

COCHISE HIGH SCHOOL

**PURCHASE,
RENOVATION &
REDEVELOPMENT
OF OLD BISBEE
HIGH SCHOOL**

COCHISE COUNTY
REF # 22-08-DEV-01

OLD BISBEE HIGH SCHOOL, LLC

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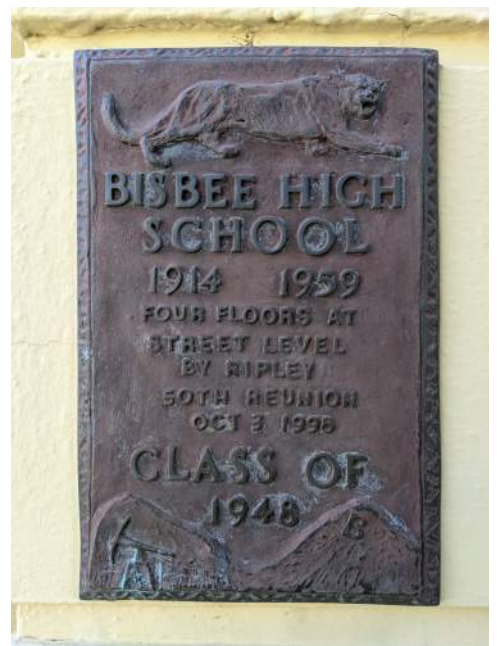
SECTION 1

STATEMENT OF SUBMISSION

The enclosed proposal is in response to the Cochise County Request for Proposals for the Purchase, Renovation, and Redevelopment of Old Bisbee High School. This property shows much potential, and we would love the opportunity to contribute to its success.

Old Bisbee High School, LLC (OBLD) is pleased to submit our proposal to purchase and re-purpose the Cochise County owned building at 100 W Clawson, most recently used as office space. The existing building is unique, even for Bisbee - a place well known for its variety of architectural styles. From my perspective, it was important to incorporate a variety of experience when it came to creating a Team for this special project. I chose a team that had extensive experience working in Historic Preservation and Rehabilitation because this project required a unique touch from creative and thoughtful designers. The Team we've assembled also has experience in successful multi-family residential all over Arizona. I feel very confident that we have a winning team, one that is experienced and capable of taking on one of Bisbee's biggest development projects since the closing of the Queen Mine in 1978.

Our main concept is to create housing, specifically 32 market-rate apartments for the City of Bisbee and its residents. Our team cares about the historic bones of this building, we believe the appropriate approach is to be as light-handed as possible - especially when it comes to the exterior of the building. Our Historic Preservation team members call this the ship-in-a-bottle approach: when you carefully rehabilitate the exterior back to its former glory, while updating the interiors to match the needs of the project.



LEAD PROJECT SPONSOR & LOCATION

LEAD PROJECT SPONSOR :	Sunny Tempe Investments, LLC, DBA Old Bisbee High School, LLC (OBHS)
FIRM LOCATION :	67 Main Street, Bisbee, AZ 85603 602.7403916
FIRM DESCRIPTION :	Sunny Tempe Investments, LLC develops, renovates, and manages a portfolio of properties in the Phoenix Metro area and Bisbee, AZ. We specialize in the renovation and re-purposing of older buildings.
FEIN :	20-0441824
AGE OF BUSINESS :	Established in 08.31.2005
AVG. # OF EMPLOYEES :	Avg. number of 5 employees for the past three years

WRITTEN COMMITMENT

Old Bisbee High School, LLC, on behalf of Joseph Lewis as Manager, agrees to perform the requested work in accordance with the requirements outlined in the RFP.

SITE VISIT CONFIRMATION SHEET



AFFIDAVIT REGARDING SITE VISIT FOR OLD BISBEE HIGH SCHOOL

I, Christine McLachlan, who, first being duly sworn, deposes and says the following:

1. I make this affidavit of my own personal knowledge.
2. I am a duly appointed planner for Cochise County, Arizona and I am qualified to make this affidavit on behalf of the County.
3. I certify the applicant (name) Joseph Lewis personally visited the site on (date) January 3, 2022 as required by the RFP for the purchase, renovation, redevelopment of the site.

Christine McLachlan

Signature

1/3/2022

Date

Please include signed affidavit within RFP response.

HISTORIC NARRATIVE

BISBEE HIGH SCHOOL

Constructed in 1914, and designed by California architect, Norman F. Marsh, the Bisbee High School is located within the heart of Bisbee's National Register Historic District. Although one of the richest school districts in Arizona at the time, Bisbee was without a formal high school building until a school bond election was held on February 1, 1913, allocating funds for its construction.

Bisbee's school system had a modest start. In 1881, the same year as School District #2 was established, the city's first school was opened. Clara Stillman, sister of the local postmaster, was recruited as the school's first teacher. Stillman oversaw the education of five children, all of whom were housed in an abandoned miner's cabin in Tombstone Canyon. The cabin had no doors, windows, and an earthen floor. Desks and chairs were fashioned from packing crates, nail kegs, and flour barrels. The school did not last long, however, and after only four weeks it was moved to the Miner's Union Hall in Brewery Gulch. The Brewery Gulch school persisted another two years before a formal schoolhouse was built.

In 1883, the Cooper Queen Mining Company built a one-room schoolhouse for the community on the site of what is now the present-day Central School. The new school had thick adobe walls, a tall ceiling, wood floors, formal doors and windows, as well as seating and a platform for its second teacher, Daisy Robinson. Shortly after it opened, local miners collected donations to install a bell atop the school and a small iron stove to heat the building. When not in session, the school also served as the community theatre, lecture hall, dance hall, and on Sundays, the Union Church Association held religious services inside the schoolhouse. The school was in use for several more years before it was replaced with the larger, two-story Central School.



Historical Postcard of Central School, ca. 1905.

By the early 1900s, with Bisbee's growing population, it became increasingly clear that a larger school was needed. In fact, the local children were the biggest proponents for a new school and helped push community approval of a \$75,000 bond to fund construction of a new school. In 1905, the Central School opened and was an impressive two-story brick and stone building with a central belltower, decorative arched entryway, hipped roof, and banks of large windows across each of its elevations. The school offered elementary through high school curriculum, although the high school program's curriculum was limited. Despite these limitations however, four young women graduated in 1906. The following year, voters approved the establishment of a high school to be housed within the walls of the Central School and from 1905 to 1913, Central School remained the only school in Bisbee.

In January of 1913, the Bisbee Daily Review noted that despite Bisbee being one of the richest districts in the state, it was without a proper high school and pressed the community to support the construction of the new school. The following month, a bond election was held, and voters approved \$80,000 in funds for construction of the new school. Shortly thereafter, California architect Norman F. Marsh was retained to design the new high school and William Bashore, a local contractor, was awarded the construction contract.

Norman Foote Marsh (1871-1955) was a California-based architect whose work can be found throughout Arizona and California. During his career, he designed many civic and religious buildings, with over 20 churches in the Los Angeles area alone, and several schools in Arizona, including Mesa Union High School, Phoenix Union High School, and Yuma's Roosevelt School. He was also a principal and partner with the design firm, Marsh, Smith, and Powell based in Los Angeles, and is most widely known for his work designing the City of Venice, California, for developer Abbott Kinney. Today, many of his buildings, including the Bisbee High School, are listed in the National Register of Historic Places.

Marsh's neo-classical design, while subtle compared to other high style examples, exhibited many of the characteristic features of the style, including columned main entrance, dental courses along the roof-line, a fanlight window above the main entry, scored concrete, smooth wall finishes, a triangular pediment, and symmetrical form. Marsh also took into consideration the area's hilly topography by designing the building to accommodate the sloping terrain in such a way as to allow street level entries on all elevations despite not being sited on a level grade.



Historical Postcard of Bisbee High School, ca. 1914.

Once completed, the three-story, 45,000 sq. ft. building could accommodate 450 students. And, over its history, the school was recognized as one of the leading public schools in the country, ranking among the best preparatory schools in the nation according to the Bisbee Daily Review, which noted that the school had earned accreditation with the North Central Association of Colleges and Secondary Schools. Moreover, the local press boasted that many of the school's graduates attended university, including enrollment in the University of Arizona, Stanford, University of Michigan, University of California, and University of Minnesota.

Over the next several years additional schools were built to accommodate Bisbee school children, including Greenway Elementary, Lowell Junior High School and Horace Mann Junior High School. In the winter of 1919, however, the interior of the high school was gutted by fire. According to the local fire department, the fire started in the basement furnace and traveled up through the flues, damaging each floor as it rose through the building. An emergency school board meeting was held immediately after, and students were sent to Horace Mann Junior High School in various shifts throughout the day to attend classes, while commencement activities were shifted to the local churches. Fortunately, however, the school board had acquired insurance on the building, a fact that local insurance companies used to their marketing advantage. Because of the insurance, the school board was able to partially fund the repairs to the building, once again retaining Norman Marsh to prepare new drawings to update the interior.

In addition to planning and designing the repairs to the building, Marsh was also asked to draft plans for an annex to the high school to accommodate classroom spaces for technical trades, such as auto repair, a machine shop, and blacksmithing. In 1920, the school re-opened its doors with a remodeled interior and additional space. The school remained open until 1959, when it was superseded by a larger, mid-century modern building. Since its closure it has served as the county library and office space for county staff. In 1980, it was listed as a contributing resource to the National Register Bisbee Historic District.

WEDNESDAY, DECEMBER 17, 1919 THE BISBEE DAILY REVIEW PAGE THREE

Insure Against Fire! Carry Enough!

Your Home May Be Next

No Property Is Immune When Once The Fire Is Raging

Delay Is Dangerous. Do It Now. Take Out That Policy Today

If you are carrying Fire Insurance—Ask Yourself—Are You carrying enough?—

50% Increase In Building Cost 50%

Remember the cost of building today has increased more than 50 per cent in the past five years. Why permit your property and business to be wiped out in one hour by fire and no recompense. Should you not look over your policies and see if you are covered—If not talk it over with your Agent.

THE BISBEE HIGH SCHOOL FIRE LAST NIGHT IS A FAIR EXAMPLE AS TO THE FIRE INSURANCE QUESTION. A loss of eighty-five thousand dollars which was partially covered by FIRE INSURANCE. TODAY THE SAME HIGH SCHOOL CANNOT BE REPLACED FOR LESS THAN ONE HUNDRED AND FIFTY THOUSAND DOLLARS.

