



**Your MSHDA
Development
Partner**

A photograph of a modern, multi-story building. The building has a mix of materials: brick on the lower levels and wood siding on the upper levels. It features a prominent covered entrance with a curved roof supported by brick pillars. Large windows are visible on all levels. The building is set on a grassy area with a road in the foreground.

BUILDING ON YOUR VISION

Selecting the right construction partner is paramount to ensuring a smooth and enjoyable experience with any MSHDA project. With over 25 years of experience, Orion Construction is committed to building on your vision – from initial concept through move-in day and beyond.

Our team has contributed to numerous MSHDA projects across Michigan, including the \$2.3 million LINC Southtown Square and Prospect Place developments, as well as the \$10.2 million Eastern Lofts. No matter the project scale, Orion is a committed partner every step of the way.

With over \$400 million in multi-family construction experience, our team takes pride in bringing 2,548 units to life – each one starting with a vision and built with a commitment to affordability, lasting community impact, and forward-thinking design.



UNION SUITES AT MICHAEL

Grand Rapids, Michigan
\$25.85 Million

119 Apartments, 30 Townhomes

Client reference:
Nick Lovelace 402.540.4783
Tom Ralston 616.551.6939



EASTERN LOFTS

Grand Rapids, Michigan
\$10.5 Million

70 Units

Client reference:
Pete Schwiegeraht 513.259.7657

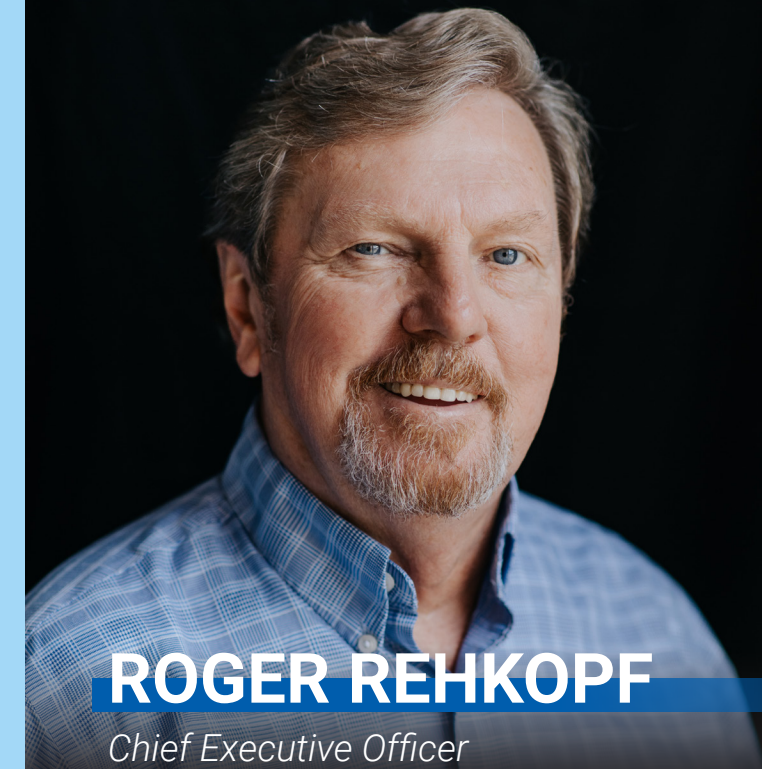


The moment our team is engaged to become a potential partner, we bring our collective decades of experience together to create an enjoyable and professional construction experience.

Our dedicated team of experienced professionals is actively involved in every MSHDA project, providing consistent support from planning and budgeting to submitting for state approval and award of tax credits, through final completion. We recognize that each development has its own unique goals and requirements, and we tailor our approach to meet those specific needs. Over the years, we've had the privilege of collaborating with numerous MSHDA developers and non-profit organizations across Michigan – and we're proud to have many as returning clients.



Roger joined Orion Construction in 2011 with more than 25 years of construction-related project management and business development experience. He has a strong background in architectural design and design-build projects and has managed construction projects ranging from \$50,000 to \$50 million.



ROGER REHKOPF

Chief Executive Officer

Brad joined Orion as a Project Manager, bringing a diverse background in the commercial construction industry. He is a solutions-oriented leader known for fostering strong collaboration with subcontractors and owners to deliver high-quality projects on time and within budget. Brad leverages clear communication and strategic coordination to effectively manage field teams, municipal representatives, and product suppliers, ensuring seamless project execution.



