Dear Selection Committee, November 12, 2014

The redevelopment of the Henry J. Kaiser Convention Center and Calvin Simmons Auditorium is an exceptional challenge and opportunity.

For over thirty years, ODI has specialized in large-scale rehabilitation projects, including many in Oakland. We have long hoped for a revitalized HJK and Auditorium, and as locals we recognize the opportunity this presents for revitalizing the greater neighborhood.

In our proposal, we have outlined a strategy for making the arena and auditorium into world-class space. We have also focused on creating a destination that ties into its surrounding environs, activating new parts of the neighborhood and giving people a reason to explore areas that are otherwise underutilized and cut off. The proposal addresses all of the key objectives in both the RFP and in the Lake Merritt Specific Plan, creates new, missing amenities, and finds ways to work with the community to tie together what is an otherwise institutional and disparate neighborhood.

Coming up with a plan to fix the theatre and stabilize the building is relatively straightforward. However, what is extremely difficult is coming up with a plan that is economically viable, that serves the community, and that efficiently navigates a warren of regulatory requirements.

The plan presented in this proposal is based on our experience doing over eighty similar projects, spanning approximately twenty million square feet and multiple market cycles. For this project, we have put together a world-class team of subs and consultants, many of whom are based in Oakland. And, as a self-financed company, we are able to move forward without delay.

Thank you for your consideration. We hope together we might return this magnificent building to life.

ORTON
DEVELOPMENT, INC.

James Madsen
jmadsen@ortondevelopment.com
(510) 734-7605

Henry J. Kaiser Convention Center Proposal

Orton Development Inc.

November 12, 2014

In Response to: Request for Proposals (Notice of Development Opportunity) for the Rehabilitation and Adaptive Reuse of the Henry J. Kaiser Convention Center | City of Oakland

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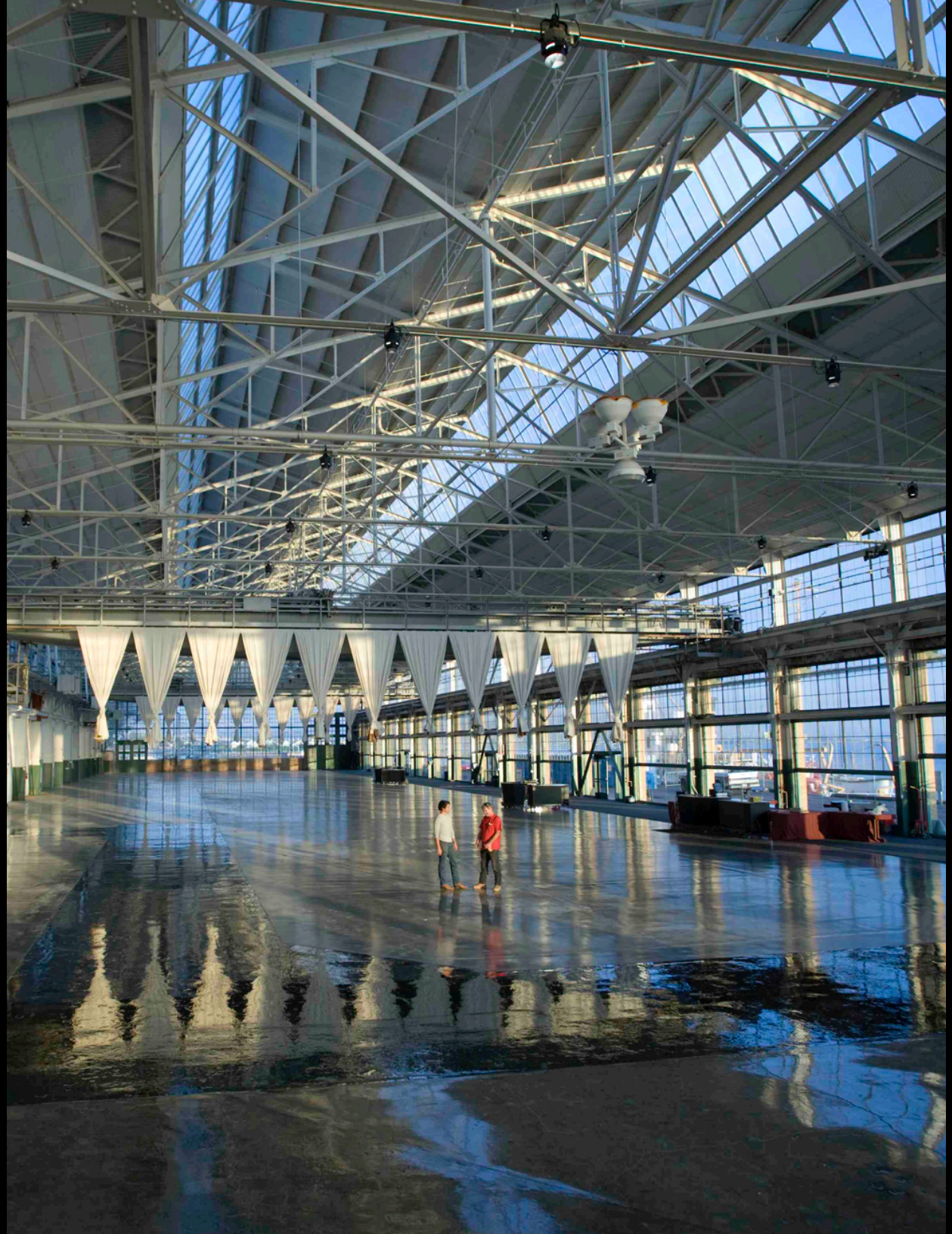

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EXIT

DONKEY & GOAT
PARKING ONLY
PARKING ONLY

CHEERS
LION JOBS
VE DISAPPEARED
NCE BUSH BECAME
RESIDENT
...FURTHER FROM DAY 1

Orton Development Inc.

1475 Powell Street, Suite 101
Emeryville, CA 94608

P: 510 | 428.0800

Eddie Orton | eorton@ortondevelopment.com
Joey Orton | jorton@ortondevelopment.com
James Madsen | jmadsen@ortondevelopment.com

www.ortondevelopment.com

Development Team Description and Experience

A. Development Entity and Team

Orton Development Inc. (ODI) specializes in large-scale rehabilitation and redevelopment projects. Over the last thirty years, ODI has redeveloped over twenty million square feet spanning over eighty projects including office, industrial, research and development, loft, and warehouse space.

ODI manages all aspects of the redevelopment process including zoning, environmental, design, construction, and marketing. ODI creates and relies on long-term relationships and its sterling reputation in the industry to negotiate good deals and receive great service from local providers. ODI believes in old-fashioned values and integrity; it offers a small core team — the people you see are the people you get — of dedicated, hands-on makers, with a combined experience at ODI nearing 100 years.

We create value with world-class design to counter vacancy, urban blight, environmental damage, structural challenges, and functional obsolescence, with a specialty in repositioning historic properties. ODI projects create numerous local jobs, both during the construction process and upon completion. Ultimately, the projects attract premier tenants with deftly designed, highly efficient workplaces that result in great productivity at competitive rents.

Please see the attached Exhibit A or visit www.ortondevelopment.com for a representative portfolio..

J.R. "Eddie" Orton III

President, Orton Development Inc.

Eddie Orton earned his law degree at the University of California Berkeley as a member of the Law Review. After serving briefly as a law clerk in the United States Court of Appeals in San Francisco, Orton joined the family company as West Coast Manager and Trader for RSM Company, a domestic and international textile trading company based in North Carolina.

For five years he was responsible for trade in Mexico, Italy, Peru and Japan. Under his management, the Oakland office produced an annual turnover of approximately $10 million. As owner of RSM, Orton now serves as vice-chairman of the board.

In 1984, Mr. Orton began his real estate investments, specializing in mixed-use industrial rehabilitation development in the San Francisco Bay Area. His real estate partnerships have owned and developed approximately 20,000,000 square feet of property.

Joey Orton
Partner

Joey joined ODI in July of 2012. Previously he attended the University of Southern California, graduating summa cum laude with a degree in neuroscience. Joey is currently in charge of acquisitions in the St. Paul and Minneapolis markets and is managing 5 projects nationwide. Joey also acts as the owners representative to Orton Entertainment, overseeing the Craneway pavilion, a premier, 5000 capacity venue on the SF ay and Assemble restaurant.

Nick Orton
Partner

Nick joined ODI in January 2011. Previously, he taught high school math, English, and history at Tilden Prep, a small private high school in Albany, CA. He graduated from Swarthmore College in 2009 with a double major in Economics and Political Science. Nick has managed projects in Indianapolis, IN, Portland, OR, Lisbon, Portugal, and throughout the Bay Area.

James Madsen
Partner

James joined ODI in 2007. A graduate of Stanford University with a B.A., Political Science and honors in international security studies, he previously held positions at the White House, the State Department, and managed SSE Capital Group. Since joining ODI in 2007 he has acquired and developed over 1,000,000 square feet of office and industrial property in California, Nevada, and Oregon. He currently works on acquisitions and is managing the redevelopment of Historic Pier 70 in San Francisco.

Will Johnson
Project Manager, Pier 70

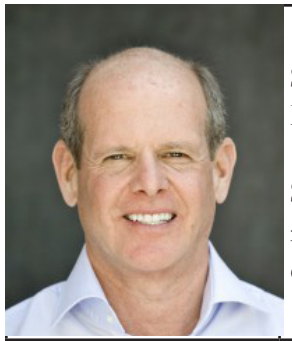
Will Johnson joined ODI in 2012. Previously, he worked for CRD Analytics in New York City, and the Spannocchia Foundation in Siena, Italy. He graduated from the University of Pennsylvania with a B.A. in American History and earned an M.S. in Sustainability Management from Columbia University. Will currently helps manage the Pier 70 project.

Everardo Mora
Assistant Project Manager, Pier 70

Everardo joined the ODI team in 2012. He graduated from the University of California, Berkeley in 2009 with a B.A., highest honors, in American Studies with a concentration on planning, policy, and minority communities. He is a practicing oral historian and a union meat cutter. Everardo assists with the redevelopment and management of the Pier 70 Historic Building Project.

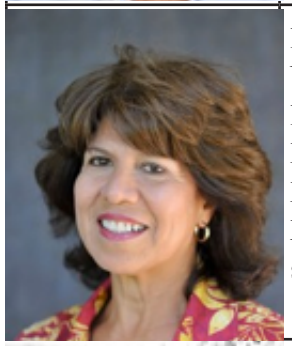
Carole Ann Bradley
Assistant Project Manager, Pier 70

Carole Ann joined the ODI team in 2014. She graduated from Stanford University with a B.S. in Engineering, where she was an active member of the Stanford Solar Car Project. Carole Ann helps manage the redevelopment of the Historic Pier 70 Project.



Steve Schwartz
Environmental Abatement/Demo

Steve Schwartz runs ODI's in-house environmental company, Nova Inc. Steve has 30 years of experience with Environmental abatement. He has worked on over 50 project totaling more than 30,000,000 square feet. Steve is also a demolition expert and experienced construction foreman.



Ivonne Inurritegui-Folster
Vice President
Ivonne Inurritegui-Folster graduated with a B.A., Business Administration, at the Universidad Catolica in Lima-Peru. During and after her studies, she worked with Lever Pacocha, a subsidiary of Unilever in London, as assistant to the Marketing Director. Upon her departure from Lever, she formed two companies, becoming the youngest entrepreneur in Lima, and sold both businesses after coming to the US. Ivonne joined ODI in 1993. As a Vice President, she now oversees the asset management of the entire portfolio.

Maria Holmes
Project Manager

Maria Holmes has been part of the ODI team since 1999. She is a graduate of the University of National and World Economics in Sofia, Bulgaria, with a Master's degree in Business and Economics. Maria spearheads ODI's relationship with regulators and government agencies across all projects and is the company' go-to person for graphic design and IT matters.

Michelle Heredia
Executive Assistant

Michelle joined the ODI team in 2007. Michelle manages day to day operations in the Richmond office, works on special projects, and assists with property management. She oversees the taxes for ODI's properties and is the contact for inter-department and ownership related information and documents. Michelle is also a licensed Notary .

i. Identify the legal entity with which the City would contact. List any and all joint venture partners, limited partners, members or other equity holders and their percentage interests and capital/equity committed to the entity. Provide federal tax identification number and date of incorporation or organization.

The legal entity the city would contact is Orton Development Inc, a private company equally owned by Eddie and Amy Orton.

Orton Development, Inc.
3049 Research Drive
Richmond, California 94806
Incorporated: 1987
Tax Identification Number: Provided in Confidential Submittal

A single-purpose LLC would be formed for this project and would be the signatory to a final master lease. The LLC Managing Member would be Eddie Orton; James Madsen, Joey Orton, Nick Orton, Nora Orton, and Amy Orton would be additional Members and each would contribute proportionate equity. ODI does not have joint venture partners.

ii. Identify the person(s) in charge of negotiations, the limits of their negotiation authority and key personnel who will be involved in decision-making and day-to-day project management.

Eddie Orton, Joey Orton, and James Madsen would have complete authority in negotiations and decision-making and would be involved in day-to-day project management.

iii. Describe the intended role of each team member and key personnel in the implementation of the project and the responsible entity in the organizational structure for entitlement phase, construction stage, and ongoing property management.

ODI believes in having a small, core team involved in all aspects of a project, throughout the duration of the project. Eddie Orton, Joey Orton, and James Madsen would be involved with the project from initial negotiations through completion, and additionally as follows:

Entitlements, Finance, Design, and Construction: Eddie Orton, James Madsen, Joey Orton
Project Management, Permitting: Will Johnson, Everardo Mora, Carole Ann Bradley
Abatement and Construction Management: Steve Schwartz

iv. Discuss plans to include LBEs and SBEs as partners, consultants, and contractors. Please indicate whether the development team includes and LBE or SBE equity partners and, if so, what percent of capital investment each is anticipated to contribute.

ODI believes in using local partners to the greatest extent possible. A full team of partners, consultants and contractors is to be determined, however, ODI's goal is to leverage the help of local experts to create local jobs, especially in construction and leasing. ODI has a long history of using Oakland businesses for past Oakland projects.

v. Identify selected consultants, including licensed design professionals, and identify the lead person with each consultant.

Architect | Heller Manus Architects
Clark Manus - 32 year Oakland resident

Structural Engineers | Nabih Youssef Associates
Michael Gemmill

Preservation Architect | Muller & Caulfield Architects | SLBE
Rosemary Muller - Oakland Business Owner

Landscape Architect | Hood Design | LBE | SLBE
Walter Hood - UC Berkeley Professor, Oakland Business Owner

Sound Consultant | Meyer Sound
Helen Meyer - Berkeley Resident and Business Owner

Crowd Funding Consultant | Fundrise LLC
Tom Lockard

Community Consultant | Oaklandish
Angela Tsay - Oakland Resident and Business Owner

Clark Manus, FAIA
CEO

HELLER MANUS ARCHITECTS

EXPERIENCE
Clark Manus, FAIA is CEO of Heller Manus Architects and the 87th President of The American Institute of Architects. Clark's experience over the past 30 years encompasses a wide range of new and reconstruction projects including residential, commercial, civic, rehabilitation and adaptive re-use, performance facilities, retail and urban design plans in the San Francisco Bay Area and China. Clark is recognized for his expertise in complex urban, mixed-use buildings and master planning projects, especially in difficult approval environments.

Beyond the realm of his practice, Clark is a vocal activist for community design and advocacy issues affecting policies and planning that reinforce the urban fabric of the San Francisco Bay Area region that encourage the creation of livable communities. He has held leadership positions in key civic endeavors to broaden the dialogue of public interaction with the architectural community through the AIA.

