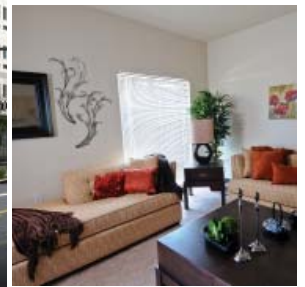




Pinkard *Construction*

Affordable & Multi-Family Housing
Colorado Front Range



Pinkard Construction
9195 W 6th Avenue
Lakewood, CO 80215

Jim Mellor
Vice President
jim.mellor@pinkarcc.com

**Qualifications for Preconstruction and
Construction Services**

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Firm Introduction

Origins

Founded in 1962 by James W. Pinkard Sr., Pinkard Construction Company is a family and employee owned general contractor, specializing in CMGC and Design Build construction across Colorado.



Pinkard always liked to say that “The harder you work, the luckier you get.” So we have been doing just that for over 50 years: working hard for our clients and treating them fairly, with the same honesty and integrity James W. Pinkard Sr. stood for. As a result, over 80% of our work is with repeat clients.

Experience

Multi-Family Construction

Pinkard’s vast experience in multi-family housing ranges from high end luxury condominiums, lofts and townhomes, to senior living campuses to affordable high rise and traditional apartments.

Pinkard offers the expertise of 100s of these successful projects, and we understand our owners’ unique needs. By bringing in the expertise of our team early in preconstruction, we can get your project into budget and keep it there.

Low Income Housing Tax Credits

Experienced with LIHTC, Pinkard works closely with our clients and investors to ensure smooth financing approvals. Pinkard works with out of state investors who are looking for guidance in working in the Rocky Mountain West. On one occasion, Pinkard worked with the owner, architect, and investor to redesign and install a different skin that was more climate-friendly.

And finally, Pinkard’s financial stability is always a major advantage in gaining investor approval.

PINKARD CONSTRUCTION IS THE 19-TIME WINNER OF ASSOCIATED BUILDERS AND CONTRACTORS’ FIRST PLACE NATIONAL EXCELLENCE IN CONSTRUCTION EAGLE AWARD



Financial Strength

Pinkard is financially sound. HUD LIHTC investors have no trouble approving Pinkard for their projects. The Hartford Accident & Indemnity Company, wrote “we have seen Pinkard grow into one of the strongest general building firms in the Mountain States Region, and one of the strongest accounts in our book of business.”

Getting “Lucky”

Pinkard’s penchant for hard work has made us “lucky” many times over. Associated Builders and Contractors (ABC) has honored Pinkard with 21 National Excellence in Construction awards. 19 of these awards were first-place Eagle awards.

Pinkard Construction is the only contractor of our size in the nation to be so honored.





Construction Management/ Design-Build Services



Pinkard is an experienced construction manager/general contractor and design-builder long recognized for offering the most comprehensive preconstruction services and accurate estimates in the industry. Our variety of value added services includes dedicated partnering sessions and creative value analysis.

Pinkard's constructability review sets the industry standard and is the foundation of our Quality Program. These reviews ensure completeness and coordination of plans and specifications with an approach that is unprecedented in our industry. The result is a more efficiently run project with higher quality and fewer cost overruns.

Green Building

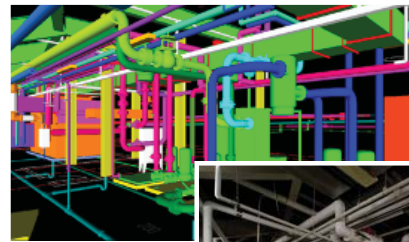
Pinkard's entire project management and preconstruction staff are Leadership in Energy and Environmental Design Accredited Professionals. Our expertise with sustainable design and construction practices is founded in numerous LEED Gold certified and Enterprise Green Communities Criteria projects requiring extensive collaboration in preconstruction and intelligent, meticulous construction practices.



BIM Coordination

Building Information Modeling (BIM) is a key component of our Quality Control program. We utilize AutoDesk's NavisWorks clash detection application to coordinate Revit architectural model platforms, and employ Revit models with AutoDesk's QTO for 4D cost estimating integration.