BE WISE IN TIME. INSURE
Today In the World's Strongest Companies

ARBONA INSURANCE CO. HOGAN & SEED C. H. HOGAN GUNSHALER L. W. WALLACE M. C. HIGH COLLINS & BRETHERTON L. T. Prater, Mgr.

Insurance Advertisement in the Bisbee Daily Review. Note the second paragraph in bold type describing the Bisbee High School fire.

REFERENCES CONSULTED

Bailey, Lynn R.

1983 *Bisbee: Queen of the Copper Camps*. Westerlore Press, Tucson.

Bisbee Daily Review

1913 No Title. 1 Jan 1913

"Bisbee Richest District is Without a High School Despite its Lead in Wealth." 1 Jan 1913.

"Notice of School Bond Election." 24 Jan 1913.

"Bisbee Schools." 21 Dec 1913

1919 "Public School Notes." 5 Oct 1919.

"Bisbee Promptly to Rebuild High School Razed by Flames." 17 Dec 1919.

"Architect Leaves." 24 Dec 1919.

Bisbee Unified School District

2022 Bisbee School History accessed at: Bisbee Unified School District #2 - Bisbee School History (busd.k12.az.us), 8 February 2022.

City of Bisbee

2022 Old Bisbee High School Redevelopment accessed at: Old Bisbee High School Redevelopment | Cochise County, AZ, 8 February 2022.

Porier, Shar

2021 "Meeting on Old Bisbee High School to be Held Oct 2." *Sierra Vista Herald*, 26 Sep 2021.

SECTION 2

PROJECT DESCRIPTION

THE PLAN

Our plan is to create 32 market rent apartments. These would consist 18 one-bedroom and 14 two-bedroom units for a total of 32 units total. Each apartment takes full advantage of the existing large, divided light windows. A roomy but efficient space awaits each resident. We plan on keeping the wide central hallways and their well-preserved maple flooring but create pop outs for more visual texture. This would also be a good place to display the frescos currently in what was one of the old classrooms.

Low energy and water use fixtures would be specified throughout. Solar cell parking canopies, electric recharging stations and rainwater collection would be other green initiatives.

We have included several common areas from simple seating rooms to a fitness center, communal dining area. The first is in what was formerly the Bisbee High School auto mechanics classroom which is in the basement. Given that the building is constructed on a hill, there is plenty of natural window light. There is even a “vehicle” turntable that we would keep as an icon of the past.

MARKET RATE VS. LOW INCOME HOUSING

We decided that this project should be a market rate project rather than low-income housing (LIHTC) for several reasons.

1. We are understanding that the Cochise County would like to close on this sale in the relatively near future. LIHTC grants are issued in April thus the escrow period would extend further than we believe any party would like.
2. The cost to renovate the building is on par with new construction which does not make it feasible to finance from an investor’s perspective.
3. The recent sale of City of Bisbee owned Hillcrest Apartments to La Frontera helps alleviate some of the need for affordable housing.
4. Rent rates are determined based on past median income but construction cost is rising exponentially.

THE GYMNASIUM

Regarding the gymnasium, we feel that this space has a great deal of potential but thought it disingenuous to program it prior to consulting with the neighbors. If we are the successful RFP applicant and close escrow on the building, we would propose have neighborhood charrettes where all are welcome. We believe this is the best way to find the use that best resonates with the greatest number of immediate and general Bisbee neighbors. One idea that came to mind while brainstorming among the team is to have art shows where local artists could display and sell their works without the expense of a full-time storefront.

OUTSIDE SPACE

Old, Bisbee does not have a great deal of outdoor space to enjoy the “perfect year-round climate”. Thus, we feel this project warrants removing a few parking spaces and asphalt to create an inviting outdoor communal area for residents. Amenities to include a grill area, tables, ramada, a raised herb/vegetable garden and corn hole game area.

We would remove the cypress trees and replace them with high desert trees that are deciduous, allowing winter sun on the building. More detail to be found in the landscape architect's narrative and rendering.

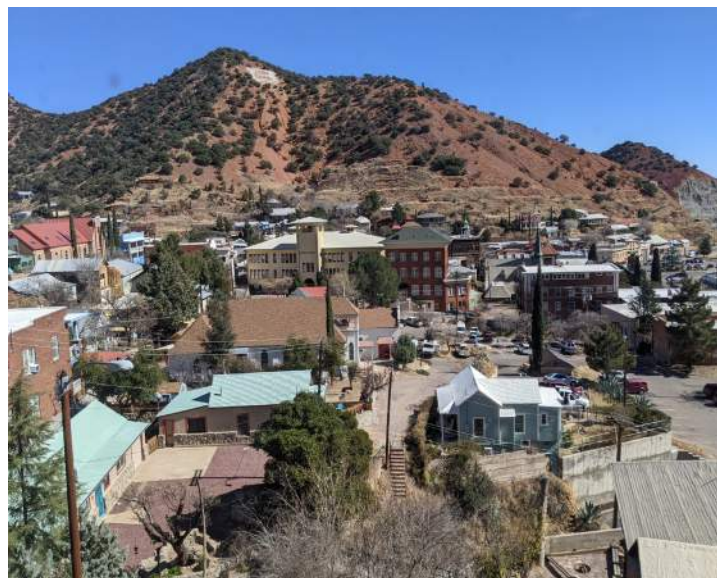
ECONOMIC IMPACT

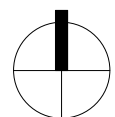
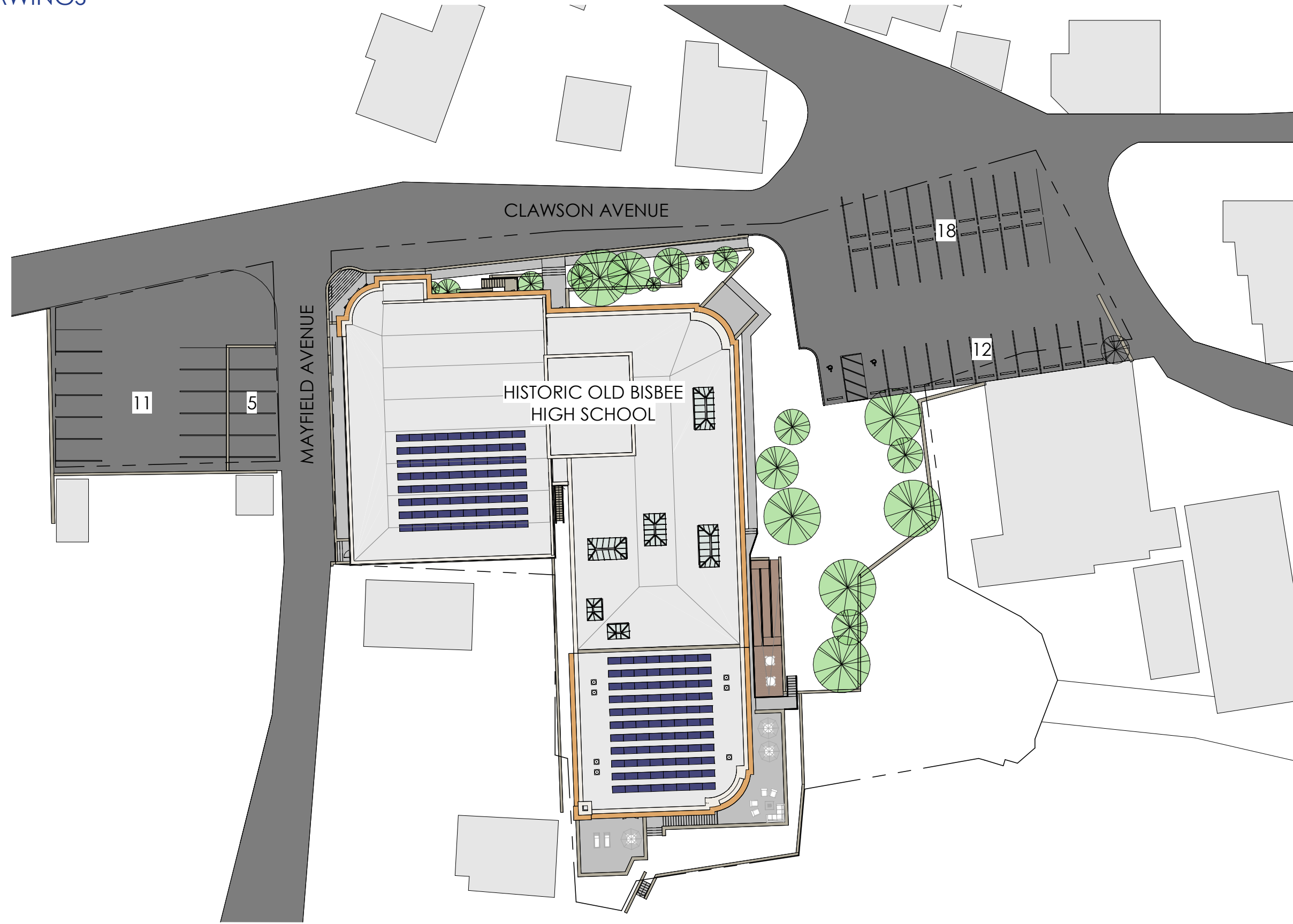
Just the fact that this building will go from being a property tax exempt government building to landing on the tax roles in a substantial fashion will have an immediate impact. Whether it be funding of public schools, public safety, city services etc. beyond property taxes there will be a great many construction jobs, sales tax, construction materials tax etc.

SUMMARY

Bisbee first and foremost is a strong community. “We don't always agree” is probably the understatement of the year but I don't think I have ever met a Bisbee soul who does not carry around a special place in their heart for this magical place. Our team would like the opportunity to add a little more of the special sauce for which no one knows the recipe for. But every one of us can tell you when we have had a taste of it.

Our team has put our hearts and souls, plus a hell of a lot of billable hours, into this RFP response. But as my dad used to say, “don't ever half ass it son!”. We thank the selection committee for your consideration and welcome any questions you may have.



