



Relevant Experience

Bezek Durst Seiser (BDS) has provided architectural, planning, programming and project management expertise to private agencies, municipal, state, and federal agencies, universities and school districts across Alaska since 1981. An Alaskan-owned corporation, the firm's team includes a full-time staff of twenty-three, including eight registered architects, two architectural designers, one assistant designer, four architectural technicians, three roof technology specialists, and five administrative staff members.

BDS has completed designs for more than \$150M worth of multi-family residential construction. Facility types have included special needs housing, commercial, industrial, education and academic, research, defense, healthcare, and multi-family housing. Many of their projects were completed under complex funding cycles or programs.

The firm's most experienced architectural professionals are involved in each of the firm's commitments, and every member of the team maintains an availability that allows exceptional access for its clients. BDS believes in a collaborative design environment based on a balance between aesthetic beauty and mechanical efficiencies.

BDS has the creative energy to envision buildings that exceed expectations. The firm's goal is to always achieve efficient, adaptable, and simple solutions that balance the real world needs of people and the natural environment.

Nine of the BDS staff members are LEED Accredited Professionals, and the firm is a proud member-supporter of the U.S. Green Building Council and the Cold Climate Housing Research Center.



*Forest Park Multi-family Housing
Anchorage, AK*

*Scope Of Work: Programming, Planning, Design,
Construction Administration*



Multifamily Housing Specialists

BDS has worked on multi-family public housing projects since the firm's inception. Facility types have included public teacher housing, limited and mixed income housing, senior housing, and special needs housing. BDS has completed projects of all sizes, from single story multi-family residences to a 120-unit urban facility for seniors.

Currently, the firm is involved in the design and construction of multi-family housing preservation projects in Seward and Sitka. BDS has also worked on preservation projects in Eagle River, Homer, North Pole, Soldotna, Kenai, Kodiak, and Palmer.

Known for practical design excellence and facility planning, BDS has extensive experience building high performance living environments that provide attractive, healthy, energy efficient and sustainable homes for a variety of lifestyles, ages, needs, and family sizes. The team at BDS believes that good design improves quality of life through:

- Common sense building forms for the Alaskan environment
- "Universal Design" strategies to provide accessibility
- Privacy through use of good acoustics and unit design
- Solar orientation to maximize day lighting and sun exposure
- Defensible space design concepts to improve security and sense of safety
- Energy conservation strategies to reduce consumption and maintenance costs
- Integrated community and family gathering space
- Winter climate design (snowdrift, walkways, storage needs, access to transportation, etc.)



*Eagle Ridge Apartments
Palmer, AK*

*Scope Of Work: Programming, Planning, Design, Interior Design
Construction Administration*

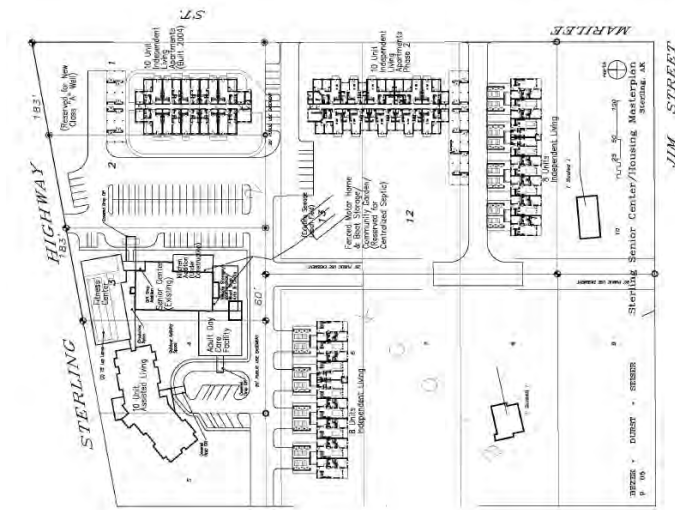
Since each location is unique, BDS avoids a "one size fits all" approach. Each project is designed specifically to improve the quality of life of the intended residents within the context of available support staff and/or site managers.



Senior Housing Specialists

BDS has worked on senior housing projects in locations throughout Alaska. The firm's senior housing designs begin with the residents, their specific needs, and the shared vision of a project's future development. To accomplish this, BDS uses many methods that go beyond the standard and achieve a functional and flexible design.

BDS team members maximize energy efficiencies to save expenses on utilities and take advantage of sunlight to create a comfortable environment. All BDS residential facilities meet or exceed AHFC BEES requirements. The firm uses Universal Design Principles that take into consideration a flexible plan for the future of residents. BDS kitchen designs are large and open with plenty of cabinet space. Some rooms are oversized, such as the bathrooms, and they exceed minimum standards for accessibility. Extra storage is provided in the unit and elsewhere in the building for seasonal needs associated with life in Alaska. BDS does not typically design separate ADA units, **as all the units will meet these requirements.** This allows future flexibilities for owners and residents.



*Sterling Senior Citizen Center
Sterling, AK*

*Scope Of Work: Programming, Planning, Design, Construction
Administration*



BDS Roof Technology Group

In 2008 Bezek Durst Seiser announced the addition of three Roof Technology Specialists to the firm. The Roof Technology Group (RTG) is a highly specialized team with the mission of improving exterior envelope design. The Group adds the experience of more than four hundred successful roof design and correction projects. Their expertise in roof technology, weather tightness, building efficiencies, and exterior thermal envelope design will promote the longevity of a structure and investment.