In the field, this dedication to quality minimizes call backs and maximizes your satisfaction. Detailed architectural mock-ups help confirm owner/architect design intent and guide crews to "get it right the first time." Our QC inspection and control plan minimizes punch list items which expedites close-out and turnover for timely construction completion.



Safety

Pinkard is a multi-year Safety Training Evaluation Process (STEP) participant. Sponsored by Associated Builders and Contractors (ABC), STEP serves as a benchmarking and improvement tool for achieving world-class safety performance. We have also been awarded ABC's 2011 and 2013 National Safety Excellence Award from Associated Builders and Contractors. Pinkard is one of only a handful of general contractors in the country to receive this honor.

Self Performance

Pinkard maintains a crew of skilled tradespeople, many who have been with us for many years. With these skilled individuals, we self perform selected areas of work, including survey and layout, millwork installation, blocking, doors and hardware, specialty installation, rough and finish carpentry, general labor, minimal framing and drywall, concrete formwork and placement.

We self-perform only if we can provide the best value to our clients.



Relevant Project Experience

Pinkard Construction is proud of our extensive experience in affordable housing. Since 1962, we've been raising the standard on what affordable housing can mean.

By involving us early on in the design process, we are able to work hand in hand with you and your architect to get your project into budget without sacrificing design intent or quality. And because we have a clear picture of construction, we are able to release contingency earlier to allow for scope additions or add-alternates and really stretch your construction dollar.



Hirschfeld Towers Rehab \$15.3 M



Benedict Park Place \$16 M



Westwood Homes \$12 M



Willow Glen \$6.8 M



South Lowell Rehab \$11 M



Heights at Marston Lake \$11.5 M



Harvest Pointe \$8.5 M



Mirasol II \$9 M



Highland West & South \$8.4 M



DHA Energy Performance Upgrades \$11.5 M



Thomas Connole \$9 M



Summit Hall, CSU \$17.8 M

Project	Units	Square Footage	Contract (millions)
Kuhlman Building Adaptive Re-Use—Denver	50	45,000	6.0
Lowry Affordable Apartments—Denver	72	87,000	14.0
Atlantis Permanent Supportive Housing—Denver	63	tbd	16.0
Nest Communities – Boulder (three properties) (HUD)	238	175,525	9.7
Marcella Manor Affordable Senior Apts – Arvada (HUD)	206	132,000	8.3
VIDA at St. Anthony Senior Housing – Denver (HUD)	176	200,000	39.5
The Edge Apartments – Loveland (HUD)	70	81,517	9.0
Energy & Water Conservation Upgrades – Denver (HUD)	Multiple Sites	n/a	1.5
Village of Yorkshire Rehab – Thornton (HUD)	200	190,000	8.3
Highland West Communities – Wheat Ridge (HUD)	237	180,000	8.4
Green House Homes at Mirasol	60	60,000	13.0
BCHA Louisville Rehabilitation	n/a	n/a	1.3
DHA South Lowell Redevelopment (HUD)	95	96,000	9.2
DHA Energy Performance Upgrades (HUD)	Multiple Sites	n/a	11.1
Mirasol Senior Community Phase II - Loveland	60	66,000	9.4
Westwood Homes – Denver (HUD)	184	160,000	12.0
Maplewood Apartments – Lakewood (HUD)	132	120,060	7.2
Benedict Park Place Block 4b – Denver (HUD)	89	133,529	15.9
Hirschfeld Towers – Denver (HUD)	209	143,070	16.5
Willow Glen Senior Housing – Lakewood (HUD)	70	54,284	6.8
Harvest Pointe Senior Housing – Loveland (HUD)	80	64,600	8.5
Thomas Connole – Denver (HUD)	100	81,600	9.0
Arbors of San Marino – Westminster (HUD)	91	60,000	4.4
The Legacy Apartments – Longmont (HUD)	200	191,000	11.2
The Heights by Marston Lake – Lakewood (HUD)	220	221,524	11.5
The Ridge at Rockrimmon – Colorado Springs (HUD)	126	115,845	7.5
Denver Silvercrest – Denver (HUD)	65	52,409	3.3
VOA Westgate Tower – Denver (HUD)	50	36,200	2.5
Madonna Plaza – Commerce City (HUD)	50	37,350	2.0
Golden West Manor Addition – Boulder (HUD)	56	43,000	4.1
8th Avenue Retirement Center – Denver (HUD)	109	45,000	4.5
St. Martin Plaza – Denver (HUD)	50	43,162	2.5
8th Avenue Care Center – Denver (HUD)	112	45,000	.7
Kappa Tower – Denver (HUD)	46	46,000	2.2
Allied Housing South – Denver (HUD)	96	90,000	5.2
Marian Plaza – Denver (HUD)	120	97,000	6.2
Halcyon House – Denver (HUD)	197	215,828	11.6
Fletcher Gardens – Aurora (HUD)	94	70,500	3.7
Project No. Colorado 1-29 – Denver (HUD)	200	152,000	7.7
Golden Spike Apartments – Denver (HUD)	200	145,000	6.2
Francis Heights – Denver (HUD)	400	280,000	13.1
Allied Jewish Housing – Denver (HUD)	146	102,000	5.9
Golden West Manor – Boulder (HUD)	148	112,000	5.4
Project No. Colorado 1-17 – Denver (HUD)	50	36,000	3.0
First Christian Church Apartments – Topeka, KS (HUD)	125	101,000	5.5
Ogden Odd Fellows Housing – Ogden, UT (HUD)	136	95,000	6.7
Project No. Colorado 1-15 – Denver (HUD)	250	200,000	9.2
Denver Firefighters Housing – Denver (HUD)	156	116,000	7.2
Colorado Odd Fellows Housing – Denver (HUD)	124	93,000	6.8
Frasier Meadows Manor – Boulder (HUD)	90	74,000	5.9
Project No. Colorado 404 – Denver (HUD)	100	72,000	4.7
Project No. Colorado 403 – Denver (HUD)	35	36,000	2.4

