



# spaces

Photography • Industry News • People • Projects

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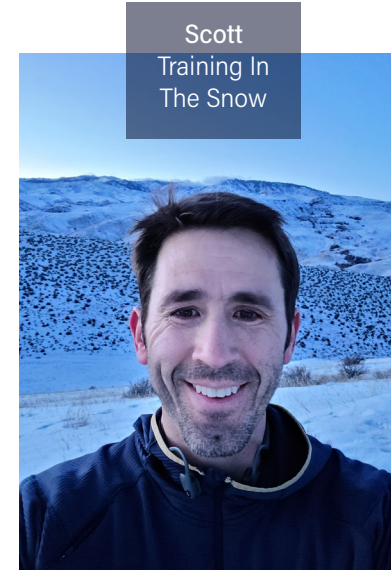
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## Message From The President

I ran my first ever marathon a few weeks ago. The bulk of the training was from December-February; for those of you familiar with Idaho this is not the warmest time of the year. Now it's March and the sun is starting to warm up the cold and frosty mornings. In the commercial interiors world the frost of the cold Covid winter is starting to thaw out as well. People are coming back to the office and rediscovering the joys of working alongside human beings again. The vaccine is getting distributed to large amounts of Americans and there is light at the end of the tunnel. Here's to a great spring and summer where we get outside to enjoy the warming weather as well as get inside to the office where we can connect with people once again.

Scott Galloway  
President & Marathoner

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## Featured Photos



Accenture  
Boise Office  
Meeting Room



Accenture  
Boise Office  
Game Room

Sedro Woolley Library  
Sedro Woolley, WA  
Work Tables



Pursuit of Profit  
Meridian, Idaho  
Event Room



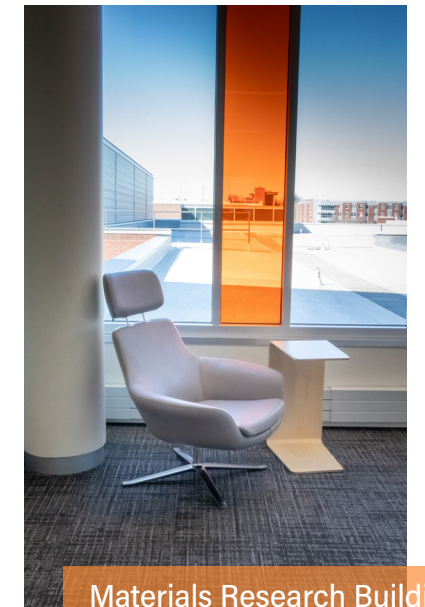
St. Luke's Hospital  
Boise, Idaho  
Industrial Mesh



OEC Showroom  
Boise Headquarters  
The Pink Office



Materials Research Building  
Boise State University  
Ancillary Space





# Upping The Game On Architecture In Boise

What sets apart real estate development firm Rafanelli & Nahas? They create incredible buildings and manage them for the long haul. While many companies develop land then move on, this firm owns its properties and provides long-term management and maintenance. In the words of partner Scott Schoenherr, "We spoil our tenants, and our buildings stay full." This unique outlook has allowed Rafanelli & Nahas to develop over one million square feet of landmark properties in the treasure valley.

One such landmark property is their new building on 11th St. and Idaho in Boise. This exciting addition to their holdings is a ten-story office building with a rooftop deck. Designed by award-winning architecture firm Perkins + Will, the property boasts a 5,000 square foot lobby and floor to ceiling glass walls throughout each floor. However, the building is not just beautiful; it is also exceptionally well made. This Class A+ building not only provides excellent panoramic views of the city and landscape, but it also achieves LEED Gold certification. Achieving LEED certification for any project takes a great deal of time, money, and dedication to

sustainable building practices. A couple of significant ways the 11th St. building achieved LEED includes its energy-efficient windows and neolith stone cladding made of 100% natural materials. They offer superior resistance to UV rays and form the stunning black exterior of the building.

Yet, the building's exceptional quality is just one aspect of what makes it so special in Boise. As Schoenherr says, "When you own your stuff forever, you treat it a little more like you treat your house and less like you treat an investment. We're a big believer that what makes an office building really special isn't any one thing or two things; it's a thousand things. Having an architecturally significant building is important to us, and we think it's important to our tenants too." One such notable aspect is the rooftop deck. At the beginning of the project, Perkins & Will encouraged the firm to include a rooftop deck. To cut costs, Rafanelli & Nahas declined. However, after touring LinkedIn's headquarters in San Francisco, they learned just how vital a rooftop deck could be. LinkedIn's HR Manager changed their minds by sharing, "When I'm interviewing someone that I really want to hire,

this [the rooftop deck] is where I do it. This [experience] is what the young people want now." Today the 11th St. building boasts a beautiful space with IPE wood decking that no other Class A office building in Boise has.