BRAD WALSH

President

In the initial phases, Orion's full-service team collaborates closely with you, leveraging our expertise and capacity to develop the Qualified Allocation Plan (QAP) in compliance with MSHDA requirements.

The Qualified Allocation Plan (QAP) is designed to further the Authority's mission by providing a process to allocate Low Income Housing Tax Credits (LIHTC) to developments promoting safe, decent, affordable housing. Integral to this effort are specific policies within the QAP that pertain to healthy, green, and sustainable building practices.

As part of the LIHTC application, a Development Team Demographic Information Form must be completed. This data will be used to support MSHDA's mission and goals and will be included in an analysis of the QAP and program changes. This information will not be reviewed as part of the application or funding round and will have no effect on the funding round results. All development team entities are expected to submit.

Orion collaborates with the owner, architect and engineers to develop the project budget, which in turn creates the Trade Payment Breakdown, another required piece to round out the QAP.



Please include as Tab F of the LIHTC Application

Development Team Demographic Information

Per Exhibit XIX of the 2022-2023 Qualified Allocation Plan (the "QAP"), MSHDA has committed to data collection and analysis. This information will not be reviewed as part of the application or funding round and will have no effect on the funding round results. All development team entities are expected to submit the form, however, disclosure of the information below is voluntary. Applicants are encouraged to complete the form to the best of their ability.

Instructions: Development Team members of the Low-Income Housing Tax Credit ("LIHTC") Program must complete the applications that are submitted under the 9% LIHTC Program, the 4% LIHTC/Direct Lending Program, and the 4% LIHTC ownership interest in the development, consultant(s), architect, attorney, accountant, management company, builder, appropriate designation above from the drop-down list highlighted below in green and complete all applicable areas of the form. Comments can be placed in the comment box. Projects that are awarded funding and then experience a change in Development Team.

Definitions	
Minority Owned Business Enterprise ("MBE"):	A business that is at least 51% owned and controlled by a minority person means an individual who is a Black, Hispanic, Asian, Pacific Islander, Native American, or Alaska Native.
Woman Owned Business Enterprise ("WBE"):	A business that is at least 51% owned and controlled by a woman who is a United States citizen.
Non-Binary:	A term used by people who identify as neither male nor female.

Owner/Developer:	
Business Name	
Contact Person	
Address	
City	
State	
Zip Code	
E-mail	
Phone #	
Prefer Not To Disclose	
Minority Business Enterprise (MBE)	
Women Business Enterprise (WBE)	
Black, Indigenous, and people of color led business (BIPOC-led)	
Total Full-Time employees	
Total employees at organization	or
Total Black or African American employees	or
Total White employees	or
Total Latinx employees	or
Total American Indian and Alaska Native employees	or
Total Asian employees	or
Total Native Hawaiian and Other Pacific Islander employees	or
Total Two or More Races employees	or
Total Male employees	or
Total Female employees	or
Total Non-Binary employees	or
How many employees have disclosed a disability within the past two years?	
How many reasonable accommodations have been requested for those that have disclosed a disability?	
How many of those requested reasonable accommodations have been granted for those that have disclosed a disability?	
Other Comments or Notes:	

CONSTRUCTION COST TRADE PAYMENT BREAKDOWN



Date:	
Development No:	
Project Name:	
City / County:	
Mortgagor:	
Contractor:	

Structures			
Line	AIA/CSI #	Trade Item	Cost
1	020000	Architectural Environmental Mitigation	
2	030000	Building Concrete	
3	040000	Masonry	
4	050000	Metals	
5	061000	Rough Carpentry	
6	062000	Finish Carpentry	
7	072000	Insulation	
8	073000	Roofing	
9	074000	Siding	
10	079000	Caulking and Exterior Sealants	
11	081000	Doors / Hardware	
12	085000	Windows	
13	088000	Glazing	
14	092000	Gypsum Board	
15	093000	Tiling	
16	095000	Acoustical Ceilings	
17	096500	Resilient Flooring	
18	096800	Carpeting	
19	099000	Painting	
20	100000	Specialties	
21	110000	Special Equipment	
22	113000	Appliances	
23	122000	Window Treatments	
24	123000	Cabinets and Casework	
25	130000	Special Construction	
26	142000	Elevators	
27	210000	Fire Protection	
28	220000	Plumbing / Domestic Hot Water	
29	230000	HVAC	
30	260000	Electrical	
31	262000	Low Voltage Electrical	
32	280000	Electronic Safety and Security	
Total Structures			\$ -