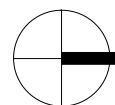
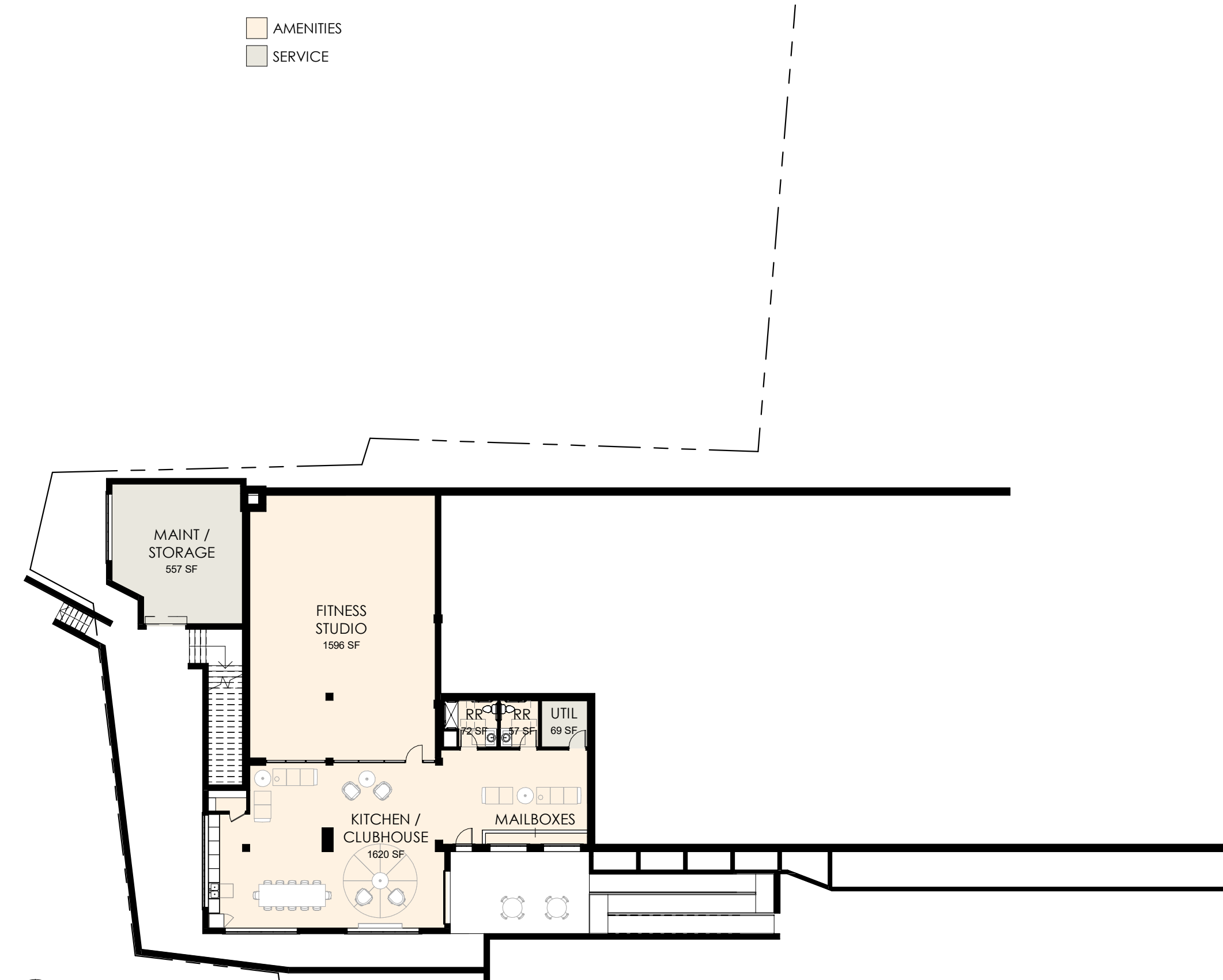


1 SITE PLAN - NEW
SCALE: 1" = 40'-0"

CONCEPT DRAWINGS

SPACE LEGEND

- AMENITIES
- SERVICE



1 BASEMENT - NEW FLOOR PLAN
SCALE: 1" = 20'-0"

CONCEPT DRAWINGS

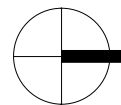
SPACE LEGEND

- 1BR
- 2BR
- AMENITIES
- CIRCULATION
- SERVICE



UNIT SCHEDULE

LEVEL	UNIT	AREA
LEVEL 1	1BR	727 SF
LEVEL 1	1BR	679 SF
LEVEL 1	1BR	721 SF
LEVEL 1	1BR	676 SF
LEVEL 1	1BR	720 SF
LEVEL 1	1BR-ADA	884 SF
LEVEL 1	2BR	987 SF
LEVEL 1	2BR	1031 SF
LEVEL 1	2BR	1003 SF
LEVEL 2	1BR	734 SF
LEVEL 2	1BR	670 SF
LEVEL 2	1BR	750 SF
LEVEL 2	1BR	842 SF
LEVEL 2	1BR	842 SF
LEVEL 2	1BR	702 SF
LEVEL 2	1BR	702 SF
LEVEL 2	1BR	634 SF
LEVEL 2	1BR	690 SF
LEVEL 2	2BR	989 SF
LEVEL 2	2BR	1031 SF
LEVEL 2	2BR	1136 SF
LEVEL 2	2BR	946 SF
LEVEL 2	2BR	1033 SF
LEVEL 2	2BR	902 SF
LEVEL 3	1BR	735 SF
LEVEL 3	1BR	670 SF
LEVEL 3	1BR	755 SF
LEVEL 3	2BR	989 SF
LEVEL 3	2BR	1039 SF
LEVEL 3	2BR	882 SF
LEVEL 3	2BR	914 SF
LEVEL 3	2BR	1033 SF
TOTAL:	32	27047 SF