*"Having an architecturally significant building is important to us."  
-Scott Schoenherr*



With such attention paid to creating a beautiful building for their tenants, one would think Rafanelli & Nahas would stop there. On the contrary, the firm's long-term vision has driven it to beautifully shape Boise's culture. Working hand-in-hand with CCDC and the City of Boise, the firm will be subleasing space adjacent to the building for an incredible new public park.

What is currently being referred to as the Westside Urban Park will have a variety of coveted amenities. With a shift toward residential infill, having a public space within walking distance of new residences is important for the city. Artist, Matthew Mazzotta was hired by the City of Boise Arts and History to determine and create what the public

prioritized in a new park. The response was in overwhelming support of a public art feature, flexible event space, and great food and dining. The final design incorporates all these things with a large, green lawn and amphitheater, plenty of hardscapes for outdoor dining, a food truck and farmer's market accessible parking lot, and a beautiful art feature. Seeking to reflect a cherry tree in bloom, Mazzotta's featured piece "Gentle Breeze", is a large, pink, tree-like sculpture set upon a small berm. The playful, attention grabbing color makes it a beautiful focal point for this new public space.

Through its quality construction, exceptional management, and community focus, it is no wonder Rafanelli & Nahas have been so successful in Boise. But at the heart of the firm is a deep-rooted love and even stewardship for Boise and its culture. It is not often that you encounter a developer that takes on the responsibility to up the game on architecture in a city. While many firms are willing to forfeit quality to get something built, Rafanelli & Nahas is fighting against that. They hope that design review, CCDC, and planning and zoning will look to buildings like theirs and ask, "Why would we allow anything less to be built in our downtown?" [oec](#)



11th St. Building Rooftop Deck



Park Rendering By CCDC



11th St. Building Lobby



Park Rendering by CCDC

Rafanelli & Nahas

11th St. Building

# Standing In The Light Again

## 2021 Commercial Outlook

After talking with three commercial agents about their outlook for the future, we have determined that the Treasure Valley is a fantastic place to live. The only downside is that someone let the secret out, and everyone else wants to live here too! In the early days of 2020, business was booming, and the valley was dealing with exponential growth. Not much has changed. Although Covid brought everything to a screeching halt and we saw unemployment rise from 3.5% to 11.8%, our market has recovered quickly. In the end, the shutdown sped up the demise of dying national franchises and gave the valley a brief respite from growth. Unlike many in the country, our unemployment rate is back down to 4%, and we are struggling to find talent, especially as new businesses relocate here. Whether people are escaping struggling cities or looking for a slower pace, the treasure valley continues to grow, and our three commercial agents are here to help us make sense of it all and share why they are optimistic about the future of the valley.



Holt Haga  
BVA

Holt Haga works for BVA development which focuses on strategic capital investments and large-scale commercial development. BVA's portfolio includes office, industrial, retail, medical, and even a little residential development, with Class A office buildings comprising 75% of their core activities. Haga believes it is crucial to understand that not all markets are created equal. "National media outlets paint a pretty bearish outlook. They are reporting on primary markets in New York City, San Francisco, and Seattle. What we are seeing in Boise is just a completely different story." Haga suggests that Boise has rebounded so quickly because companies are leaving these primary markets and coming to tertiary markets like Boise. "I think we are going to see a continuation of trends that existed long before Covid, such as the hub and spoke models. You have companies reducing the size of their footprint in those primary markets and creating tertiary markets (spokes) or regional headquarters. So, the Treasure Valley and Boise will certainly continue to benefit from that."



Lew Manglos  
Colliers

Lew Manglos with Colliers International focuses on real estate property management, brokerage, leasing, and sales. Most of his work is in the Treasure Valley, and he sees the most activity in our industrial

and multi-family sectors with low rent growth and high demand. In contrast, Covid has more significantly impacted the office and retail spaces. While the market is healthy, Lew has seen more hesitation from tenants regarding expansion and leasing. "They are kind of waiting and watching. Generally, [tenants] haven't made decisions to give up space. The vast majority are trying to continue to have office space. If we go back a year, some might have been looking to expand because they added employees. That same tenant is now more likely to wait and see how things shake out before they make a decision to move." Ultimately Manglos expects things to return to the way they were before Covid, albeit with more flexible employee schedules.



