

## Kahn, Kelley

---

**From:** James Madsen <james.s.madsen@gmail.com>  
**Sent:** Monday, August 12, 2013 10:45 AM  
**To:** Kahn, Kelley; Eddie Orton  
**Subject:** schalge

Morning Kelley!

Could you remind me who to bug if we wanted to take a second look at the Schlage Lock site?

Also (I might be way out of the loop on this), but are there any plans for redeveloping HJK in Oakland, or for putting out an RFP for its redevelopment?

Thx, and hope to see you around soon,  
James

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** James Madsen <james.s.madsen@gmail.com>  
**Sent:** Monday, August 12, 2013 1:32 PM  
**To:** Kahn, Kelley  
**Cc:** Eddie Orton  
**Subject:** Re: schalge

Kelley,

Great, thanks!

And re: HJK, we'd love to throw our hat in the ring if an RFP is issued

James

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Mon, Aug 12, 2013 at 1:18 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James,

Nice to hear from you.

The Schlage contact at the City is Ken Rich in OEWD – [ken.rich@sfgov.org](mailto:ken.rich@sfgov.org). He's assisted by Emily Lesk --  
[Emily.lesk@sfgov.org](mailto:Emily.lesk@sfgov.org)

Discussions are underway about idea for HJK, including issuing an RPF/Q. We are actually meeting with the Mayor at the end of August to discuss alternatives, and then we'll be able to move ahead this fall. Are you guys still interested in a project there?

kelley

Kelley Kahn

Director | Department of Economic & Workforce Development | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** James Madsen [mailto:[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)]

**Sent:** Monday, August 12, 2013 10:45 AM

**To:** Kahn, Kelley; Eddie Orton

**Subject:** schalge

Morning Kelley!

Could you remind me who to bug if we wanted to take a second look at the Schlage Lock site?

Also (I might be way out of the loop on this), but are there any plans for redeveloping HJK in Oakland, or for putting out an RFP for its redevelopment?

Thx, and hope to see you around soon,

James

James Madsen

Business Development

Orton Development

[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)

[510-734-7605](tel:510-734-7605)

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use

dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Thursday, October 23, 2014 8:05 PM  
**To:** Garzon, Gerard (Gerry)  
**Cc:** Hao, Calvin  
**Subject:** Re: library plans and HJK?

Thanks so much, Gerry!

Calvin, can you let me know if you have copies of the plans? And any of the old technical studies for HJK referenced in the feasibility study?

Also, turns out one of our more enterprising developers called Group 4 to ask for the plans. Group 4 said they had them, but could only release with the City's consent.

If we don't have the plans here, I'd prefer that Group 4 sends them to us and then i make them available to all interested

Developers - and tell developers not to contact Group 4 individually.

Times is of the essence as proposals are due in 3 weeks.

Thanks Calvin.

Kelley

Kelley Kahn  
Office of the City Administrator

Sent from my iPhone. Please excuse typos and brevity.

On Oct 23, 2014, at 11:37 AM, "Garzon, Gerard \\\(Gerry\\)" <[GGarzon@oaklandlibrary.org](mailto:GGarzon@oaklandlibrary.org)> wrote:

Kelley – let's start with Calvin and if he doesn't have access to them, we can ask Group 4, our consultants, if they have copies. Thanks. ggg

Gerry Garzón  
Director of Library Services  
City of Oakland  
510.238.6608  
510.238.2232 (fax)  
[gggarzon@oaklandlibrary.org](mailto:gggarzon@oaklandlibrary.org)  
*Oakland Public Library - Delight. Inspire. Inform.*

California Library Association

NOVEMBER 7-9, 2014 ■ OAKLAND

<image001.jpg>

---

**From:** Kahn, Kelley  
**Sent:** Thursday, October 23, 2014 10:11 AM  
**To:** Garzon, Gerard (Gerry)  
**Subject:** Fwd: library plans and HJK?

Hi Gerry,

I received a few inquiries like the one below asking if the Library has a full set of building plans from its 2006 Main Library Feasibility Study for Henry J. Kaiser. Do you know if the Library has a set of plans from that work that I could share with potential developers?

Also, the engineers on that study, Rutherford & Chekene, referenced a lot of historic engineering reports that I'd love to get my hands on.

Is there someone on your staff that might be able to track down some of these plans and materials?

Here's a link to the 2006 study for reference:

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/webcontent/oak049319.pdf>

Big thanks!

Kelley

Kelley Kahn  
Special Projects Director  
Office of the City Administrator  
City of Oakland

Begin forwarded message:

**From:** James Madsen <[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)>  
**Date:** October 22, 2014 at 10:29:46 AM PDT  
**To:** "Kahn, Kelley" <[kkahn@oaklandnet.com](mailto:kkahn@oaklandnet.com)>  
**Cc:** cbradley <[cbradley@ortondevelopment.com](mailto:cbradley@ortondevelopment.com)>, Joey Orton <[jorton19@gmail.com](mailto:jorton19@gmail.com)>  
**Subject:** library plans

Morning Kelley

Do you know if it'd be possible to get a set of the plans that were done for the library concept for HJK?

We understand there's a set of plans out there beyond the feasibility study that was included in the RFP.

Thanks much  
James

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Friday, November 21, 2014 1:32 PM  
**To:** 'James Madsen' (jmadsen@ortondevelopment.com); Eddie Orton (eorton@ortondevelopment.com)  
**Cc:** Barnes, Deborah  
**Subject:** Henry J. Kaiser RFP process: press inquires/public information

Dear James and Eddie:

I wanted you and your team to know that the City has received several information requests from the media regarding the Henry J. Kaiser RFP and the proposals we received. I wanted you to be aware of the City's practice regarding these types of inquiries.