Village of Yorkshire Rehab

Thornton, CO



Project Description

The Village of Yorkshire was a phased, occupied renovation of a 1970's era, 200-unit public rental property with 10 three-story wood framed buildings and a club house. Scope includes renovations to building exteriors, interiors and site.

Scope included new siding and windows; new interior finishes, cabinetry and millwork; plumbing and electrical fixtures. Asbestos abatement and interior demolition was Pinkard-contracted. Total project building area is approximately 226,800 sf.

To accommodate owner needs on this occupied property, Pinkard phased construction on a two-building at a time basis. Construction sequencing and resident relocation schedules were closely coordinated with Adams County Housing Authority.

The project was designed and constructed to meet Enterprise Green Communities Criteria including erosion control measures; efficient irrigation; HVAC performance; Energy Star rated lighting, appliances and roofing; low/no VOC paints and adhesives; construction waste management; Green Label carpets; advanced water-conserving plumbing fixtures; occupancy controlled bathroom fans; and mold prevention measures.

Funding for this project included federal funds under HOME, CDBG, Public Housing, and the Low Income Housing Tax Credit (LIHTC) programs.

References

Owner
Adams County Housing
Authority
Steve Kunshier
303.227.2055
skunshier@achaco.com

Architect
KTYG Architects
Holly Hall
303.825.6400
hhall@ktgy.com



Project Statistics

Building Type
affordable housing renovation

Size
200 units in 10 buildings + clubhouse
226,800 sf

Contract Amount
\$8.3 million
including LIHTC funding

Project Duration
October 2013 - October 2014

Contract Type
CM/GC



Green House Homes at Mirasol

Loveland, CO



Project Description

Pinkard collaborated with Loveland Housing Authority for a 60-unit independent/skilled nursing facility that is the first Green House project in Colorado. Patterned after the Green House Project, the homes were constructed on the Mirasol Senior Campus, and consist of six independent homes approximately 7500 sf containing 10 private bedrooms.

Each home has a central living, dining, and activity area for the elders to simulate an environment more closely related to their individual private homes.

Each home features full time 24/7 professional skilled nursing care provided to the elder residents which require each home to be licensed and construction approved by the Colorado Department of Health.

Each building meets all traditional requirements for construction related to any skilled nursing facility in the State of Colorado.

In addition to the independent homes, the project also includes a 2,800 sf administration building providing centralized management and administration to each home including private offices for an administrator, director of nursing, and case managers.