Peter Oliver  
TOK

Peter Oliver at TOK Commercial focuses on investment sales and leasing. He covers office space, industrial, retail, and multi-family. His time is split evenly between investment sales and leasing, mainly in the Treasure Valley. Oliver, like Manglos, believes that tenants have been hesitant to act but that things are beginning to change as they gain more visibility. In fact, local companies have been quick to move in ways that national companies may regret later. While national companies made blanket mandates for return-to-work dates, they failed to look at markets individually. In contrast, local companies have already pivoted and brought their workforce back to

capitalize on the Boise market's resurgence. Part of that pivot has been negotiating shorter lease terms until they have more certainty to move forward. "A lot of tenants were trying to do as short of a renewal as possible because they were trying to grasp what things look like on the other side." With a typical lease term ranging between 3-5 years, businesses have been trying to do 1-2 year extensions instead. Even if they sign onto a longer lease term, they want the ability to terminate the lease even if there is a penalty. They want flexibility while simultaneously not losing their space and facing a price jump for a new build.

While some national companies are transitioning to a full-time work-from-home model, Oliver observes that local companies value collaboration and believe in-person work is important. Lucky for them, most employees want to come back. "Over the last year, the demand for mental health services skyrocketed. The WCA in Boise has seen an 84% increase in demand for their services. We are just not meant to be in solitary confinement. For a lot of people, their company is their community. It is their social life in a lot of ways, so I just don't see [the office] going away."

As Haga says, "In the early parts of 2020, everybody was kind of in the fetal position looking down a very long, dark tunnel wondering how far away the light at the end will be." Trends, statistics, and maybe a little bit of optimism suggest that within the next 60-90 days, we will be standing in the light again. Fortunately for us, the area is very well positioned for when that day arrives. [oec](#)



## To Better Serve The Community

### Lake Stevens Police Department

When Police Chief John Dyer interviewed for his position at the Lake Stevens Police Department (LSPD) in 2016, a new facility was already in discussion. At the time, the LSPD was in a 4,000 square foot, triple-wide, manufactured building with much of its evidence and vehicle seizures processed off-site. While the facility may have been adequate when built 15 years ago, the city's population had grown drastically. Today the city has 40,000 people compared to its mere 6,000 people twenty years ago. Additionally, the department's old location was far away from a majority of its calls for

service. As the Chief puts it, "When you have a city with a lake in the middle of it, and you have to get to the other side of town, that causes a little bit of an impediment to doing that."

To better serve its community, it was important for the LSPD to relocate. So, the city started looking for a new building. Around that time, the fire district was selling its headquarters building originally used as a real estate office. The property's primary draw was that it offered three separate buildings that would allow the LSPD to bring all its operations to one secure location. They chose to buy the buildings and completely remodel the space. It required almost a total gut of the space, changing all the office configurations.

*"The part I appreciated the most was working with the OEC design team to customize each individual office. I got to bring each employee into my office, and they sat and talked about where the desk would go and the types of things they would need."* - Chief John Dyer



Now the department has a place to process evidence on site as well as house vehicles from seizures. Even more critical for the growth of the department is their new training facility. With the room to host regional classes, the department will receive free seats in those classes providing more training for the department and serving the city better.

When it came to the main building, there was a lot of work to do. In order to accommodate 41 employees, it was necessary to rework the space. This included converting four new offices out of areas that had previously been designed for one. The functionality

of these spaces became essential. That is when OEC got involved in the process. As the chief shares, "We had some really good experiences with [OEC] to really make this our own building. The part I appreciated the most was working with the OEC design team to customize each individual office. I got to bring each employee into my office, and they sat and talked about where the desk would go and the types of things they would need. It was custom furniture for each individual room because the sergeants, patrol officers, and detectives knew best what they needed. So, having the ability to do that was just fantastic, and it really added to the morale to be a part of that."

Making the workspace function was vital to the

department. The patrol space is a good example of smart and well-designed space. They previously had a room with a big round table and a few stations around it. That was where they would brief, eat lunch, and process evidence. There was no privacy and no ability to work individually. Now they have individual stations with a separate briefing room that will go a long way to make it much more conducive to how they work.

Another example is their forensics detective, who has a lot of computers and telephones. Creative solutions like pegboards proved useful to hang wires and cables, and granted plenty of storage for everything

else. By customizing their furniture, the department was able to meet the specific needs of their officers.

The LSPD was the largest project that OEC's junior designer, Gabriella Garcia, has ever done. And the customization of each office added to its scope. "It was a long process and super personal, and that spoke to me in the sense that I knew it means a lot to them." Gabriella was a pivotal part of interior design as well. When the Chief reached out about overall design, she created a color board with flooring, wall protection, wall paints, and even wallpaper that the department loved. "It was a pretty awesome experience being able to customize the furniture and use my creativity. Since I created [the color board], I already knew which way I wanted to go with the furniture selection."

While every room is unique, there are a few that were particularly special to Gabriella. Those rooms included the "Warm Interview Room"





for witnesses or victims and the “Comfort Room” for anyone who needs a moment of peace. The people using these rooms range from toddlers to the elderly, so creating an atmosphere of comfort was of utmost importance. “Designing this space became very personal to me. I was able to put myself in other people’s shoes and recognize that those in these spaces were in situations that they did not want to be in, and that can be scary. So it was emotional in a sense that I wanted each person to feel some comfort and control in this environment.”