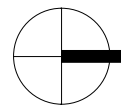


1 LEVEL 1 - NEW FLOOR PLAN
SCALE: 1" = 20'-0"

CONCEPT DRAWINGS

SPACE LEGEND

- 1BR
- 2BR
- AMENITIES
- CIRCULATION
- SERVICE

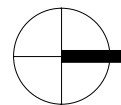


1 LEVEL 2 - NEW FLOOR PLAN
SCALE: 1" = 20'-0"

CONCEPT DRAWINGS

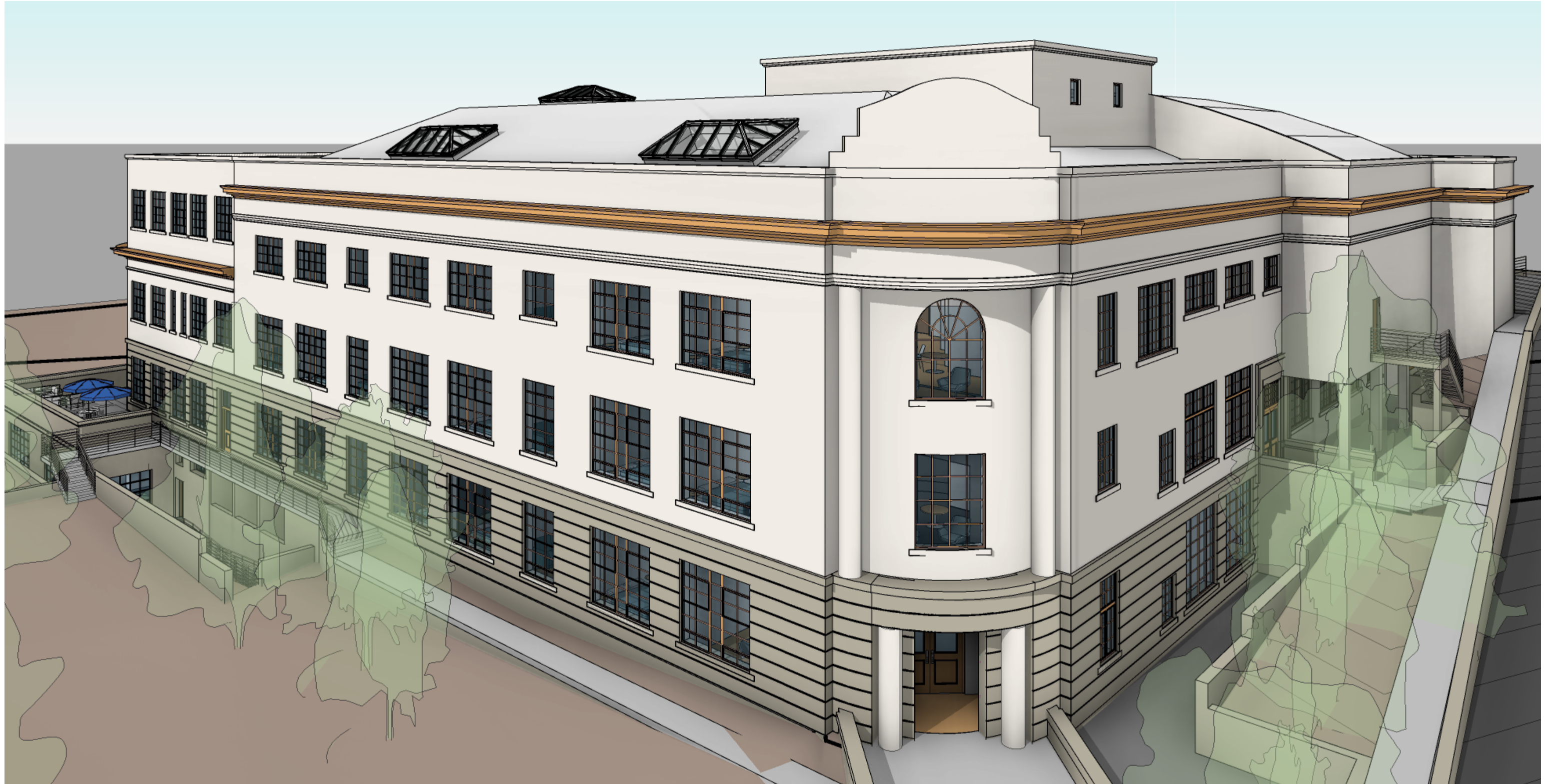
SPACE LEGEND

- 1BR
- 2BR
- AMENITIES
- CIRCULATION
- SERVICE

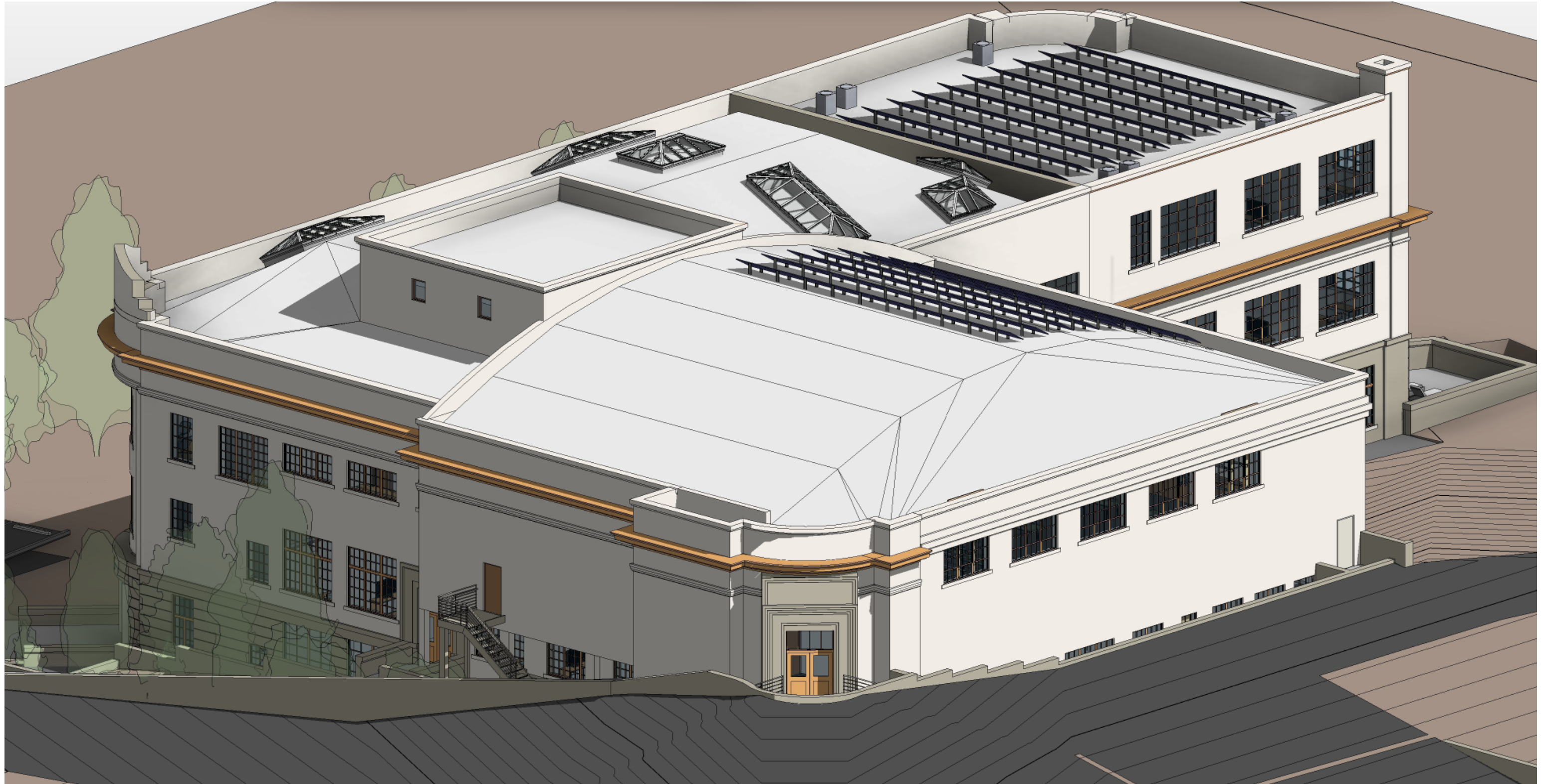


1 LEVEL 3 - NEW FLOOR PLAN
SCALE: 1" = 20'-0"

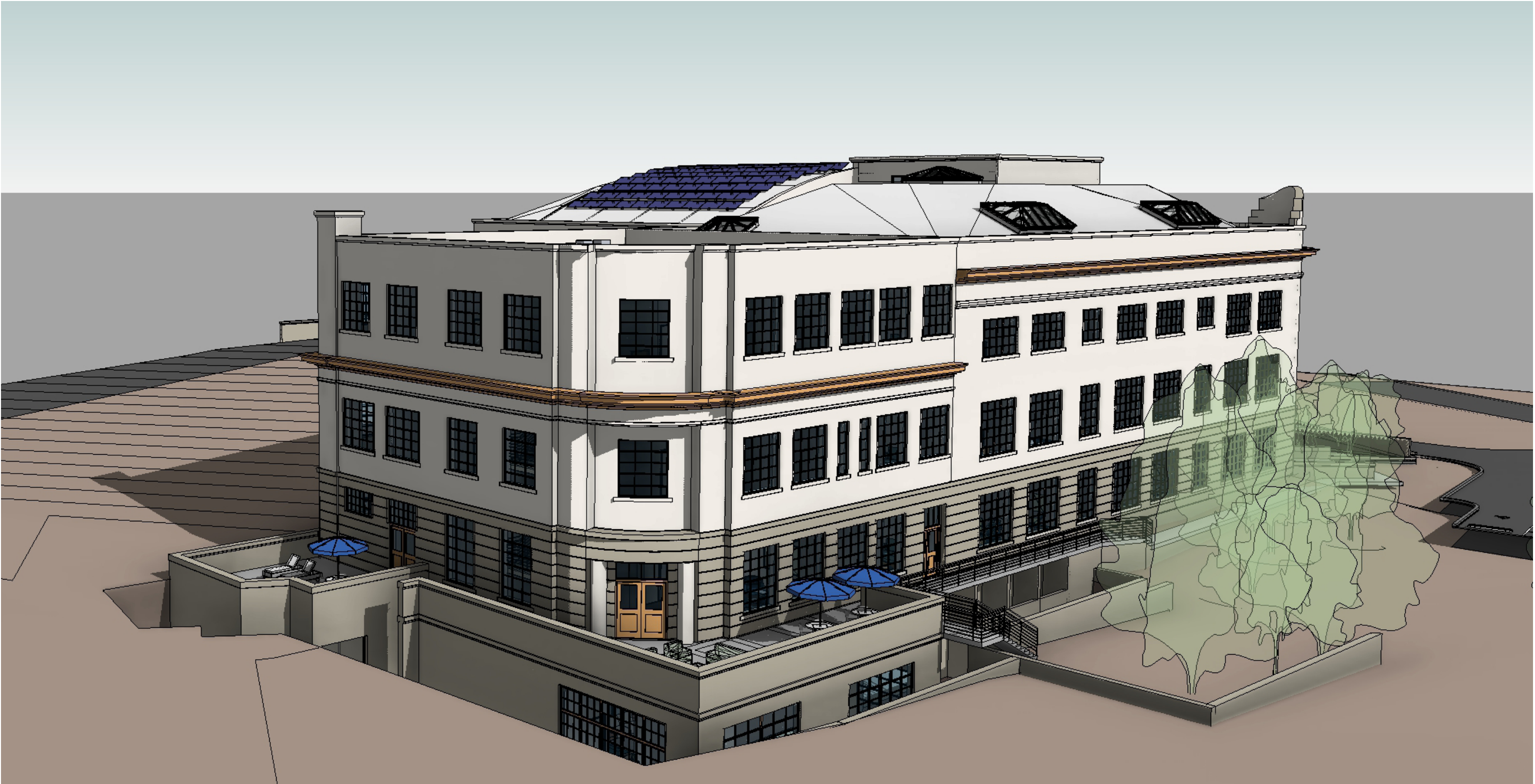
CONCEPT EXTERIOR RENDERS - CLICK [HERE](#) FOR VIDEO



CONCEPT EXTERIOR RENDERS



CONCEPT EXTERIOR RENDERS



CONCEPT RENDERS

The existing basement has much potential to become a light and welcoming space with amenities for tenants to enjoy. The feeling of relaxing warmth from the large windows makes the basement a special space in the project because it does not exist anywhere else.



CONCEPT RENDERERS - CLICK [HERE](#) FOR VIDEO

Part of the project will be to reuse the existing Gymnasium in a way that will best benefit the Community. We previously stated that we wish to have neighborhood charrettes to gather input about what is best for the space. The image below showcases one possible use of the space as a multipurpose Community Center for music shows, farmers markets, and open seating areas. The possibilities are endless.



CONCEPT RENDERERS

The rest of the building will be re-purposed as apartment units, but the corridor to those units is just as important. The image below shows what a typical corridor might feel like when a tenant goes to their apartment. The goal is to have a warm space that is partially lit with sunlight from large transom windows, and with light fixtures that match the time period in which the building was designed.



CONCEPT RENDERS

Upon entering the units, the tenants will see an open floor plan with a new Kitchen space. The kitchen is designed to be compact, but still address all the cooking and storage needs of a typical kitchen. The kitchen peninsula doubles as area for food prep as well as seating. The goal is to let the material and textures work with the natural lighting as much as possible.



CONCEPT RENDERS

The Living Room space is adjacent to the Kitchen, creating a flexible space that allows for lively conversation as well as quiet relaxation time. The space really comes together by showcasing one of the most unique aspects of each unit: the existing windows. The windows add to the warm ambiance of the space, making it truly feel like a home.