Project Statistics

Building Type
senior living new construction

Size
6 "green houses" each 7,500 sf
administration building, 2,800 sf

Contract Amount
\$10.3 million
including LIHTC funding

Project Duration
December 2013 - January 2015

Contract Type
CM/GC



VIDA at St Anthony Affordable Housing

Denver, CO



Project Description

Denver Housing Authority's new ground-up mixed use senior housing development on approximately one acre of land along W. Colfax between Perry St. and N. Quitman St. will include at least 150 units (but up to 235 units) of senior housing, a health clinic, and an adult day center.

The development is programed to create a vibrant community focused on healthcare, healthy food and lifestyles, and senior services that allow seniors to age in place. It is anticipated that a healthcare provider that will operate a clinic on the first floor of the building, and the second floor will be entirely programed as a health focused adult day center, potentially including a food delivery hub/farmers market, cafeteria, fitness program, and an ADA accessible community garden on an outdoor terrace.

Like all DHA developments, the team is striving to build to LEED Gold certified or better, with both solar and geothermal systems to offset the building's energy demands. This development will further DHA's commitment to exceptional energy efficiency, utilization of renewable energy resources, and creating healthy, safe living environments while playing an important role in the revitalization of Colfax Street and the adjacent St. Anthony's redevelopment.

The project will utilize 4% & 9% LIHTCs and other affordable housing financing tools. The project is part of a large initiative representing a shift in philosophy and approach by the Authority to bring the for-profit sectors into partnership with the Authority and to provide an opportunity for the Authority to leverage its resources to provide capital improvements required for the development effort on each respective phase.

Project Statistics

Building Type

affordable housing new construction for seniors

Size

TBD, between 150,000 sf and 300,000 sf

Contract Amount

TBD

Contract Type

CM/GC

References

Owner

Denver Housing Authority
Ryan Tobin/303.241.9942
rtobin@denverhousing.org

Architect

Parikh Stevens Architects
Harsh Parikh/303.825.2595
harsh@parikhstevens.com

The Edge Affordable Housing

Loveland, CO



Project Description

The Edge is a 68,000 sf ground-up facility with 70-units of affordable housing for income-qualified individuals and homeless veterans. The facility consists of six three-story wood-framed buildings and a single-story clubhouse.

60 of the units are set aside for income-qualified individuals; the remaining ten units are reserved for homeless veterans.

The campus will also contain residential components such as a clubhouse, sports court, tot lot, walking trails, and open space while providing the residents immediate access to the business park, local retail, and neighborhood professional services.

The project is designed to blend with the professional business center located on the south edge of the property.

The Edge is designed and constructed to meet Enterprise Green Communities Criteria. Financing includes Low Income Housing Tax Credits.

Construction materials from the area were duplicated in the new facility, and compliment them for aesthetic compatibility with the surrounding area.

Project Statistics

Building Type
affordable housing new construction

Size
68,000 sf

Contract Amount
\$11.4 M
including LIHTC funding

Project Duration
Summer 2015 - Spring 2016

Contract Type
CM/GC

References

Owner
Loveland Housing Authority
Sam Betters
970.635.5925
sbetters@lovelandhsg.org

Architect
OZ Architecture
Rob Rydel
303.861.5704
rrydel@ozarch.com

Benedict Park Place Block 4B

Denver, CO



Project Description

Pinkard provided complete construction management/general contracting services for Benedict Park Place Block 4b, a new two-building, mixed-income residential apartment complex in the Park Avenue West/24th Avenue neighborhood of downtown Denver.

Building 1 is 89,676 sf, four stories, and 52 units of wood-framed and load-bearing CMU residential space with surface parking and some covered parking. Building 2 is 48,471 sf, four stories, and 37 units of wood-framed and load-bearing CMU residential space and under-building parking. Both buildings feature cast-in-place concrete foundations. The superstructure is load bearing CMU walls and engineered wood framing. Other features include a membrane roof system, aluminum entrance assemblies, architectural siding, vinyl windows; boiler and fan coil mechanical systems, and conventional fire sprinkler system.

Interiors include gypsum drywall assemblies and tile finishes in the residential and common areas. An onsite stormwater detention system is completely below grade to afford ample parking and landscaping for tenants. Street work and utilities surrounding the site are a significant scope component.

Scope included demolition/installation of new water, sanitary sewer, and storm sewer main lines. Additional scope includes new asphalt paving, concrete site work and street extension. Funded with low-income housing tax credits.