The City will share the number of proposals received and the names of the entities that responded. The City will not share any detail about the contents of your proposal.

The City considers all of the contents of the proposals confidential until the evaluation process is complete and a recommendation has been made to the City Council and that recommendation has been published in a staff report. Only at that time are the contents of your proposals public information. Keeping the details of all proposals confidential until the time a recommendation is made ensures a fair evaluation process.

At no time will the City release your Confidential Financial Information, to the extent permitted by law, and the City's practice is to return that set of documents to you before the end of the evaluation process.

I share this because you may be contacted by the media. In particular, Carolyn Jones of the San Francisco Chronicle will be doing a story on the building. The Oakland Post also requested the names of the responders. These media outlets may reach out to you for comment.

I will be in touch shortly with the next steps in the evaluation process.

Best regards,

Kelley

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland  
510-238-6190



## Kahn, Kelley

---

**From:** Eddie Orton <eorton@ortondevelopment.com>  
**Sent:** Friday, November 21, 2014 1:45 PM  
**To:** Kahn, Kelley  
**Cc:** <jmadsen@ortondevelopment.com>; Barnes, Deborah; Joe Orton  
**Subject:** Re: Henry J. Kaiser RFP process: press inquires/public information

Noted and thanks.  
Happy thanksgiving

Sent from my iPhone

On Nov 21, 2014, at 1:31 PM, "Kahn, Kelley" <KKahn@oaklandnet.com> wrote:

Dear James and Eddie:

I wanted you and your team to know that the City has received several information requests from the media regarding the Henry J. Kaiser RFP and the proposals we received. I wanted you to be aware of the City's practice regarding these types of inquiries.

The City will share the number of proposals received and the names of the entities that responded. The City will not share any detail about the contents of your proposal.

The City considers all of the contents of the proposals confidential until the evaluation process is complete and a recommendation has been made to the City Council and that recommendation has been published in a staff report. Only at that time are the contents of your proposals public information. Keeping the details of all proposals confidential until the time a recommendation is made ensures a fair evaluation process.

At no time will the City release your Confidential Financial Information, to the extent permitted by law, and the City's practice is to return that set of documents to you before the end of the evaluation process.

I share this because you may be contacted by the media. In particular, Carolyn Jones of the San Francisco Chronicle will be doing a story on the building. The Oakland Post also requested the names of the responders. These media outlets may reach out to you for comment.

I will be in touch shortly with the next steps in the evaluation process.

Best regards,

Kelley

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland  
510-238-6190



## Kahn, Kelley

---

**From:** james.s.madsen@gmail.com on behalf of James Madsen  
<jmadsen@ortondevelopment.com>  
**Sent:** Friday, November 21, 2014 2:28 PM  
**To:** Kahn, Kelley  
**Subject:** Re: Henry J. Kaiser RFP process: press inquires/public information

Got it. Thx!

On Friday, November 21, 2014, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Dear James and Eddie:

I wanted you and your team to know that the City has received several information requests from the media regarding the Henry J. Kaiser RFP and the proposals we received. I wanted you to be aware of the City's practice regarding these types of inquiries.

The City will share the number of proposals received and the names of the entities that responded. The City will not share any detail about the contents of your proposal.

The City considers all of the contents of the proposals confidential until the evaluation process is complete and a recommendation has been made to the City Council and that recommendation has been published in a staff report. Only at that time are the contents of your proposals public information. Keeping the details of all proposals confidential until the time a recommendation is made ensures a fair evaluation process.

At no time will the City release your Confidential Financial Information, to the extent permitted by law, and the City's practice is to return that set of documents to you before the end of the evaluation process.

I share this because you may be contacted by the media. In particular, Carolyn Jones of the San Francisco Chronicle will be doing a story on the building. The Oakland Post also requested the names of the responders. These media outlets may reach out to you for comment.

I will be in touch shortly with the next steps in the evaluation process.

Best regards,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

510-238-6190

--

James Madsen

Business Development

Orton Development

[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)

510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** James Madsen <james.s.madsen@gmail.com>  
**Sent:** Tuesday, November 25, 2014 9:31 AM  
**To:** Kahn, Kelley  
**Cc:** Joey Orton  
**Subject:** HJK

Morning Kelley!

I wanted to touch base briefly on the timing of the HJK RFP review--we have a few trips/holiday plans brewing and wanted to try our best to schedule around what's coming up next. Do you have a sense of how things are going to roll out?

Thanks  
James

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Wednesday, November 26, 2014 1:17 PM  
**To:** 'James Madsen'  
**Cc:** Joey Orton; Barnes, Deborah  
**Subject:** RE: HJK Proposal  
**Attachments:** Orton Completeness Letter.pdf

Hi James and Joey:

Attached please find a letter about the status of your Henry J. Kaiser proposal and next steps.

As you'll read in the letter, we expect to conduct developer interviews the week of January 12, 2015, likely on the 13 or 14<sup>th</sup>. So please have your team available then.

Please call me with any questions.

Have a great holiday.

Kelley

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** James Madsen [<mailto:james.s.madsen@gmail.com>]  
**Sent:** Tuesday, November 25, 2014 9:31 AM  
**To:** Kahn, Kelley  
**Cc:** Joey Orton  
**Subject:** HJK

Morning Kelley!

I wanted to touch base briefly on the timing of the HJK RFP review--we have a few trips/holiday plans brewing and wanted to try our best to schedule around what's coming up next. Do you have a sense of how things are going to roll out?