Site Work			
Line	AIA/CSI #	Trade Item	Cost
33	020000	Site Environmental Mitigation	
34	310000	Earth Work	
35	321000	Roads / Walks	
36	323000	Site Improvements	
37	328000	Site Irrigation	
38	329000	Landscaping	
39	330000	Site Utilities	
Total Site Work			\$ -

Misc. Structures and Sitework			
Line	AIA/CSI #	Trade Item	Cost
40		Community Building	
41		Accessory Buildings	
42		Off-Site Improvements	
43		Temporary Site Security	
Total Misc. Structures and Sitework			\$ -

Total Structures, Sitework and Misc. Structures and Sitework			\$ -
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44		General Requirements @ 6%	\$ -
45		Builder's Overhead @ 2%	\$ -
46		Builder's Profit @ 6%	\$ -
47		Bond Premium	
48		Tap Fees	
49		Cost Certification Expense	
Total Construction			\$ -

Comments:

Total construction costs shown have been approved by MSHDA. The line item breakdown of costs is subject to revision, prior to disbursement of construction draws, after review of subcontractor and supplier contracts and approval by MSHDA. The total construction contract may not be increased or decreased.

Contractor (please print)	Sponsor / Mortgagor (please print)	MSHDA Representative (please print)
Signature	Signature	Signature

Our pre-construction and multifamily construction teams collaborate closely to initiate the development of MSHDA's Construction Cost Trade Payment Breakdown.

Orion's pre-construction team, technology, and processes provide the most accurate estimates, schedules, and competitive bid process. Our pre-construction team is informed to make the right decisions during the planning phase and create the lowest overall cost of work for the construction phase.

Our clients will receive detailed budgetary breakdowns at each stage of architectural design to ensure budgetary expectations are met. With our years of expertise and construction knowledge, Orion Construction can adapt to changing market conditions while maintaining the client's vision.



Chad Rehkopf, Vice President of Pre-Construction, brings extensive, hands-on experience across multiple facets of the construction industry, including concrete, flooring, and glazing. Throughout his career, he has contributed to several high-profile projects nationwide, such as Microsoft's Headquarters, the Bill & Melinda Gates Foundation Headquarters, and Seattle's iconic Pike Place Market. Since joining Orion, Chad has successfully led the pre-construction efforts on numerous multi-million-dollar MSHDA projects.

DuWayne Johnson, Vice President and leader of Orion's multi-family division, works closely with our pre-construction team to deliver strategic guidance and oversight. With over 25 years of experience in the construction industry, DuWayne brings a sharp eye for evaluating design concepts from early-stage documentation, consistently identifying opportunities for value enhancement and cost efficiency for Orion's clients.



CHAD REHKOPF

Vice President, Pre-Construction



DUWAYNE JOHNSON

Vice President, Multifamily



GARFIELD PARK LOFTS
Grand Rapids, Michigan
\$6.5 Million
36 Units
Client reference:
LaKiya Jenkins 616.451.9140

Orion's accounting and finance operations are overseen by Chief Financial Officer Kathy Ringnalda, who brings nearly 30 years of experience in accounting and office management. Kathy's expertise spans all facets of accounting, including construction and development finance, accounts payable and receivable, and cost accounting. She oversees payroll, including Davis-Bacon Act requirements and prevailing wage, as well as bonding, ensuring meticulous control over all project financials.

KATHY RINGNALDA

Chief Financial Officer

Jeff Smigielski serves as our Vice President of Construction and Logistics for MSHDA clients. A results-driven and accountable project manager, Jeff has a proven track record of successfully guiding complex projects through every phase of their lifecycle. He excels as a collaborative communicator and leader, overseeing contract negotiations, managing trade personnel and subcontractor performance, and fostering strong relationships with owners, colleagues, and government officials.

JEFF SMIGIELSKI

Vice President, Construction & Logistics

Once a MSHDA project receives the required approvals and permits, our team proceeds with the development of a comprehensive project schedule. We consistently maintain and update this schedule, conducting progress meetings with a four-week look-ahead to ensure alignment. Orion Construction will create and regularly update a logic-driven MS Project schedule, encompassing all phases from design and procurement to construction, punch-list completion, commissioning, and move-in.