References

Owner
Denver Housing Authority
Ryan Tobin
303.241.9942
rtobin@denverhousing.org

Architect
in situ DESIGN
Dave Carnicelli
no longer in business



Project Statistics

Building Type

Multi-family Affordable Housing

Size

138,147 sf

Contract Amount

\$15.7 million
including LIHTC funding

Project Duration

September 2008 - November 2009

Contract Type

CM/GC, Guaranteed Maximum Price

Features

extensive site and infrastructure work, street level parking with units above



Mirasol Phase II Senior Apartments

Loveland, CO



Project Description

Mirasol Phase II Apartment Building is a 60-unit independent living facility designed specifically for seniors. It is located on the 25-acre Mirasol Senior Community campus, which also contains a 49-unit apartment building, 36 single-family and paired homes for seniors, and a 5,600 sf Event Center.

Phase II consists of three stories of wood frame construction with caissons and grade beams, stucco and synthetic stone exterior, and asphalt shingles. Mechanical systems include geo-thermal exchange for heating and cooling, a solar collector system to augment the domestic hot water system, and in-floor radiant heating. Other innovative energy conservation technologies include thermal balanced windows, Energy Star rated lighting fixtures and appliances. The building meets the requirements of the 2009 International Building Code, the 2009 International Energy Code, and the Enterprise Green Communities™ Criteria.

This project is funded primarily with Low Income Housing Tax Credits.

References

Owner
Loveland Housing Authority
Sam Betters
970.635.5925
sbetters@lovelandhsg.org

Architect
alm2s
Ian Shuff
970.223.1820
ishuff@alm2s.com

“Not only did Pinkard deliver ‘big time,’ but we ended up about \$150,000 under budget.”

Richard Ekwall
Housing Authority of the City of Loveland



Project Statistics

Building Type
Senior Apartments

Size
180,000 sf

Contract Amount
\$8.9 million
including LIHTC funding

Project Duration
March 2012 - February 2013

Contract Type
CM/GC

Green Features
Geo-Thermal Heat Exchange System, Solar Assisted Hot Water Panels, In-Floor Radiant Heat In All Units, Instant Domestic Hot Water Back Up System, Hydrazone Landscaping and Computer Controlled Irrigation



South Lowell Rehabilitation

Denver, CO



Project Description

4725 S. Lowell, an affordable multi-family apartment development owned by the Denver Housing Authority (DHA) was built in 1964. Its leaking pipes, mold, structural damage and inefficient heat for both the units and hot water were just a few of the many problems prompting DHA to initiate a rehabilitation of this property.

Along with rehabilitation of the existing structure, DHA wanted to add 50% more units to the site. Initially, the idea was to “pop-the-top” and add an extra level, but it was found that the structure couldn’t support this approach. The existing building is a “square donut” with a large center courtyard so the idea was proposed to build another structure inside this courtyard, something that has never before been done in Denver. This approach had many valuable outcomes including fitting in with the scale of the neighborhood and effectively making the new 4-story structure “disappear”.

This project had many challenges, most of which were a result of the building-within-a-building design. Myriad issues with fire codes and site drainage had to be solved and close coordination between Pinkard, DHA and WORKSHOP 8 was essential.

The new building, comprising 91,900 sf is an attractive structure which meets Enterprise Green Communities Standards. Funded with low-income housing tax credits.



Project Statistics

Building Type

Multi-Family Affordable Housing Renovation

Size

91,900 sf

Contract Amount

\$10.5 million
including LIHTC funding

Project Duration

September 2012 - September 2013

Contract Type

CM/GC

Features

innovative building-within-a-building design, extensive site work, meets Enterprise Green Communities Standards, extensive owner savings

References

Owner

Denver Housing Authority
Ryan Tobin
303.241.9942
rtobin@denverhousing.org

Architect

WORKSHOP 8
Joseph Vigil
303.442.3700
joseph@workshop8.us



Hirschfeld Towers

Denver, CO



Project Description

The Hirschfeld Towers project was the complete gut and interior renovation of a 209-unit, 9-story, 143,070 sf housing facility for the Housing Authority of the City and County of Denver.