Thanks  
James

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** James Madsen <james.s.madsen@gmail.com>  
**Sent:** Sunday, November 30, 2014 9:17 PM  
**To:** Kahn, Kelley  
**Cc:** Joey Orton; Barnes, Deborah  
**Subject:** Re: HJK Proposal

Kelley

Thanks.

Couple quick follow up questions:

--In addition to ODI and our architect (Clark Manus) are there other key personnel you would like to see at the presentation?

--Is there any further information available about the format of the presentation? Especially, should we plan to bring materials or to prepare a powerpoint or something similar?

--Is there any information available about the evaluation criteria for the next steps?

Thx much, and hope you had a great Thanksgiving!

James

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Wed, Nov 26, 2014 at 1:16 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James and Joey:

Attached please find a letter about the status of your Henry J. Kaiser proposal and next steps.

As you'll read in the letter, we expect to conduct developer interviews the week of January 12, 2015, likely on the 13 or 14<sup>th</sup>. So please have your team available then.



Please call me with any questions.

Have a great holiday.

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** James Madsen [mailto:[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)]

**Sent:** Tuesday, November 25, 2014 9:31 AM

**To:** Kahn, Kelley

**Cc:** Joey Orton

**Subject:** HJK

Morning Kelley!

I wanted to touch base briefly on the timing of the HJK RFP review--we have a few trips/holiday plans brewing and wanted to try our best to schedule around what's coming up next. Do you have a sense of how things are going to roll out?

Thanks

James

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Tuesday, December 02, 2014 4:55 PM  
**To:** 'James Madsen'  
**Cc:** Joey Orton; Barnes, Deborah  
**Subject:** RE: HJK Proposal

Hi James,

You should have the main players on your team, including your historic architect and landscape architect, at the interview.

For the presentation, each team will have 15 minutes or so to present their proposal – including the vision for the project and key qualifications. Then the panel will have the opportunity to ask questions. It should last about an hour.

The evaluation criteria are pages 19 through 21 of the RFP.

I will follow-up with an email to all teams with these details and more once we confirm the exact date and location of the interviews.

Best,  
Kelley

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** James Madsen [<mailto:james.s.madsen@gmail.com>]  
**Sent:** Sunday, November 30, 2014 9:17 PM  
**To:** Kahn, Kelley  
**Cc:** Joey Orton; Barnes, Deborah  
**Subject:** Re: HJK Proposal

Kelley

Thanks.

Couple quick follow up questions:

- In addition to ODI and our architect (Clark Manus) are there other key personnel you would like to see at the presentation?
- Is there any further information available about the format of the presentation? Especially, should we plan to bring materials or to prepare a powerpoint or something similar?
- Is there any information available about the evaluation criteria for the next steps?

Thx much, and hope you had a great Thanksgiving!  
James

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Wed, Nov 26, 2014 at 1:16 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James and Joey:

Attached please find a letter about the status of your Henry J. Kaiser proposal and next steps.

As you'll read in the letter, we expect to conduct developer interviews the week of January 12, 2015, likely on the 13 or 14<sup>th</sup>. So please have your team available then.

Please call me with any questions.

Have a great holiday.

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** James Madsen [<mailto:james.s.madsen@gmail.com>]  
**Sent:** Tuesday, November 25, 2014 9:31 AM  
**To:** Kahn, Kelley  
**Cc:** Joey Orton  
**Subject:** HJK

Morning Kelley!

I wanted to touch base briefly on the timing of the HJK RFP review--we have a few trips/holiday plans brewing and wanted to try our best to schedule around what's coming up next. Do you have a sense of how things are going to roll out?

Thanks

James

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
[510-734-7605](tel:510-734-7605)

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** James Madsen <james.s.madsen@gmail.com>  
**Sent:** Tuesday, December 02, 2014 5:58 PM  
**To:** Kahn, Kelley  
**Cc:** Joey Orton; Barnes, Deborah  
**Subject:** Re: HJK Proposal

Great, thanks.

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Dec 2, 2014 at 4:54 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James,

You should have the main players on your team, including your historic architect and landscape architect, at the interview.

For the presentation, each team will have 15 minutes or so to present their proposal – including the vision for the project and key qualifications. Then the panel will have the opportunity to ask questions. It should last about an hour.

The evaluation criteria are pages 19 through 21 of the RFP.

I will follow-up with an email to all teams with these details and more once we confirm the exact date and location of the interviews.

Best,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** James Madsen [mailto:[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)]

**Sent:** Sunday, November 30, 2014 9:17 PM

**To:** Kahn, Kelley

**Cc:** Joey Orton; Barnes, Deborah

**Subject:** Re: HJK Proposal

Kelley

Thanks.

Couple quick follow up questions:

--In addition to ODI and our architect (Clark Manus) are there other key personnel you would like to see at the presentation?

--Is there any further information available about the format of the presentation? Especially, should we plan to bring materials or to prepare a powerpoint or something similar?

--Is there any information available about the evaluation criteria for the next steps?

Thx much, and hope you had a great Thanksgiving!

James

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Wed, Nov 26, 2014 at 1:16 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James and Joey:

Attached please find a letter about the status of your Henry J. Kaiser proposal and next steps.

As you'll read in the letter, we expect to conduct developer interviews the week of January 12, 2015, likely on the 13 or 14<sup>th</sup>. So please have your team available then.

Please call me with any questions.

Have a great holiday.

Kelley

Kelley Kahn

Special Projects Director



[www.business2oakland.com](http://www.business2oakland.com)

**From:** James Madsen [mailto:[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)]  
**Sent:** Tuesday, November 25, 2014 9:31 AM  
**To:** Kahn, Kelley  
**Cc:** Joey Orton  
**Subject:** HJK

Morning Kelley!