ACCOMPLISHMENTS
American Institute of Architects, 87th President
Board Member, Architecture for Humanity
The Japan Institute of Architects, Honorary Member
The Royal Architectural Institute of Canada (RAIC) , Honorary Member
Korean Institute of Architects, Honorary Fellow
Australian Institute of Architects, Honorary Member
AIAS President Citation 2011
AIA Convention, 2011 AIA Kansas City Allied Arts & Craftsmanship Awards, Arts Citation Award
1994 President, American Institute of Architects/ San Francisco
Treasurer, San Francisco Friends of City Planning
Chair, San Francisco Transbay Citizen's Advisory Committee

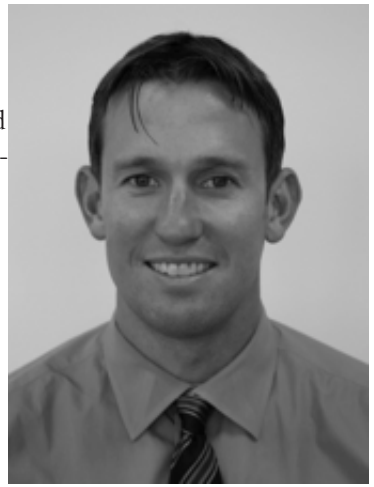
EDUCATION Master of Architecture, University of Pennsylvania
Bachelor of Arts, Environmental Design and Psychology, University of New York at Buffalo

AFFILIATIONS
Member, Urban Land Institute
Member, Council on Tall Buildings and Urban Habitat
Member, Lambda Alpha International

AWARDS OF NOTE
Hotel Vitale
Sunset Magazine Best Hotels in the West, 2011
Best Hotel Deal of the Year Award, San Francisco Business Times, 2004
The Infinity
2010 Construction Communications, Building of America Award
California Construction Best of 2008 Awards, Best Residential
The Metropolitan
2005 Gold Nugget Award, Award of Merit, Best Residential Project
San Francisco City Hall Improvement Project
2000 AIA Western International Design Awards Program, Award of Honor in Architecture
2000 AIA California Council, Award of Merit, Excellence in Design
1999 National Trust for Historic Preservation, Award of Merit
733 Front Street
2009 Construction Communications, Building of America Award
The Beach Chalet
1999 Society for Registered Architects California Council, Design Award for Excellence

NABIH YOUSSEF ASSOCIATES
STRUCTURAL ENGINEERS

Mr. Gemmill has extensive experience in analysis, design and construction of a wide variety of large-scale projects, including tall buildings, university facilities, laboratories, hospitals, seismic retrofit, adaptive reuse, residential buildings and large-scale commercial development. He is also a specialist in applying state-of-the-art technologies, such as passive energy dissipation and base isolation in building structures. Mr. Gemmill plays a prominent technical role for NYA and manages NYA's San Francisco office.



Michael Gemmill, S.E.

Senior Vice President

Education
M.S., Structural Engineering,
Mechanics and Materials,
University of California, Berkeley

B.S. Civil Engineering
University of Maryland at College Park, Cum Laude

Professional Licenses
Licensed Structural Engineer- California
Licensed Civil Engineer – California

Professional Affiliations
Structural Engineers Association of Northern California

SEAONC Board of Directors (2011-13)

Earthquake Engineering Research Institute

American Society of Civil Engineers

Applied Technology Council

PRESENTATIONS

"UCSF Regeneration Medicine Building," SEAONC Dinner Presentation, San Francisco, CA, February 2011.

"Emporium Redevelopment – Westfield San Francisco Centre," SEAONC Dinner Presentation, San Francisco, CA, August 2006.

"Design of a New Steel Moment Frame Building Incorporating Viscous Dampers Following the Guidelines of the 1999 SEAOC Blue Book," Applied Technology Council Convention, ATC17-2, Los Angeles, CA, May 2002.

"Virtual Base Isolation by Building Softening with Drift Control Provided by Fluid Viscous Dampers," Seventh U.S. National Conference on Earthquake Engineering, Boston, MA, July 2002

PUBLICATIONS

"Structural Engineer's Association of California Seismic Design Manual #5 – Examples of Seismically Isolated Buildings and Buildings with Dampers", SEAOC, 2013

"Recommended Administrative Bulletin on the Seismic Design and Review of Tall Buildings Using Non-Prescriptive Procedures," prepared for City of San Francisco Department of Building Inspection, SEAONC AB-083 Task Group, April 2007.

"Virtual Base Isolation by Building Softening with Drift Control Provided by Fluid Viscous Dampers," *Proceedings of the Seventh U.S. National Conference on Earthquake Engineering*, EERI,

Rosemary Muller, FAIA

Principal

SINCE 1976, ROSEMARY MULLER, FAIA, has compiled a body of work from seismic upgrade of government facilities, new and renovated offices and schools, historic buildings, vehicle maintenance facilities, to new and remodeled housing. She founded her firm in 1977, merged with Tom Caulfield to form Muller & Caulfield in 1992, and took over as sole principal after Tom's death in 2007. A former IBM systems engineer, she is a leader in the use of CAD and other computer applications in architecture. She has recently completed seven years of service on the Oakland Landmarks Board.

- LEED accredited green design
- Programming, Master planning
- 3D BIM and visualizations
- Seismic Upgrade (former member of state Seismic Safety Commission)
- Public meetings for community consensus
- Investigation of existing buildings
- Historic Preservation
- Site analysis and aesthetic grading design (Licensed Civil Engineer as well as architect)

- Fellow, American Institute of Architects. Bestowed on 2% of architects, AIA fellowship honors design that advances the profession of architecture.
- Thousand Oaks Elementary School, Berkeley, CA
  AIA East Bay, Citation for Urban Design 2003
  AIA California Chapter/ Coalition for Adequate School Housing, Honor Award for Design Excellence, 1998
  Learning by Design Honor Award, 1998
  Architectural Portfolio, Citation 2001
- Plaza Building, Oakland, CA California Preservation Foundation, 2002 Design Award
- Carnegie Library, Alameda, CA
  Alameda Architectural Preservation Society 2004 Preservation Award
- Aztec Hotel, Oakland, CA
  Leadership in Design Award, California Women in Environmental Design, 1993

HOOD STUDIO

Selected Projects

Sears Crosstown | Memphis, TN
2013-present

Cooper Hewitt Garden | New York, NY
2012-present

Broad Museum | Los Angeles, CA
2011-present

Crenshaw Transit Corridor | Los Angeles, CA
2010-2012

Port of Los Angeles Waterfront Development
Wilmington, CA
2010-present

California African American Museum
Los Angeles, CA
2009-present

Greenprint, Greater Hill District Master Plan
Pittsburgh, PA
2009-2010

Center Street | Berkeley, CA
2008

Baldwin Hills Park Master Plan
Los Angeles, CA
2001

Education

Distinguished Master of Fine Arts
The School of the Art Institute of Chicago, 2010

Master of Landscape Architecture
University of California, Berkeley, 1989

Master of Architecture
University of California, Berkeley. 1989

Bachelor of Science in Landscape Architecture
North Carolina A&T State University, 1981

Studio

Hood Design (1992-present)
Principal Oakland, CA

Academic Appointments

Professor Department of Landscape Architecture
University of California, Berkeley,
(1990- present)

Chair, Department of Landscape Architecture and Environmental Planning
University of California, Berkeley
(1998-2002)

Walter J. Hood, Jr.

Pricipal

Walter Hood is an artist, designer and educator based in Oakland, CA. He regularly exhibits and lectures on professional and theoretical projects nationally and internationally. His studio, Hood Design has been engaged in architectural commissions, urban design, art installations, and research since 1992. Walter is also a professor at the University of California, Berkeley'sCollege of Environmental Design. He was chair of the Landscape Architecture and Environmental Planning Department from 1998 to 2002.

Tom Lockard

Vice President of Real Estate & Institutional Sales

Tom is the Vice President of Real Estate and Institutional Sales for Fundrise. Tom focuses on sourcing new transactions, developing institutional relationships, and advises on securities related matters. Tom is based in San Francisco and leads all company efforts in California.

FUNDRISE
BUILD YOUR CITY

Prior to joining Fundrise, Tom was a partner at the California investment bank Stone & Youngberg and then a managing director at Stifel Nicolaus after a sale of Stone & Youngberg to Stifel in 2011. Over his 29 year career Tom has structured more than 500 municipal bond issuances representing more than $6 billion in California local government financings.

While at Stone & Youngberg Tom worked with the City of Oakland structuring a variety of Redevelopment Agency bond issues as well as a 1915 Act special assessment bond issue for the Piedmont Pines neighborhood. He led Stone & Youngberg's banking efforts with the Oakland Military Institute. He previously worked with then Council Member Quan in the evaluation of financing options for soft story seismic reinforcements. He has recently worked with Oakland's former Planning Director, Claudia Cappio, as part of Federal/State task force evaluating infill development public financing alternatives in the wake of the demise of redevelopment tax increment finance. Tom is treasurer of the Bay Bridge Alliance, a 501c3 established to celebrate the opening of the east span of the Bay Bridge. (However well intentioned the public/private partnership created to celebrate the bridge opening was, the Bay Area never had a formal public celebration to open the bridge because of the engineering delays that postponed the bridge's opening!) Tom personally provided a guarantee on the working capital loans for the non-profit Fruitvale Community Check Cashing project during its first three years of operation. http://www.communitycheckcashing.org/ He found Fundrise by working with the San Francisco Community Land Trust and exploring real estate funding for affordable housing preservation as well as the Marcus Bookstore. Tom is the board treasurer of the Center for Investigative Reporting and is a member of the board of the North Beach Salesian Boys' & Girls' Club. Tom earned an MBA at the Wharton School of the University of Pennsylvania and an AB at Stanford. Fundrise finances US real estate by facilitating direct, on-line investments.

B. Disclosures

i. Is the development entity or any principal owner in the proposed project involved in any litigation or disputes that could result in a financial settlement having a materially adverse effect on the Respondent's financial condition? If yes, please explain.

No.

ii. Does the development entity or any principal owners in the proposed project have any off-balance sheet liabilities, such as corporate or personal loan-guarantees? If yes, please provide details of these items.

All material guarantees are reflected on financial statements.
There are no material off-balance sheet liabilities.

Developers do have non-material guarantees in the standard course of business. Such guarantees do not affect the financial condition of the company.

iii. Has the development entity or any named individual in the proposed project ever filed for bankruptcy or had projects that have been foreclosed, or transferred to a creditor in lieu of foreclosure, or projects where the developer renegotiated or refinanced permanent project debt which resulted in a relaxation or either financial or other covenant or other terms and conditions of the existing debt on the project? If yes, please list the dates and circumstances.

No.

C. Developer Experience

i. Provide a list of developments in which the company or principal(s) has (have) been involved, indicating the product type, date, size, cost, location and the role of the Respondent in each development.

ODI has developed over eighty projects, totaling more than 20,000,000 square feet.

For a representative portfolio, please visit: www.ortondevelopment.com/portfolio or see Exhibit A.

ii. Describe in greater detail the Respondent's involvement in at least three similar development projects to that proposed, including product type, dates, locations, tenants, financing, size and total development cost on successfully completed similar developments. Indicate the role of the Respondent in each project. Provide photographs if available. Provide references including contact name, title, company name, e-mail address and telephone number for the projects.

For each of the following projects, developer was involved in every aspect of the development and managed day-to-day operations.

Please see the following pages for a sample of Orton Development's most recent projects.

Ford Point

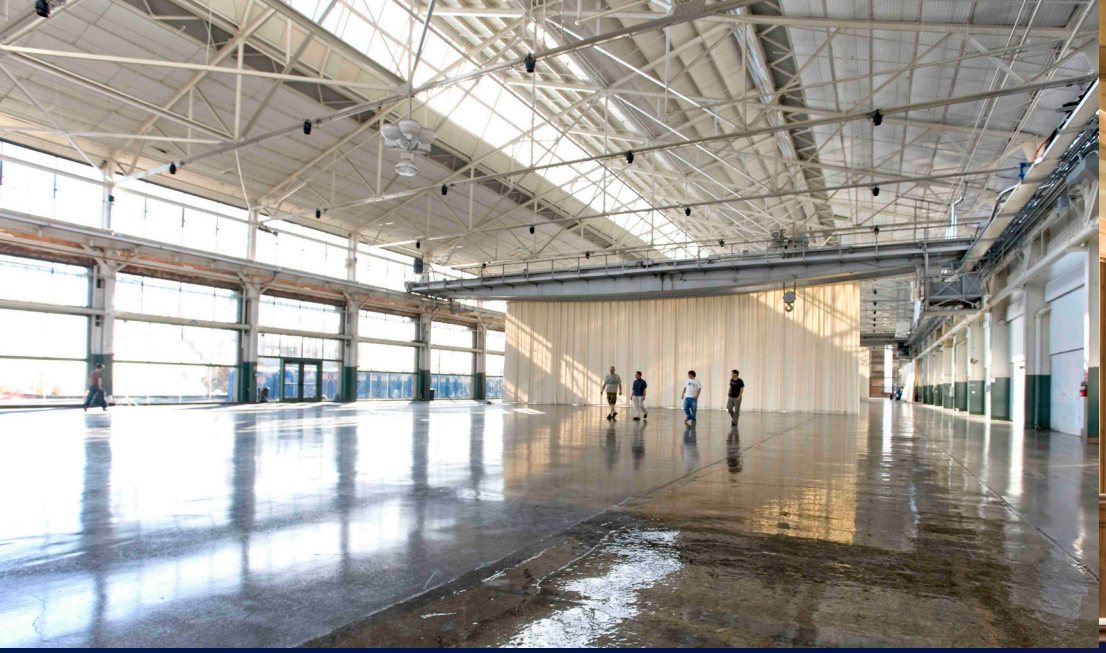
Product type	Development Disposition Agreement with City of Richmond
Date	2005-2008
Size	Approximately 525,000 ft^2
Cost	Approximately $50,000,000
Location	Richmond, CA
Relevant work performed	Relevant work performed: 100,000 ft^2 exterior surface repair; 6,000 new/repaired skylights; 40,000 new/repaired windows; management of asbestos siding and cleanup including PCBs; rebuilding of the entire utilities infrastructure; complete seismic upgrade
Role	Developer
Contact	James Madsen, 510| 734.7605

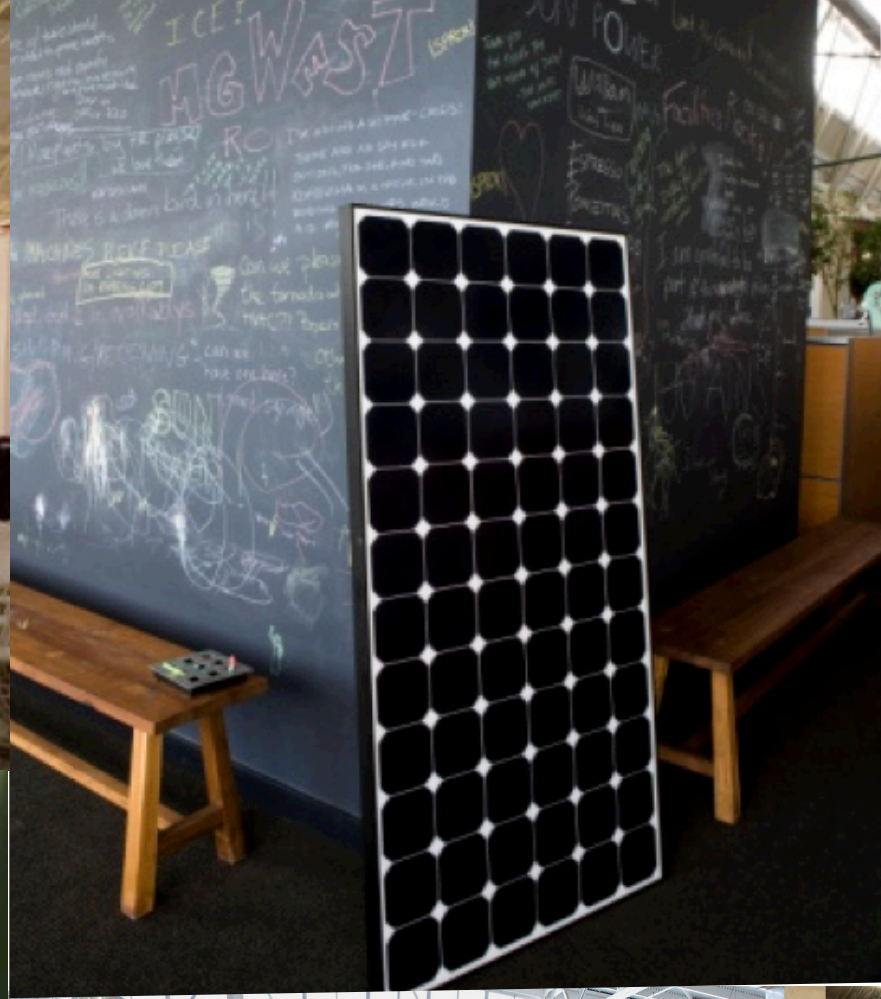
Orton Development, Inc. was awarded the 2011 American Institute of Architects (AIA) National Honor Award for Architecture for its work rehabilitating Ford Point with Marcy Wong Donn Logan Architects, as well as the 2009 California Preservation Foundation Preservation Design Award for Sustainability and the 2008 National Trust for Historic Preservation Honor Award, among others.