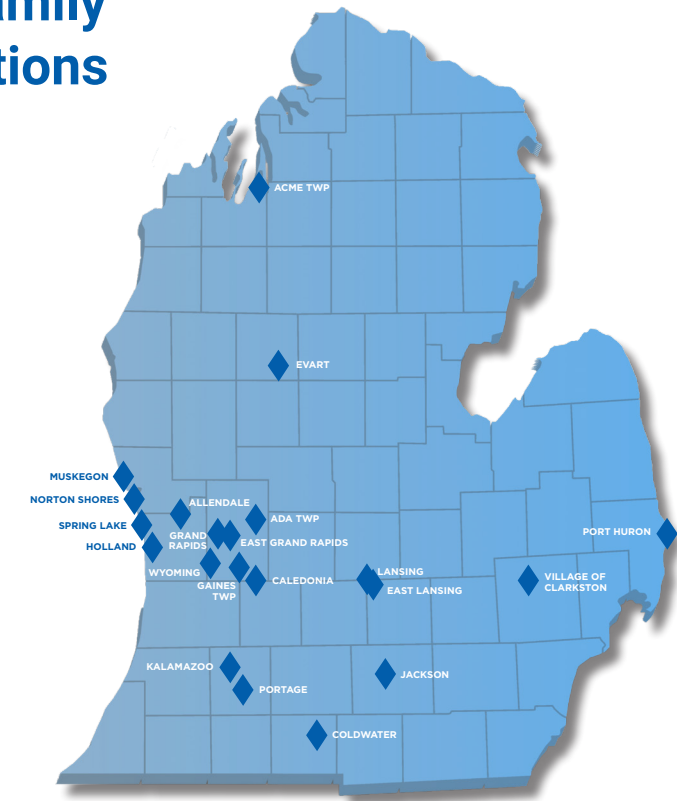
We build more than housing. We build community.

Local Experience, Multi-Family Expertise.

Orion brings a deep portfolio of multi-family residential construction across Michigan, bringing the vision, experience and coordination to move projects forward – whether managing large-scale, master-planned communities or transforming urban spaces. We take pride in our work, which shapes how people move, work and live.

With each project, we closely collaborate with developers, architects, municipalities and community organizations to ensure that every build meets the specific needs of its location and its future residents. Our work is grounded in local understanding and driven by a shared commitment to quality, sustainability and long-term community impact.

Orion Multi-Family Projects Locations



WEST GARFIELD APARTMENTS

Grand Rapids, Michigan
\$6.5 Million

26 Units

Client reference:
LaKiya Jenkins 616.451.9140

IN THE LAST 5 YEARS

1,400+
MULTI-FAMILY UNITS

2M+ SF
OF MULTIFAMILY

22
BROWNFIELD
DEVELOPMENTS

15
MSHDA BUILDS



UNION SUITES AT COIT
Grand Rapids, Michigan
\$12.2 Million
52 Units
Client reference:
Nick Lovelace 402.540.4783