A well managed roof system and exterior thermal envelope design can add over thirty years of useful life to an aging facility. No other firm in Alaska provides as much specific, concentrated expertise in roof technology.



BDS Services

- Planning & Master Planning
- Architecture
- Interior Design
- Construction Administration & Management
- Project Management
- Exterior Envelope Design
- Interior Space Planning
- Space Management

*US Coast Guard Multi-family Housing
Cordova, Alaska*

*Scope Of Work: Programming, Planning, Design, Interior Design,
Construction Administration*

Past Performance

Table below includes recent BDS project experience. The firms multi-family housing experience dates back to 1996.

PROJECT NAME	LOCATION	CLIENT	COMPLETION
Chinook Villa Apartments	Wasilla, Alaska	GMD Development	2014*
Northwood Apartments	Soldotna, Alaska	GMD Development	2014*
Harbor Ridge Apartments	Homer, Alaska	Cordes Development	2013
Kimberly Court Apartments	Seward, Alaska	GMD Development	2013
Silverwood II	Soldotna, Alaska	Kenai Peninsula Housing Inc.	2013
Sawmill Creek Apartments	Sitka, Alaska	GMD Development	2013
UAA MAC Housing Renewal	Anchorage, Alaska	University of Alaska Anchorage	2013
Tyee Court Apartments	Soldotna, Alaska	Kenai Peninsula Housing Inc.	2012
Manokotak Public Safety Housing	Manokotak, Alaska	Kenai Peninsula Housing Inc.	2012
Alderbrook Apartments	Homer, Alaska	Kenai Peninsula Housing Inc.	2011
Laurawood Apartments	Soldotna, Alaska	VITUS	2011
Tanana Apartments	North Pole, Alaska	VITUS	2011
Maintree Apartments	Homer, Alaska	Kenai Peninsula Housing Inc.	2011
Birchwood Apartments	Eagle River, Alaska	Volunteers of America	2011
USCG Cordova Base Housing	Cordova, Alaska	United States Coast Guard	2010
Woodridge Apartments	Kenai, Alaska	Allied Pacific	2010
Fir Terrace Apartments	Kodiak, Alaska	Allied Pacific	2010
Forest Apartments	Palmer, Alaska	Allied Pacific	2010
Northridge Apartments	Palmer, Alaska	Allied Pacific	2010
Swatzell Terrance Senior Housing	Homer, Alaska	Homer Seniors	2010
Hillcrest Housing	Soldotna, Alaska	Kenai Peninsula Housing Inc.	2010
Silverwood Senior Housing	Soldotna, Alaska	Kenai Peninsula Housing Inc.	2010
Napaskiak Teacher Housing	Napaskiak, Alaska	Lower Kuskokwim School Dist	2010
Kipnuk Teacher Housing	Kipnuk, Alaska	Lower Kuskokwim School Dist.	2010
Togiak Senior Housing	Togiak, Alaska	Rouse & Associates	2010
Crestview Special Needs Housing	Soldotna, Alaska	Kenai Peninsula Housing Inc.	2009
Togiak Teacher Housing	Togiak, Alaska	Southwest School Dist.	2009
Eagle Ridge Low Income	Palmer, Alaska	Cordes Development	2007
Tovarish Manor Senior Housing	Ninilchik, Alaska	Kenai Peninsula Housing Inc.	2007
Terrace View Apartments	Homer, Alaska	Kenai Peninsula Housing Inc.	2007
New Stuyahok Teacher Housing	New Stuyahok, Alaska	Southwest School Dist.	2007
Chugach Manor Senior Housing	Anchorage, Alaska	Alaska Housing Finance Corp.	2006
Dillingham Senior Housing	Dillingham, Alaska	Cordes Development	2006
Nikiski Senior Housing	Nikiski, Alaska	Nikiski Seniors	2006
Soldotna Senior Housing	Soldotna, Alaska	Soldotna Seniors	2005
Sterling Senior Center Phase II	Sterling, Alaska	Sterling Seniors	2005
FTW 284 Barracks	Fairbanks, Alaska	United States Air Force	2005
Togiak Manor Apartments	Togiak, Alaska	Bristol Bay Housing Authority	2004
Gateway Apartments	Seward, Alaska	Cordes Development	2004
Birch Terrace Apartments	Homer, Alaska	Kenai Peninsula Housing Inc.	2004



Example Projects

BDS has completed designs for more than \$150M worth of multi-family residential construction. Facility types have included mixed and limited income housing, military housing, independent senior housing and community centers, teacher housing, and special needs housing. Eighteen (18) of our multi-family residential projects utilized Low Income Housing Tax Credits. Many others were completed in the context of complex funding cycles or programs.

Laurawood Arms Seniors, 2011

Located in Soldotna, Alaska this 23 unit project was a remodel with limited scope. It was important to phase and schedule the renovation tasks since the apartments remained occupied during the course of construction. Of the several improvements to the facility, residents and employees now enjoy accessible sidewalks, parking spaces and entries.

Woodridge Apartments, 2011

This 24 unit senior housing facility is located in Kenai, Alaska and was primarily a remodel with limited scope. Residents remained in the apartments throughout the renovation, thus requiring that the project undertake a phased design and construction approach. Several improvements include accessible sidewalks, parking spaces and entries.