I wanted to touch base briefly on the timing of the HJK RFP review--we have a few trips/holiday plans brewing and wanted to try our best to schedule around what's coming up next. Do you have a sense of how things are going to roll out?

Thanks

James

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
[510-734-7605](tel:510-734-7605)

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

**Kahn, Kelley**

---

**From:** jorton19@gmail.com on behalf of Joey Orton <jorton@ortondevelopment.com>  
**Sent:** Wednesday, December 03, 2014 2:27 PM  
**To:** Kahn, Kelley; Carole Ann Bradley  
**Subject:** HJK Response

Kelley,

I hope you had a nice Thanksgiving.

Should our response to the request for additional information be submitted in hard copy, or via email only?

Thanks,  
Joey  
510 734 7607

## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Wednesday, December 03, 2014 2:52 PM  
**To:** Joey Orton  
**Cc:** Carole Ann Bradley  
**Subject:** Re: HJK Response

You can submit it by email only.

Regarding Schedule E, we noted Angela Tsai from Oaklandish is on your team but was not included on your Schedule E. Please make sure she is listed as well as any others that may have been missed.

Best,  
Kelley

Sent from my iPhone. Please excuse typos and brevity.

On Dec 3, 2014, at 2:30 PM, "Joey Orton" <[jorton@ortondevelopment.com](mailto:jorton@ortondevelopment.com)> wrote:

> Kelley,  
>  
> I hope you had a nice Thanksgiving.  
>  
> Should our response to the request for additional information be submitted in hard copy, or via email only?  
>  
> Thanks,  
> Joey  
> 510 734 7607

## Kahn, Kelley

---

**From:** jorton19@gmail.com on behalf of Joey Orton <jorton@ortondevelopment.com>  
**Sent:** Thursday, December 04, 2014 9:55 AM  
**To:** Kahn, Kelley  
**Cc:** Joey Orton; Carole Ann Bradley  
**Subject:** Re: HJK Response

Will do.

Thanks,  
Joey

On Wed, Dec 3, 2014 at 2:51 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:  
You can submit it by email only.

Regarding Schedule E, we noted Angela Tsai from Oaklandish is on your team but was not included on your Schedule E. Please make sure she is listed as well as any others that may have been missed.

Best,  
Kelley

Sent from my iPhone. Please excuse typos and brevity.

On Dec 3, 2014, at 2:30 PM, "Joey Orton" <[jorton@ortondevelopment.com](mailto:jorton@ortondevelopment.com)> wrote:

> Kelley,  
>  
> I hope you had a nice Thanksgiving.  
>  
> Should our response to the request for additional information be submitted in hard copy, or via email only?  
>  
> Thanks,  
> Joey  
> 510 734 7607

## Kahn, Kelley

---

**From:** Carole Ann Bradley <cbradley@ortondevelopment.com>  
**Sent:** Friday, December 05, 2014 3:18 PM  
**To:** Kahn, Kelley; James Madsen; Joey Orton  
**Subject:** Orton Development HJK Response  
**Attachments:** Orton Development Response to Completeness Letter.pdf

Dear Ms. Kahn,

Attached is the file containing the information requested in the "Orton Completeness Letter" dated November 25, 2014. Please confirmed that you have received the file titled "Orton Development Response to Completeness Letter."

If you have any questions, please feel free to call me at 510.734.7628.

Best,

Carole Ann Bradley

--

Carole Ann Bradley  
Assistant Project Manager  
Orton Development, Inc.  
[cbradley@ortondevelopment.com](mailto:cbradley@ortondevelopment.com)  
510.734.7628

## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Friday, December 05, 2014 3:35 PM  
**To:** 'Carole Ann Bradley'; James Madsen; Joey Orton  
**Subject:** RE: Orton Development HJK Response

Received.

Thank you.

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** Carole Ann Bradley [<mailto:cbradley@ortondevelopment.com>]  
**Sent:** Friday, December 05, 2014 3:18 PM  
**To:** Kahn, Kelley; James Madsen; Joey Orton  
**Subject:** Orton Development HJK Response

Dear Ms. Kahn,

Attached is the file containing the information requested in the "Orton Completeness Letter" dated November 25, 2014. Please confirmed that you have received the file titled "Orton Development Response to Completeness Letter."

If you have any questions, please feel free to call me at 510.734.7628.

Best,

Carole Ann Bradley

--

Carole Ann Bradley  
Assistant Project Manager  
Orton Development, Inc.  
[cbradley@ortondevelopment.com](mailto:cbradley@ortondevelopment.com)  
510.734.7628

## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Tuesday, December 23, 2014 4:50 PM  
**To:** 'James Madsen' (jmadson@ortondevelopment.com); Joey Orton (jorton19@gmail.com)  
**Cc:** Barnes, Deborah  
**Subject:** Interview regarding HJK Proposal: January 16, 11am

Hi James and Joey:

We would like to invite your team to an interview for the Henry J. Kaiser adaptive reuse project on Friday, January 16 at 11:00am in City Hall.

**Please confirm that this date works.**

The interview format will include 20 minutes for your team to present its proposal. The emphasis of the presentation should generally be on the team's vision for the project, approach to creating a feasible project, and a description of your key qualifications. Then the panel will have the opportunity to ask specific questions. The room will have a screen, laptop and projector if you would like to use PowerPoint.

In addition to key members of your development team, it would be good to have your architect (including your historic architect) and landscape architect.

The interview should last about an hour.

Hope you both have a happy holiday.