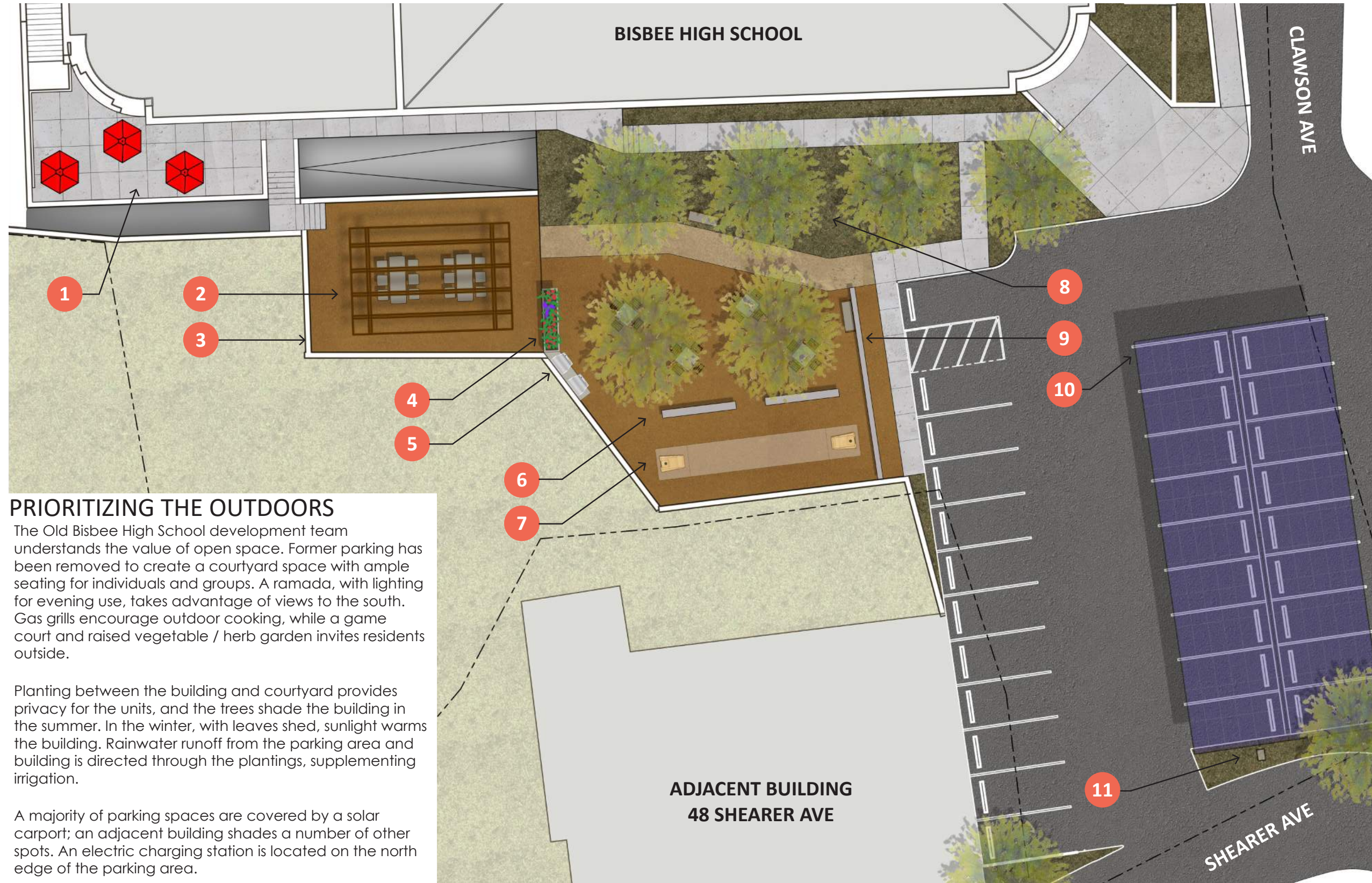


CONCEPT RENDERS

The Bedrooms in each unit are spacious and cozy. The feeling we wish to convey is one of calmness, we want a tenant to feel comfortable in their home and be able to enjoy their view out the windows.



CONCEPT LANDSCAPING DRAWINGS



- KEYNOTES**
- 1 Upper Patio
 - 2 Steel Ramada
 - 3 View Fencing
 - 4 Raised Veggie Garden
 - 5 Gas Grills
 - 6 Seat Walls
 - 7 Game Court
 - 8 Rainwater-fed channel within planting area
 - 9 Courtyard Wall, 30" high
 - 10 Solar Carport
 - 11 Charging Station

PRIORITIZING THE OUTDOORS

The Old Bisbee High School development team understands the value of open space. Former parking has been removed to create a courtyard space with ample seating for individuals and groups. A ramada, with lighting for evening use, takes advantage of views to the south. Gas grills encourage outdoor cooking, while a game court and raised vegetable / herb garden invites residents outside.

Planting between the building and courtyard provides privacy for the units, and the trees shade the building in the summer. In the winter, with leaves shed, sunlight warms the building. Rainwater runoff from the parking area and building is directed through the plantings, supplementing irrigation.

A majority of parking spaces are covered by a solar carport; an adjacent building shades a number of other spots. An electric charging station is located on the north edge of the parking area.

PROPOSED RESIDENCE COURTYARD

PLAN VIEW, NOT TO SCALE



OLD BISBEE HIGH SCHOOL
RESPONSE TO RFP



CONCEPT LANDSCAPING DRAWINGS



PROPOSED RESIDENCE COURTYARD
VIEW LOOKING SOUTH ALONG EAST SIDE OF OLD BISBEE HIGH SCHOOL



WILDER
Landscape Architects

OLD BISBEE HIGH SCHOOL

RESPONSE TO RFP



POSTER
MIRTO
McDONALD
ARCHITECTURE
PLANNING
PRESERVATION

317 N. COURT AVE. TUCSON, AZ 85701
PH 520.882.6310 | WWW.PMM.DESIGN

SECTION 3

OFFER PRICE

We propose to purchase the Bisbee High School and two adjacent properties for \$900,000. 100 W. Clawson, Bisbee AZ 85603 APN 103-62-025, 103-62-027, 103-62-025B.

Old Bisbee High School Development		
Section 3 Finance		
Submitted by: Old Bisbee High School, LLC		
Offer Price for existing land and buildings	\$	900,000
Development Budget:		
Construction		5,298,895
Soft Costs		1,076,506
TOTAL PROJECT COST	\$	7,275,401
<i>Project Cost Per Door</i>		
	\$	227,356
PROJECT FINANCING:		
	<u>Basis</u>	<u>Amount</u>
Projected Financing	75%	5,477,238
Equity	25%	1,848,163
TOTAL PROJECT FINANCING	\$	7,325,401
PROJECTED ANNUAL RENT	\$	658,800
Construction Economic Impact		
Project would generate approximately \$118,000 in sales tax revenue		
Project would generate approximately 35 full time employees for the duration of the project		
Project would require approximately 40 hotel and vacation rental rooms per week for workers traveling from out of town		
Economic Impact		
Real Estate Tax - 1st 10 years		683,013
Project local spend 1st 10 years		1,597,593
Rental tax 2.5% - 1st 10 years		163,253
Construction Tax		264,945
TOTAL ECONOMIC IMPACT 1st 10 years	\$	2,708,804
(Does not include local spend by residents)		

CAPITAL FUND I

FUNDING FOR INVESTMENT PROPERTY

March 25, 2022

Re: Funding Approval: **Old Bisbee High School, LLC**

To Whom It May Concern,

Old Bisbee High School, LLC, has been approved for funding of a "non-transactional hard money" loan by Capital Fund I, LLC ("CFI"), in the amount of **\$5,422,175** contingent upon a drive-by inspection of the property prior to COE. CFI is a direct private lender that doesn't require 3rd party appraisals and can fund in as quickly as 48 hours.

This funding approval letter is valid through June 30, 2022

If you need any additional info, please contact Luke Orr at 623.469.4239

Sincerely,



Luke Orr

luke@capitalfund1.com

MLO

480.889.6100 | WWW.CAPITALFUND1.COM



March 25, 2022

RE: Loan Pre-Qualification – Joseph Lewis

To Whom It May Concern:

This letter is to confirm that Mr. Lewis has been in communication with MidFirst Bank regarding construction and/or permanent financing for Old Bisbee High School, LLC. MidFirst Bank is in receipt of Mr. Lewis' personal financial statements and views him as a well-qualified applicant to receive financing.

This pre-qualification to lend is subject to receipt and review of an appraisal report commissioned by or otherwise satisfactory to Lender, a signed purchase agreement, and any additional underwriting that may be necessary, at Lender's sole discretion, to obtain unconditional committee approvals.

Please let me know if you need any additional information.

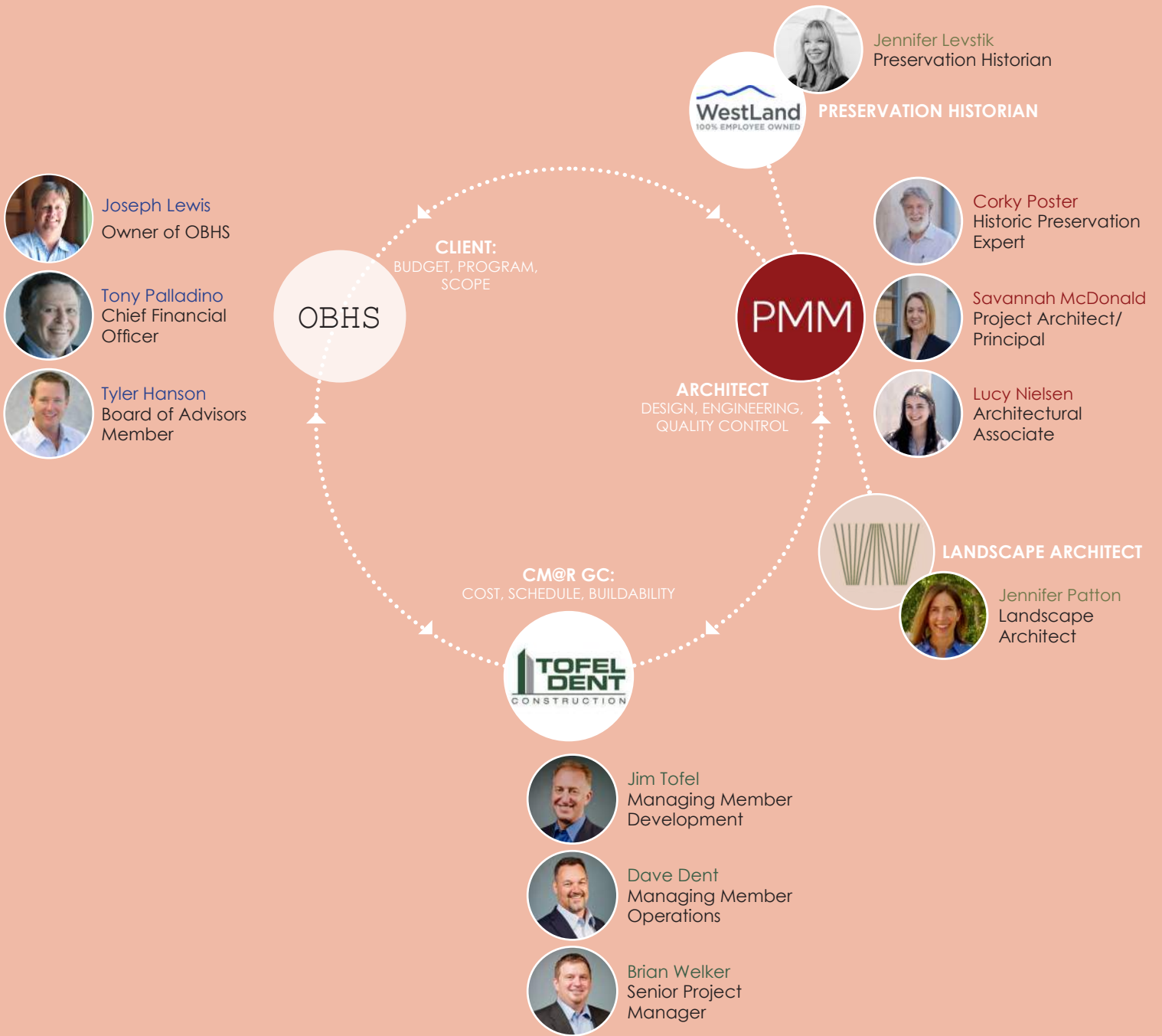
Thank you,

A handwritten signature in black ink, appearing to read 'Tanner Detro', is written in a cursive style.