Togiak Senior Housing, 2010

This design build senior housing project consisted of five (5) senior apartments and one (1) manager's apartment. This project used Universal Design Principles as follows. Units were designed with ample area that includes an open floor plan kitchen/dining area and living room with a separate bedroom, bathroom and storage room. Common areas were designed to foster social interaction among the residents, and provide for maximum visit ability. A common laundry room with a work area was located next to the community room to facilitate social interaction while residents are participating in routine chores. The manager's unit overlooks the main entry and is adjacent to the common room adding a measure of security and safety for the residents. Resident comfort was enhanced with a well insulated building. This project achieved BEES certification.



*Crestview Special Needs Housing
Soldotna, AK*

*Scope Of Work: Programming, Planning, Design, Interior Design
Construction Administration*



*Togiak Senior Housing
Togiak, AK*

*Scope Of Work: Programming, Planning, Design, Interior Design
Construction Administration*

Example Projects

Soldotna Independent Senior Housing, 2005

BDS completed the planning, design, estimating, and grant writing for an eight-unit senior housing facility constructed adjacent to the existing senior center. Grant funding was awarded in 2006 by AHFC and the Denali Commission. AHFC standards for BEES and Universal Design were integrated into the design so the project would be fully accessible and be affordable to operate and maintain.

Chugach Manor Senior Housing Complex, 2003

Located in the heart of Anchorage this project renovated all 120 apartments. A technical improvement relocated the boilers from the bottom floor to the third floor to avoid a building code problem associated with boiler stacking. The innovative approach to relocate the boiler also mitigated dangerous ice glaciations associated with falling ice at the main entrance of the building. The relocation allowed for new, lighter and more energy efficient boilers to be installed.

The old boiler room was rededicated to new air handlers which provide much needed makeup air. The new boiler room location conveniently tied into a new chiller which relieved some overheated community spaces. Site upgrades included a heated sidewalk at the entrance to connect to local public transportation options. Another heated sidewalk connected this building to its sister building located on site.

References

Wes Wilson, United States Coast Guard (USCG)
(206) 220-7364

Tim Krug, State Architect, USDA Rural Development
(907) 761-7777

Kim Mahoney, Project Manager, AK DOT&PF
(907) 269-0822

Rick Vann, Sundance Construction
(907) 260-3690

Contact

Eric Spangler
Principal - Senior Housing Specialist
Bezek Durst Seiser
3800 C Street
Anchorage, AK 99503
p: 907-562-6076
e: erics@bdsak.com

Eric Spangler, RA

Principal

Bezek Durst Seiser Architects



Eric Spangler joined BDS in 1998 and became a Principal in 2010. In 2006 his design for the State of Alaska Department of Transportation and Public Facilities, Department of Natural Resources, Plant Material Center won the AIA Honor Award for Design Excellence. Eric enjoys design and construction challenges, and for this reason has earned the respect of many local contractors and project managers. His approach is very no-nonsense and his accessibility to clients is second to none.

Eric is the multi-family housing design leader for BDS's and has honed his expertise throughout communities across the state. Eric is especially known for his understanding of the features and benefits of designing within energy efficiency guidelines.

Over the years Eric has personally been engaged in design teams that respond to the challenges of renovations including limited budgets, lack of ADA accessibility and poor thermal performance. As a result, various entities including developers, Alaska Housing Finance Corporation, USDA Rural Development as well as various housing authorities and rural school districts have come to know Eric's work and the BDS Housing Team for their successful residential remodels.

Eric's recent projects include:

- Harbor Ridge Apartments, 2013
- Kimberly Court Apartments, 2013
- Silverwood II, 2013
- Sawmill Creek Apartments, 2013
- UAA MAC Housing Renewal, 2012
- Conifer Woods Apartments, Homer, 2011
- Laurel Wood Apartments, Soldotna, 2011
- Tanana Apartments, North Pole, 2011
- Birchwood Apartments, Eagle River, 2011
- Togiak Senior Apartments, 2010
- U.S. Coast Guard Housing, Cordova, 2010
- Hillcrest Housing, Soldotna, 2010
- Silverwood Senior Housing, Soldotna, 2010
- Napaskiak Housing, Napaskiak, 2010
- Fir Terrace Apartments, Kodiak, 2010
- Forest Apartments, Palmer, 2010
- North Ridge Apartments, Palmer, 2010
- Crestview Special Needs Housing, 2009
- Eagle Ridge Low Income Housing, Palmer, 2007
- Chugach Manor Senior Housing, Anchorage, 2006



Registration: Alaska A10225
State of Residency: Alaska
Total Years of Alaskan Experience: 15

Education:

B.ARCH, Virginia Polytechnic Institute, 1991
M.ARCH, Virginia Polytechnic Institute, 1996
Certification, Northern Design, UAA, 1999

Professional Affiliations:

US Green Building Council (USGBC) Alaska Chapter

References:

Kyle Scalts
Criterion General, Inc.
(907) 277-3200

Rick Van
Sundance Construction
(907) 252-2905

Kim Mahoney, AK DOT&PF
(907) 269-0822

MULTI-FAMILY HOUSING DESIGN



presented to:

**CORDES
DEVELOPMENT III
LLC**

Statement of Qualifications

October 15, 2019



3330 C STREET, SUITE 200
ANCHORAGE, AK 99503

(907) 562-6076
bdsak.com

OUR FIRM

BDS Architects (BDS) has provided architectural, planning, programming and project management expertise to private agencies, native corporations, municipal, state, and federal agencies, universities and school districts across Alaska since 1981. An Alaskan-owned corporation, the firm includes 11 talented full-time staff, including 6 registered architects, 1 architectural designer, 2 roof technology specialists, and 2 administrative staff members.