The interior build-out included new framing, furring, ACT, drywall and painted concrete ceilings, carpet, tile, and sheet vinyl. The facility also received a new main lobby, community room, laundry, common areas, and storage area expansions, all constructed with structural steel, glass, and EPDM roof system.

Exterior work included new paint, brick, and metal-panel skin. Site demolition and reconstruction included new asphalt parking, landscaping, sidewalk, curb and gutter, and concrete areas.

New electrical and mechanical systems include a geothermal water-source heat pump system that eliminates the need for boilers or a water tower.

Demolition and abatement was owner subcontracted and will be completed prior to Pinkard commencing work.

This project employed Davis Bacon wage rates and strict MBE/WBE goals. Funded with low-income housing tax credits.

References

Owner
Denver Housing Authority
Ryan Tobin
720.932.3000
rtobin@denverhousing.org

Architect
Parikh Stevens Architects
Harsh Parikh
303.825.2595
harsh@parikhstevens.com

Project Statistics

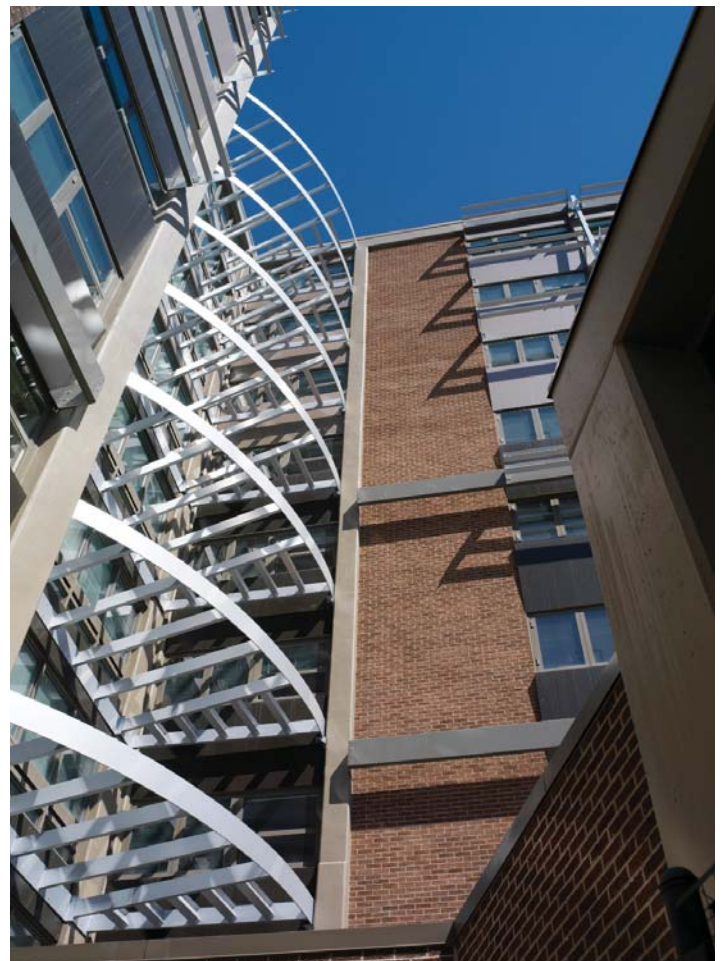
Building Type
Affordable Housing Renovation

Size
209 units

Contract Amount
\$15.3 M
including LIHTC funding

Project Duration
October 2007 - December 2008

Contract Type
CM/GC, Guaranteed Maximum Price



Westwood Homes

Denver, CO



Project Description

DHA's \$13.1 million Westwood Homes project at 855 Irving Street consists of partial renovations and small additions to 184 affordable townhomes in 23 buildings, and one building renovation for Catholic Charities' Headstart program at the same location. Work on this 1950's two-story, cast-in-place structure will be multi-phased, and carried out in an occupied environment. Scope includes:

- Interior remodels/ replacement of:
- Doors, cabinets, windows, fixtures, and finishes (carpet, tile, drywall)
- 504/ADA upgrades
- HVAC and plumbing fixtures
- 11 building additions (mechanical rooms, bathroom)
- Complete electrical retrofits
- New roofs
- A concrete walkway "spine" through the property greenbelt

The 192,000 sf project contains numerous upgrades designed to meet Enterprise Green Communities Criteria. Sustainable upgrades expected to provide a 15% decrease in energy consumption include solar electric; Energy Star appliances, furnaces and water heaters; new insulation; no urea formaldehyde on new millwork, asbestos, lead, and radon mitigation.