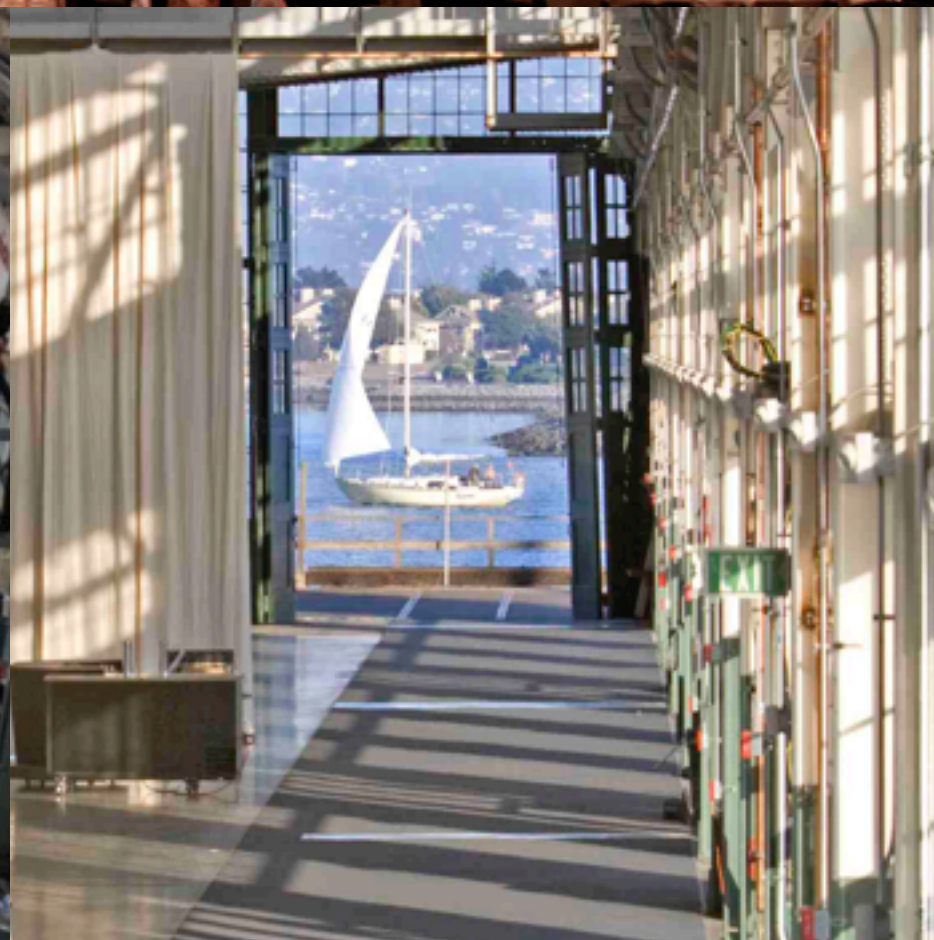
Built by renowned 20th century industrial architect Albert Kahn, the Ford Assembly Plant produced Ford Model A automobiles in the 1930s and tanks and jeeps during World War II. The building had been underused since the 1950s and after becoming badly damaged by the 1989 Loma-Prieta earthquake, it was abandoned and condemned;
interiors were flooded and vandalized.

The award-winning renovations were completed between 2005-2008 and the building was renamed Ford Point. The 525,000 square foot facility now offers flexible space to tenants like SunPower Corporation, Mountain Hardwear/Columbia Sportswear, Title Nine Sports, Monvera Glass Décor, and Ekso Bionics.

The original south-facing design fills offices with natural light, and supports a one-megawatt rooftop solar power plant. Frontage on the San Francisco bay provides stunning views and offers a variety of maritime uses. The site includes the 45,000 square foot, 5000-person Craneway Pavilion and the 140-seat Assemble Restaurant.



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A summary of the awards received for the Ford Point redevelopment, including architecture, historic preservation and environmental sustainability, are outlined below:

2011

Ford Assembly Building
American Institute of Architects
National Institute Honor Award

Marcy Wong Donn Logan Architects
TreeHugger.com
Design & Architecture
Best of Green Firm Award

Ford Assembly Building
Savings By Design / California Council
American Institute of Architects
Energy Efficiency Integration
Award of Merit

Ford Assembly Building
Boston Society of Architects
Sustainability Award

Ford Assembly Building
The Waterfront Center
Excellence on the Waterfront Awards
Honor Award

2010

Ford Assembly Building
California Council
American Institute of Architects
Honor Award

Ford Assembly Building
AIA San Francisco Chapter
Merit Design Award

2009

Ford Assembly Building
California Preservation Foundation
Preservation Design Award for Sustainability

Ford Assembly Building
AIA East Bay Chapter
Citation Award

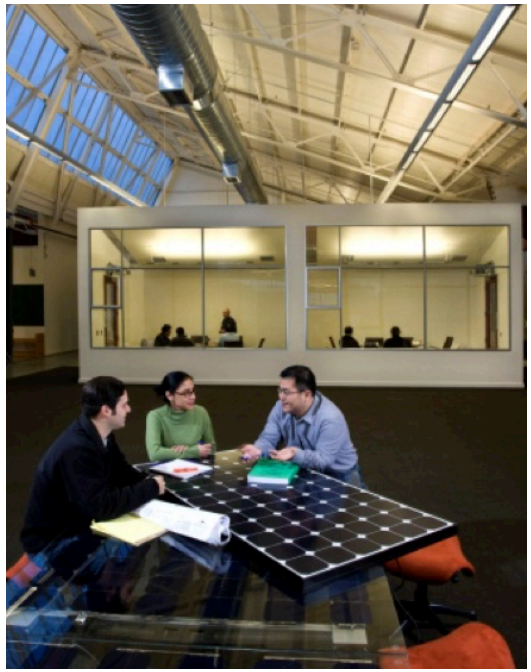
SunPower Stair
Ford Assembly Building
Chicago Athenaeum
Good Design Award

SunPower Stair
The German Prize Nomination
German Ministry of Technology
"Special Recognition" Institutional Award

2008

Ford Assembly Building
National Trust For
Historic Preservation
Honor Award

SunPower Stair
Structural Engineers of
Northern California
Award of Excellence



Rosie the Riveter Museum

Product type	Project Development Agreement between City of Richmond Redevelopment Agency, the National Park Service and ODI
Date	2009-present
Size	Approximately 12,000 ft^2 of exhibits, bookstore, classrooms and movie theatre; it is estimated to draw between 150,000 and 300,000 visitors per year.
Cost	Approximately $7,000,000
Location	Former Oil House of the Ford Assembly Building
Relevant work performed	Environmental abatement, exterior surface repair; water-proofing, seismic upgrade, construction of museum, visitor center, movie ttheatre, classrooms, library.
Role	Developer
Contact	Nicholas Orton, 510 | 734.7634

Richmond Rosies pose in front of the future museum

The Rosie the Riveter / World War II Home Front National Historical Park Visitor Education Center, presently under redevelopment, will be located inside the former Oil House of the Ford Assembly Plant. The Visitor Center consists of ~12,000 square feet of exhibits, bookstore, classrooms and movie ttheatre, depicting the contributions of Rosie the Riveter to national and local history, civil rights, tolerance, and equality in the U.S. It is estimated to draw between 150,000 and 300,000 visitors per year.

Flint Ink

Product type	Private Transaction
Date	2009-2011
Size	Approximately 50,000 ft^2
Cost	Approximately $5,000,000
Location	750 Gilman St., Berkeley, CA
Relevant work performed	Closing the inherited environmental LUST case related to TPH; lead and asbestos management; rebuilding of roofing and skylights; rebuilding entire utility infastructure
Role	Developer
Contact	James Madsen, 510 | 734.7605

1440 Broadway

Product type	Private Transaction
Date	2010
Size	Approximately 80,000 ft^2
Location	Oakland, CA
Relevant work performed	Roof repair, fire alarms, plumbing systems; resotred ceilings to original heights; renovated bathrooms and marble; "deep cleaned" entire building
Role	Developer
Contact	Nicholas Orton, 510 | 734.7634

Built from 1903-1911 by legendary industrial tycoon F.M. "Borax" Smith, this building is located in the heart of Oakland near City, State, and Federal government buildings, BART, and AC Transit, boasts Carrera marble interiors, high ceilings, large operable windows, and historic light fixtures and oak finishes. 1440 Broadway is home to Oaklandish and Bittersweet Cafe.

iii. Identify historic preservation experience of the Respondent and of the key consultants. Discuss experience securing historic tax credits and responding to a design review process for an adaptive reuse project.

ODI has extensive experience securing historic tax credits; ODI used the twenty percent historic credit at Ford Point, which won the 2008 National Trust for Historic Preservation award.

ODI has successfully gone through many design review processes on more than eighty developments, including multiple collaborations with government agencies across multiple jurisdictions.

References are available upon request.

iv. List all current projects in the design or development phase.

Historic Pier 70, San Francisco, CA

v. Discuss experience with meeting local and small business subcontracting goals on other proposals.

Orton Development is dedicated to hiring local contractors and to benefiting the community during the redevelopment phase and with a completed project that provides new jobs and ammenities.

We also believe strongly in paying people well. If a project has to scrimp on wages, it probably is either the wrong project or the wrong design. We intend this to be a prevailing wage project.

D. Architect and Design Firm Experience

i. Comparable Projects: Describe a maximum of three (3) completed recent developments that are comparable to the proposed project, including projects with a significant historic reuse component, as well as dates completed and client contact information for each. (If the Architect was not the sole architect, please describe the Architect's role in the project.)

ii. Photographs of Comparable Projects; Submit photographs of the interiors and exteriors of the comparable projects listed above, to display architectural design features, relationships of buildings and relationships with adjacent uses (other buildings, streets, etc).

iii. "Green" Building Experience: Describe green building design experience and evidence of current LEED professionals among the Key Personnel, if any.

Please see the following pages for background on Orton Development's core consultants.

Architect

HELLER MANUS
ARCHITECTS

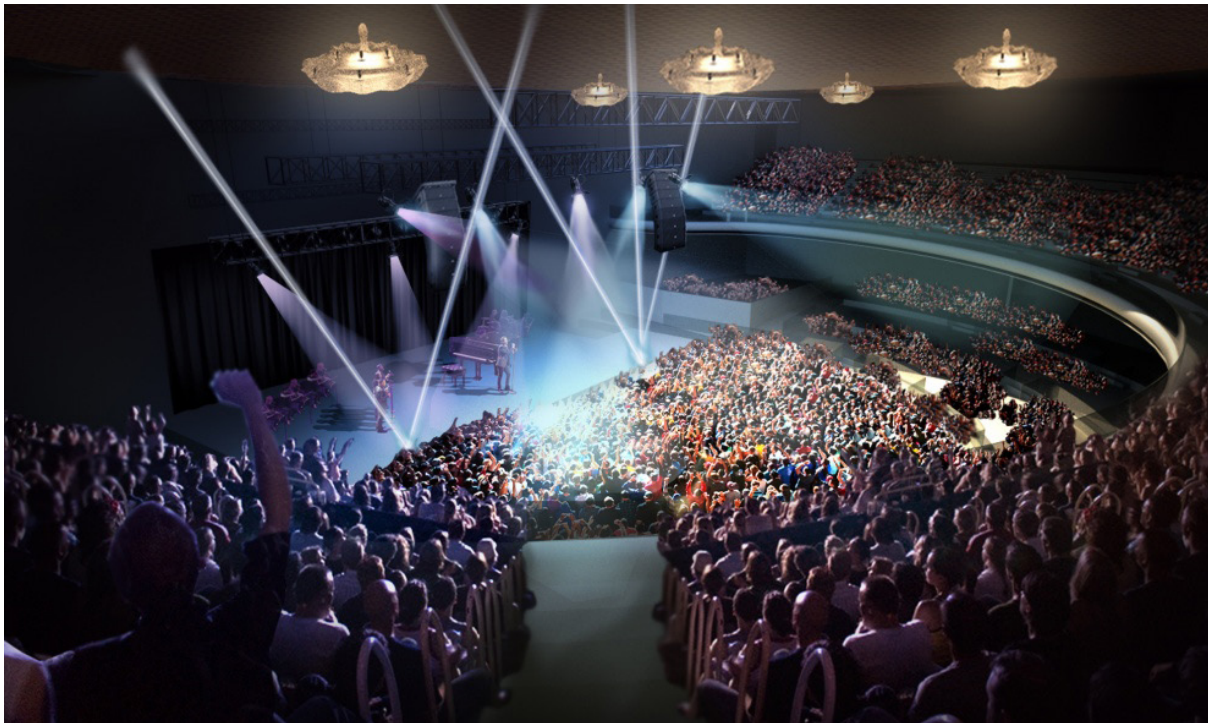
Heller Manus Architects is a nationally recognized, San Francisco-based architecture and urban design firm, with offices in San Francisco and Shanghai. Clark Manus, the principal in charge of this project, has lived on Lake Merritt for thirty-two years.

The firm has spent more than 30 years developing a diversified, client-oriented firm that is a design and sustainability leader in the profession. In alignment with the firm's dedication to sustainability, Heller Manus Architects is located in the LEED-Platinum certified Transamerica Pyramid. Heller Manus avoids a singular, signature approach and focuses instead on finding the ideal design solution for each commission. The firm's portfolio of projects has been expanding since 1984. Their depth of experience encompasses a wide range of major new and reconstruction projects including residential, commercial, civic, academic/research, rehabilitation/adaptive reuse, hospitality and retail, as well as urban design plans in the San Francisco Bay Area, several U.S. cities, and in China's largest cities.

From a landmark City Hall Beaux-Arts renovation to high-rise commercial buildings, from mixed-use buildings to residential buildings of all sizes, and from transportation projects to large- and small-scale retail designs, all Heller Manus projects share a common characteristic: high-quality, cost-effective design that is sensitive to the end users' function. Heller Manus designs cities and buildings that are appropriate contextually to the environment and the place where they are built. Since 2004, Heller Manus International has experienced dynamic growth throughout China fostered by strong professional relationships with clients, decision makers, community organizations and local design firms. Our practice area includes several major sustainable architecture and urban design projects throughout China including Shanghai, Guangzhou, Inner Mongolia, and the greater Beijing area. Our desire to be fully engaged with Asian culture and people has broadened our portfolio as well as our appreciation and expertise.

Masonic Auditorium

Client	Live Nation
Location	San Francisco, CA
Size	3,300 Seats
Completion	September 2014



The renovation of the existing Masonic Auditorium on San Francisco's Nob Hill expand the capacity of the venue, and created a destination concert space. The renovations were completed in September 2014, and now Live Nation can host more events, and a variety of different event, each year.

Capacity was increased from 3,166 seats to 3,300 seats through the removal of the current stationary main floor seating. The main floor is be a flexible space capable of hosting dinner events, a dance floor, and standing room. Additional upgrades include a kitchen and permanent concession stands, and changing the configuration of the stage.

San Francisco City Hall

Client	City and County of San Francisco
Location	San Francisco, CA
Size	500,000 ft^2
Awards	AIA National Survey of America's Favorite Building places - SF City Hall #49
	AIA National Honor Award
	AIASF & SF Examiner, "Best of the Bay Honor Award"
	National Trust for Historical Preservation "Honor Award"
	Gold Nugget Award "Judges Special Award"
	Building Design & Construction Magazine "Award of Merit"
	San Francisco Beautiful Award

Designed by Bakewell & Brown in 1915, San Francisco City Hall stands as the centerpiece of one of the most significant Beaux-Arts ensembles in the United States. Heller Manus' award-winning 500,000-square-foot restoration and seismic renovation of the historic building's interior includes installation of a base isolation system that was the world's largest at the time, repairs of damage from the 1989 Loma Prieta Earthquake, conversion of the main floor's light courts and rotunda into special-events spaces, and second floor upgrades to the mayoral and legislative suites. The transformation included the installation of new electrical, lighting, and communications networks, heating, ventilation, and air-conditioning systems. Special attention was given to the building's illustrious exterior.

350 Bush Street

Client	Lincoln Properties
Location	San Francisco, CA
Size	360,000 ft^2
Completion	Under Construction
Awards	LEED Platinum Certified

350 Bush Street is a 19-story office tower which incorporates the historic landmark San Francisco Mining Exchange Building as its principal entry.

The historic existing building, originally constructed as the Mining Exchange in 1923, was later used briefly as the Stock Exchange and subsequently as the Curb Exchange through the 1930s. The historic exchange hall will be used as a grand lobby for a modern office building. The building will provide 360,000 square feet of office space with a dramatic galleria at the street level as well as a mid-block pedestrian link between Bush and Pine Streets.

By utilizing rusticated stone cladding with glass curtain wall accents and ornamental balconies, Exchange Place demonstrates a balance between antique and modern, expressing a unique vocabulary of forms and shapes. Seeking LEED Platinum certification, the building utilizes various environmentally advanced technologies. The site is distinctly complex, involving various neighborhood constraints. As such, the approval process resulted in the incorporation of provisions for outdoor space and the conveyance of rooftop space on a neighboring parcel for expansion of St. Mary's Square. 350 Bush is currently under construction.

Commitment to Sustainability & Green Building Experience

With the construction and operation of buildings contributing up to 50 percent of greenhouse gases generated, and automobile commuting making up a significant percent as well, Heller Manus recognizes the key role the architecture profession plays in championing the importance of creating sustainable communities and architecture. We are committed to best practices in sustainable design, as well as developing strategies to cut construction and operating costs where appropriate. Currently, half of our staff are LEED Accredited Professionals (AP).