BDS has completed hundreds of projects on various facility types including commercial, industrial, education and academic, research, defense, health care, and multi-family housing. The firm's most experienced architectural professionals are involved in each of the firm's commitments, and every member of the team maintains an availability that allows exceptional access for its clients. BDS believes in a collaborative design environment based on a balance between aesthetic beauty and mechanical efficiencies.

Seven of the firm's staff members are LEED Accredited Professionals, and the firm is a proud member-supporter of the U.S. Green Building Council and the Cold Climate Housing Research Center.

BDS believes we have the creative energy to envision buildings that exceed expectations. Our goal is always to achieve efficient, adaptable, and simple solutions that balance the real world needs of people, buildings, and the natural environment while pursuing aesthetically original designs.

MULTI-FAMILY RESIDENTIAL QUALIFICATIONS

BDS has worked on multi-family public housing projects since the firm's inception. Facility types have included public teacher housing, limited and mixed income housing, senior housing, and special needs housing. BDS has completed projects of all sizes, from single-story, multi-family residences throughout the state to a 120-unit urban facility for senior living in Anchorage.

Known for practical design excellence and facility planning, BDS has extensive experience building high performance living environments that provide attractive,

healthy, energy efficient and sustainable homes for a variety of lifestyles, ages, needs, and family sizes. We believe good design improves quality of life through:

- Common sense building forms for the Alaskan environment.
- "Universal design" considerations to provide for accessibility.
- Privacy through use of good acoustics and unit design.
- Solar orientation to maximize day lighting and sun exposure.
- Defensible space design concepts to improve security and sense of safety.
- Energy conservation strategies to reduce consumption and maintenance costs.
- Integrated community and family gathering space.
- Winter climate design (snowdrift, walkways, storage needs, access to transportation, etc.).

Since each location is unique, BDS avoids a "one size fits all" approach. Each project is designed specifically to improve the quality of life of the intended residents within the context of the needs of applicable support staff and/or site managers.

MULTI-FAMILY RESIDENTIAL DESIGN APPROACH

Our multi-family housing designs begin with the residents, their specific needs, and the shared vision of the future development. To accomplish this we use many methods that go beyond standards for a functional and flexible design. We maximize energy efficiencies to save money on utilities and take advantage of sunlight to create a comfortable environment. All BDS residential facilities meet or exceed AHFC BEES requirements.

We use Universal Design that takes into consideration a flexible plan for the future of residents. Our kitchen designs are large and open with plenty of cabinet space. Some rooms are oversized, such as the bathrooms, and we exceed minimum standards for accessibility. Extra storage is provided in the unit and elsewhere in the building for seasonal needs associated with life in Alaska. We do not typically design separate ADA units as all the units will meet these requirements. This allows future flexibilities for owners and residents.

Designing for a multifamily environment is all about the details. How well materials stand up to the activities of the residence is critical. BDS recommends fire retardant materials, radiant heat fixtures, doors with monitored access, alarmed exits, solid vinyl protective wall elements, and a design that allows for a primary entrance and audio/video equipment for efficient monitoring of public areas. We understand that noise disturbances can have a negative impact on others, and therefore recommend appropriate construction measures to meet maximize sound ratings, including solid core doors and laminated glazing.

BDS EXPERIENCE

30 Low-income/Special Needs Housing Projects

14 KPHI Projects

25 Senior Facility Projects

19 Years Multi-family Design Experience

1,200+ Living Units Designed

Our design contains amenities for resident activities and includes spaces for community involvement. A community room off a laundry facility, for instance, can offer space in which residents meet socially or for skills training. Common spaces can be equipped to accommodate a variety of activities. Recreation areas accommodate larger gatherings. Each feature is determined with home as a mind-set with the desires of residents as well as long-term management and maintenance needs of the program critical to success.

PROJECT EXPERIENCE

BDS has completed designs for more than \$150M worth of multi-family residential construction. Facility types have included mixed and limited income housing, military housing, independent senior housing and community centers, teacher housing, and special needs housing. Eighteen (18) of our multi-family residential projects utilized Low Income Housing Tax Credits. Many other were completed in the context of complex funding cycles or programs. Table 1 below presents our work on low-income multi-unit housing projects. Some of these projects are detailed on the following pages.

Table 1. BDS Low-income Housing Projects (Last 8 Years)

PROJECT	UNITS	ALASKA LOCATION	CLIENT	COMPLETE
Cordova Mews Low-income Housing	22	Cordova	Cordes Development 2	2016
Dusty Trails Housing	32	Haines	GMD Development	2016
Channel Terrace	22	Douglas Island	GMD Development	2015
Harbor Ridge Apartments	24	Homer	Cordes Development	2014
Kimberly Court Apartments	24	Seward	GMD Development	2013
Silverwood II	6	Soldotna	Kenai Peninsula Housing Inc.	2013
Sawmill Creek Apartments	56	Sitka	GMD Development	2013
Conifer Apartments	32	Homer	Allied Pacific	2011
Tanana Apartments	24	North Pole	Allied Pacific	2011
Alderbrook Apartments	4	Homer	Kenai Peninsula Housing Inc.	2011
Maintree Apartments	6	Homer	Kenai Peninsula Housing Inc.	2011
Birchwood Apartments	42	Eagle River	Volunteers of America	2011
Fir Terrace Apartments	59	Kodiak	Allied Pacific	2010
Forest Apartments	32	Palmer	Allied Pacific	2010
Northridge Apartments	32	Palmer	Allied Pacific	2010
Hillcrest Housing	4	Soldotna	Kenai Peninsula Housing Inc.	2010
Crestview Special Needs Housing	8	Soldotna	Kenai Peninsula Housing Inc.	2009
Eagle Ridge Low-income Housing	32	Palmer	Cordes Development	2007
Terrace View Apartments	4	Homer	Kenai Peninsula Housing Inc.	2007