Best,  
Kelley

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

## Kahn, Kelley

---

**From:** james.s.madsen@gmail.com on behalf of James Madsen  
<jmadsen@ortondevelopment.com>  
**Sent:** Tuesday, December 23, 2014 4:57 PM  
**To:** Kahn, Kelley  
**Cc:** jmadsen@ortondevelopment.com; jorton19@gmail.com; Barnes, Deborah  
**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am

Kelley,

Thanks--we'll check and confirm back

Happy holidays!  
James

On Tuesday, December 23, 2014, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James and Joey:

We would like to invite your team to an interview for the Henry J. Kaiser adaptive reuse project on Friday, January 16 at 11:00am in City Hall.

**Please confirm that this date works.**

The interview format will include 20 minutes for your team to present its proposal. The emphasis of the presentation should generally be on the team's vision for the project, approach to creating a feasible project, and a description of your key qualifications. Then the panel will have the opportunity to ask specific questions. The room will have a screen, laptop and projector if you would like to use PowerPoint.

In addition to key members of your development team, it would be good to have your architect (including your historic architect) and landscape architect.

The interview should last about an hour.

Hope you both have a happy holiday.



Best,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

--

James Madsen

Business Development

Orton Development

[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)

510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** james.s.madsen@gmail.com on behalf of James Madsen  
<jmadsen@ortondevelopment.com>  
**Sent:** Friday, December 26, 2014 3:49 PM  
**To:** James Madsen  
**Cc:** Kahn, Kelley; jorton19@gmail.com; Barnes, Deborah  
**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am

Kelley

This looks like it will work for the team

Thanks!  
James

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Dec 23, 2014 at 4:57 PM, James Madsen <[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)> wrote:  
Kelley,

Thanks--we'll check and confirm back

Happy holidays!  
James

On Tuesday, December 23, 2014, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James and Joey:

We would like to invite your team to an interview for the Henry J. Kaiser adaptive reuse project on Friday, January 16 at 11:00am in City Hall.

**Please confirm that this date works.**

The interview format will include 20 minutes for your team to present its proposal. The emphasis of the presentation should generally be on the team's vision for the project, approach to creating a feasible project, and a description of your key qualifications. Then the panel will have the opportunity to ask specific questions. The room will have a screen, laptop and projector if you would like to use PowerPoint.

In addition to key members of your development team, it would be good to have your architect (including your historic architect) and landscape architect.

The interview should last about an hour.

Hope you both have a happy holiday.

Best,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

--

James Madsen

Business Development

Orton Development

[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)

510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Tuesday, January 06, 2015 12:30 PM  
**To:** 'James Madsen'  
**Cc:** jorton19@gmail.com; Barnes, Deborah  
**Subject:** RE: Interview regarding HJK Proposal: January 16, 11am + request for references

Hi James,

Thank you for confirming. I will follow-up with a formal meeting invite that includes the location.

In the meantime, consistent with the RFP, can you please provide references for three of the project qualifications contained in your proposal? Please include the contact name, title, company, email address and telephone number.

Happy new year!

Thanks,  
Kelley

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** [james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com) [<mailto:james.s.madsen@gmail.com>] **On Behalf Of** James Madsen  
**Sent:** Friday, December 26, 2014 3:49 PM  
**To:** James Madsen  
**Cc:** Kahn, Kelley; [jorton19@gmail.com](mailto:jorton19@gmail.com); Barnes, Deborah  
**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am

Kelley

This looks like it will work for the team

Thanks!  
James

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible

for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Dec 23, 2014 at 4:57 PM, James Madsen <[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)> wrote:  
Kelley,

Thanks--we'll check and confirm back

Happy holidays!  
James

On Tuesday, December 23, 2014, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James and Joey:

We would like to invite your team to an interview for the Henry J. Kaiser adaptive reuse project on Friday, January 16 at 11:00am in City Hall.

**Please confirm that this date works.**

The interview format will include 20 minutes for your team to present its proposal. The emphasis of the presentation should generally be on the team's vision for the project, approach to creating a feasible project, and a description of your key qualifications. Then the panel will have the opportunity to ask specific questions. The room will have a screen, laptop and projector if you would like to use PowerPoint.

In addition to key members of your development team, it would be good to have your architect (including your historic architect) and landscape architect.

The interview should last about an hour.

Hope you both have a happy holiday.

Best,  
  
Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator 1 City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

--

James Madsen

Business Development

Orton Development

[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)

510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**Subject:** Interview - Henry J. Kaiser Proposal  
**Location:** City Hall, Hearing Room 4, Second Floor near City Clerk's main reception  
**Start:** Fri 1/16/2015 11:15 AM  
**End:** Fri 1/16/2015 12:15 PM  
**Recurrence:** (none)  
**Meeting Status:** Meeting organizer  
**Organizer:** Kahn, Kelley  
**Required Attendees:** 'James Madsen' (jmadsen@ortondevelopment.com); Joey Orton (jorton19@gmail.com)

Kelley's cell phone: 510-708-4451

Dear James,

This email is to confirm a panel interview regarding your proposal for the adaptive reuse of the Henry J. Kaiser Convention Center. Below are the details.

**Date:** Friday, January 16<sup>th</sup>

**Time:** 11:00am

**Location:** Oakland City Hall, Hearing Room 4 (the Sergeant Daniel Sakai Hearing Room). Hearing Room 4 is on the second floor, near the City Clerk's office.

**Interview Format:**

The interview format will include 15 minutes for your team to briefly present its proposal. The emphasis of your presentation should generally be on the team's vision for the project, approach to creating a feasible project, and a description of your key qualifications. Then the panel will have the opportunity to ask questions about your proposal. The room will have a screen, laptop and projector if you would like to use PowerPoint.

In addition to key members of your development team, please bring your architect (including your historic architect) and landscape architect. The interview should last 45 minutes.