Sustainability is not only key to reducing the negative impact of buildings on the environment, but it helps to reduce our client's operating costs by increasing their building's energy, water, and sewage efficiencies. Healthy buildings in sustainable communities can be achieved by appropriate design of energy, water, and transportation, thereby reducing operating costs and attracting more tenants.

Our firm is a leader in the profession and sustainable movement with some of the first sustainable architecture and large scale urban planning projects in the U.S. and China, including the first LEED Gold office towers in San Francisco and Shanghai, the first LEED Platinum neighborhood development master plan in the United States, and sustainable master plans for Guangzhou and other Chinese cities.

Heller Manus is the Architect of Record for several projects in San Francisco that are currently under construction: 181 Fremont Street, 350 Bush Street and 500 Pine Street. 350 Bush is a high-rise in the heart of the Financial District that incorporates the reuse of the Historic Landmark Mining Exchange building as a new entrance and lobby. 181 Fremont is an 800-foot-tall mixed-use tower with 37 floors of commercial space on the bottom third of the building, and high-end condos on the top third. We are also the Associate Architect for Lumina, Tishman Speyer's 655-unit high-end condo project in Rincon Hill. When complete, these buildings are all expected to meet the U.S. Green Building Council requirements for LEED Platinum.

We have additional projects in both the U.S. and China in various stages of design and development, that when completed will meet requirements for LEED Gold or LEED Platinum certifications. Our firm is committed to sustainable design, and we incorporate green design principles throughout our projects. We encourage our clients, whenever possible, to adopt criteria that will result in the best value for their investment.

Structural Engineers

NABIH YOUSSEF
ASSOCIATES
STRUCTURAL ENGINEERS

Nabih Youssef Associates (NYA), founded in 1989, is an internationally recognized structural engineering firm providing specialized structural and earthquake engineering consulting for new and existing buildings.

Our design practice is geared towards high-profile, architecturally intensive projects, including commercial, institutional and public facilities.

We are a leader in implementing state-of-the-art technologies, such as Base Isolation and Passive Energy Dissipation Systems. Our significant contribution to the development of earthquake engineering codes and standards and performance-based engineering has given NYA the ability to provide clients with elegant, cost-effective structural systems and successful projects from inception to completion.

NYA has the good fortune to collaborate with a wide variety of design architects and educators from around the world. This enables us to integrate art, science and new technology into the completion of our projects, thereby helping us achieve design excellence.

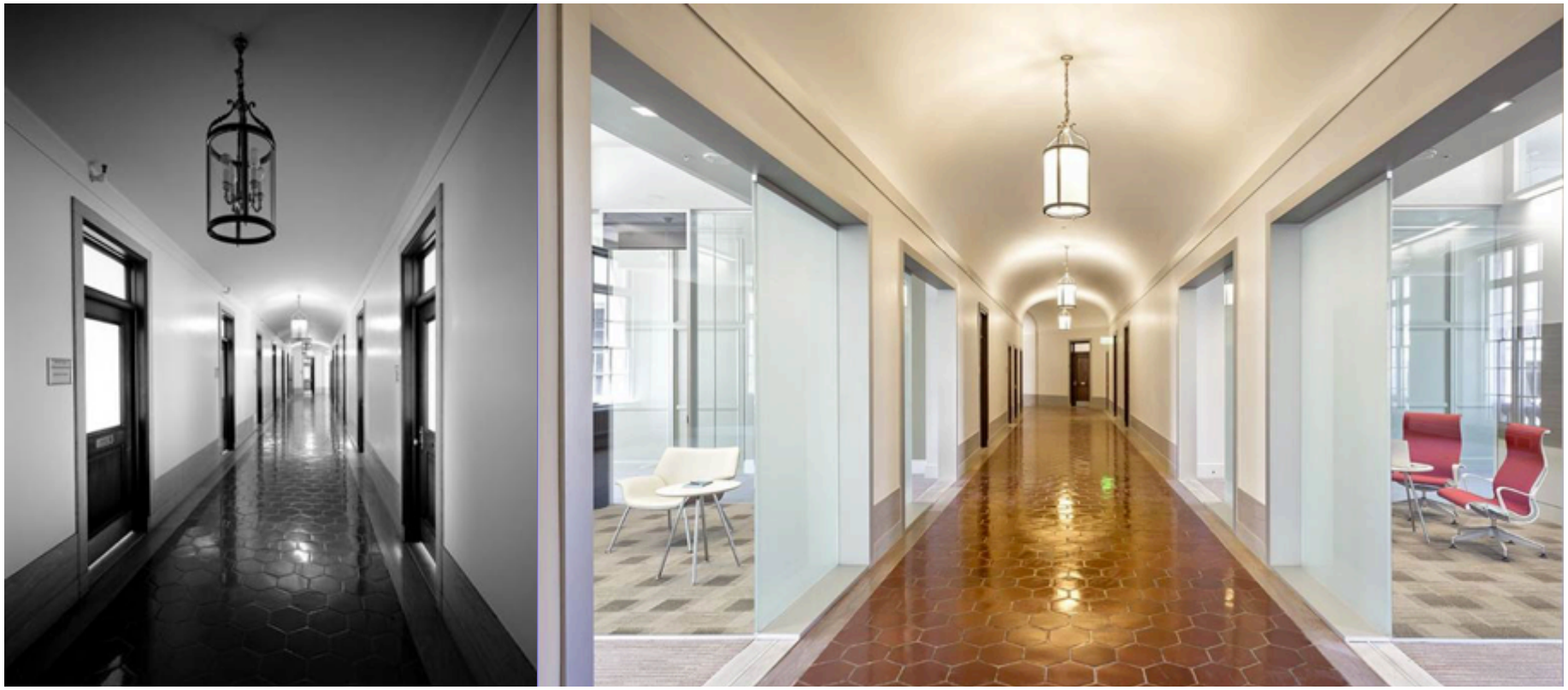
50 United Nations Plaza

Client	GSA
Location	San Francisco, CA
Architect	HKS Architects
Contractor	Hathaway Dinwiddie
Size	350,000 ft^2
Cost	$95,000,000
Completion	2013
Scope of Services	Structural Engineering/ Seismic Retrofit
Awards	LEED Certified GOLD
Reference	Michele McCracken, 310 | 788.7700

NYA provided structural engineering services for the seismic upgrade and adaptive reuse for the historic 50 United Nations Plaza building in San Francisco, CA. This Beaux-Art style building which is on the National Register for Historic Places, provides approximately 193,000 occupiable square feet of office space and cutting edge workspaces for various General Administration departments.

The seismic upgrade of this 6-story steel frame and unreinforced brick masonry infill building consists of the addition of new concrete shear walls in select and unobtrusive locations throughout the building. Improvements also include stabilization of hollow clay tile partitions along the historic sensitive corridors and bracing of parapets.

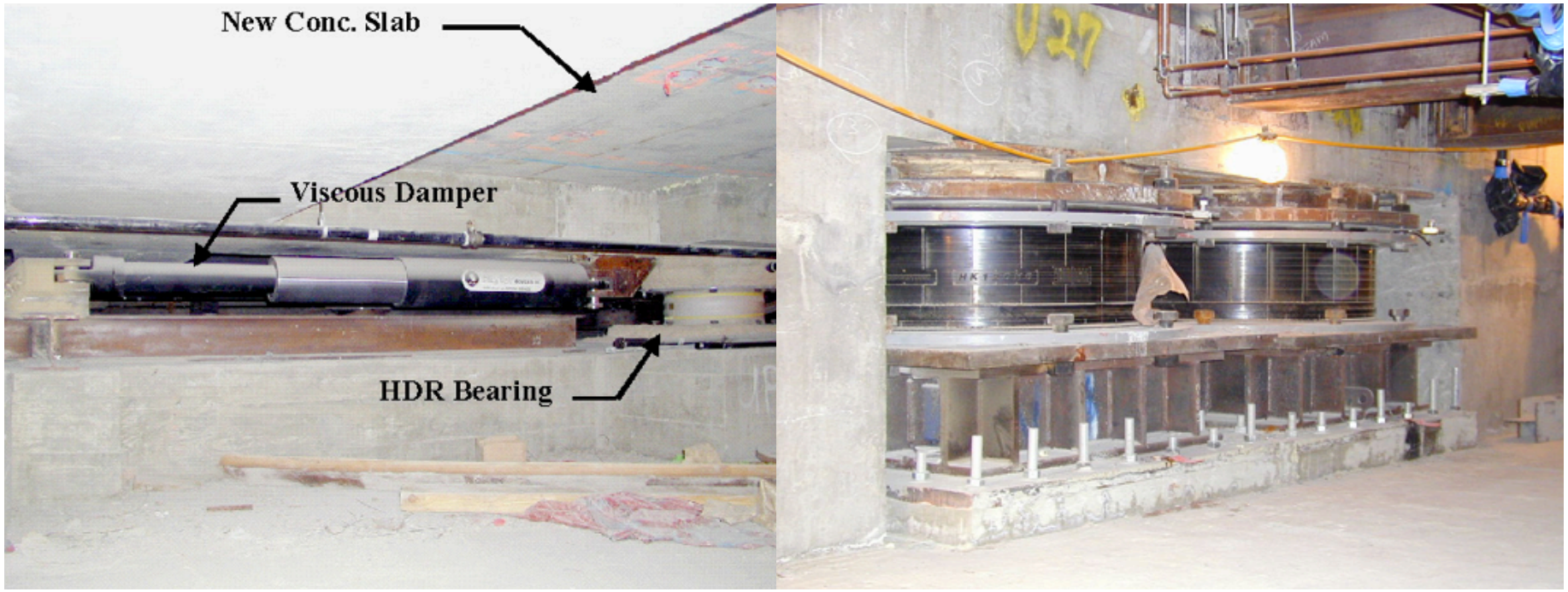
When NYA began involvement on this project at the 50% Construction Documents phase, the structural systems were 50% over budget, based on a proper design scheme. NYA quickly developed a very efficient seismic retrofit system that brought the structural costs down below the original budget and allowed the project to proceed. The completed project provides a high performance green building with a LEED ® Gold rating.



Los Angeles City Hall

Client	City of Los Angeles
Location	Los Angeles, CA
Size	855,800 ft^2
Cost	$300,000,000
Completion	2001
Scope of Services	Structural Engineering & Design
Awards	2004 SEAOC "Excellence in Structural Engineering Award for Best Historic Preservation" 2002 City of Los Angeles "Preservation Award" 2002 City of Los Angeles Cultural Heritage Commission "Heritage Award 2001 American Institute of Architects "Building Team of the Year"

Built in 1928, Los Angeles City Hall is a 36-story, 460 foot tall historic monument. In response to an 8.2 magnitude earthquake the building lacked a defined seismic system, had a soft and weak wind moment frame, URM infill and vulnerable terra cotta cladding. The city of Los Angeles wanted to not only meet all current life –safety energy requirements, but also preserve the envelope and historic fabric of the building.



After intense analytical studies, NYA developed a scheme involving base isolation in combination with fluid viscous dampers. This concept was ambitious, as no building, of this height, had ever been base isolated before.

NYA developed full-scale forced vibration tests on the building to account for all non-structural systems contributing to the capacity of the structure, and used those results to calibrate the isolators and dampers used at the base and selectively within the superstructure. The result was a seismic upgrade that was completely unobtrusive, preserving the historic fabric of the building, while providing immediate occupancy performance. The use of the innovative base isolation system reduced higher mode effects which dominate tall building response, and drastically reduced the amount of intervention needed, avoiding substantial alterations to the interior program and eliminating the need to retrofit the terra cotta cladding.

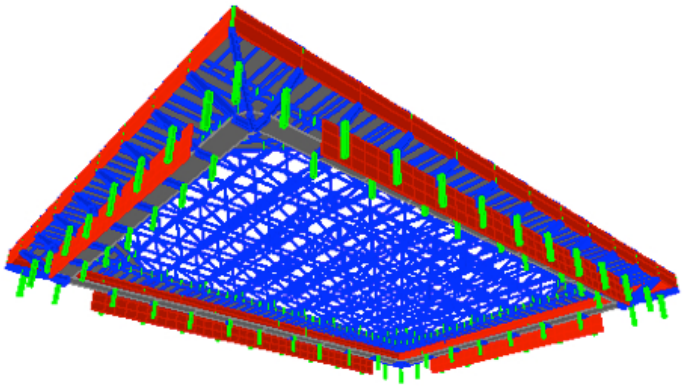
The award-winning project was one of the most comprehensive seismic upgrades in the United States and resulted in the tallest base isolated building in the world.

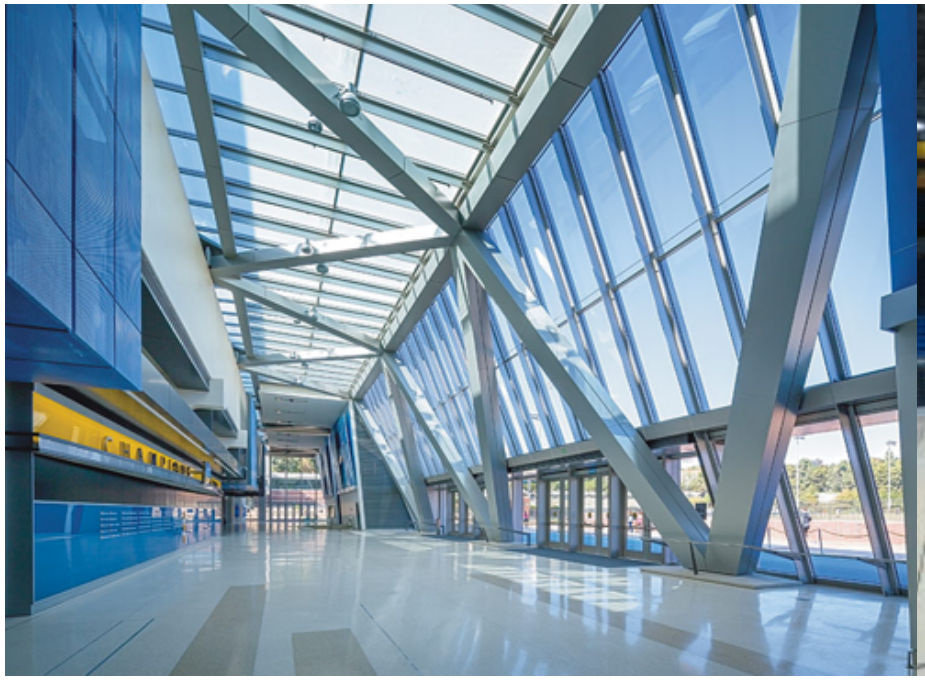
UCLA Pauley Pavilion

Client	University of California, Los Angeles
Location	Los Angeles, CA
Architect	NBBJ
Contractor	PCL Construction
Size	15,200 ft^2 (Ground level) 22,000 ft^2 (Basement)
Cost	$136,000,000
Completion	2012
Scope of Services	Seismic Strengthening, Renovation & Expansion

This new expansion added approximately 70,000 sf more usable space than existed in the buildings previous configuration. The new space is used for interior concourse space which includes concession space, merchandising, and ticketing. The concourse is enclosed with new steel frames on three sides and a curtain wall on the west. Two new basement levels to the north of the building have also been added.

The new steel framing used as the façade also provides structural support for the roof of the "Pavilion Club" space. The steel truss creates an 11,000 square foot column free club space for maximum flexibility. The lowest basement level includes new locker rooms for the home team. The locker rooms in the north building are connected to the court level through two new tunnels below the existing stadium seating. The existing structure was underpinned during construction for the proposed work to the north. "Surgical" structural modifications were made to the interior bowl seating which provided 1,000 additional seats, merchandising space, and concession space and created more floor area by increasing head clearances, modifying door openings and infilling existing openings.