Sawmill Creek Apartments



Terrace View Apartments



Eagle Ridge Apartments

FEATURED PROJECTS

SILVERWOOD PHASE 1, 2, & 3

SOLDOTNA, ALASKA / 2010, 2013, AND 2015

BDS provided design (architectural and site) services for Phase 1, 2, and 3. Each phase consists of two, 6-unit apartments complexes. Construction is one story wood on an insulated concrete foundation. Each building features a combination of both one and two bedrooms units, heated storage, and attached garages. Amenities such as radiant heat are featured in the garage to prevent ice accumulation and the possible safety risk to seniors. Another interesting and thoughtful feature is a sloped ceiling in the living space that ends in a tall wall with clerestory window for an abundance of natural lighting. All of the units were mobility equipped utilizing Universal Design concepts, which allow maximum accessibility throughout the units and the complex as a whole. Universal Design Standards afford seniors the opportunity to age in place with greater ease and safety and allowed the design team to achieve one of the central objectives for the Silverwood Projects. These buildings achieved a 5 Star Energy Plus rating from Alaska Housing Finance Corporation (AHFC) BEES program.

ALDERBROOK APARTMENTS

HOMER, ALASKA / 2011

New residential construction, a 6-unit low income housing project. This two story building had three units per floor providing a one, two and three bedroom combinations. Construction is two story wood on an insulated concrete foundation. Amenities included individual washers and dryers., large kitchens and bathrooms designed to universal standards. This phase 1 project was designed to utilize part of the site in anticipation of future development. This building achieved a 5 Star Energy Plus rating from Alaska Housing Finance Corporation (AHFC) BEES program.

BIRCH TERRACE APARTMENTS

HOMER, ALASKA / 2004

One of the first projects utilizing a two story townhouse style concept, this multifamily project consisted of 5 units one accessible unit. Construction is two story wood on an insulated concrete foundation. The townhouse style which eliminates a shared common space reduced maintenance of the shared space. It also invoked ownership and pride of place with separate entrance and patio spaces. An accessible unit was achieved on one

end next to the playground. This building achieved a 5 Star Energy Plus rating from Alaska Housing Finance Corporation (AHFC) BEES program.

HILLCREST HOUSING PHASE 1 & 2

SOLDOTNA, ALASKA / 2012

These multifamily projects were constructed in two phases from 2010 to 2012. Phase one constructed a townhouse style building with five units. Construction is two story wood on an insulated concrete foundation. Once accessible unit is equipped for mobility impaired and one unit is equipped for sight and hearing impaired. Phase two consisted of two four unit buildings. Generous entrances bring light in the entry corridor. The one and two bedroom units utilized an island concept kitchen providing a contemporary open floor plan. A shared playground separates the two phases. These buildings achieved a 5 Star Energy Plus rating from Alaska Housing Finance Corporation (AHFC) BEES program.

CRESTVIEW SPECIAL NEEDS HOUSING

SOLDOTNA, ALASKA / 2006

BDS designed this 7,300-SF residence for adults with special needs, which includes eight 1-bedroom units and an additional live-in manager's unit. Central to the design is a community room comprised of a full kitchen and adjacent craft room, around which daily living activities revolve. Standards for BEES and Universal Design were integrated into the design, thereby making the facility fully accessible and affordable to operate and maintain. BDS utilized its pre-assembled residential project team for Crestview. The team has completed similar facilities throughout the Kenai Peninsula.

BDS REFERENCES

MULTI-FAMILY HOUSING CLIENT REFERENCES

- Steven Rouse, Kenai Peninsula Housing Initiative-(907) 235-4357
- Brian Shelton-Kelley, NeighborWorks Alaska-(907) 677-8406

PUBLIC AGENCY REFERENCES

- Tim Krug, USDA Rural Development-(907) 761-7777
- Brent Fagerstrom, State of Alaska-(907) 465-6877

CONTRACTOR REFERENCES

- Kyle Scalts, Criterion General, Inc.-(907) 277-3200
- Rick Vann, Sundance Construction-(907) 252-2905



Northridge Apartments



Forest Apartments



Fir Terrace Apartments

Photos by Ken Graham Photography

ERIC SPANGLER, AIA – PROJECT MANAGER & LEAD ARCHITECT



AK REGISTRATION: A-10225

STATE OF RESIDENCY: Alaska

EDUCATION:

- Certification, Northern Design, University of Alaska Anchorage (UAA), 1999
- M. ARCH, Virginia Tech, 1996
- B. ARCH, Virginia Tech, 1991

PROFESSIONAL AFFILIATIONS:

- American Institute of Architects (AIA)
- UAA Northern Design – Adjunct Professor

BACKGROUND:

Eric Spangler joined BDS in 1998. In 2010, he became a Principal and as such, he brings renewed leadership to the firm. As BDS's Term Contract Manager, he leads and manages term contracts, enabling him to manage and quickly respond to several projects simultaneously, while appointing the best-suited team members. Eric enjoys the challenge of balancing design and construction, and has earned the respect of both owners and project managers. His approach is no-nonsense, and his accessibility to clients is second to none. Eric received the AIA Honor Award for Design Excellence for both the Palmer Plant Material Center in 2006 and the Access Alaska Headquarters Planning and Design in 2013.