This HUD funded project was a part of the American Recovery and Reinvestment Act (ARRA). It employs Davis Bacon wage rates, Section 3 hiring, and strict MBE/WBE goals. Funded with low-income housing tax credits.

References

Owner
Denver Housing Authority
Ryan Tobin
720.932.3000
rtobin@denverhousing.org

Architect
Parikh Stevens Architects
Harsh Parikh
303.825.2595
harsh@parikhstevens.com

Project Statistics

Building Type

Affordable Housing Renovation

Size

192,000 sf partial renovations

Contract Amount

\$13.1 million

Project Duration

October 2010 - November 2011

Contract Type

CM/GC, Guaranteed Maximum Price

Features

numerous sustainable upgrades designed to meet Enterprise Green Communities Criteria





4 Multi Family Experience



The Delgany \$14.1 M



ONE Riverfront \$22.4 M



Overlook Lofts \$7 M



Steelbridge Lofts \$14.5 M



DHA Benedict Park Place Block 4B \$15.9 M



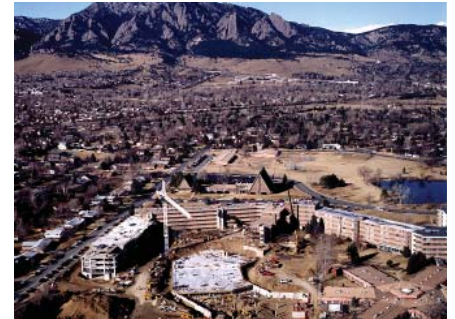
Townhomes at Riverfront Park \$7.3 M



Clermont Park \$39.4 M



Holly Creek \$57.4 M



Frasier Meadows \$38.4 M



Creekside Lofts and Flats \$14.8 M



CSU Summit Hall \$17.8 M



The Park at ONE Riverfront \$9.6 M

Multi-family Housing Experience

Project	Units	Square Footage	Contract (millions)
The Retreat at Sunny Vista – Colorado Springs	66	55,491	13.8
Nest Communities – Boulder (three properties)	238	175,525	9.7
Marcella Manor Affordable Senior Apts – Arvada	206	132,000	8.3
VIDA at Anthony Senior Housing – Denver	176	200,000	39.5
Energy & Water Conservation Upgrades – Denver	multiple sites	n/a	1.5
Eastern Star Masonic Retirement Community – Denver	68	64,000	15
The Edge Affordable Apartments – Loveland	70	81,517	9.0
Highland West and South – Wheat Ridge	237	217,000	8.4
Green House Homes at Mirasol – Loveland	60	47,800	8.5
Landmark Luxury Tower Build-Out – Greenwood Village	96		8.3
Energy Performance Contract – Denver	>2,600	various	11.5
DHA South Lowell Revitalization	95	96,000	9.2
Mirasol Phase II Senior Apartments – Loveland	60	65,900	9.4
Westwood Homes – Denver (HUD)	184	192,000	13.1
Sunny Vista Living Center – Colorado Springs	116	89,378	15.1
Clermont Park Retirement Community	167	186,600	33.4
Maplewood Apartment Renovation – Lakewood	132	120,060	7.2
DHA Benedict Park Place Block 4b – Denver	89	133,529	15.9
Brent's Place – Aurora	18 apt's	28,291	7.0
Hirschfeld Towers – Denver	209	143,070	16.5
The Park at ONE Riverfront – Denver	18	52,000	9.6
ONE Riverfront – Denver	49	127,391	22.4
The Townhomes at Riverfront Park – Denver	25 (5-bldg)	51,850	7.3
Harvest Pointe Senior Housing – Loveland	81	63,000	8.5
Holly Creek Retirement Community - Phase II	130	230,000	35.4
Holly Creek Retirement Community - Phase I	110	189,000	21.2
The Center for Dependency, Addiction and Rehabilitation (CeDAR at Fitzsimons)	60 beds	50,000	10.4
Summit Hall Student Housing, CSU	535 beds	118,000	17.8
The Delgany – Denver	44	81,016	14.1
Creekside Lofts – Denver	40	46,000	8.5
Creekside Flats, Denver	40	46,000	6.3
Willow Glen Senior Housing – Lakewood	70	54,284	6.8
Jackson & Lennox Houses – Colorado College	3-story	44,781	1.4
The Lofts at Berkeley Park – Denver	30	45,000	4.5
Sunrise of Boulder	84	60,000	8.1
Thomas Connole High Rise – Denver	100	81,600	9.0
SteelBridge Lofts – Denver	45	97,776	14.5
Frasier Meadows Expansion – Boulder	116	240,000	24.4
Frasier Meadows Manor North – Boulder	68	141,000	11.0
Frasier Meadows Retirement Community – Boulder		41,000	3.0
Overlook Lofts I, II, III – Denver	59	79,545	7
Arbors of San Marino – Westminster	91	60,000	4.4
The Ridge at Rockrimmon – Colorado Springs	126	115,845	7.5
The Legacy Apartments – Longmont	200	191,000	11.2