PROJECT	LEVEL
2211 Michelson, Irvine, CA. Hines	Silver, Core and Shell
AT&T Building, Los Angeles	Gold, *Downtown LA's first LEED Gold building*
Beverly Prior Architects	Gold
Burbank Community Services Building	Gold
Cal Poly San Luis Obispo, *Poly Canyon Village*	Gold
Campus at Playa Vista	Gold
Campus El Segundo	Gold
Claremont McKenna College - Kravis Center	Silver
Colorado Court- Santa Monica	Gold
County of Solano Government Center	Certified
ELAC Performing & Fine Arts	Silver (target)
Fuller Seminary Library	Silver
Gensler Jewel Box	Platinum
Hines La Jolla	Gold
LA Live!	Silver
LACCD WLAC Watson TTI	Platinum (target)
LAPD	Gold
Long Beach Meta Housing	Silver
Maguire Glendale North (207 Goode)	Gold
Northgate H&M	Gold, Core and Shell v2.0
Northgate Mall Renovation, San Rafael	Gold, Core and Shell v2.0
NRDC (National Resource Defense Council)	Platinum, *one of the first in the country*
Playa Vista - Horizon	Gold Core and Shell
Playa Vista Parcel B & C	Gold
Playa Vista-Tishman Speyer-Marketing Office	Certified
Presidio PHSH Adaptive Reuse, San Francisco	Gold
River Park Towers - Phase II	Gold
Santa Clarita Transit Maintenance Facility	Gold
Santa Monica Library	Gold
Santa Monica Public Safety Facility	Silver
Stanford Hospital	Silver (target)
The 11th & Grand (E11even Condos)	Gold
The Water + Life Museums, Hemet	Platinum
Toyota Motors Expansion-LPA Architects Office	Gold

NABIH YOUSSEF ASSOCIATES
STRUCTURAL ENGINEERS

PROJECT	LEVEL
UCI Biological Sciences Unit 3	Silver
UCLA Glenrock and Landfair housing	Gold
UCLA Engineering VI - Peer Review (WINGEM)	Gold
UCLA Hitch Suites	Gold
UCLA Marion Davies	Gold (target)
UCLA Northwest Student Housing	Gold
UCLA Pauley Pavilion Renovation	Gold
UCLA Saxton Suites - Peer Review	Gold
UCLA Weyburn Terrace	Gold
UCSD North Campus Housing Phase 2, San Diego	Gold
UCSF 17C Helen Diller	to be LEED
UCSF IRM	Gold
UCLA Wasserman - Peer Review	Gold, Core and Shell
UCLA CHS South Tower Renovation	Gold - Sustainability
UCLA Jules Stein	to be LEED
Long Beach Courthouse	Silver
520 Newport Center Drive	Gold
8055 Irvine Center Drive	Gold (target)
St. Monica's Cathedral - Community Center	Gold

U.S. GREEN BUILDING COUNCIL
LEED PLATINUM
USGBC

Landscape Architect

HOOD STUDIO

Walter Hood is an artist, designer and educator based in Oakland, CA. He regularly exhibits and lectures on professional and theoretical projects nationally and internationally. His studio, Hood Design has been engaged in architectural commissions, urban design, art installations, and research since 1992. Walter is also a professor at the University of California, Berkeley's College of Environmental Design. He was chair of the Landscape Architecture and Environmental Planning Department from 1998 to 2002.

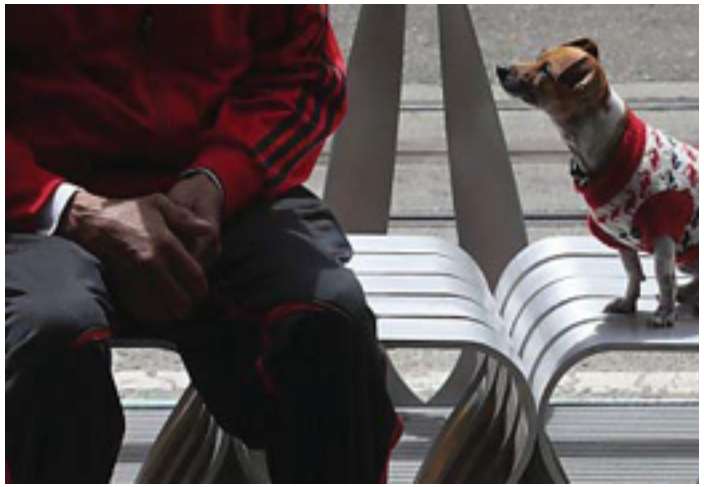
Walter was recently appointed as the inaugural holder of the David K. Woo Chair in Environmental Design. Other honors include the Goldman Sachs Design Fellow for the Smithsonian Institute in Washington, DC, assisting the museum staff in reconceptualizing its public spaces, AIA Award for Collaborative Achievement and a USA Character Approved Honor by NBC Universal. In 2010, Walter received the Cooper Hewitt National Design Award for Landscape Design. He is also a Fellow at the American Academy in Rome. Walter's work was recently featured in Art Institute of Chicago's "Learning Modern" exhibition, and was featured prominently in the February 2010 issue of "Art in America". Last spring, Walter was a selected winner for the Venice Biennale and exhibited two projects: a green street and plaza for Center Street in Berkeley, California, and the Greenprint, an urban landscape vision for the Hill District in Pittsburgh, Pennsylvania.

The work of his studio features landscape, architectural, urban design and art installation projects, including the gardens at the new De Young Museum in San Francisco, Splash Pad Park in Oakland, the Sculpture Terrace for the Jackson Museum of Wildlife Art in Wyoming, the Powell Street Promenade in San Francisco and the Baisley Park/50 Cent Garden in Queens, NYC. Many of his works are regarded as transformative designs within the field of landscape architecture.

Several of Walter's publications illuminate his unique approach to the design of urban spaces. His published monographs: Urban Diaries and Blues & Jazz Landscape Improvisations won an ASLA Research Award in 1996. In 2001, Walter's essay "Macon Memories" was featured in the Princeton Press.

Powell Street Promenade

Sponsor	Audi USA
Client	Venables Bell and Partners
Location	San Francisco, CA
Size	2 City Blocks
Cost	$900,000
Completion	Spring 2011
Awards	American Society of Landscape Architects 2012 "Honor Award"



The Powell St. Promenade is an installation spanning two blocks of the busiest pedestrian thoroughfare in San Francisco. Funded by Audi, the Promenade is a 6' extension of the existing city sidewalk and is made up of aluminum and wood grating. Strips of aluminum emerge from the wood and aluminum grating and twist upward to create planters, benches, and standing tables, mimicking the contours and framing of the 2012 A7 car. Parking was removed from the street, though the Trolley cars maintain access.

The promenade offers refuge for passersby: an opportunity to sit, to drink coffee, to meet a friend before dinner, or to simply stand and people-watch while out of the way of the incessant flow of pedestrian traffic. The design is intriguing and inviting, as well as sustainable: the six PV towers on the promenade create the energy to power the lights along the walkway at night.

De Young Museum

Client	Fine Arts Museums of San Francisco
Location	Golden Gate Park San Francisco, CA
Completion	2005

The design of the landscape design for the New de Young Museum is an integration of the urban and the constructed natural landscape. The landscape extends its arms to encompass the new building to create spaces that are an interaction between art and park. Five acres of the park is restored, retaining existing landscape features while creating spaces for children and adults alike, to explore and reveal in the surrounding natural setting.

Since its founding, Meyer Sound has been devoted to meeting the needs of sound reinforcement professionals with the finest products available, the industry's most extensive and knowledgeable customer support, and high-level technical education.

The 1970s saw sound equipment for live performance increase in power capability, but not in reliability or fidelity.

In 1979, John and Helen Meyer established Meyer Sound to create and support high-quality products for sound reinforcement and recording, designed to meet the real challenges faced by audio practitioners. Today, the company's history shows a track record of more than 30 years of innovation, quality, performance and support.

Meyer Sound has more than 300 employees at its Berkeley, Calif., headquarters and satellite offices, including one of the largest engineering staffs (in proportion to company size) in the audio industry. International sales and support are supplied by more than half a dozen offices around the globe. The company works closely with professionals in all areas of sound reinforcement, gathering information on customers' needs and providing the tools, training, technical support and information to enable the best experience possible for sound system users and audiences alike. Meyer Sound products are manufactured entirely at its Berkeley factory, where high technology is combined with hand craftwork. By performing core processes in house, the company is able to exercise the control to insure its quality standards are met and that each unit is exactly the same as the last.

John and Helen Meyer have been personally involved with the performing arts for years, which has given them a feeling for the role of technology in the arts. Meyer Sound is often involved directly with the performing arts at both corporate and individual levels, locally in Berkeley and worldwide. This is one more way that the company stays in touch with the real reason for its existence.

#ATLast

Atlanta, GA

Hip hop legends Outkast recently completed their summer tour with three sellout hometown shows in Atlanta's Centennial Olympic Park. Dubbed "#ATLast," the 20,000-plus crowds were supported by a Meyer Sound LEO linear large-scale reinforcement system as specified by FOH engineer Darcy Khan.

"The first time I'd mixed with LEO was earlier this summer at the Montreux Jazz Festival," says Khan. "I loved the way it sounded. It was astonishingly clear, with no phasing issues, and I could walk from the stage all the way to the back and hear a nice, even wall of sound. A few weeks later, I mixed on another LEO system at the Osheaga Festival in Montreal, where I experienced the system's long-throw power. That sold me. I knew I wanted a LEO rig for Atlanta."

According to Khan, the linear characteristics of LEO helped him to maintain sonic consistency despite the extreme dynamics of Outkast's sound. "Even if you spend all day tuning the PA, when the show starts, the crowd gets going, and you push it up to 110 dB SPL, many PA systems start to change," he points out. "So I'm constantly fighting the mix, and that's frustrating. But with LEO, I always hear the same qualities in the mix, whether during a soft part or going full on. It's always even, so I can just mix and not worry about the system."

Khan was also impressed by the musicality of the 1100-LFC loudspeakers. "I like to feel the low end, but I also want to hear the unique sound of the instruments, like the Roland TR-808 drum machine. With the 1100-LFC, I can hear that tonality all the way down to 30 or 40 Hz." Khan mixed Outkast on a DiGiCo SD10 digital console while the band used Shure UHF-R wireless microphone systems, with Antwan "Big Boi" Patton on a Sennheiser SKM 5200 wireless microphone. Monitors were mixed on a DiGiCo SD5 digital console, with the band using Shure PSM 1000 IEM systems.
Outkast have won six Grammy Awards and sold over 25 million albums. The "#ATLast" event was their first concert

Teatro Greco

Sicily, Italy

Italy's 2,700-year-old Teatro Greco in Sicily recently hosted a summer concert series with artists including James Blunt, Simple Minds, and Italy's chart-topping Gigi D'Alessio. Faced with limitations for amplification in the historic amphitheatre, the audio team selected the flexible MICA line array loudspeaker system to ensure pristine audio quality throughout the arena. "Every time we go to the magical Teatro Greco, we are awed by the magnificence of this venue," reports Roberto Rosu, FOH engineer for Gigi D'Alessio. "And thanks to the quality of the MICA system, the end result was amazing."

Flown loudspeaker arrays in the historic arena were not an option, according to Freddy Dagata, audio project manager for Light and Shade di Alessandro Finocchiaro, the Aci Catena-based production provider. "We really had a chance to appreciate the versatility of a Meyer Sound system," says Dagata. "MICA worked very well when ground-stacked, and we had amazing coverage throughout the arena. We were able to satisfy all requests of the artists and their FOH engineers, as the system perfectly handled a wide variety of pop and rock styles."

Flanking the stage were twin stacks of eight-each MICA loudspeakers, aided by additional left and right outfill arrays of seven-each M'elodie line array loudspeakers. Four UPM-1P loudspeakers provided front fill, while two UPA-1P loudspeakers anchored a center image on the wide stage. A Galileo loudspeaker management system with one Galileo 616 processor supplied system drive and optimization.

Located on a mountaintop with breathtaking ocean views, the Teatro Greco of Taormina was built in the early seventh century BC, although most of the remaining stonework is from a later Roman era reconstruction. With a diameter of 120 meters, it is the second largest Greek amphitheatre in Sicily.

Takarazuka Grand Theatre

Tararazuka, Hyogo, Japan

Following 12 successful years with its Meyer SoundMSL-4 loudspeakers, the Takarazuka Grand Theatre in Japan returned to Meyer Sound when it came time to upgrade. With an emphasis on exceptional audio quality and system reliability, the 2,550-seat venue chose a design based on M'elodie and MICA line array loudspeakers.
The theatre's main system is anchored by left and right lower proscenium arrays of 13-each M'elodie loudspeakers and three over-proscenium L-C-R clusters consisting of seven MICA and three M'elodie loudspeakers each. Ten 700-HP subwoofers provide low-end reinforcement, with six placed overhead and two located with each of the side arrays. All arrays are hidden behind screens and walls to stay out of sight.

In addition, 32 UPA-2P and two UPA-1P loudspeakers, four M1D line array loudspeakers, and six UPJ-1P VariO loudspeakers provide secondary fill, delay, and stage monitoring, while four HD-1 studio monitors are used in the control room. The entire system is driven and aligned by a Galileo loudspeaker management system with 10 Galileo 616 processors. For special effects, signal matrixing, and Wild Tracks playback, the system includes a D-Mitri digital audio platform with 24 modules.
Located in a suburban resort city, the Takarazuka Grand Theatre was built in 1993 to host productions of the Takarazuka Revue, an all-female theatre troupe that presents lavish, large-cast musicals based on Broadway productions and Japanese folk tales. The theatre decided to upgrade its reinforcement system in commemoration of the Takarazuka Revue's recent 100th anniversary. Both the theatre's operating company and the Revue are owned by Hankyu Hanshin Holdings, Inc.
The Tokyo Takarazuka Theatre, which serves as another home venue for the Takarazuka Revue, is also equipped with a Meyer Sound system.

We believe everyone should be able to invest in real estate.

As urban retail developers, we spent years building unique real estate projects in Washington, DC. But more often than not, when we went out to raise money it came from investment funds in places like New York City or even outside the country. Most of them had little connection to the places we were building and often had never even heard of the neighborhood.

On the other hand, our friends and neighbors, people with real connection to the projects, couldn't invest with us. Even though they understood the opportunity and our vision, there was no feasible or economical process to allow them to participate.

Real estate has consistently proven to be an extremely lucrative investment. Since the early 90s, private equity investment in real estate has grown in excess of $100 billion. But the vast majority of these investments are limited to a very small, select number of institutional investors. The reality is that as an individual, it is easier to invest in a company in foreign country than to invest in a property across the street.

So, we started Fundrise with a simple goal: *give everyone the opportunity to invest in real estate*. Our idea definitely had its skeptics. Many professionals in the industry told us that raising money directly from large numbers of investors was impossible. Well, they were wrong.

After nearly a year of working through the Securities and Exchange Commission (SEC), we crowdfunded the first online equity offering for a real estate property… raising $325,000 from 175 individual investors. Then we did it again and again. What took months to raise the first time, now takes hours.

It's caught on because it's intuitive. It makes sense and it's a good investment strategy. Now with Fundrise you can invest alongside these same investment companies in top quality real estate projects around the country. By cutting out unnecessary middlemen, we make the process simple, efficient, and transparent. Welcome to the future of investing.

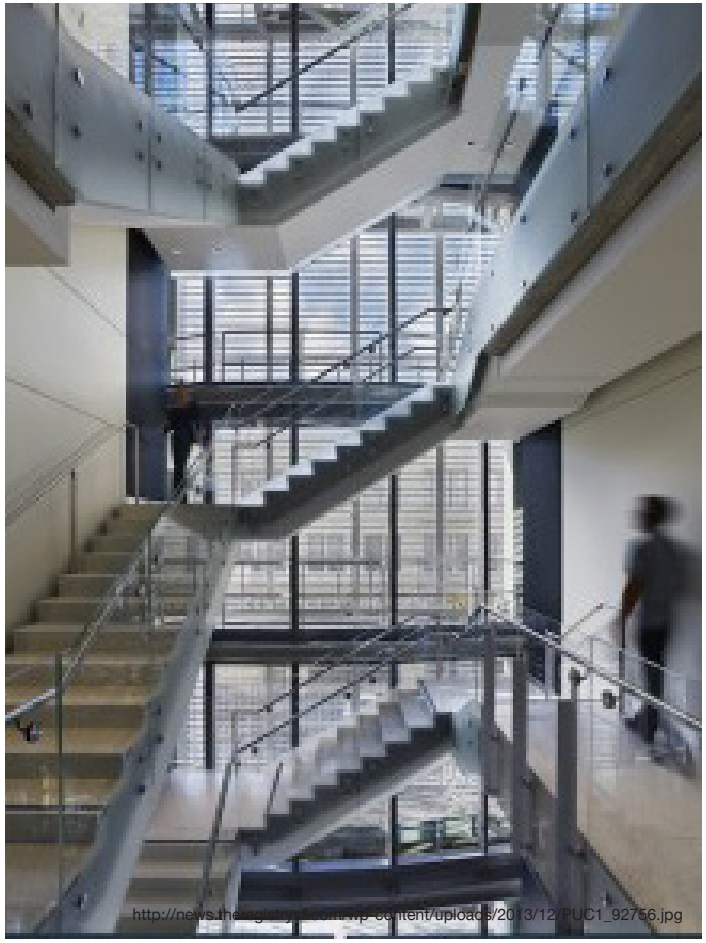
Additional Fundrise projects can be reviewed on our web site at www.fundrise.com.