Orion Construction: Delivering Exceptional Experiences in Our 25th Year

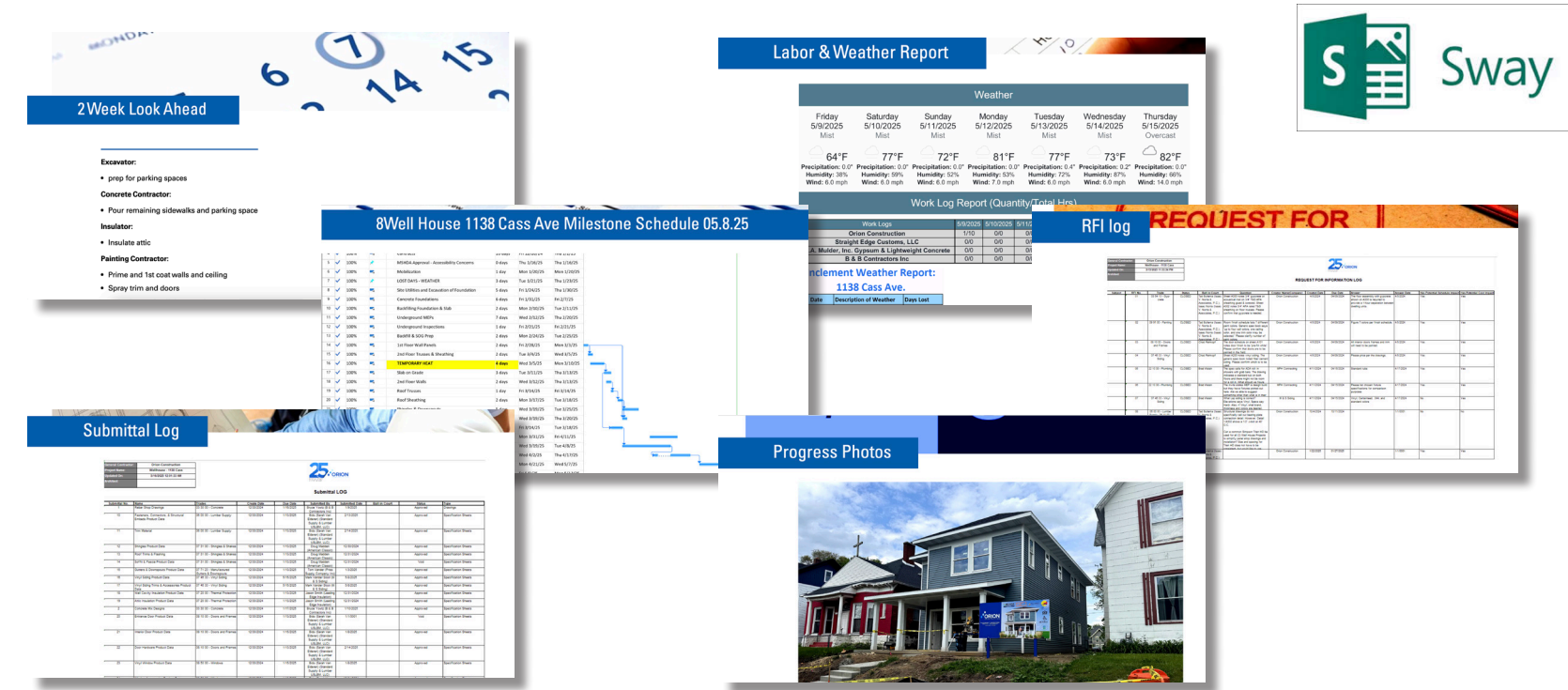
As we celebrate our 25th anniversary, Orion Construction remains committed to fulfilling our mission of creating enjoyable construction experiences for our clients. To ensure this promise is consistently met, we implement a comprehensive process built on transparency, collaboration, and attention to detail throughout each phase of the project.

Our Process:

- We conduct 'open book' meetings to foster trust and alignment, providing clear visibility into project details.
- We actively identify and procure opportunities to enhance value during the design and pre-construction phases.
- Regular updates and collaboration with stakeholders ensure everyone is informed and aligned throughout the process.

- We utilize cloud-based platforms to manage weekly progress reports and documentation, ensuring easy access to up-to-date project information during construction.
- Upon successful project completion and occupancy, we provide a comprehensive digital closeout package, including as-built drawings, permits, manuals, and warranties.

With these steps, Orion Construction guarantees a seamless and transparent experience from start to finish.



2Week Look Ahead

Monday

6	7	14	15
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8Well House 1138 Cass Ave Milestone Schedule 05.8.25

Task	Start	End	Status
Excavator	05/09/2025	05/10/2025	Complete
Concrete Contractor	05/11/2025	05/12/2025	In Progress
Insulator	05/13/2025	05/14/2025	Planned
Painter	05/15/2025	05/16/2025	Planned

Submittal Log

Item	Requester	Submitted	Reviewed	Approved
1	Concrete	05/10/2025	05/11/2025	05/12/2025
2	Insulation	05/13/2025	05/14/2025	05/15/2025

Labor & Weather Report

Day	Temp	Humidity	Wind	Precip
Friday 5/9/2025	64°F	38%	6.0 mph	0.0"
Saturday 5/10/2025	77°F	58%	6.1 mph	0.0"
Sunday 5/11/2025	72°F	52%	7.0 mph	0.0"
Monday 5/12/2025	81°F	52%	7.0 mph	0.0"
Tuesday 5/13/2025	77°F	72%	6.1 mph	0.0"
Wednesday 5/14/2025	73°F	57%	6.1 mph	0.0"
Thursday 5/15/2025	82°F	50%	6.1 mph	0.0"

RFI log

RFI #	Description	Submitted	Reviewed	Approved
1	Request for Information	05/10/2025	05/11/2025	05/12/2025



As you embark on your next MSHDA project we ask that you consider our dedicated team and strengths in MSHDA construction. Set up a time to meet with us and learn more about Orion Construction's commitment to multi-family development.

THANK YOU

Roger Rehkopf

CEO

616.430.8160

rrehkopf@orionbuilt.com

Brad Walsh

President

616.438.5182

bwalsh@orionbuilt.com





BUILDING ON YOUR VISION