Tanner Detro
Senior Vice President/Private Banker
MidFirst Private Bank
3030 E. Camelback Rd.
Phoenix, AZ 85016
602-801-5325 (o)
tanner.detro@midfirst.com

SECTION 4

TEAM COMPOSITION LIST - APPROACH TO CM@RISK



Joseph Orme Lewis

PRESENT POSITION:

Sunny Tempe Investments LLC: Principal

- Own and manage personal portfolio of commercial, industrial and residential properties. Including: Historical retail properties at 803 & 825 N. 7th Street, Phoenix, AZ. Tenants include Tacos Calafia, Cheba Hut, LUV Bridal, Table Tops ETC. and Keith & Melissa Pitts photographers.
- Own and manage a portfolio of properties in Bisbee, Arizona.

My Local News

- Publisher of www.mylocalnews.us
- Over 100,000 subscribers to Arizona weekly Community Newsletters

Tempe Lofts LLC: Principal

- Development of urban infill residential projects
- Developed a seven-unit town house project on the corner of 5th Street & Roosevelt in Tempe that was completed in 2007
- Obtained Arizona General Contractors License

PREVIOUS OCCUPATION:

Principal of Full Spectrum Audio Visual. Founded company in 1985 and sold operation in 2005.

The Real Estate Brokers: Principal and Designated Broker 2005 – 2020

- The only full-service real estate office on Mill Avenue in downtown Tempe
- Rentals, sales, leasing, and property management services
- Serving the residential, commercial, office and industrial marketplace
- Experience in real estate marketing and office management

POLITICAL INVOLVEMENT

Elected to the Tempe City Council in 1992 & 1996

- Served as Vice Mayor from 1994 to 1996
- Chaired the Economic Development Committee
- Chaired the Neighborhood Enhancement Committee

During my tenure, some of the major projects I was involved with were the redevelopment of Downtown Tempe, the funding/construction of the town lake, the rental housing ordinance, & the re-writing of the general plan and zoning code

EDUCATION:

Bachelor of Science in Political Science, Arizona State University – 1988

BACKGROUND:

Fourth generation Phoenician, born and raised in Phoenix. I moved to Tempe to attend ASU and have been here since.

COMMUNITY INVOLVEMENT:

- Co-chaired the proposition 400 committee that was responsible for running the election that secured dedicated tax funds for the Tempe Performing & Visual Arts Center.
- Served on the light rail arts selection committee
- Served on the Tempe Town Lake Foundation
- Served on the Tempe Chamber of Commerce Board of Directors
- Served on the Tempe Leadership Board of Directors

MEMBER ORGANIZATIONS:

- Member of Kiwanis club of Tempe since 1990
- Graduate of Tempe Leadership Class Seven
- Graduate of Valley Leadership Class Twenty Five
- Member of Phoenix Art Museum's Men's Art Council

Joseph splits his time between Bisbee, AZ: 67 Main Street Bisbee, AZ 85603 and Tempe, AZ: 241 E. 15th Street Tempe, AZ 85281

Tony Palladino, Chief Financial Officer



Mr. Palladino is a strategic business advisor with over twenty years of executive experience as a Chief Executive Officer and Chief Financial Officer, servicing multiple business organizations. Currently, as the principal and founder of Palladino Associates, Mr. Palladino provides outsourced CFO services and advisory services for early-stage companies and funds related to business planning, organizational modelling, and financial model development.

In previous roles, Palladino has developed and implemented business and financial plans for a renewable energy facility (waste wood); an App for crowdsourced ratings of high school athletes; a global cross border real estate marketplace, an Opportunity Zone Real Estate Fund and a leading US photography marketplace.

He was a Founder of stage2startups.org, providing training and support for mid-career executives transitioning to entrepreneurship. Tony Palladino has an in-depth knowledge of real estate development projects and organizations. In the role of Chief Executive Officer at Sharper Agent, LLC in Colorado, he provided strategic turnaround leadership for an unprofitable, unfocused, on-line real estate marketing business with a team of 20+ in design and delivery of marketing solutions to 50+ corporate real estate firms, representing over 120,000 realtors nationwide.

Tyler Hanson, Board of Advisors Member



Tyler Hanson is a financial executive and consultant specializing in early-stage growth companies. Currently, Mr. Hanson consults for growth stage entities and assists clients on evaluating business models for potential private investments and is an active investor in both private and public markets.

Mr. Hanson was formerly Chief Financial Officer for four start-up high tech companies funded by top tier venture capital funds, where he was responsible for financial reporting, human resources, internal technology, and various operational functions, helping lead those companies from the pre-revenue stage through profitability and successful exit. Mr. Hanson also spent six years with KPMG, LLP in its Real Estate Assurance practice.

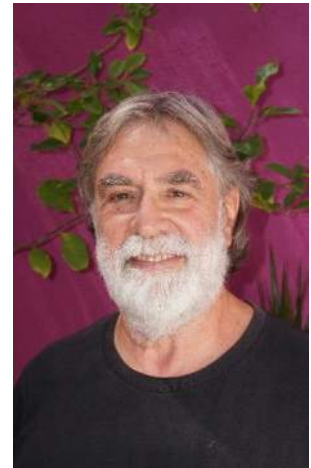
Mr. Hanson served as Chairman of the Board of Directors of Big Brother Big Sisters of Central Arizona and as a member of the Board of Directors of the Fiesta Bowl Foundation and the University of Arizona Alumni Advisory Board. Mr. Hanson is a Certified Public Accountant licensed in Arizona.



RESUME: CORKY POSTER

Corky Poster, Architect, Planner and Principal-In-Charge

An alumnus of Harvard College and the Harvard Graduate School of Design, Corky founded our firm in 1983, as Corky Poster, Architect. Over the last thirty-eight years he has received wide acclaim for his grass roots urban design and community-based architecture, and for pioneering an integrated approach to historic preservation planning. He is a Professor Emeritus of the University of Arizona College of Architecture, Planning, and Landscape Architecture, former Director of the Drachman Institute, and former Acting Dean of the UA CAPLA. Corky has volunteered in our community in countless ways including on the Board of The Living Streets Alliance, Advisory Board to Flowers & Bullets, and Advisory Board to Primavera Foundation.



CHRONOLOGY OF EMPLOYMENT

- 1983-present Principal/Partner, Poster Mirto McDonald
- 1981-2011 University of Arizona
Acting Dean, CAPLA (Fall 2002, Fall 2003)
Full Professor, Tenured, CAPLA, University of Arizona
Director, Drachman Institute, University of Arizona
- 1974-1983 Assistant Director, Tucson Community Design Center



HONORS AND AWARDS

- Governors Preservation Grand Prize, Rehabilitation of UA Old Main, 2014
- Distinguished University Professor of Outreach, University of Arizona, 2004
- Diane LeVan Lifetime Achievement Award for Community Involvement, 1997
- Community Service Award, Pima County, 1996
- National Award of Merit, NAHRO: 2002, for HOPE VI Santa Rosa; 1994, for South Park Community Development Plan; 1998, for Carrillo St./Simpson St. Historic Preservation
- Community Service Award, Tucson Urban League, 1993 Arizona Planning Association, Best Comprehensive Plan, 1992, S. Park Comm. Dev. Plan



RELEVANT EXPERIENCE

- **2020-2021 University of Arizona Old Chemistry Rehabilitation and Addition** – with Sundt Construction and Shepley Bulfinch; \$28 million rehabilitation of historic building and new addition for collaborative classroom space and labs.
- **2018-2021 University of Arizona Student Success District** with Sundt Construction and Miller Hull; \$62 million rehabilitation of three campus buildings: historic Bear Down Gym, 1970’s Main Library, 1960’s Science and Engineering Library and new construction of a student support building.
- **2013-2014 University of Arizona Rehabilitation of Old Main** with Sundt Construction; \$13 million rehabilitation of iconic 1887 Old Main: complete restoration of the building exterior and rehabilitation of interior for 221st century university program. Winner of numerous preservation awards.
- **2018-2021 Pima County Old Courthouse**
Rehabilitation of the historic Pima County Old Courthouse for use as a Southern Arizona Heritage and Visitors center and the University of Arizona Gem and Mineral Museum.



REGISTRATIONS AND LICENSES

- Professional Registered Architect, State of Arizona, #10611
- Certified Planner, AICP, 1990 AICP #074511

YEARS WITH FIRM: 38

TOTAL YEARS EXPERIENCE: 48





RESUME: SAVANNAH MCDONALD

Savannah McDonald, Architect and Principal

A graduate of the University of Arizona College of Architecture, Planning, and Landscape Architecture, Savannah joined Poster Frost Mirto in 2007 and became a full partner in 2019 in Poster Mirto McDonald. She combines design sensitivity, exceptional communication and graphic skills, and technical knowledge. As Project Architect she has managed several significant projects from programming and design through construction, marshaling the firm's resources and organizing the team's effort. Savannah brings a community service mindset that is at home in our firm culture.