Green Building Experience

Tom was responsible for structuring and underwriting the financing of the Frontier Project in Rancho Cucamonga. The Frontier Project is a LEED Platinum sustainable development demonstration project created by the Cucamonga Valley Water District. http://www.cvwdwater.com/297/Frontier-Project

Tom was also Stone & Youngberg's lead banker on the underwriting syndicate structuring and underwriting the new San Francisco Public Utilities Commission headquarters building on Golden Gate Avenue.
http://www.sfwater.org/index.aspx?page=583

http://www.abugler.net/images/news2/2013_aia-cote_08.jpg


http://news.the-gate.org.com/wp-content/uploads/2013/12/PUC1_92756.jpg

Tom worked with the City of Berkeley in the creation of the Berkeley First AB 811 taxable property assessment program for residential energy efficiency improvements. He also worked on the San Francisco Green Finance program as an advisor on the assessment bonds sold to finance solar improvements to Pier 1.
http://www.sfenvironment.org/article/financing/pace-financing-for-prologis-at-pier-1

Rehabilitation Concept

a. Project Narrative
Submit a narrative – no more than 10 pages – describing the overall vision for the rehabilitation and reuse of the building and how it responds to the objectives and key terms contained in this RFP. The narrative, at a minimum, shall address:

i. What uses and activities are proposed for the building and where they will occur in the building, including the square feet for each use.

The Calvin Simmons Theatre returns as a flexible event space with world-class programming ranging from nationally known acts to intimate events featuring artists from the local community, among many other types of events.
Anticipated square feet: 25,000+.

The arena returns as an architecturally stunning, historically respectful, multi-floor rehab combining office, flex, public access, and food uses. Anticipated square feet: ~140,000.

The outdoor spaces are brought back with a variety of uses for community benefit. While the final set of uses are design-dependent, it likely includes community gardens, barbeque areas, games, public art, education, and entertainment.

ii. The proposed rehabilitation plan including how to address repairing and retaining the historic attributes of the building and addressing seismic and other structural challenges, including adding modern building systems and green building strategies.

Design approach: ODI believes that the key to a successful rehab is the constant iteration and interaction between the constituent parts of a project: prevailing regulations, market conditions, design/construction, and finance. If one aspect changes, it affects everything else, and those causalities must be traced and accounted for.

Rehab projects take deft, intelligent design. It is fairly easy to come up with a complex, expensive plan. What is difficult is coming up with elegant, economical designs. With rehab, plans are going to change. To combat this, ODI provides a constant focus and attention to detail to make progress and control expenses. Change orders must reduce costs, not increase them.

Frankly, with regard to the actual building of the HJK Center and other similar projects, the physical rehabilitation is a fairly straight-forward endeavor. The true challenge is creating a project that is purposeful and profitable. In this context, rehab is an art that requires a cohesive team, a light touch, experience, and constant vigilance.

Historic: Our project will be nominated for the Historic Register, apply for historic tax credits, and meet the Secretary's Standards for Historic Preservation. The project will work in close consultation with the Oakland Landmarks Commission and a project historic architect, and will consult with the Oaklnad Heritage Alliance. Through the Ford Point and Pier 70 projects, ODI has formed close relationships with both SHPO and NPS and is experienced in historic tax credit finance.

Seismic: The first step in addressing the seismic issues facing HJK is to get a better understanding of the existing geotechnical conditions and settlement risk. After this, ODI will use seismic modeling to come up with a performance-based design. The design will minimize soil disturbance and not place additional load on the existing wood piles.

The theatre and arena will require separate custom solutions. The planned redevelopment of the arena will likely require a new slab, internal mezzanines to provide lateral resistance, and new columns to support the roof. For the arena, we will essentially be creating a new completely code-compliant building within the existing building – the existing façade will become a "painting" that will act as a cladding but not as a structural support. The theatre will require a performance-based design that takes into account the acoustic, historic, and layout constraints of the space. Seismic considerations will be a significant driver of design for these buildings. ODI's seismic design will not be stand-alone, but will be incorporated into the design of the other building systems to the maximum extent possible. The design will need to use both strengthening and absorption techniques to get the building to a safe and useable condition in a financially reasonable way.

Modern building systems: Building systems, as a whole, will be modernized. The initial design will include ensuring adequate sewer, water, electrical, and gas service for a wide range of uses. Brand new state-of-the-art telecom, including fiber, will be brought to the building. For matters beyond basic infrastructure design, ODI encourages tenants to customize and invest in their spaces. ODI's design stretches a canvas capable of flexibly accommodating the visions of various tenants. HVAC will be a custom design based on tenants' needs and performance-based modeling, with an emphasis on taking advantage of the Bay Area's temperate weather.

Green building strategies: The design will comply with all prevailing regulations including Oakland's Green Building Ordinance and Compliance Standards. ODI designs often utilize both high-tech strategies such as advanced lighting controls and modern window glazings, and low-tech solutions like abundant natural light and efficient ventilation.

iii. How the proposed concept will help better link the building, Lake Merritt, other nearby land uses and the surrounding circulation network.

Our early work has elicited important input from neighbors and constituents about the area surrounding HJK, which we call internally, the "South Lake District." While a good start, it goes without saying that there is a lot more investigation and thought to be done. What we have heard and observed thus far is as follows:

Existing design challenges:

- Disconnects between HJK, the surrounding South Lake District, and the city at large
- Unclear district and building identity
- Unwelcoming institutional layout, look; sense of inaccessibility
- Harsh architecture
- Lack of neighborhood amenities

Remedies:

- Expand and weave together the existing major building blocks: The Oakland Museum of California, the Library, Laney College, BART, and the lakefront
- Increase the educational cross-fertilization between institutions
- Animate the area with entrepreneurs
- Add district-wide attractions such as sculpture to draw people through the community
- Clean and improve the broken or unattractive facilities such as the Lake Merritt BART plaza
- Explain, entertain, and teach through way-finding and story-telling
- Reconceive architecture by adding color, vegetation, and commerce
- Engage the homeless population
- Increase a sense of community, vigilance, and safety

ODI will work with its neighbors in accordance with the Lake Merritt Specific Plan to plot connections, give purpose to the routes, and grow a sense of place in the area surrounding HJK.

This plan begins with a comprehensive overview of the district (see proposed master plan below on page 84). The Lake Merritt Specific Plan makes great strides in improving connections throughout the neighborhood. ODI will work with neighbors and the City to add activities synergistic with this plan's proposed pathways. This can include everything from pop-up shops and food trucks to barbecue pits, games, and art.

The neighborhood is architecturally challenged, and parts of it are unkempt. Orton Development will work with its neighbors and the City to revitalize the look and feel of the area by adding greenery, using color, and increasing community investment in the space.

In addition to these area-wide changes, HJK has the specific issue of disconnection with Lake Merritt. The redevelopment will need to give people enjoying the lake a reason to cross the six-lane Lake Merritt Boulevard.

The most crucial aspect in attracting people is programming. With the revitalization of the Calvin Simmons, along with the opening of a new bar and restaurant, the connection between HJK, Lake Merritt, and surrounding neighbors will naturally improve.

ODI will further strengthen connectivity between the HJK and the lake by working with the Oakland Museum to bring an outdoor sculpture garden to the neighborhood. The sculpture garden will follow proposed pedestrian paths shown in the Lake Merritt Specific Plan, and give people a reason to visit some of the underutilized green space around Lake Merritt and HJK.

The sculpture garden will be further enhanced by all new landscaping around HJK, as well as crosswalk art to beautify and encourage safer pedestrian crossing at Lake Merritt Boulevard.

The revitalization of the neighborhood will come from a group effort to reprogram and reinvigorate the South Lake Area, transforming it into a destination-quality community hub.

iv. How the concept will respond to the objectives and key terms in the sections IV and V of the RFP.

The project will achieve the following Lake Merritt Plan and RFP objectives:

- Preserve/Reactivate Building: the completed rehab will bring new life to the HJK through programming and events at the Calvin Simmons and new tenancies and amenities, while preserving historic attributes in compliance with the Secretary's Standards for Historic Preservation. ODI will bring the required investment to return the building to a community oriented and productive reuse.
- Activate southern end of Lake Merritt: the project will provide new opportunities for food and beverage, host events, create community, and leverage synergies with the Museum and Laney.
- Complete entertainment/educational/cultural hub: the Calvin Simmons will return as a world-class venue with access for local non-profit arts groups, including the Oakland East Bay Symphony. The outdoor space will provide a wide range of community benefits.
- Establish HJK as destination: the completed project will be a destination for performances as well as for commerce and entrepreneurship.
- Create opportunities to connect (physically & visually) to surroundings: multiple new connections will be created and existing connections will be improved.

  See master plan in Section B, "Plans and Illustrative Materials."

- Still retains sense publicly accessibility: in addition the Calvin Simmons, there will be multiple opportunities for public amenities and access.
- Interim uses: ODI will immediately work to activate the project and surrounding area, and will program interim uses both at the project and throught the surrounding community
- Community-based financing: ODI will work with Fundrise to structure a community-based financing option if reasonably possible.
- Public input: before finalizing a redevelopment plan, ODI will engage in an extensive community process (as further described below), and remain involved with the community for the duration of the project.
- Onsite presence: upon commencement ODI will immediately increases vigilance and security at the project, including opening an office at the site and having a daily presence at the project.
- Lease and financial terms: ODI will enter into a long-term lease with the City of Oakland, with financial terms to be negotiated.
- Community Benefits: the project will pay prevailing wage, utilize small and local businesses to the maximum extent possible, create construction and permanent jobs, increase the district's security and beauty, and create new publicly-accessible amenities.

v. A proposed plan for the reuse of the Calvin Simmons Theatre, including the types of uses, performances, and frequency of use.

In 1970, a 19 year–old Calvin Simmons joined 30,000 university students in Cincinnati, Ohio in a walk-out protesting the Vietnam War. The young virtuoso still needed a place to practice piano during the demonstrations, so his professor Italo Tajo arranged a practice spot at the household of his good family friends, the Ortons, where an 18-year old Eddie Orton, now the president of ODI, was finishing his last year of high school.

Calvin spent almost every day at the Orton household that year and formed deep bonds with the Orton family. He was a young prodigy, but he was known for being extremely modest and funny, with a remarkable ability to get behind a piano and entertain a crowd.

Years later, Calvin ran into Eddie at the Oakland Museum, and they rekindled their friendship. Eddie's last night with Calvin before his tragic death was spent with close friends around a piano singing TV theme songs from their childhood until the early hours of the morning.

Orton Development is committed to honoring the memory of Calvin Simmons, an old friend.

Orton Development plans to restore the Calvin Simmons Theatre to its former status as an Oakland destination by capitalizing on its great acoustics, striking interiors, and central location.

The key to a successful program at the Calvin Simmons Theatre is flexibility. In the tight, competitive Bay Area market, there is no one type of event with enough demand to program a full calendar. To make the theatre a consistent, year-round destination, event types should include symphony, dance, musicals, concerts, corporate parties and conferences, weddings, art shows, community events, and anything else that will fill the room on a nightly basis. The aim will be to have 100 + events per year.

This flexibility can be achieved using a modular design that allows for removal of some seats for standing room/tables and chairs, along with strategies to temporarily and elegantly section off parts of the theatre such that a 250-person performance feels as full and lively as a 1,500+ person sold-out house.

The Calvin Simmons Theatre would be operated by Orton Entertainment LLC, which currently operates the 5,000-person capacity Craneway Pavilion located on the waterfront in Richmond. The Craneway Pavilion hosts a wide variety of events -- from concerts starring nationally touring acts like Bjork and Wynton Marsalis, to corporate events with companies like Whole Foods, Cliff Bar, Pixar, and Range Rover, to fundraisers for local organizations like Crowden, the Rosie the Riveter Trust, and Head-Royce School.

Orton Entertainment regularly subsidizes the Craneway for worthy community causes, a model that will be brought to the new Calvin Simmons Theatre.

The Craneway and the Calvin Simmons Theatre will not be direct competitors given the differences in size, layout, and location, but would work synergistically, sharing equipment and operational costs.

With the proposed redevelopment, the Calvin Simmons Theatre will become a destination serving the local community and beyond, with a range of events as diverse as Oakland itself.

vi. The schedule and approach to securing regulatory approvals for the proposed project through occupancy.

We look forward to working with the City of Oakland to complete the redevelopment of the Henry J. Kaiser Convention Center. The following Roadmap to Henry J. Kaiser Redevelopment outlines our proposed process for completing the redevelopment along with a tentative timeline.

Step 1 (First Quarter 2015)

ODI and the City enter into an Exclusive Negotiating Agreement and ODI begins due diligence.

Step 2 (First Quarter 2015)

ODI conducts a "Great Listening Tour" as a means of public input. As with all of our projects, we will enter into extensive discussions with local government, community members, Chambers of Commerce, local organizations, and any other relevant individuals and groups that have an interest in the redevelopment of the Henry J. Kaiser Convention Center. We listen to their ideas for redevelopment, their concerns, and anything else we can incorporate into our design plans to find and deliver the highest redevelopment value for the project and the community at large.

Step 3 (First Quarter 2015)

ODI and the City of Oakland work together to structure a transaction acceptable and beneficial to both parties. ODI commences entittlements and CEQA work as necessary. Initial historic consultation on schematic designs.

Step 4 (Third Quarter 2015)

ODI and the City enter into contract for the lease of the Henry J. Kaiser Convention Center building per the agreement structured in Step 3.

Step 5 (Third Quarter 2015)

ODI to begin programming interim uses likely including food trucks, street faires, and other community activities.

Step 6 (Third Quarter 2015)

ODI begins working towards final design and begins pre-leasing.

Step 7 (Second Quarter 2016)

ODI completes entitlement process including any required CEQA work and historic submittals.

Step 8 (Fourth Quarter 2016)

ODI issued building permits, completes pre-leasing as required, and begins construction.

Step 9 (Second Quarter 2018)

ODI completes cold-shell construction.

Step 10 (Fourth Quarter 2018)

Grand re-opening of the redeveloped Henry J. Kaiser Convention Center and Calvin Simmons Theatre.

B. Plans and Illustrative Materials

Please provide plans and any illustrative materials necessary to help communicate the Rehabilitation Concept, such as a site plan, floor plans, precedent images, renderings, etc.

Please see the following pages for South Lake District master plan and case studies illustrating projects with similar features.

Proposed South Lake Master Plan

Proposed Community Connections

Amber Boiler House conversion CASE STUDY

Built in: 1890s
Size: 48,000 square feet
Previous use: Power generating station
Current use: office space and transit-oriented development, LEED Platinum certified
Adaptive Reuse Solutions Help Breathe New Life Into 1890s Boiler House

The Ambler Boiler House has completed its impressive transformation, from abandoned Brownfield site, to a clean, green and LEED-Platinum-certified state-of-the art office space and transit-oriented development.

Part of a $16 million adaptive reuse project spearheaded by developer John Zaharchuk of Summit Realty Advisors, the adaptive reuse has created approximately 48,000 square feet of office space and that will accommodate 6 tenants.

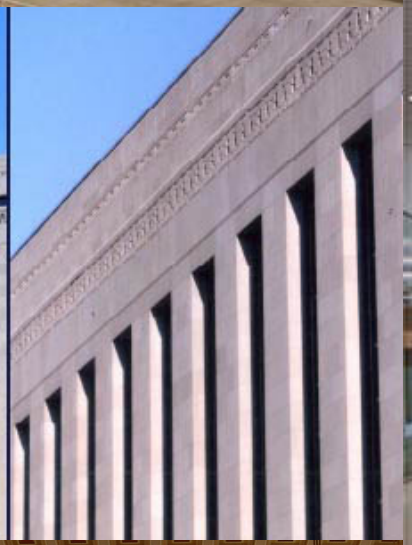
30th Street Main Post Office conversion
CASE STUDY

Built in: 1930s
Renovation: 2010
Architect: Bohlin Cywinski Jackson
Size: 926,000 square feet
Previous use: post office facilty
Current use: office space, LEED Gold

This 926,000 square foot adaptive reuse project transforms a five-story, 1930s-era mail distribution facility into a modern office building. The centerpiece of the LEED Gold renovation is a new four-story light well that forms a long, narrow atrium in the center of the city block-sized industrial floor plate.

Bringing daylight deep into the building, the atrium humanizes the building's scale and is the focus of the office spaces created from the former sorting floors. The project reversed 70 years of exterior deterioration, including the use of innovative technologies to restore original bronze windows to both thermal and blast-security criteria without removing historic material. Interior work centered on the original public post office gallery, restoring its finishes while recreating an energy efficient version of its extraordinary 1930s indirect lighting effects.

As the centerpiece of an urban revitalization effort that also includes office and mixed use development and a 23 acre park, the 30th Street Post Office building invigorates its neighborhood with the addition of five thousand office workers to one of the country's most active transportation, residential and educational hubs.



FOOD COURT
CAFE

Apple Store Convent Garden

CASE STUDY

Built in: mid 1800s
Renovation: 2010
Architect: Bohlin Cywinski Jackson
Size: 926,000 square feet
Current use: Apple retail store

The building's interior has been restored to its essence, revealing the hallmarks of its Victorian era construction: wrought iron beams, rustic brick walls, concrete deck. Through careful stripping and cleaning of interior wall surfaces, order was brought to the previously unconsidered arrangement of plastered, painted and unfinished brick surfaces.
A few carefully selected building alterations connect the building to its urban context. At the entry portico, a series of glazed storefronts face outward to the public square and market hall. Inside, doors and windows facing what was once the exterior delivery forecourt for horse-drawn carriages were removed, creating large portals looking inward and upward through a new skylight in this central atrium.