Eric leads design for all BDS housing projects and has honed his expertise through project for communities throughout Alaska. Over the years, Eric has personally been engaged in design teams that responds to the challenges of renovations including limited budgets, lack of ADA accessibility, and poor facility performance. As a result, numerous entities including the Alaska Housing Finance Corporation, USDA Rural Development (USDA RA), and various housing authorities and rural school districts have come to know BDS as a leader in the industry.

MULTI-FAMILY HOUSING PROJECTS:

In addition to leading design on all of the multi-family projects list in Table 1 on page 2 of this Statement of Qualifications, Eric has served as Principal in Charge/Project Manager on the following projects:

- Department of Health and Social Services Anchorage Pioneer Home Upgrades; 2015; Anchorage
- Northwood Apartments; 2014; Soldotna
- Chinook Villa Apartments; 2014; Wasilla
- NeighborWorks Capital Needs Assessment; 2013; Anchorage
- Tyee Court Senior Housing; 2013; Soldotna
- Harbor Ridge Apartments; 2013; Homer
- Kimberly Court Apartments; 2013; Seward
- Silverwood II Multi-Family Housing; 2013; Seward
- Sawmill Creek Apartments; 2013; Sitka
- University of Alaska Anchorage, MAC Housing Renewal; 2013; Anchorage
- Alderbrook Apartments; 2011; Homer
- U.S. Coast Guard Cordova Housing; 2010; Cordova

ADDITIONAL RELEVANT EXPERIENCE

- National Parks Service, Noma Housing Condition Survey; Lead Architect/Project Manager; 2015; Nome
- Access Alaska Headquarters Renovation Planning, Design, Interiors; Planner/Principal in Charge; 2013; Anchorage

REFERENCES:

- Kyle Scalts, President, Criterion General, (907) 277-3200
- Rick Vann, Sundance Construction, (907) 252-2905
- Jim Beck, Access Alaska, (907) 248-4777



Rick Vann, owner/operator and site superintendent of Sundance Construction, has been a licensed general contractor in the state of Alaska since 1981.

Sundance Construction, originated in Kasilof in 1981, and briefly relocated to Juneau in 1995 - 1999, but returned back to its home in Kasilof. Although based in Kasilof, Sundance Construction continues to work throughout the state of Alaska.

Sundance Construction, over the years has proven to be a success, especially in meeting and beating a deadline with quality work. Sundance Construction prides itself by completing projects on time and on budget and has never been in court. The scope of work performed ranges from new construction of single family, commercial, multi-family units, motels, hotels, restaurants, warehouses, office space to remodels, and additions on residential and commercial buildings.

Sundance Construction is a small but very capable company, and has worked all over the state of Alaska in difficult and remote locations, from the rain forests of southeast to the Arctic Circle villages. Along with completing all of the projects as scheduled, we have made a lot of friends throughout Alaska, and have numerous letters of reference that we would like to share with you upon request.

Sundance Construction Company, Inc. is an equal opportunity employer. A significant portion of the subcontract work is performed by minority and woman-owned businesses.

Thank you for considering us to perform the construction on your projects.

Rick & Connie Vann

PROJECT HISTORY

- 24 Multifamily projects
- 19 Senior Housing projects
- 5 Multifamily Rehab projects
- 4 Teacher Housing projects
- 5 Special Needs projects
- 1 Assisted Living project