Multi-family Housing Experience

Project	Units	Square Footage	Contract (millions)
The Heights by Marston Lake – Lakewood	220	221,524	11.5
Frasier Meadows North Addition – Boulder	68	141,000	11
Denver Silvercrest – Denver	65	52,409	3.3
VOA Westgate Tower – Denver	50	36,200	2.5
Madonna Plaza – Commerce City	50	37,350	2.0
Golden West Manor Addition – Boulder	56	43,000	4.1
8th Avenue Retirement Center – Denver	109	45,000	4.5
St. Martin Plaza – Denver	50	43,162	2.5
Eaton Terrace – Lakewood	66	47,500	3.7
Orchard Park of Greenwood Village	120 beds	41,685	4.0
Parkplace – Denver	232	187,000	17.1
RiverPointe – Littleton	163	213,905	10.8
Country Club Tower – Denver	183	200,000	13.8
8th Avenue Care Center – Denver	112	45,000	.7
Kappa Tower – Denver	46	46,000	2.2
Allied Housing South – Denver	96	90,000	5.2
Marian Plaza – Denver	120	97,000	6.2
Halcyon House – Denver	197	215,828	11.6
Kittridge Hall – Boulder	300	103,000	6.0
Sunset Towers – Denver	100	60,000	5.7
West Alameda Housing – Lakewood	162	115,000	6.8
Project No. 403 – Denver	35	36,000	2.3
Hover Village – Longmont	121	100,000	6.1
Riverview Apartments – Eagle-Vail	73	58,000	4.4
160 Apartments – Denver	160	150,000	7.3
Centennial Plaza Apartments – Colorado Springs	99	92,000	5.3
Project No. 404 – Denver	100	72,000	4.6
Fletcher Gardens – Aurora	94	70,500	3.7
Project No. Colorado 1-29 – Denver	200	152,000	7.7
Golden Spike Apartments – Denver	200	145,000	6.2
2000 Cheesman East – Denver	48	130,000	10.8
Francis Heights – Denver	400	280,000	13.1
Allied Housing – Denver	146	102,000	5.9
Golden West Manor – Boulder	148	112,000	5.4
Project No. Colorado 1-17 – Denver	50	36,000	3.0
First Christian Church Apartments – Topeka – KS	125	101,000	5.5
Ogden Odd Fellows Housing – Ogden – UT	136	95,000	6.7
Williams Village - CU Boulder	530	100,000	10.0
Project No. Colorado 1-15 – Denver	250	200,000	9.2
Denver Firefighters Housing – Denver	156	116,000	7.2
Colorado Odd Fellows Housing – Denver	124	93,000	6.8
Frasier Meadows – Boulder	90	74,000	5.9
Bella Vita Towers – Denver	68	50,000	3.5



Additional References

Financial References

"...we have seen Pinkard grow into one of the strongest general building firms in the Mountain States Region, and one of the strongest accounts in our book of business. Hartford recommends Pinkard Construction Co. without reservation."

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“To me, the design and construction process is ultimately about trust. I am proud to say that from day one, Pinkard has genuinely looked out for CLC’s best interests. In today’s world, that is a valuable commodity indeed.”

Russ DenBraber
President and CEO
Christian Living Communities



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