Gabriella’s favorite room to design was the Chief’s office because he is so devoted to the police department and the city of Lake Stevens. “He wanted it to be a space that was unique to him, but when folks came in to discuss anything with him, he wanted them to feel comfortable, but not too comfortable.” Gabriella had to walk a fine line by creating something traditional yet modern and did so with some surprises. One such welcome addition was a custom glass table with the LSPD logo. Special details like this were well received by the Chief and his staff. “I love my office, and I hadn’t even thought of the table, so that was a surprise that I was pretty happy with.”

With a fully outfitted new facility, the LSPD is looking forward to better serving their community. As the Chief says, “Lake Stevens is a great city with a great department and really good folks. And now that we have this new facility, we are bringing the city up to speed where it should be as far as law enforcement.” **oec**

# Seeing The Unseen

And other amazing talents of modern-day architects

In an era of HGTV and DIY projects where anyone can design an impressive space, we interviewed three architects to learn why architects matter to projects of all shapes and sizes.



Miranda Anderson  
U of I  
Associate Clinical Professor

Miranda Anderson, the interior architecture professor at the University of Idaho became interested in architecture in the sixth grade. Before teaching, she primarily designed K-12 schools in Idaho and surrounding states. After doing some historic preservation projects she focused on interior architecture and development. As she says, “The greenest building is the one that is already built. We need to think more creatively and innovatively about the way we use space and remember that a lot of existing buildings could do with a little creative transformation.”

Miranda believes that the special thing architects and designers can bring to the table is their holistic view of a project. They are trained to be creative problem solvers that can look at things from a variety of perspectives. Architects are thinking about designing elements that can absorb sound or improve lighting which both have incredibly positive impacts on people. They are planning for the well-being of

the whole person.

She also believes that architects have a responsibility to society. “A client might say ‘I really want XYZ,’ and we know from experience that that has some negative impacts. It is our job to identify and inform the public and our clients as best we can on the impacts of their decisions.” From her experience, some people start projects without architects and do not ask questions soon enough. They are not aware of potential health, safety, and welfare issues with the project until they get caught by code inspectors. Architects and designers have typically already thought of that.



Ann Wozniak  
BSU  
Architect

Since 2014, Ann Wozniak has been the Boise State University Architect and Director of Architecture. Growing up in the military, her family moved a lot. While living in places like Nairobi, Kenya and San Francisco, California, she was exposed to different cultures and architecture. At the age of 12 those experiences made her want to help people live a little bit better and a little differently. Architecture is the way she chose to do that. “I’ve always felt like architecture sets up culture and society and provides spaces that not



only meet the basic need for shelter, but also propel society toward improved health. It is my hypothesis that the more spaces we have that encourage social interaction, the healthier we are both mentally and sometimes physically.

For Ann, the thing that makes architects important is their background, knowledge, and experience. They understand proportion and scale and what works functionally in a space. That requires years of experience that you can not easily teach somebody. Part of that includes learning to be open to new ideas. "It can be hard to listen to the client and not go forward with an agenda. I have learned that sometimes the design will be way better. I live through one lens, and everybody else has their own lens with a different shade and a different color. I think those are all valuable and I have to remember that I'm not the only one experiencing the space."



Brad Smith  
BVA  
Architect

Brad Smith has been working with BVA on a variety of commercial projects. The company self-performs a majority of tenant improvements inside their buildings and Brad is the architect of record who signs off on everything. He discovered his love for architecture in high

school soon after his family moved to Boise. When they were searching for a home, he saw lots of fliers full of floorplans. He then had fun creating his own and has never looked back.

Brad believes that it is the architect's job to be a jack-of-all-trades when it comes to designing. "You have to keep the built environment, society, social welfare, building science, and economic aspects in mind when working. That is what goes into that holistic approach for architecture." Brad also understands his responsibility to clients. "Getting to know what doctors or attorneys need, you have to have a little bit of knowledge about everything. We are master builders who create bridges linking people together and building community."

According to Brad, architecture is one of the best professions. Between meeting new people, and combining art with science and technology, it is a great profession. The most important thing Brad has learned through his career is very similar to Ann. "If you can put someone's needs first, above your own or above what your vision is, within the boundaries of the built environment, health, safety, and welfare, then it's going to be better for everybody." So why do architects matter? They see the unseen and improve our world because of it. [oec](#)

### Coming Soon

Boundary tents from Steelcase for people who want quick, effective and immediate solutions for privacy





The Hospitality line by Orangebox. For collaborative lounges, cafés, hotels, and more

Materials Research Building  
Boise State University  
Student Connection Space

We create amazing spaces  
where employees love to work



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