Carefully positioned glass elements unify the complex configuration of rooms in this three-story retail store. Upon entering the building, a spiral glass staircase set against a brick backdrop announces the client's innovative presence within the historic interior. A delicate, crisp stainless steel skylight caps the former delivery forecourt. Deep within the building, a glass stair and elevator have been inserted in a restored light well. Together, these brightly day-lit, multistory spaces create order within the existing interior.

4. Conceptual Project Pro-Forma & Expected Sources of Funds.

a. Propose a financial structure for the Rehabilitation Concept
Discuss, at a general level, Respondent's proposed ground lease terms for the project envisioned.

ODI would seek to master lease the project for the maximum length of time permitted, with rent paid to the City of Oakland after some reasonable period for construction and project stabilization. Final terms to be mutually negotiated based on final project.

Alternatively, ODI may consider a single up-front lease payment, depending on needs and costs.

b. Provide a static pro-forma for the Rehabilitation Concept
illustrating total project investment, expected average annual occupancy rate, total revenues, operating expenses, net operating income, debt service, and return to equity at project stabilization.

Please see Exhibit B.

The attached pro-forma is a best estimate based on similar previous projects, but it is subject to the final structure of the deal, applicable zoning, and specific project design. In general, we have used conservative estimates that work during high and low parts of the real estate cycle.

c. Provide an overall (total) development budget
including all hard and soft costs from preconstruction through occupancy. Explain the basis for the cost estimates.

Hard costs are estimated at $180 psf and soft costs are estimated at $70 psf, based on similar previous projects. Tenant improvement allowances are estimated at $60 psf, based on conversations with brokers about prevailing market conditions.

d. Include a market justification
that clearly supports revenue assumptions and the viability of proposed tenancies. Submit market information for any specialized or non-standardized use.

It is important to note that the South Lake District is difficult to comp due to the abundance of government and instituational use, and that HJK will provide unique and dramatic space. Therefore, rental assumptions are based on prevailing market conditions, but adjusted for what will be one-of-a-kind space. ODI has decades-long relationships with all of the major brokerages in Oakland, and the rental rates assumed in the pro-forma are based on conversations with several brokers. The theatre income is based on ODI's experience in running the Craneway Pavilion in Richmond, CA.

e. Indicate the anticipated source(s) and amount of debt and equity (including working capital) identified for the proposed project. Describe the Respondent's current relationships with investors and lenders and ability to obtain necessary capital for the proposed development.

ODI is self-financed and has the ability to complete this project without a capital partner. ODI also has long-standing relationships with major banks including Bank of America, Wells Fargo, US Bank, and Comerica, among others, and anticipates using a construction loan for this project, as well as historic tax credits. ODI has worked previously with Bank of America on major tax credit deals.

oakland EAST BAY symphony

michael morgan | music director

November 11, 2014

To whom it may concern,

I am writing to express my enthusiasm for the Orton Development's plans to renovate and redevelop the Henry J. Kaiser Convention Center. We met on November 3, 2014 to discuss some of the Oakland East Bay Symphony's specific views and needs as they relate to the Calvin Simmons Theater portion of this project.

The willingness of this developer to actively engage and seek input from one of the potential major clients and users of this renovated space is extremely encouraging. It was a pleasure to meet the Orton Development team and engage in exciting and fruitful conversation around their ideas for the renovation and repurposing of the Center.

The renovation of the Calvin Simmons Theater will have a huge impact on the Oakland East Bay Symphony. The world class acoustics of the theater will allow our Music Director, Michael Morgan, to offer a greater variety of types of concerts and draw from a broader pool of potential repertoire and guest artists. In addition, the orchestra's sound will improve, not only because of the acoustics of the hall itself, but the ensemble will adapt to the space and be in a better position to fine-tune themselves. The smaller capacity is suitable for a wider variety of programming from solo recitals, chamber music, chamber orchestra, and full orchestra. The addition of a larger pit will also enable that programming to be expanded further to musical theater, dance (including ballet) and opera.

The financial model around the use of the theater will take shape over the coming years. But with the RFP calling for low, or rent free, use of the theater to local nonprofits, then this will also have a major impact on the ability of nonprofits such as our to use the space. Rental and labor costs at halls currently availability make adventuresome programming a high risk venture.

On behalf of the Oakland East Bay Symphony, I thank Orton Development for taking the time to share their plans and include me in their process. Should their bid be successful, I will offer them the full support of this organization and look forward to working with them to develop a performing arts theater which benefits the Oakland community.

Best wishes,

Steven Payne
Executive Director

Oakland East Bay Symphony | Oakland Symphony Chorus | Oakland Symphony Youth Orchestra

2201 Broadway, Suite 300, Oakland, CA 94612 | (510) 444-0801 | www.oebs.org

Exhibit A

315 Washington
Oakland, CA

Acquired February 2011 from Union Bank of California. 7200 square feet, built in 1925, featuring original brick and timber construction in the heart of Jack London Square. Three blocks from the waterfront, 315 Washington features sixteen, glass-walled offices, a conference room, kitchen, and showers. Seismic renovation is scheduled for second quarter 2011. The building includes twelve private, off-street parking spaces. Available for lease or sale with owner financing. Building sold in 2011.

1440 Broadway
Oakland, CA

Acquired in April 2010, the 10-story 1440 Broadway in the heart of Oakland combines 20th century luxury with 21st century sustainability and technology to offer the perfect location for East Bay business. Centrally located next to City Hall, Federal and County Courthouses, Chinatown, with adjacent BART and AC Transits stops, the building boasts historic Carrara marble interiors, high ceilings, energy efficient radiant heat and operable window ventilation, concierge service, conference areas, workout room and bicycle parking among other amenities, for a community of businesses, professionals and non-profit organizations. Known as the Realty Syndicate Building at the beginning of the last century, it housed the offices of well-known Oakland entrepreneur and icon F.M. "Borax" Smith.

Centerpoint Executive Offices
865 Tahoe Blvd
Incline Village, Nevada

Acquired August 2010, the Centerpoint Executive Offices comprise a three-story, 41,088 square foot redwood building in the center of Incline Village. Tenants enjoy Nevada tax advantages and are minutes from Lake Tahoe. The building has been redeveloped into 300 square foot plug-and-play executive offices featuring state-of-the-art telecommunications and amenities.

Flint Ink
750 Gilman Street
Berkeley, CA

Acquired September 2009 from the Flint Group. The former home of Cal Ink, the property consists of 133,070 square feet on 4.78 acres in West Berkeley, three blocks from Interstates 80/580. Encompassing one-and-a-half blocks, the project is the largest undeveloped manufacturing parcel in Berkeley and features frontage on major Berkeley thoroughfares Gilman and Fourth and direct railroad access. Four clusters of buildings feature office and manufacturing space ranging from 1,200 to 36,000 square feet, with wood, concrete, metal, and brick construction, clerestories, roll-up doors and loading docks. Project is expected to be occupancy-ready May 2010.

Ford Point
1414-1422 Harbour Way South
Richmond, CA

Acquired December 2004, from the City of Richmond Redevelopment Agency. Improvements consist of 517,000 square feet on 26.5 acres. The building formerly known as the Ford Assembly Plant was designed by the renowned Albert Kahn in 1930 for the Ford Motor Company and has been listed on the National Register of Historic Places since June 1988. The project is conveniently situated near the Interstate-80 corridor just off of Hwy 580 with easy access to Marin, Oakland and San Francisco. The building features a sawtooth roof design with large northern skylights. The unique profile and prominent exterior façade of brick and glass presents the landscape with a handsome building of period architecture. The project will be redeveloped into a mixed-use development consisting of light industrial, office, retail, live/work spaces, and will be the home of the Rosie the Riveter / World War II Home Front Historic Park

Crosstown Commons
2600 East Miner Avenue
Stockton, CA

ODI acquired this property in August 2004. Formerly one of Del Monte Corporation's fruit processing facilities, the property consists of approximately 285,000 square feet of improvements in 6 buildings, has on-site waste water treatment capabilities, and is situated on approximately 14 acres. The redevelopment plan will provide for multi-tenant occupancy of future food processing and light industrial tenants.

Modesto Food Processing Plant
217 Daly Avenue
Modesto, CA

ODI acquired this property in October 2003 and sold it in 2005 to a meat-processing user. Formerly a turkey processing facility, the main building consists of a three story concrete tilt-up facility consisting of approximately 150,000 square feet which includes refrigerated area, and is complemented by two supporting structures.

Heritage Center
3151 North Millbrook Avenue
Fresno, CA

ODI acquired the former Valley Children's Hospital in 1998. This facility consists of approximately 185,000 square feet in eleven buildings, on approximately 12.5 acres of mature landscaping in a campus setting. The main building (150,000 SF) was transformed into the County of Fresno Regional Center currently housing the County of Fresno Children and Family Services, the Fresno County District Attorney's training, evidence and records center, and the Fresno County Unemployment and Welfare Department.

Roseville Gateway
333 Sunrise Avenue
Roseville, CA

ODI acquired the former Sutter Roseville Hospital in 1998. The 150,000 square feet building has been completely renovated and successfully redeveloped into an office and educational facility. The major tenants are Sierra College and American Medical Response. This property has excellent freeway visibility from interstate 80 in rapidly expanding Southern Placer County.

San Leandro Airport Park
700-754 Whitney Street

San Leandro, CA
ODI acquired this property in August 1998. San Leandro Airport Park consists of approximately 128,000 square feet of flex space with unit sizes ranging from approximately 5,000 to 30,000 square feet. This project is located near the Oakland Airport and Interstate 880.

East Lake Studios
1148 East 18th Street
Oakland, CA

In 1996, ODI acquired the two-story former Mother's Cookies factory. This classic approximately 31,000 square foot brick and redwood building was converted and now consists of 21 units of Live-Work space. Second Floor live spaces offer dramatic 20-30 foot ceilings with the original maple hardwood floors completely restored

Britannia Business Center
3043-3075 Research Drive
Richmond, CA

ODI acquired this business center in 1996. Britannia Business Center, original consisted of three buildings totaling approximately 140,000 square feet and vacant land of approximately 4.2 acres. ODI sold a portion of the improvements to an owner/user and the vacant land to the United States Post Office. The remaining 98,000 square feet of the project is home to a variety of tenants, including Orton Development, Inc.

Linden 101 Linden Street
Oakland, CA

ODI acquired this historic building in 1996. This 29,478 square feet project is located in the growing Jack London Square district of Oakland.

Upland Office Center
1317 West Foothill Boulevard
Upland, CA

ODI acquired this property in 1996. This 40,507 square feet, two-story Class "B+" office building was built in 1982. This is a highly visible, well-known project designed to attract a mix of local and regional tenants

Ice Cream Plant
2240 Filbert Street
Oakland, CA

ODI acquired this unique, two-story former Safeway, Inc. Ice Cream Plant in 1995. Improvements were redeveloped to provide a multi-tenant refrigerated facility, the only one of its kind in Northern California. The building contains approximately 117,000 square feet.

Cannery Park I
357 East Taylor Street
San Jose, CA

ODI acquired Cannery Park I from the RTC in late 1995. This 188,000 square feet facility is a former canning plant consisting of two separate buildings. The two-story buildings are now the corporate headquarters and main bottling plant for the Gordon Biersch Brewing Company.

Hunt's Business Park
199 Gilbert Street at "C"

Hayward, CA
ODI acquired this business park in 1995 and entered into a joint venture with the owners of United Can/ Hunt-Wesson for the long-term development of this under-utilized and functionally obsolete 226,000

Village Plaza
250 West First Street
Claremont, CA

ODI acquired this project in 1995. At that time, it consisted of two buildings, one of which ODI sold to the Visiting Nurses Association. The remaining 73,500 square feet is occupied by service and retail tenants and the City of Claremont

Giant Trade Center
3000 Giant Road
San Pablo, CA

ODI acquired this 385,000 square foot former American Standard bathroom fixture facility in July 1994 and sold it July 2007. Improvements include a multi-tenant commercial complex with mixed uses including retail, office, distribution, and light manufacturing.

Cannery Park II
730-Q North Ninth Street
San Jose, CA

ODI acquired Cannery Park II as a separate REO transaction in 1994. This project contains approximately 182,000 square feet that was originally a food canning plant, which ODI converted into a mixed-use multi-tenant facility, and brought to stabilized occupancy.

Telegraph Avenue Building
2855 Telegraph Avenue
Berkeley, CA

ODI acquired this office building located near the University of California in November 1994 and sold it in 2005. The project is comprised of approximately 74,000 square feet and is located on historic Telegraph Avenue. This six-story building attracts a range of tenants from banks to hi-tech businesses, which is unique in Berkeley.

Temescal
2850 Seventh Street
Berkeley, CA

ODI acquired this property in 1994. There are eleven buildings on this property comprising approximately 200,000 square feet of office, industrial, and retail space. The property is located in a commercial area, approximately a quarter mile east of Interstate 80.

Interstate Plaza II
2878 Camino del Rio South
San Diego, CA

ODI acquired this property in 1993. The 80,000 square feet Class A office building is in the heart of San Diego's historic Mission Valley. Situated between two major interstate freeways (I-8 and I-805), the property commands excellent freeway visibility and consists of two five-story wings.

Simmons
17700 Fairway Drive
San Leandro, CA

ODI acquired this property in 1992 which approximately half of the 514,000 square feet facility was leased to Simmons Mattress Company. Within 60 days of acquisition, the property was fully occupied and has experienced 100% retention.

Powell Street
1475 Powell Street
Emeryville, CA

ODI acquired this attractive two-story brick building in July 1992, long before the economic transformation of Emeryville. Totaling 6,069 square feet of office space, this conveniently located building currently houses the office of the President of Orton Development, Inc. This project is located in close proximity to Interstates 580, 880 and 80

Contra Costa Industrial Park
1501 Loveridge Road
Pittsburg, CA

ODI acquired this property in 1989 from US Steel. This series of largely vacant buildings with a total area of more than 440,000 square feet was originally a foundry built by the Navy near the end of WWII. It was transformed into the bustling Contra Costa Industrial Park, a multi-tenant industrial center.

Delta 21
Lot 21, West 10th Street
Antioch, CA

ODI acquired this property in 1989 from the Realty and Investment Division of US Steel. The 394,000 square feet building, known as the American Bridge Building, was surrounded by the ODI-owned Delta Industrial Park development. Improvements provided for a multi-tenant steel processing facility and service center.

Antioch Marina Business Park
4th and "L" Street
Antioch, CA

ODI acquired this 26-acre site in 1988. The property included four separate structures, each with unique problems and potential. One building was sold; a second building was already occupied by a tenant and needed only minor renovations and a new lease. Major renovations were performed on a third building and the fourth was sold to the city of Antioch, who razed the building and constructed the new police facility. This project currently consists of approximately 488,375 square feet in two buildings.

Vulcan Studios
4401 San Leandro Street
Oakland, CA

A thriving artist's colony in the heart of industrial Oakland, The Vulcan Studios was developed as live-work studios in 1986. Sixty units cluster around a series of open-air courtyards which function as exhibit space, garden patch and community meeting ground. This 103,000 square feet project boasts the "Vulcan Cafe." The building was sold in September 2006.

Midway Corporate Plaza
600 E. Bonita Avenue
Pomona, CA

ODI acquired in 2002 from Lockheed Martin and sold it in September 2004. The property consists of 160,000 square feet on 20 acres and is in the process of being repositioned for residential development.

Hawkeye Junction
909 Spiva Avenue
Yuba City, CA

ODI acquired this property in 2000 and sold it in February 2003. This industrial warehouse office facility is approximately 185,476 square feet. The development started in the late 1950's and early 1960's, and was originally designed to accommodate a single-tenant user. The property has been redesigned to accommodate the needs of a multi-tenant industrial complex.

The Grand Legacy
333 North "F" Street
Oxnard, CA

ODI acquired this property in 1999 and sold it in February 2002. Formerly the St. John's Regional Medical Center, the facility consists of a four-story hospital building, a one-story rehabilitation facility, a magnetic resonance building and a central plant. The total area of on-site buildings is approximately 473,000 square feet.

Feather River Center
6000 Lindhurst Avenue
Marysville, CA

ODI acquired this property in April 1999 and sold it in December 2000. This 439,000 square feet property, formerly a retail mall, was converted into a mixed-use center that included retail, office and light industrial.

Dunn
2148 Dunn Road
Hayward, CA

The 42,500 square feet industrial Dunn Road project was previously utilized as a multi-tenant facility and was converted to a single tenant-manufacturing warehouse. This project was sold in 1999.