Look forward to seeing you next week.

Best,  
Kelley



## Kahn, Kelley

---

**From:** james.s.madsen@gmail.com on behalf of James Madsen  
<jmadsen@ortondevelopment.com>  
**Sent:** Tuesday, January 06, 2015 7:18 PM  
**To:** Kahn, Kelley  
**Cc:** James Madsen; Joey Orton  
**Subject:** Re: Interview - Henry J. Kaiser Proposal

Got it, thx!

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Jan 6, 2015 at 5:27 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Dear James,

This email is to confirm a panel interview regarding your proposal for the adaptive reuse of the Henry J. Kaiser Convention Center. Below are the details.

**Date:** Friday, January 16<sup>th</sup>

**Time:** 11:00am

**Location:** Oakland City Hall, Hearing Room 4 (the Sergeant Daniel Sakai Hearing Room). Hearing Room 4 is on the second floor, near the City Clerk's office.

**Interview Format:**

The interview format will include 15 minutes for your team to briefly present its proposal. The emphasis of your presentation should generally be on the team's vision for the project, approach to creating a feasible project, and a description of your key qualifications. Then the panel will have the opportunity to ask questions about your proposal. The room will have a screen, laptop and projector if you would like to use PowerPoint.

In addition to key members of your development team, please bring your architect (including your historic architect) and landscape architect. The interview should last 45 minutes.

Look forward to seeing you next week.

Best,  
Kelley

## Kahn, Kelley

---

**From:** james.s.madsen@gmail.com on behalf of James Madsen  
<jmadsen@ortondevelopment.com>  
**Sent:** Thursday, January 08, 2015 9:47 AM  
**To:** Kahn, Kelley  
**Cc:** James Madsen; Joey Orton; Barnes, Deborah; cbradley  
**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am + request for references

Hi Kelley,

Just to double check, does "project qualifications" refer to the reference projects we listed? (Ford Point + Rosie the Riveter, Flint Ink, 1440 Broadway)?

Thanks  
James

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Jan 6, 2015 at 12:30 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James,

Thank you for confirming. I will follow-up with a formal meeting invite that includes the location.

In the meantime, consistent with the RFP, can you please provide references for three of the project qualifications contained in your proposal? Please include the contact name, title, company, email address and telephone number.

Happy new year!

Thanks,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** [james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com) [mailto:[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)] **On Behalf Of** James Madsen

**Sent:** Friday, December 26, 2014 3:49 PM

**To:** James Madsen

**Cc:** Kahn, Kelley; [jorton19@gmail.com](mailto:jorton19@gmail.com); Barnes, Deborah

**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am

Kelley

This looks like it will work for the team

Thanks!

James

James Madsen

Business Development

Orton Development

[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)

[510-734-7605](tel:510-734-7605)

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom

they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Dec 23, 2014 at 4:57 PM, James Madsen <[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)> wrote:

Kelley,

Thanks--we'll check and confirm back

Happy holidays!

James

On Tuesday, December 23, 2014, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James and Joey:

We would like to invite your team to an interview for the Henry J. Kaiser adaptive reuse project on Friday, January 16 at 11:00am in City Hall.

**Please confirm that this date works.**

The interview format will include 20 minutes for your team to present its proposal. The emphasis of the presentation should generally be on the team's vision for the project, approach to creating a feasible project, and a description of your key qualifications. Then the panel will have the opportunity to ask specific questions. The room will have a screen, laptop and projector if you would like to use PowerPoint.

In addition to key members of your development team, it would be good to have your architect (including your historic architect) and landscape architect.

The interview should last about an hour.

Hope you both have a happy holiday.

Best,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator 1 City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

--

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Thursday, January 08, 2015 9:58 AM  
**To:** 'James Madsen'  
**Cc:** Joey Orton; Barnes, Deborah; cbradley  
**Subject:** RE: Interview regarding HJK Proposal: January 16, 11am + request for references

Yes – exactly.

thanks,  
Kelley

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** james.s.madsen@gmail.com [mailto:james.s.madsen@gmail.com] **On Behalf Of** James Madsen  
**Sent:** Thursday, January 08, 2015 9:47 AM  
**To:** Kahn, Kelley  
**Cc:** James Madsen; Joey Orton; Barnes, Deborah; cbradley  
**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am + request for references

Hi Kelley,

Just to double check, does "project qualifications" refer to the reference projects we listed? (Ford Point + Rosie the Riveter, Flint Ink, 1440 Broadway)?

Thanks  
James

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Jan 6, 2015 at 12:30 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James,

Thank you for confirming. I will follow-up with a formal meeting invite that includes the location.

In the meantime, consistent with the RFP, can you please provide references for three of the project qualifications contained in your proposal? Please include the contact name, title, company, email address and telephone number.

Happy new year!

Thanks,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** [james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com) [mailto:[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)] **On Behalf Of** James Madsen

**Sent:** Friday, December 26, 2014 3:49 PM

**To:** James Madsen

**Cc:** Kahn, Kelley; [jorton19@gmail.com](mailto:jorton19@gmail.com); Barnes, Deborah

**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am

Kelley

This looks like it will work for the team



Thanks!

James

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
[510-734-7605](tel:510-734-7605)

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Dec 23, 2014 at 4:57 PM, James Madsen <[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)> wrote:

Kelley,

Thanks--we'll check and confirm back

Happy holidays!

James

On Tuesday, December 23, 2014, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James and Joey:

We would like to invite your team to an interview for the Henry J. Kaiser adaptive reuse project on Friday, January 16 at 11:00am in City Hall.

