilding.com, Rocky Mountain Management & Development, Eide Bailly, Summit Creek Capital, The Twin Falls Urban Renewal Agency as well as many other private developers and building owners.

AWARDS

In addition to being listed in the top ten of Idaho's Commercial General Contractors Book of Lists, we have been awarded several Top Projects by the Idaho Business Review which include; Bodybuilding.com Corporate Headquarters, Emergency Responders Health Center, Discovery Office Building, Whitewater Park Apartments and the Franklin Park Industrial Building.

COMMUNITY

HC Company and our staff are excited to be part of, and give back to the community that we live in and that supports us. In addition to the many valuable organizations that we support financially each year, our staff also gives back with their personal time and skills. Please take the opportunity to review our community page to see just some of the impacts our group has had for our local Idaho community and beyond.

<https://hcco-inc.com/community>



EMERGENCY RESPONDERS HEALTH CLINIC

REFERENCE: Ancestor's Corner, LLC

ARCHITECT: Lindgren : Labrie Architecture

PROJECT SUMMARY: Construction of new ground-up 4,991 SF emergency clinic. Project includes exam and treatment rooms, lab space, x-ray room, conference space, and office space. Included complete site development including parking lot and landscaping.



KELLER SKIN CARE

REFERENCE: Wade R. Keller CO, PLLC

ARCHITECT: Lindgren : Labrie Architecture

PROJECT SUMMARY: Design Build/Preconstruction Management of new ground-up 6,500 SF two-story dermatology clinic. Project includes exam and treatment rooms, lab space, and office space. Exterior finishes were a custom installation and included all site development.



WESTVET ANIMAL EMERGENCY AND SPECIALTY CLINIC

REFERENCE: Jeff Brouman, Owner

ARCHITECT: Larsen Architects, P.A.

PROJECT SUMMARY: Design Build/Preconstruction Management of new ground-up 32,170 SF two-story veterinary surgery and care center. Project includes operating rooms, exam and treatment rooms, lab, kennels, physical training, office, conference areas, and care and support spaces. Project also included demolition of existing building and all site work and landscaping for an unimproved site.



WASHINGTON GROUP PLAZA 1 – ST. LUKE’S

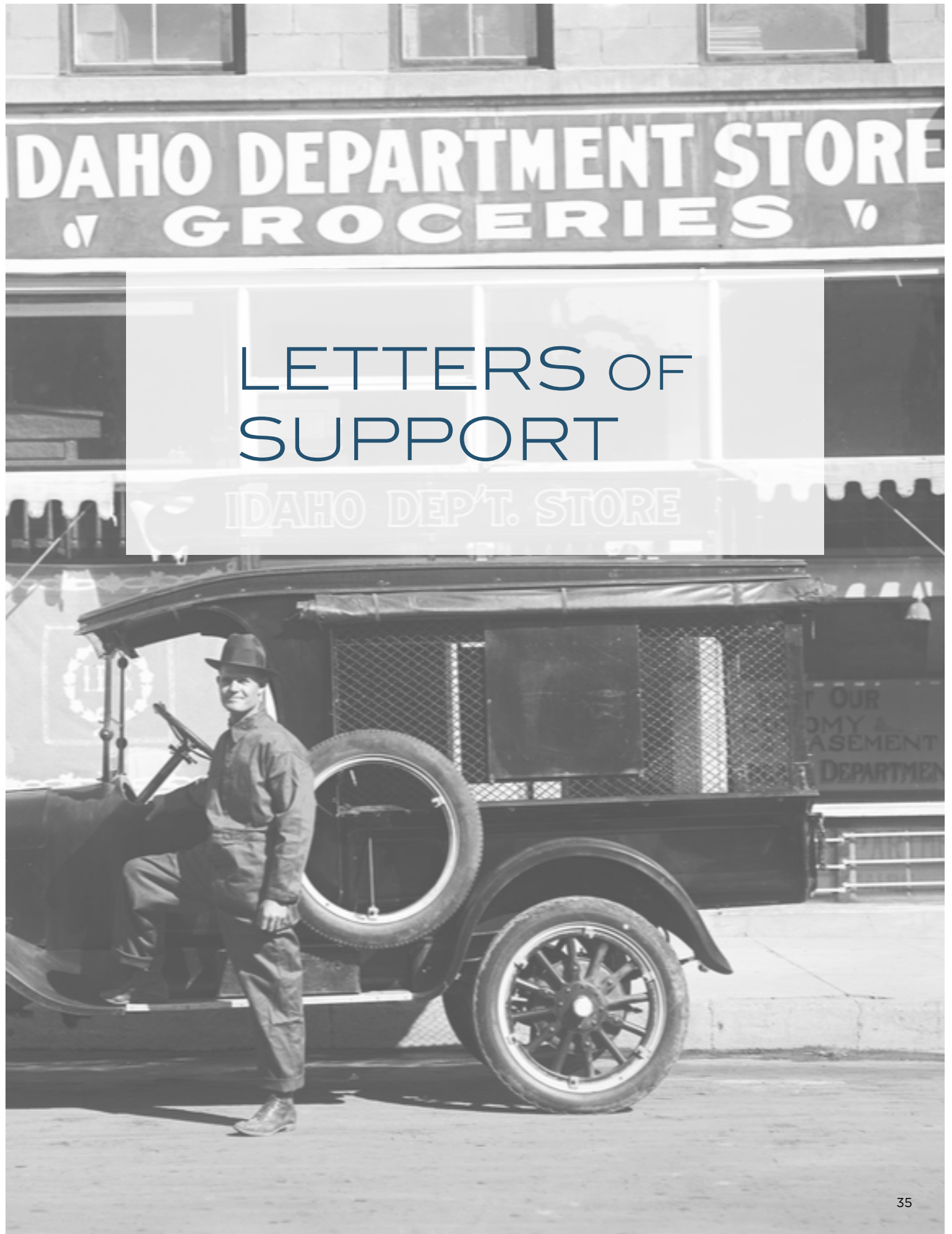
REFERENCES:

Michael Ballantyne
Ken Fisher, Owners Rep.

PROJECT SUMMARY: Renovation of an existing six-story 100,000 sf office building into a medical office building for St. Luke's Hospital. The existing building was built in the 1980's and had seen minimal infrastructure upgrades and repairs. The scope of the project included MEP system upgrades along with all occupancy usage associated with medical care and support including demolition and asbestos abatement

PROJECT DOLLAR VALUE: \$6,545,000





LETTERS OF SUPPORT

IDAHO DEPT. STORE



Nathan Murray
Executive Director
Twin Falls Urban Renewal Agency
203 Main Avenue East
PO Box 1907
Twin Falls, Idaho 83303

Dear Nathan:

As an owner and operator of a growing software development company in Twin Falls, I am excited to inform you Kickback Rewards Systems has signed a letter of intent (LOI) with Summit Creek Capital (SCC) to lease space at the 160 Main Avenue East location. If awarded the project, SCC will build approximately 11,000 square feet of class-A office space for KickBack to move our headquarters to downtown, bringing over fifty talented professionals to Main Avenue.

A key component to Kickback's long-term success is a thriving employee base. Kickback recognizes that to ensure we can hire the best job candidates, we must provide a work environment that provides the amenities workers require, an office location with walkable options for lunch and shopping, after work entertainment, proximity to housing, and dedicated and convenient parking.

Kickback believes in the revitalization efforts of Downtown Twin Falls. Recent URA funded projects, such as the revitalization of Main Avenue, the community commons, and their participation in the renovation of the Historic Elks Lodge, are contributing to a bright future for downtown area and the greater Twin Falls community.

A handwritten signature in black ink, appearing to read "Patrick J. Lewis".

Patrick J. Lewis
CEO
KickBack Rewards Systems

[KICKBACK REWARDS SYSTEMS] [1539 FILLMORE] [TWIN FALLS, IDAHO 83301]
[PHONE: 208.735.2265] [TOLL FREE: 1.866.230.6357] [FAX: 855.265.6711]



March 9, 2018

Ms. Sarah Fitzgerald, Director
Montana/Idaho Community Development Corp.
222 E. Main Street
Suite 202
Bozeman, MT 59715
Dear Ms. Fitzgerald:

I am writing to you today to express my support for the OneSixty Project on 160 Main Avenue, Twin Falls, Idaho. On behalf of the College of Southern Idaho, I want to express how important a vibrant, active, and healthy city environment is for our student and faculty body.

The City of Twin Falls and Urban Renewal Agency have gone to great lengths to produce a downtown core that will strengthen the pedestrian experience and attract businesses. Our community has conveyed that we would like economic development that reestablishes and revitalizes Downtown as the heart of the community and drives proactive engagement and support of businesses that are compatible with community values.

Further, it has been stressed repeatedly that this community desires new downtown housing to further contribute to the momentum of activity and growth in the downtown area. The project at 160 Main Avenue is exactly the kind of project that the Downtown area needs, and as a member of the Twin Falls community, and a leader of the College of Southern Idaho, I want to express my support for this important project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Fox", is written over a faint, circular watermark of the College of Southern Idaho seal. The seal features a sunburst design and the year "1965".

Dr. Jeff Fox
President
College of Southern Idaho



Ms. Sarah Fitzgerald
Director
Montana/Idaho Community Development Corp.
222 E. Main Street
Suite 202
Bozeman, MT 59715

Dear Ms. Fitzgerald:

I am writing to you today to express my support for development like the OneSixty Project on 160 Main Avenue, Twin Falls, Idaho. As a member of the Twin Falls community, and the General Manager of Clif Bar Baking Company of Twin Falls, I know how important the revitalization of Downtown Twin Falls is to our local economy.

At Clif Bar, we often hire workers from outside of the City and State that are looking for more pedestrian, urban housing options. The OneSixty project is exactly the type of development that would provide this type of housing, which would contribute to the revitalization and growth of the historic downtown core. Further, the new office and retail space would help support the momentum of commerce downtown which has been cultivated and supported by the City of Twin Falls and Urban Renewal Agency.

Sincerely,

Dale Ducommun
General Manager
Clif Bar Baking Company of Twin Falls