EDUCATION EXPERIENCE

- Bachelor of Architecture, 1st ranking graduate, University of Arizona, May 2007
- 1st place Archon Design Competition 2006
- Architecture Semester Exchange, Selected by faculty to pilot new program, University of Sydney, NSW Australia, Feb 2006-Jul 2006, Graduate Program in Sustainable Design

CHRONOLOGY OF EMPLOYMENT

- May 2019-present Architect & Partner, Poster Mirto McDonald
- May 2007-2019 Architect, Poster Frost Mirto
- Aug 2006-May 2007 Student Intern, Drachman Institute
- May 2005-Feb 2006 Student Intern, Line and Space, LLC.

RELEVANT EXPERIENCE

- **2018-present Benedictine Monastery** – Project Architect & Construction Admin. for new build of 255 apartments and structured parking as well as adaptive reuse/rehabilitation of the 60,000 SF, 1939 Roy Place historic Monastery.
- **2016-2017 The Marist on Cathedral Square** – For Foundation for Senior Living. Project Architect & Construction Admin. for 2-site project in Tucson Downtown Core District of 83 units for seniors in a new 7-store building and rehabilitation of the historic 1915 adobe Marist College.
- **2013-2015 Bowman Senior Housing** – For Nogales Community Development. Project Architect & Construction Admin. for low-income tax-credit housing project with Gorman and Company for 48 new apartments at historic downtown Nogales site.
- **2012-2013 Las Abuelitas** – For the Primavera Foundation. Project Architect & Construction Admin. for 12 multifamily units and community building to support grandparents raising grandchildren
- **2007-2011 Tucson High Magnet School Gymnasiums** – For Tucson Unified School District. Job captain & Construction Admin. for preservation of an historic gym, new athletic facilities, and site redevelopment.

REGISTRATIONS AND LICENSES

Professional Registered Architect, State of Arizona, #51665, October 2010

YEARS WITH FIRM: 14

TOTAL YEARS EXPERIENCE: 16





RESUME: LUCY NIELSEN

Lucy Nielsen, Architectural Associate

Lucy is a Tucson native and graduate of the University of Arizona College of Architecture, Planning, and Landscape Architecture. She joined Poster Mirto McDonald in 2019 as a student intern and continued with the firm as an architectural associate. Lucy supports the team with her computer drawing and graphic skills through all phases of the design and construction process.

EDUCATION EXPERIENCE

- Bachelor of Architecture, University of Arizona, May 2020
- 2020 Student Recipient of Distinguished Capstone Project

CHRONOLOGY OF EMPLOYMENT

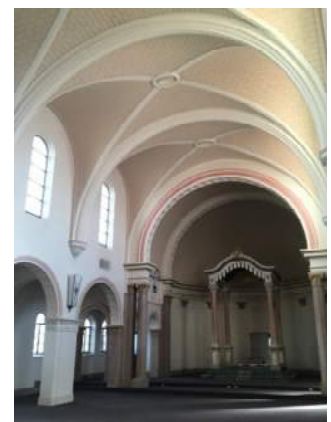
- October 2020 - Present Architectural Associate, Poster Mirto McDonald
- May 2019 - October 2020 Student Intern, Poster Mirto McDonald
- May - August 2018 Student Intern, Studio Caban

RELEVANT EXPERIENCE

- **2021- present Newport at the Rodeo** – Managed BIM model and aided in drawing production for the development of 77 workforce housing units.
- **2019-2020 Student Success District** - Aided in drawing production for the renovation of Bear Down Gymnasium. The Student Success District is comprised of four buildings which also include the Main Library and Science and Engineering Library.
- **2019-2020 Benedictine Monastery Historic Renovation** - Aided in the initial programmatic layouts of the New Construction Apartment Units and the renovation Apartment Units, and drawing production. The Benedictine Apartments are comprised of 255 units, a mix of one and two bedrooms, and community space for the tenants. The Benedictine Monastery Historic Renovation has 38 units and community spaces for tenants as well.

YEARS WITH FIRM: 2.5

TOTAL YEARS EXPERIENCE: 3



JENNIFER LEVSTIK, M.A.



Principal Investigator

Experience: 25 Years

Education:

- M.A., Historic Preservation (Architectural History focus), Savannah College of Art and Design, 2011
- B.A., Anthropology (History minor), University of Arizona, 1999

BACKGROUND:

Jennifer has 25 years of experience in cultural resources management and historic preservation. She has worked throughout Arizona, New Mexico, California, Oregon, Nevada, Wyoming, Idaho, and Colorado, and has broad experience as an architectural historian, archaeological field director, and planner. She was also the former Lead Planner for the Tucson Historic Preservation Office and has extensive experience preparing National Register of Historic Places (NRHP) nominations and eligibility reports, Historic American Building Survey, Engineering Record, and Landscape-level documentation (HABS/HAER/HALS); Building Condition and Assessment documentation, archival research, editing, and report preparation. Jennifer also serves as an adjunct instructor with the University of Arizona's College of Architecture, Planning, and Landscape Architecture; is the Vice-Chair of the Tucson-Pima County Historical Commission and serves on the board of the Southern Arizona Chapter of the American Institute of Architects (AIA). She has authored hundreds of technical reports, national register nominations, academic and public history articles, as well as online publications for the Society of Architectural Historians.

In addition to managing a wide variety of projects (including directing both prehistoric and historic archaeological projects); conducting historic artifact analysis for historic ranching, mining, and homestead sites; historic building, district, and landscape documentation projects, and managing the rehabilitation and restoration of historic buildings and vintage signage, Jennifer has experience working in both the public and private sectors. She has managed projects on behalf of the U.S. Forest Service, Bureau of Land Management, Veteran's Affairs, Bureau of Indian Affairs, multiple federal military installations, and local government agencies. She has also led multiple public meetings, focus groups, and presented to various boards, commissions, and municipal staff for various projects. Because of her extensive experience, she is well versed in local, state, and federal regulations regarding the protection and mitigation of cultural resources and the built environment. Jennifer exceeds National Park Service's Qualifications Standards for Architectural History and History as identified in the Secretary of the Interior's Professional Qualification Standards as published at 36 CFR Part 61.

SELECTED EXPERIENCE:

[Historic Preservation Master Plan for Pima Community College, Arizona.](#) Pima Community College/BWS Architects. Prepared a historic preservation plan for Pima Community College's 5 campuses located throughout Tucson. The plan included documentation of existing conditions, goals and best practices for future growth, maintenance and repair planning, and a public engagement component.

[Architectural Documentation and Design Guidelines for the University of Arizona's Chemistry/Physics Building, Arizona.](#) University of Arizona. Prepared an architectural documentation report and design guidelines in advance of rehabilitation of the historic Chemistry/Physics building on the campus of the University of Arizona.

[Louisville Center for the Arts Historic Structure Assessment, Colorado.](#) City of Louisville. Performed historic structure and condition assessment of the Louisville Center for the Arts building, owned by the City of Louisville, Colorado. Additionally, the project included a cost analysis prepared by Ryden Architects.

JENNIFER PATTON, LANDSCAPE ARCHITECT

With sixteen years of professional experience in Arizona, Jennifer is an experienced team leader with a comprehensive understanding of City and County policies and guidelines. Jennifer has worked on a number of historic projects, and provides creative, cost-sensitive solutions that are designed for project longevity and appeal. Jennifer's technical experience includes preparation of salvage, planting and hardscape plans, water harvesting plans, LEED documentation, and construction administration.

Jennifer founded Wilder Landscape Architects in 2016 with the mission to create vibrant landscapes that are environmental wins and that people love. Committed to applied research and continuing education, Jennifer routinely revisits built projects, learning what worked and should be repeated, and what needs to be approached differently.

PROJECT EXPERIENCE

Teatro Carmen, Schematic

With Poster Mirto McDonald. Year Complete: 2021

Wilder is helping to activate the historic Teatro Carmen, a 106-year old theatre in downtown Tucson. Schematic design plans and rendering were produced for the outdoor patio space, which will incorporate dining and live events.

Santa Cruz County Historic Courthouse

Year Complete: In Design

Wilder is working with Santa Cruz County Public Works to revitalize the landscape of the Historic 1904 Courthouse in Nogales, AZ. As the starting point for the historic Anza Trail in Nogales, the landscape is being designed as a meeting spot that embraces the region's native plant community. Erosion control measures are being implemented to keep water away from the original tufa walls while nourishing plants.

Rio Nuevo Bungalow Block - Conceptual

With Poster Mirto McDonald for Rio Nuevo. Year Complete: 2020

The Bungalow Block (Broadway Blvd., Warren to Cherry), is part of the Sunshine Mile, a Rio Nuevo initiative designed to preserve historic structures, promote economic development, and provide a walkable restaurant, housing, and retail destination along the corridor to downtown. Working with Poster Mirto McDonald, Wilder developed conceptual landscape plans for the proposed community destination.

Raul & Patricia Castro Center for Border Studies and Outreach

With BWS Architects for The University of Arizona. Year Complete: 2019

This historic bungalow on the Mexico/US border will provide a place for research on border issues and neighborhood-University interaction. The Castro House landscape is designed as a space for community gathering and socializing, a retreat for academia, and an extension of the resources provided inside the building. Wilder provided Landscape Plans and Cost Assumptions for Feasibility Study.



REGISTRATION

Professional Landscape Architect, AZ #50915

CERTIFICATIONS

LEED AP, USGBC

Certified Professional in Erosion and Sediment Control (ID 8554)

EDUCATION

Master of Landscape Architecture, University of Arizona, 2006

EXPERIENCE

Wilder Landscape Architects
2016 - present

Adjunct Lecturer
University of Arizona
School of Landscape Architecture 2016 - 2020

Wheat Design Group
2010 - 2016

Norris Design
2006 - 2010

AFFILIATIONS

Southern Section Chair,
Arizona Chapter of the
American Society of Landscape Architects, 2018 - 2019

City of Tucson Design Review
Board Member, 2012 - 2016



JAMES B. TOFEL MANAGING MEMBER - DEVELOPMENT

TOFEL DENT CONSTRUCTION

Mr. Tofel graduated from the University of Arizona in 1991 with a Bachelor of Science degree in Electrical Engineering. Following graduation, he worked for Accenture (formerly Andersen Consulting) for over eight years specializing in financial reporting and accounting systems. His project experience includes Microage Computers, the Dial Corp, Hunt-Wesson, M&M Mars, Kal Kan, PacifiCare, the United Nations Drug Control Program (UNDCP), the United Nations High Commissioner for Refugees (UNHCR) and United HealthCare. Following Accenture, Mr. Tofel worked at Cadence Design Systems where he led a \$35M customer relationship management project.

