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PINKARD CONSTRUCTION CELEBRATES TOPPING OF DENVER HOUSING AUTHORITY'S VIDA AT SLOAN'S LAKE PROJECT

DENVER, CO – Pinkard Construction Company, with Denver Housing Authority, its project investors, and Parikh Stevens Architects, recently held a topping-out celebration for Vida at Sloan's Lake, DHA's new ground-up mixed-use senior/disabled housing development on West Colfax Avenue.

Topping-out festivities included a catered barbeque luncheon and a drawing for numerous prizes for the 250-plus construction workers in attendance.

The \$39.5 million construction contract, which includes 176 units for low-income seniors and disabled residents, a neighborhood health clinic, a dialysis center, and an adult activity center, has progressed on pace despite numerous early-phase unforeseen conditions that challenged the schedule and budget.

Unforeseen conditions have included various soil issues and the need for a massive dewatering effort, which has been complicated by the tight site bordered by small collector-streets. Pinkard has minimized the impacts to schedule by refining the weekly schedule/sequencing plan into 15-minute increments, which has maximized productivity and minimized site congestion.

The Vida project furthers 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 West Colfax and the vision for the St. Anthony's Hospital campus redevelopment plan.

The project is part of a large initiative representing a progressive philosophy and approach by DHA to merge resources from the for-profit sectors and leverage health-service partnerships to deliver a highly dense affordable project with wrap-around community-serving commercial amenities at the ground floor.

DHA has patched together a financing plan with both four-percent and nine-percent federal low-income housing tax credits from Colorado Housing Finance Authority (CHFA), along with New Markets Tax Credits from Corporation for Supportive Housing, and Tax Increment



Financing provided by the Denver Urban Renewal Authority. Together with DHA's program investments, make this \$60 million total investment a reality and a model for future mixed-use affordable housing projects!

About Parikh Stevens Architects. Formed in 1992, Parikh Stevens is a regional firm that specializes in residential architecture, urban planning and interior design, but is best known for multifamily housing work.

Pinkard Construction Co. is the Colorado leader in construction management services for affordable housing/Low Income Housing Tax Credits. Since 1962 Pinkard has provided construction management and general contracting services for 51 HUD/LIHTC projects totaling approximately 5,000,000 square feet.

About the Denver Housing Authority. DHA is one of Denver's largest subsidized landlords, serving 26,000 extremely low, low and middle-income residents, and managing over 12,000 units throughout the city. Established in 1938 as a quasi-municipal corporation, the agency is the largest housing authority in the Rocky Mountain Region.

Photo from left to right...

1. Peter Spelke
2. Athena Lovato, Real Estate Transactional Specialist (DHA)
3. Dawn P. Bookhardt, Principal at Butler Snow (the project's Bond Counsel)
4. Chris Spelke, Senior Development Project Manager (DHA & Vida project)
5. Denise Tamulis, Tax Credit Officer at the Colorado Housing Finance Authority (CHFA as the tax credit allocator)
6. John Henry, Kutak Rock (the project's Legal Counsel)
7. Mark Howard, Senior Developer (DHA)
8. Ismael Guerrero, Executive Director (DHA)
9. Michiko Sanchez, Property Management Administrator (DHA)
10. Angela Fletcher, Director Housing Management Division (DHA)
11. Wayne Taunton, Deputy Director Housing Management Division (DHA)