Carnegie Centre
2540-2550 Redhill Avenue Santa Ana, CA

ODI acquired this property in October 1995 and sold it in November 1999. This building consists of 41,500 square feet. Under ODI's ownership, the property was 100% leased, 80% by Caltrans. Situated in the John Wayne Airport area, Carnegie Center offers one of the most desirable office locations in Southern California.

2199 Williams Street
San Leandro, CA

ODI acquired this property in 1996 and sold it in 1999. This project consists of a total 25,000 gross square feet.

The Wonder Factory
171 14th Street
San Diego, CA

ODI acquired this bakery in 1996 and sold it in 1999. This former Wonder Bread Bakery, a masonry and wood frame construction, was built in 1910 and consists of approximately 56,000 square feet.

Corporate Way
26563 Corporate Avenue
Hayward, CA
ODI purchased this environmentally problematic building in July 1999 and sold it shortly thereafter, in September 1999.

Cannery Park III
8th & Jackson Street
San Jose, CA
This property, originally operated as a canning plant was acquired in 1993 as an REO transaction. This property was sold in April of 1999.

Clay Street
1625 Clay Street
Oakland, CA

The former PG&E building was acquired by ODI in 1996 and turned into City Center Lofts, a live/work facility. It was sold in 1999.

Whipple Road
1001 Whipple Road
Hayward, CA

Purchased in 1996, this Class-A industrial complex totals approximately 444,480 square feet. It was sold in mid 1998.

Rose Canyon
4241 Jutland Avenue
San Diego, CA

ODI acquired this striking Class A office building in 1994. Carnegie Centre2540-2550 Redhill Avenue The project consists of approximately 45,000 square feet. ODI sold its interest in 1995.

150 West First Street
Claremont, CA

This 3-story office/retail building was purchased as part of the Village Plaza. It totals approximately 24,695 square feet and was sold to the Visiting Nurses Association in October 1995.

Nineteen Ten
1910 Elm Street
Cincinnati, Ohio

In October 2008, Orton Development, Inc. (ODI) purchased the historic Christian-Moerlein bottling plant at 1910-1916 Elm Street (Nineteen Ten), in Cincinnati's Brewery District. With its convenient location adjacent to Findlay Market, flexible floor plan, period façade, and history closely knit into the Cincinnati landscape, Nineteen Ten, under ODI's management, is going to become a modern-day hub for small business as well as part of the critical mass for the long term sustainability of Findlay Market and its surrounding area. In line with its industrial history, the East Building of the development will house light manufacturing tenants with their own newly installed storefront entrances and grade-level, drive-in dock with direct access to parking and yard area, as well as access to the common area dock-high bays. The Central and West Buildings will be home to a vibrant community of businesses, trades-people, artists, craftsmen, and merchants who can make, store, wholesale, and ship assets and inventory, and have the marvelous synergy of simply swinging open their doors for weekend retail sales to the tens of thousands of customers of Findlay Market. The original three-storey part of the building on the southwest corner of Elm and Eton offers premises for a brew pub, production brewery and keg plant, banquet and party space, as well as private offices and live/work for the brewmaster, owner, or key employee. The brewery has its own 60-foot drive-in dock, alcoved restaurant entrance, dedicated and secured parking lot, and private staircase to the upstairs banquet facility and offices.

The Argonaut
465-485 Milwaulkee Boulevard
Detroit, MI

ODI acquired this historic Albert Kahn designed building in April 2004 and sold it in March 2007. Built in 1929 and 1936, the vacant 775,000 square foot 11-story office building and 225,000 square foot parking structure, was a former component of General Motors Worldwide Headquarters. The redevelopment will include residential lofts with supporting retail and a creative office component. Located in the heart of The New Center Area of downtown Detroit, the project is considered to be a key component to the revitaliza-

Hampton Park
2819 Wade Hampton Boulevard
Taylors, SC

ODI acquired this property in October 2006. Formerly a dairy processing and general distribution facility for Winn-Dixie, the property consists of approximately 796,000 square feet of improvements in 2 buildings, including 130,000 sf of cold-storage space, and is situated on approximately 57 acres. The redevelopment plan will provide for multi-tenant occupancy of cold-storage, food processing, light industrial tenants, office, and possible retail uses.

801 Beaumont/331 Garner
801 Beaumont and 331 Garner Avenues
Spartanburg, SC

ODI acquired this property in August 2004 and sold the 801 Beaumont building in 2006 to an owner-user. The project consists of two buildings comprising approximately 358,000 square feet on approximately 25 acres. Formerly an automotive component manufacturing and distribution plant, it is one of the few buildings in the area that offers 25' ceiling height. The reminder of the property will be redeveloped for multi-tenant industrial use.

Renaissance Park
1500 Main Street
Baton Rouge, LA

ODI acquired this landmark property in December 2003 and sold the former retail building to an office user in 2005. Improvements include a four-story industrial/call center structure and a retail/office structure comprising approximately 350,000 square feet on 11 acres. Originally constructed in 1934, with four major additions in 1940-1978, this project is located at the gateway to Downtown Baton Rouge and in close proximity to Interstates 10 and 12. The project once held the Guinness Book of World Records as the longest building in the world built as a department store. The entire project is home to FEMA's hurricane disaster relief operations for the Gulf Coast.

RSM Business Center
803, 805, & 807 Pressley Road
Charlotte, NC

ODI acquired this property in 1994. It consists of three office/warehouse buildings comprising approximately 285,000 square feet, and is situated adjacent to 240,000 square feet of warehouse/distribution area in which RSM Company, Mr. Orton's family-owned trading company operates.

800 J P Taylor Road
Henderson, North Carolina

ODI acquired this property in March 2005 from Universal Leaf North America US, Inc. Improvements consist of approximately 616,000 square feet of industrial space on approximately 51 acres, originally constructed in 1962. The project is located on Route 1 with immediate proximity to Interstate 95. Formerly occupied by J P Taylor Company as a tobacco processing and storage facility, the property will be repositioned into a mulit-tenant light manufacturing and warehousing complex.

Appendix B

Pro Forma - Henry J. Kaiser Redevelopment

Pro Forma is Exemplary and Subject to Change Based on Final Use and Redevelopment Plan

SQUARE FOOTAGE	RSF Office
	RSF Basement
	RSF Theater
	Parking Spots

COSTS

Office Costs

Hard Costs	/sf	$ 25,200,000
Soft Costs	/sf	$ 9,800,000
TIs	/sf	$ 8,400,000
Total Office		**$ 43,400,000**

Theater Costs

Total Theater Costs	/sf	**$ 7,997,925**

Basement Costs

Total Basement Costs	/sf	**$ 399,880**

Total Project Costs	**$ 51,797,805**

ASSUMPTIONS

Office Rent - Full Service	/sf
Expenses	/sf
Pre-leasing at open	sf
additional after 6 months	sf
Vacancy	
Parking Revenue	/stall
Parking years free	

FINANCING

Capital Stack		**$ 51,797,805**
Developer Equity		$ 5,000,000
Historic Tax Credits		$ 7,922,474
Bank Loan	LTC	$ 38,875,331

Construction Loan (Year 1-Year 3)

Construction Loan Available	LTC	$ 41,438,244
Construction Loan Interest		
Construction Loan Term		
Construction Loan Required	LTC	$ 38,875,331
Loan Fee %	of Loan Amt.	$ 621,573.66

Interest PMT Year	Year 2	Year 3	Total
Interest PMT	$ 621,574	$ 932,360	$ 1,864,721

Permanent Loan

Amount		$ 38,875,331
Fees		$ (583,130)
Net Amt		$ 38,292,201
Rate		
Term		
PMT		

Historic Tax Credits

Qualified Costs		$ 51,797,805
% of Qualified Costs Elligible		
Cost Per Tax Credit		
Historic Tax Credit Equity		$ 9,841,583
HTC Costs	of HTC Equity	$ 147,624
Net Historic Tax Credit Equity		$ 9,693,959
HTC Costs Over Compliance Period		
Preferred Return	per year	$ 984,158.30
Put Price	of equity	$ 787,326.64
Total HTC Costs Over Compliance Period		$ 1,771,485
Net Benefit from HTC Equity		**$ 7,922,474**

Pro Forma - He Orton Development Inc.

Pro Forma is Exemplary and Subject to Change Based on Final Use and Redevelopment Plan

CASH FLOW		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
Escalation	3%	100%	103%	106%	109%	112%	115%	118%	121%	124%	127%	130%	133%	136%
Lease Up Assumptions		0%	50%	75%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
Uses														
Soft Costs	50% yr 1, 25%,	$ (4,900,000)	$ (2,450,000)	$ (2,450,000)										
Office Hard Cos	33% for 3 years	$ (8,400,000)	$ (8,400,000)	$ (8,400,000)										
Theater Hard Costs		$ (2,665,975)	$ (2,665,975)	$ (2,665,975)										
Basement Hard Costs		$ (133,293)	$ (133,293)	$ (133,293)										
Tenant Improvements		$ -	$ (2,940,000)	$ (5,460,000)										
Sources of Capital														
Construction Loan		$ 12,848,107	$ 14,922,602	$ 11,104,622										
Developer Equi	33% for 3 years	$ 1,666,667	$ 1,666,667	$ 1,666,667										
Historic Tax Cre	20% yr 1, 80% y	$ 1,584,495	$ -	$ 6,337,979										
Balance		$ -	$ 0	$ -										
Income/Expenses														
Theater Net Income		$ -	$ -	$ 383,300	$ 546,300	$ 707,300	$ 828,300	$ 1,014,900	$ 1,045,347	$ 1,108,068	$ 1,207,794	$ 1,352,729	$ 1,555,639	$ 1,835,654
Office Income	$ 36	$ -	$ 2,595,600	$ 4,006,800	$ 4,944,240	$ 5,080,320	$ 5,216,400	$ 5,352,480	$ 5,488,560	$ 5,624,640	$ 5,760,720	$ 5,896,800	$ 6,032,880	$ 6,168,960
Parking Income	$ 100	$ -	$ -	$ -	$ -	$ 20,000	$ 20,600	$ 21,200	$ 21,800	$ 22,400	$ 23,000	$ 23,600	$ 24,200	$ 24,800
Office Expenses	$ 12	$ -	$ (865,200)	$ (1,335,600)	$ (1,648,080)	$ (1,693,440)	$ (1,738,800)	$ (1,784,160)	$ (1,829,520)	$ (1,874,880)	$ (1,920,240)	$ (1,965,600)	$ (2,010,960)	$ (2,056,320)
Loan Fees (Interest + Fee)		$ (932,360)	$ (621,574)	$ (932,360)	$ (583,130)									
Net Income before debt servic		$ (932,360)	$ 1,108,826	$ 2,122,140	$ 3,259,330	$ 4,114,180	$ 4,326,500	$ 4,604,420	$ 4,726,187	$ 4,880,228	$ 5,071,274	$ 5,307,529	$ 5,601,759	$ 5,973,094
Debt Service														
Take Out Debt Service				$ -	$ (2,898,131)	$ (2,898,131)	$ (2,898,131)	$ (2,898,131)	$ (2,898,131)	$ (2,898,131)	$ (2,898,131)	$ (2,898,131)	$ (2,898,131)	$ (2,898,131)
HTC Preferred I	2%				$ (193,879)	$ (193,879)	$ (193,879)	$ (193,879)	$ (193,879)					
HTC Put Price	8%									$ (775,517)				
Available Income after Debt Se		$ (932,360)	$ 1,108,826	$ 2,122,140	$ 167,320	$ 1,022,170	$ 1,234,490	$ 1,512,410	$ 1,634,177	$ 1,206,580	$ 2,173,143	$ 2,409,398	$ 2,703,628	$ 3,074,963

Appendix C

Cassidy Turley Commercial Real Estate Services

CBD LAKE MERRITT / CITY CENTER - CLASS A | OAKLAND

	City Center	Lake Merritt	Total CBD
Number of Projects:	9	8	17
Total Square Footage:	2,865,951	3,173,675	6,039,626
Available Space			
Direct (SF):	347,480	456,938	804,418
Sublease (SF):	25,789	84,813	110,602
Total (SF):	373,269	541,751	915,020
Vacancy:	13.0%	17.1%	15.2%
Average Asking Direct (FS):	$3.09	$2.76	$2.90

The information contained herein has been obtained from sources we deem reliable, however, we cannot guarantee it. All information should be verified prior to purchase or lease.

To be completed by prime consultants only.

SCHEDULE E
PROJECT CONSULTANT TEAM LISTING

Date 11/11/14

OAKLAND

Company Name: Orton Development Inc

Signed:

Note:
The consultant herewith must list all subconsultants regardless of tier and their respective percentages of the project work. No other subconsultants, other than those listed below shall be used without prior written approval by the City of Oakland. Provide all information listed and check the appropriate boxes. Firms must be certified with he City of Oakland in order to receive Local/Small Local Business Enterprise credits.

Type of Work	Company Name	Address and City	Phone Number	% of Project Work	Dollar Amount	Subcontractor	Local (LBE)	Small Local (SLBE)	* Ethnicity	** Gender
Architect	Heller Manus	600 Montgomery St San Francisco	(415) 247-1100	TBD	TBD				c	m
Landscape Architect	Hood Design	3016 Filbert St. Oakland	(510) 595 0688	TBD	TBD		x	x	aa	m
Structural Engineering	Nabih Youssef	650 California St San Francisco	(415) 397-5213	TBD	TBD				o	m
Rosemary Mueller	Mueller Caulfield	339 15th St Oakland	(510) 832-8560	TBD	TBD			x	c	f
Crowdfunding	Fundrise	519 Connecticut Ave. Washington DC	Not Avail	TBD	TBD				nl	nl

Attach additional page(s) if necessary.
Contractors are required to identify the ethnicity and gender of all listed firms majority owner. This information will be used for tracking purposes only.
*** (AA=African American) (AI=Asian Indian) (AP=Asian Pacific) (C=Caucasian) (H=Hispanic) (NA=Native American) (O=Other) (NL=Not Listed)**
**** (M = Male) (F = Female)**

(Revised as of 6/06)

Individuals, Businesses or other entities should respond below:

1. Are you or your firm involved in a pending dispute or claim Against the City of Oakland?

No [✓] **Yes** [ ] *(check one)*

2. If you answered "Yes", list existing and pending lawsuit(s) and claim(s) with the title and date of the contract, a brief description of the issues, officials or staff persons involved in the matter and the City or Agency department/division administering the contract.

Contract Title: _____

Date: _____ Official(s), Staff person(s) involved: _____

_____

Administering Department/Division: _____

Issues: _____

_____

Contract Title: _____

Date: _____ Official(s), Staff person(s) involved: _____

_____

Administering Department/Division: _____

Issues: _____

_____

(check) [ ] **Additional Disputes listed on Attachment**

By signing below, I certify that all representations and disclosures made herein are true, correct and complete.

Signature: _____

Print Name: Joseph Orton

Title: Partner Date: 11/11/14

SCHEDULE O

CITY OF OAKLAND

CONTRACTOR ACKNOWLEDGEMENT OF CITY OF OAKLAND CAMPAIGN CONTRIBUTION LIMITS

FOR CONSTRUCTION, PROFESSIONAL SERVICE & PROCUREMENT CONTRACTS

To be completed by City Representative prior to distribution to Contractor

City Representative _____ Phone _____ Project Spec No. _____

Department _____ Contract/Proposal Name _____

This is an X Original ___ Revised form (check one). If Original, complete all that applies. If Revised, complete Contractor name and any changed data.

Contractor Name Orton Development Inc. Phone 510-734-7607

Street Address 1475 Powell St. Suite 101 City Emeryville, State CA Zip 94608

Type of Submission (check one) ☐ Bid ☑ Proposal ☐ Qualification ☐ Amendment

Majority Owner (if any). A majority owner is a person or entity who owns more than 50% of the contracting firm or entity.

Individual or Business Name JR Orton III Phone 510-547-8744

Street Address 65 Sea View Ave City Piedmont, State CA Zip 94611

The undersigned Contractor's Representative acknowledges by his or her signature the following:

The Oakland Campaign Reform Act limits campaign contributions and prohibits contributions from contractors doing business with the City of Oakland and the Oakland Redevelopment Agency during specified time periods. Violators are subject to civil and criminal penalties.

I have read Oakland Municipal Code Chapter 3.12, including section 3.12.140, the contractor provisions of the Oakland Campaign Reform Act and certify that I/we have not knowingly, nor will I /we make contributions during the period specified in the Act.

I understand that the contribution restrictions also apply to entities/persons affiliated with the contractor as indicated in the Oakland Municipal Code Chapter 3.12.080.

If there are any changes to the information on this form during the contribution-restricted time period, I will file an amended form with the City of Oakland.

Signature _____ Date 11/11/14

Joseph Orton
Print Name of Signer

Partner
Position

To be Completed by City of Oakland after completion of the form

Date Received by City: ___/___/___ By _____

Date Entered on Contractor Database: ___/___/___ By _____

Revised 3/2/2009