Mr. Tofel joined Tofel Dent Construction in 2002. He started as a field superintendent and has worked in sales and the Preconstruction Department since 2003. Since joining the Preconstruction Department, Mr. Tofel has worked with developers, architects, engineers, and subcontractors on over 200 projects. His responsibilities include developing preliminary budgets, assisting in the project design, performing plan reviews, value engineering, bidding projects, and coordinating with governmental agencies.

Professional Experience

- ✓ 2018–Present — Managing Member, Tofel Dent Construction
- ✓ 2002–2017 — Vice President Development, Tofel Dent Construction, Tucson, AZ
- ✓ 2000–2002 — Director of CRM, Cadence Design Systems, San Jose, CA
- ✓ 1992–2000 — Manager, Accenture, Los Angeles, CA

Academic Qualifications

- ✓ Bachelor of Science Degree in Electrical Engineering, University of Arizona, Tucson, AZ–1991

Professional Licenses

- ✓ State of Arizona Class KB-01 GC No. 245824
- ✓ State of California Class B GC No. 987723
- ✓ State of Nevada Class B GC No. 0079434
- ✓ LEED AP for Homes, 2011

Organizations

- ✓ 2020–present — Board member of Sun Corridor Inc
- ✓ 2016–present — Member of The Centurions of Southern Arizona
- ✓ 2015–present — Board member of Arizona Housing Coalition
- ✓ 2015–present — Board member of Catalina Terrace Athletic Association
- ✓ 2014–2015 — Board member of the Arizona Chapter of the US Green Building Council
- ✓ 2014–2017 — Tucson Metropolitan Housing Commission
- ✓ Winterhaven Water and Development Company, President, 2005 – 2010



DAVID Z. DENT MANAGING MEMBER - OPERATIONS

TOFEL DENT CONSTRUCTION

Mr. Dent graduated from the University of Arizona in 1997 with a bachelor's degree in materials science and engineering. Prior to completing his coursework, he had started two small companies. Mr. Dent worked in the field of materials research for three years as an undergraduate research assistant at the Arizona Materials Laboratories and for three years as an engineer. He worked on everything from optical thin films to vacuum casting and processing of high-temperature and high-performance ceramic composites for the aerospace industry. He is a co-author on five peer-reviewed, published papers, and he is co-inventor on a U.S. Patent.

Mr. Dent made a career change into the construction business by joining Tofel Construction in October 2000. He has moved rapidly through many assignments, from assisting upper management, to assistant superintendent and then superintendent. From October 2003 to July 2005, he created and headed up Tofel's Development Services Department, handling all estimating and project development coordination with customers that resulted in estimating over \$200 million in successfully completed work built.

From 2005 to 2010, Mr. Dent went from project manager to Senior Project Manager, responsible for over \$100 million in completed work. In January 2014, Mr. Dent was promoted to vice president of operations, supervising all project managers and superintendents. January 2018 brought the Company's name and management change (from Tofel Construction); Mr. Dent became a managing member.

Professional Experience

- ✓ 2018–present — Managing Member Operations, Tofel Dent Construction
- ✓ 2014–2017 — Vice President Operations, Tofel Construction
- ✓ 2011–2014 — Sr. Project Manager, Tofel Construction
- ✓ 2005–Present — Project Manager, Tofel Construction, Tucson, AZ

- ✓ 2003–2005 — Development Coordinator, TA-Wallick Construction, LLC, Tucson, AZ
- ✓ 2002–2003 — Superintendent, TA-Wallick Construction, LLC, Tucson, AZ
- ✓ 2000–2002 — Assistant to Senior PM and President, TA-Wallick Construction, LLC, Tucson, AZ
- ✓ 1999–2000 — Research Engineer, Advanced Ceramics Research, Inc., Tucson, AZ
- ✓ 1998–1999 — Research Engineer, Materials and Electrochemical Research Corporation, Tucson, AZ
- ✓ 1994–1996 — President and Founder, Rising Technologies, Inc., Tucson, AZ
- ✓ 1992–1994 — Research Assistant, Advanced Materials Laboratories, University of Arizona, Tucson, AZ

Academic Qualifications

- ✓ Bachelor of Science Degree in Materials Science and Engineering, University of Arizona, Tucson, AZ, 1997

Professional Licenses

- ✓ State of Arizona Class KB-01 General Contracting



BRIAN WELKER
SR. PROJECT MANAGER

TOFEL DENT CONSTRUCTION

Mr. Welker's construction experience spans over 20 years with a strong focus on multifamily new construction, preconstruction services, estimating, bidding, and subcontractor buyouts.

He started his career as a superintendent with Bowen Development out of Portland, OR. He was transferred to Phoenix, AZ, to complete a project for Bowen and was then hired as a superintendent by Tofel Construction. After completing two projects totaling 300 units, Mr. Welker was promoted to project manager, completing ten projects totaling 996 units (primarily in Phoenix). In 2007, due to personal reasons, Mr. Welker moved back to Portland. He held a position as project manager for Joseph Hughes Construction. Although in 2015, he was able to return to Arizona and rejoin Tofel Dent Construction, again as a project manager.

Mr. Welker has exhibited excellent construction and management skills and is a valued member of the Tofel Dent Construction team.

Professional Experience

- ✓ 2017–present — Sr. Project Manager with Tofel Dent Construction
- ✓ 2015–2017 — Project Manager with Tofel Construction
- ✓ 2007–2015 — Project Manager, Estimator, Predevelopment with Joseph Hughes Construction
- ✓ 2001–2007 — Project Manager with Tofel Construction
- ✓ 2000–2001 — Superintendent with Tofel Construction
- ✓ 1996–1999 — Superintendent with Bowen Development

Academic Qualifications

- ✓ University of Montana, Missoula, MT — Organizational Communication and Business

EXPERIENCE AND REFERENCES - OBHS

NEIGHBORHOOD REHABILITATION PROGRAM

TYPE: Commercial Renovation

LOCATION: 825 N. 7th St, Phoenix, AZ, 85281

SCHEDULE: April 2006 – July 2008

STATUS: Finished

TEAM: Joseph Lewis, Owner/Developer

REFERENCE: Skip Creighton (Retired),
Redevelopment Project Manager, City
of Phoenix Neighborhood Economic
Development, 602-262-7281

SERVICES: Obtained financing in order to develop
the existing building into a multi-use
Commercial space. Currently leasing
and managing the property.

RELEVANT: Purchased 1992. Placed on National
Historic Register 2003. Façade
Renovation Project completed in 2006.



5TH STREET LOFTS

TYPE: New Construction, Townhouses

LOCATION: 514 S. 5th St, Tempe, AZ 85281

SCHEDULE: January 2006 – October 2008

STATUS: Finished

TEAM: Joseph Lewis, Owner/Developer

REFERENCE: Barry Goldstein, AIA
Formerly with VVG Architects &
Planning, currently with KKT Architects,
618-744-4270

SERVICES: Obtained financing in order to develop
the land into townhouses. Currently
acting as the real estate brokers for sale
of the townhouse units.

RELEVANT: Purchased 2008,
Construction continued until 2008



EXPERIENCE AND REFERENCES - OBHS

BISBEE LIVERY BUILDING

- TYPE:** Commercial Renovation
- LOCATION:** 69 Main Street. Bisbee, AZ 85603
- SCHEDULE:** Feb 2018 - Currently ongoing
- STATUS:** Under Construction
- TEAM:** Joseph Lewis, Owner/Developer
- REFERENCE:** David Cobb, Acacia Antiques, Current tenant, 480-489-6232
Ulises Westover, Westover Roofing, Contractor, 520-266-2176
- SERVICES:** Provided the stabilization of the building structure, and many other improvements like adding a new roof decking and built-up roof.
- RELEVANT:** Purchased 2018.
Stabilization of new roof in 20118 and 2020.



BISBEE ST. JOSEPH'S VACATION RENTALS

- TYPE:** Multifamily Renovation
- LOCATION:** 5 Clawson Ave, Bisbee, AZ 85603
- SCHEDULE:** January 2015 – Ongoing
- STATUS:** Finished with ongoing improvements
- TEAM:** Joseph Lewis, Owner/Developer
- REFERENCE:** John Benton, Developer & Private Financing, 602-430-7480
Eric Lucas, Airflow Systems, Contractor, 520-366-5412
- SERVICES:** Obtained financing in order to remodel and upgrade the properties to vacation rentals. The process required structural stabilization of the units.
- RELEVANT:** Purchased 2015,
New HVAC system was installed in February 2022



EXPERIENCE AND REFERENCES - PMM

HISTORIC PIMA COUNTY COURTHOUSE

- TYPE:** Historic Renovation
- LOCATION:** 115 N Church Ave, Tucson, AZ 85701
- SCHEDULE:** April 2018 - January 2021
- STATUS:** Finished
- TEAM:** Corky Poster, Architect / Historic Expert
- REFERENCE:** Sheila Holben, Pima County Community Services, Sheila.Holben@pima.gov
- SERVICES:** Re-purposed the Courthouse as a tourism center for Southern Arizona, designed new office suites for Visit Tucson, designed the exhibit and casework for the UA Gem and Mineral Museum, and restored the historic Dilinger Courtroom.
- RELEVANT:** (Infrastructure) April 2018,
(Phase I TI) Jan. 2019,
(Phase II TI) Jan. 2021



THE MARIST ON CATHEDRAL SQUARE

- TYPE:** Historic Renovation & New Construction
- LOCATION:** 111 S Church Ave, Tucson, AZ 85701
- SCHEDULE:** 2017 - 2019
- STATUS:** Finished
- TEAM:** Savannah McDonald, Architect / Project Manager
- REFERENCE:** Steve Hastings, Foundation for Senior Living (FSL), 480-241-1155
- SERVICES:** The historic Marist College was rehabilitated by FSL as part of a 83-unit LIHTC project awarded in 2017. The historic adobe structure was restructured and retro-fitted with 8 units on the upper levels and a Community Hall in the lower level. The remaining 75 units were placed in a new, modern mid rise tower on the same block which was designed to integrate thoughtfully into the downtown urban fabric.
- RELEVANT:** 2019 TPCHC Historic Preservation Award



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OLD BISBEE HIGH SCHOOL, LLC