PROJECT	# UNITS	LOCATION	YEAR
Port Heiden VSPO Housing	2 units	Port Heiden	2015
Silverwood Senior Housing Phase III	6 units	Soldotna	2015
Alderbrook Apts Phase II	6 units	Homer	2014
Iliamna VPSO Housing	2 units	Iliamna	2014
Silverwood Senior Housing Phase II	6 units	Soldotna	2013
Harbor Ridge Apts - Renovation	24 units	Homer	2013
Tyee Court Housing	8 units	Soldotna	2012
Manokotak VPSO Housing	2 units	Manokotak	2012
Hillcrest II	8 units	Soldotna	2012
Maintree Supportive Housing	10 units	Homer	2011
Alderwood Apartments	6 units	Homer	2011
Tuyuryarmait Tegganritta Enitt	6 units – Senior	Togiak	2010
Silverwood Senior	6 units – Senior	Soldotna	2010
Hillcrest Manor	5 units	Soldotna	2010
Togiak Housing	4 units	Togiak	2009
Manokotak Housing	8 units	Manokotak	2009
Raven View Senior Apartments	6 units – Senior	Cooper Landing	2008
New Stuyahok Housing	12 units	New Stuyahok	2008
Tovarish Manor Phase II	6 units	Ninilchik	2008
Moose River Manor Phase II	10 units	Sterling	2007
Soldotna Seniors	8 units – Senior	Soldotna	2007
Crestview Apartments	9 units – Special needs	Soldotna	2007
Eagle Ridge Townhouse Apartments	33 units	Palmer	2006-07
Tovarish Manor	6 units – Senior	Ninilchik	2006
Terrace View	4 units – ADA	Homer	2006
Nikiski Senior Housing	8 units – Senior	Nikiski	2006
Birch Terrace Apartments	5 units	Homer	2005
Togiak View Apartments	16 units	Togiak	2005
Gateway Apartments	20 units – Rehab	Seward	2004/05
Qiivalaria Senior Apartments	6 units – Senior	New Stuyahok	2004/05
Brookside Apartments	9 units – Special needs	Homer	2004
Moose River Manor Senior Apartments	10 units – Senior	Sterling	2004
Muklung Manor Apartments	16 units	Dillingham	2003
Parkview Apartments	26 units – Rehab	Soldotna	2003
Hunter Creek Apartments	32 units	Palmer	2002
Iglut Senior Apartments	16 units – Senior	Kotzebue	2001
Bayview Apartments	18 units – Rehab	Seward	2001
Tradewinds Apartments	16 units	Unalaska	2000
Marrulut Eniit Assisted Living	11 units – Assisted Living	Dillingham	2000
Southwest Elders Home	11 units – Senior	Naknek	1999
Taiga View Apartments	16 units	King Salmon	1999
Munagsri Senior Apartments	17 units – Senior	Nome	1998
Orca Point Apartments	47 units	Juneau	1998
Sound View Apartments	20 units	Valdez	1997
Forest View Apartments	24 units	Dillingham	1997
Eaglewood Apartments	24 units	Juneau	1997
Douglas Terrace	15 units – (JAMI)	Juneau	1997
Haines Senior Village	14 units – Senior	Haines	1996
Cordova Mews	20 units – Rehab	Cordova	1996

Hillview Apartments	16 units	Douglas	1996
Ravenwood Apartments	16 units	Juneau	1995
Willow Pointe Apartments	24 units – Senior	Palmer	1994
Chinook Villa Apartments	32 units – Senior	Wasilla	1993
Dusty Trails Apartments	32 units	Haines	1992
Northwood Apartments	23 units – Senior	Soldotna	1991
Tyson Terrace	16 units	Sitka	1990
Kimberly Court Apartments	24 units	Seward	1989

PROFESSIONAL REFERENCES

Cordes Development
Dave or Diane
(303) 617-1297

AHDC
Tamara Rowcroft
(907) 780-6666

Human Resource Investment, Corp.
Marty Frantz
(208) 762-0427

Spenard Builders Supply
Rick Abbott, Manager Soldotna Store
(907) 262-9143

Key Bank of Alaska
Kristen, Kenai Manager
(907) 283-7542

Parker, Smith & Feek
Ellen Ball
(206) 382-7900

Eric Spangler, Architect
(907) 771-3719

Robert Minch, Architect
(907) 586-1371

Hansen & Associates, Architect
(612) 487-3281

Please feel free to contact any of the above references regarding Sundance Construction's credibility, financial stability, professional integrity, and efficient, quality workmanship.

NORTH STAR MANAGEMENT, LLC

1209 Pacific Avenue
P.O. Box 188
Benson, MN 56215-0188
(320) 843-4344
(320) 843-4345 Fax
northstar@northstarbiz.com

FIRM RESUME AND QUALIFICATIONS SUMMARY

North Star Management is a domestic Minnesota Limited Liability Company formed for the purposes of providing development and rental management services for owned and contractually managed elderly, congregate, multi-family and commercial rental properties. Members of the Chevalier family wholly own the Corporation and its principals have extensive rental management experience dating back to 1950.

North Star Management's offices are located in Benson, Minnesota, and the firm has managed and/or has developed properties in Minnesota, Alaska, Wyoming, Wisconsin, North Dakota and South Dakota. The Principals and staff are trained in the specialized areas where the business has focused its expertise including:

- Housing Tax Credit Program (IRC Section 42, participating with Alaska Housing Finance Corporation, Minnesota Housing Finance Agency, Wyoming Community Development Authority, North Dakota Housing Finance Agency and the South Dakota Housing Development Authority)
- Home Investment Partnerships Program (HOME)
- Affordable Housing Program (AHP) participating with Federal Home Loan Bank of Seattle
- Senior Citizens Housing Development Fund (SCHDF) Program participating with Alaska Housing Finance Corporation
- USDA Rural Development (Formerly Farmers Home Section 515 Program)
- HUD Section 8 and Section 236
- Elderly Congregate Care Programs (Includes providing daily meals, coordinated health care, wellness programs, supervised living environments and community events)
- Market rate multi-family apartment rentals
- Commercial property management

NORTH STAR MANAGEMENT, LLC

PROFILES OF PRINCIPALS AND KEY STAFF:

MICHEL D. CHEVALIER

Has over 25 years' experience in residential and commercial property asset management for developer/owner firms and is a General Partner/Owner of Market Rate, Rural Development financed, and Low Income Housing Tax Credit (LIHTC) financed residential rental properties in Minnesota, Wyoming, and Alaska. Previous employment includes Deputy Executive Director and Housing Director at Anchorage Neighborhood Housing Services, Inc., Anchorage, Alaska, from 1992 - 1996. As Deputy Executive Director, he assisted with coordination of all programmatic functions of this community development firm including, residential and small business loans, real estate development, and general community development activities. As Housing Director, he was responsible for rental management and program compliance of an 1,100 unit residential rental portfolio with projects ranging in size from 16 to over 250 units, and compliance of Tax-Exempt, LIHTC and Section 8 programs.