**Please confirm that this date works.**

The interview format will include 20 minutes for your team to present its proposal. The emphasis of the presentation should generally be on the team's vision for the project, approach to creating a feasible project, and a description of your key qualifications. Then the panel will have the opportunity to ask specific questions. The room will have a screen, laptop and projector if you would like to use PowerPoint.

In addition to key members of your development team, it would be good to have your architect (including your historic architect) and landscape architect.

The interview should last about an hour.

Hope you both have a happy holiday.

Best,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

--

James Madsen

Business Development

Orton Development

[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)

[510-734-7605](tel:510-734-7605)

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use

dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** james.s.madsen@gmail.com on behalf of James Madsen  
<jmadsen@ortondevelopment.com>  
**Sent:** Thursday, January 08, 2015 10:32 AM  
**To:** Kahn, Kelley  
**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am + request for references

Is there a preference for a particular kind of reference (Bank, Tenant, City gov, etc?)

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Thu, Jan 8, 2015 at 9:58 AM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Yes – exactly.

thanks,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** [james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com) [mailto:[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)] **On Behalf Of** James Madsen  
**Sent:** Thursday, January 08, 2015 9:47 AM  
**To:** Kahn, Kelley

**Cc:** James Madsen; Joey Orton; Barnes, Deborah; cbradley

**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am + request for references

Hi Kelley,

Just to double check, does "project qualifications" refer to the reference projects we listed? (Ford Point + Rosie the Riveter, Flint Ink, 1440 Broadway)?

Thanks

James

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
[510-734-7605](tel:510-734-7605)

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Jan 6, 2015 at 12:30 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James,

Thank you for confirming. I will follow-up with a formal meeting invite that includes the location.

In the meantime, consistent with the RFP, can you please provide references for three of the project qualifications contained in your proposal? Please include the contact name, title, company, email address and telephone number.

Happy new year!

Thanks,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** [james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com) [mailto:[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)] **On Behalf Of** James Madsen  
**Sent:** Friday, December 26, 2014 3:49 PM  
**To:** James Madsen  
**Cc:** Kahn, Kelley; [jorton19@gmail.com](mailto:jorton19@gmail.com); Barnes, Deborah  
**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am

Kelley

This looks like it will work for the team

Thanks!

James

James Madsen  
Business Development  
Orton Development

[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Dec 23, 2014 at 4:57 PM, James Madsen <[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)> wrote:

Kelley,

Thanks--we'll check and confirm back

Happy holidays!

James

On Tuesday, December 23, 2014, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James and Joey:

We would like to invite your team to an interview for the Henry J. Kaiser adaptive reuse project on Friday, January 16 at 11:00am in City Hall.

**Please confirm that this date works.**

The interview format will include 20 minutes for your team to present its proposal. The emphasis of the presentation should generally be on the team's vision for the project, approach to creating a feasible project, and a description of your key qualifications. Then the panel will have the opportunity to ask specific questions. The room will have a screen, laptop and projector if you would like to use PowerPoint.

In addition to key members of your development team, it would be good to have your architect (including your historic architect) and landscape architect.

The interview should last about an hour.

Hope you both have a happy holiday.

Best,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

--

James Madsen

Business Development

Orton Development

[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)

510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.



## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Tuesday, January 13, 2015 12:52 PM  
**To:** 'James Madsen'  
**Cc:** Joey Orton (jorton19@gmail.com); Barnes, Deborah  
**Subject:** RE: Interview regarding HJK Proposal: January 16, 11am + request for references

Hi James,

The other team we are interviewing for the HJKCC asked to know the names of the people on the evaluation panel, who will be at the interview on Friday. I shared the names with them, so wanted to share with them you. As I'm sure you understand, it would not be appropriate for you to contact these people during the process.

Outside expert:

Andrico Penick, real estate attorney, City of Alameda and former Assistant Director of Real Estate, City of San Francisco

Local stakeholders:

Naomi Schiff, Oakland Heritage Alliance

Roy Chan, Advisory Council member and former program director, Oakland Asian Cultural Center

City Staff:

Ed Manasse, Manager, Lake Merritt Station Area Plan

Patrick Lane, Redevelopment Manager

Also, please let me know when I can expect your references.

Best,  
Kelley

**From:** james.s.madsen@gmail.com [mailto:james.s.madsen@gmail.com] **On Behalf Of** James Madsen  
**Sent:** Thursday, January 08, 2015 10:32 AM  
**To:** Kahn, Kelley  
**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am + request for references

Is there a preference for a particular kind of reference (Bank, Tenant, City gov, etc?)

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Thu, Jan 8, 2015 at 9:58 AM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Yes – exactly.

thanks,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** [james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com) [mailto:[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)] **On Behalf Of** James Madsen

**Sent:** Thursday, January 08, 2015 9:47 AM

**To:** Kahn, Kelley

**Cc:** James Madsen; Joey Orton; Barnes, Deborah; cbradley

**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am + request for references

Hi Kelley,

Just to double check, does "project qualifications" refer to the reference projects we listed? (Ford Point + Rosie the Riveter, Flint Ink, 1440 Broadway)?

Thanks

James

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
[510-734-7605](tel:510-734-7605)

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Jan 6, 2015 at 12:30 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James,

Thank you for confirming. I will follow-up with a formal meeting invite that includes the location.

In the meantime, consistent with the RFP, can you please provide references for three of the project qualifications contained in your proposal? Please include the contact name, title, company, email address and telephone number.

Happy new year!