Prior to 1991, he was Director of Property Asset Management at SB Real Estate Services, Inc., Minneapolis, Minnesota, from 1987 - 1991. He managed over 750 residential rental units and 250,000 square feet of commercial retail space for this owner/developer firm.

He is part owner of North Star Management, LLC, which is currently managing over 800 residential rental units, most of which are Rural Development and LIHTC financed projects. He has management and development experience participating with The Housing Tax Credit (HTC) Program, USDA Rural Development, Minnesota Housing Finance Agency, Alaska Housing Finance Corporation, Wyoming Community Development Authority, HUD, Federal Home Loan Bank of Seattle, Neighborhood Reinvestment Corporation, and various state and local public housing authorities. He is a Licensed Real Estate Broker in Alaska, Minnesota, and Wyoming.

MOLLY J. HANSON

Oversees all accounting functions for North Star Management, LLC, which has a management portfolio comprised of over 30 projects with 800+ units of Rural Development FmHA Section 515, Low Income Housing Tax Credit, HOME and Market Rent units. Duties include general ledger entry, completion and submission of annual project budgets, cash flow reports, annual financial statement preparation and submission to investors and asset managers, oversees accounts payable and accounts receivable. Also completes annual CPA Audit packages, assists with agency compliance audits, and submits monthly rental assistance requests through the USDA MINC system. Assists with integration of new updates to property management and compliance software.

KATIE M. MAURER

Lead Compliance Manager and Fair Housing staff person for North Star Management and works with housing assistance programs including IRS Section 42 (LIHTC), Section 515 Rent Subsidy (USDA Rural Development), HUD Project Based Section 8 and HUD HOME programs. Supervises and works closely with site managers to ensure program compliance for 30 residential properties in Alaska, Minnesota, and Wyoming. Works directly with compliance and audit personnel/site auditors during annual or triennial site visits, compliance monitoring

reviews, and desk audits. This includes responding to asset managers and housing agencies and ensures each review is successfully completed. Has assisted in many new lease-up projects in several states and has income qualified tenants for those projects to ensure full tax credit awards and critical first-year compliance.

Professional references will be provided upon request.

**NORTH STAR MANAGEMENT
MANAGEMENT PORTFOLIO**

PROJECT NAME	LOCATION		UNITS	PROGRAM TYPE
Dewal	550 Cheyenne Drive	Evanston, WY 82930	24	RD/LIHTC
Glacier Park	660 South Yorktown	Ketchikan, AK 99901	22	RD/LIHTC
Green Rock	700 Crossbow Drive	Green River, WY 82935	48	RD/LIHTC
Harbor Ridge	4047 Main Street	Homer, AK 99603	24	RD/LIHTC/HOME
Hunter Creek	855 West Fern	Palmer, AK 99645	32	LIHTC
Owl Creek	2220 Rose Lane	Riverton, WY 82501	68	RD/LIHTC
The Pines	408 Park Ave	Madison, MN 56256	16	MARKET (NON-SUBSIDIZED)
Sunshine	1620 Clary Street	Worthington, MN 56187	47	RD/LIHTC
Tradewinds	62 Lear Rd	Unalaska, AK 99685	24	RD/LIHTC/HOME
Willow Pointe	925 South Chugach	Palmer, AK 99645	16	RD/LIHTC
Windsong	401 Village Drive	Marshall, MN 56258	39	RD
Bayview	214 6th Ave	Seward, AK 99664	18	RD/LIHTC/HOME
Cordova Mews	406 6th & Council	Cordova, AK 99574	22	RD/LIHTC
Cottonwood	158 4th Ave	Spicer, MN 56228	24	RD/LIHTC
Eagle Ridge	1775 North Thuma Street	Palmer, AK 99645	33	LIHTC
Gateway	1810 Phoenix Doad	Seward, AK 99664	20	RD/LIHTC
Lulu Heron	405 Ptarmigan Rd	Bethel, AK 99559	16	RD/SCHDFC/AHFC
MLH Manor	301 7th Avenue	Fairbanks, AK 99701	34	LIHTC
Munaqsri	515 Steadman	Nome, AK 99762	17	RD/LIHTC/SCHDF
New Paris	Countryside Dr.	Benson, MN 56215	40	RD/LIHTC
Parkview	330 Columbine	Soldotna, AK 99669	26	RD/LIHTC
Pioneer I	300 South Rancher St.	Jackson, WY 83001	28	RD
Pioneer II	835 E Hansen Ave	Jackson, WY 83001	25	RD/LIHTC
Pioneer III	280 South Rancher	Jackson, WY 83001	25	LIHTC/HOME
Rendezvous	901 East Sunset	Riverton, WY 82501	30	RD
Shelter	West Main St.	Osakis, MN 56360	17	RD
Single Family Home Project	Various	Mountain Village, AK 99632	8	RD/FHLB
Sound View	454 W. Hanagita	Valdez, AK 99686	20	RD/LIHTC
Wrangell Senior	351 Bennett St.	Wrangell, AK 99929	25	RD
Mill Bay Townhomes	1223 Mill Bay Road	Kodiak, AK 99615	20	LIHTC
Turnagain Place Apartments	2708 Coho Way	Anchorage, AK	29	LIHTC
Total Units Managed			837	