Thanks,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

**From:** [james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com) [mailto:[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)] **On Behalf Of** James Madsen  
**Sent:** Friday, December 26, 2014 3:49 PM  
**To:** James Madsen  
**Cc:** Kahn, Kelley; [jorton19@gmail.com](mailto:jorton19@gmail.com); Barnes, Deborah  
**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am

Kelley

This looks like it will work for the team

Thanks!

James

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
[510-734-7605](tel:510-734-7605)

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Dec 23, 2014 at 4:57 PM, James Madsen <[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)> wrote:

Kelley,

Thanks--we'll check and confirm back

Happy holidays!

James

On Tuesday, December 23, 2014, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James and Joey:

We would like to invite your team to an interview for the Henry J. Kaiser adaptive reuse project on Friday, January 16 at 11:00am in City Hall.

**Please confirm that this date works.**

The interview format will include 20 minutes for your team to present its proposal. The emphasis of the presentation should generally be on the team's vision for the project, approach to creating a feasible project, and a description of your key qualifications. Then the panel will have the opportunity to ask specific questions. The room will have a screen, laptop and projector if you would like to use PowerPoint.

In addition to key members of your development team, it would be good to have your architect (including your historic architect) and landscape architect.

The interview should last about an hour.

Hope you both have a happy holiday.

Best,

Kelley

Kelley Kahn

Special Projects Director

[www.business2oakland.com](http://www.business2oakland.com)

--

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** james.s.madsen@gmail.com on behalf of James Madsen  
<jmadsen@ortondevelopment.com>  
**Sent:** Tuesday, January 13, 2015 12:54 PM  
**To:** Kahn, Kelley  
**Cc:** James Madsen; Joey Orton; Barnes, Deborah  
**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am + request for references

Kelley,

Got it, thx.

Will have references over to you today

James

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Jan 13, 2015 at 12:52 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James,

The other team we are interviewing for the HJKCC asked to know the names of the people on the evaluation panel, who will be at the interview on Friday. I shared the names with them, so wanted to share with them you. As I'm sure you understand, it would not be appropriate for you to contact these people during the process.

Outside expert:

Andrico Penick, real estate attorney, City of Alameda and former Assistant Director of Real Estate, City of San Francisco

Local stakeholders:

Naomi Schiff, Oakland Heritage Alliance

Roy Chan, Advisory Council member and former program director, Oakland Asian Cultural Center

City Staff:

Ed Manasse, Manager, Lake Merritt Station Area Plan

Patrick Lane, Redevelopment Manager

Also, please let me know when I can expect your references.

Best,

Kelley

**From:** [james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com) [mailto:[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)] **On Behalf Of** James Madsen  
**Sent:** Thursday, January 08, 2015 10:32 AM  
**To:** Kahn, Kelley

**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am + request for references

Is there a preference for a particular kind of reference (Bank, Tenant, City gov, etc?)

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
[510-734-7605](tel:510-734-7605)

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.



On Thu, Jan 8, 2015 at 9:58 AM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Yes – exactly.

thanks,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** [james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com) [mailto:[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)] **On Behalf Of** James Madsen

**Sent:** Thursday, January 08, 2015 9:47 AM

**To:** Kahn, Kelley

**Cc:** James Madsen; Joey Orton; Barnes, Deborah; cbradley

**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am + request for references

Hi Kelley,

Just to double check, does "project qualifications" refer to the reference projects we listed? (Ford Point + Rosie the Riveter, Flint Ink, 1440 Broadway)?

Thanks

James

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
[510-734-7605](tel:510-734-7605)

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Jan 6, 2015 at 12:30 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James,

Thank you for confirming. I will follow-up with a formal meeting invite that includes the location.

In the meantime, consistent with the RFP, can you please provide references for three of the project qualifications contained in your proposal? Please include the contact name, title, company, email address and telephone number.

Happy new year!

Thanks,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

**From:** [james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com) [mailto:[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)] **On Behalf Of** James Madsen  
**Sent:** Friday, December 26, 2014 3:49 PM  
**To:** James Madsen  
**Cc:** Kahn, Kelley; [jorton19@gmail.com](mailto:jorton19@gmail.com); Barnes, Deborah  
**Subject:** Re: Interview regarding HJK Proposal: January 16, 11am

Kelley

This looks like it will work for the team

Thanks!

James

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
[510-734-7605](tel:510-734-7605)

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Dec 23, 2014 at 4:57 PM, James Madsen <[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)> wrote:

Kelley,

Thanks--we'll check and confirm back

Happy holidays!

James

On Tuesday, December 23, 2014, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James and Joey:

We would like to invite your team to an interview for the Henry J. Kaiser adaptive reuse project on Friday, January 16 at 11:00am in City Hall.

**Please confirm that this date works.**

The interview format will include 20 minutes for your team to present its proposal. The emphasis of the presentation should generally be on the team's vision for the project, approach to creating a feasible project, and a description of your key qualifications. Then the panel will have the opportunity to ask specific questions. The room will have a screen, laptop and projector if you would like to use PowerPoint.

In addition to key members of your development team, it would be good to have your architect (including your historic architect) and landscape architect.

The interview should last about an hour.

Hope you both have a happy holiday.

Best,

Kelley

Kelley Kahn

Special Projects Director

[www.business2oakland.com](http://www.business2oakland.com)

--

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
[510-734-7605](tel:510-734-7605)

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** James Madsen <james.s.madsen@gmail.com>  
**Sent:** Wednesday, January 14, 2015 3:46 PM  
**To:** Kahn, Kelley; Joey Orton; cbradley  
**Subject:** references

Kelley

Sorry for the delay in getting back to you.

Did you need three references for each project, or one reference for each of the three projects?

I thought it was the latter, but if more references are needed just say the word and we can get it turned around by tomorrow!

### Ford Point:

Bill Lindsay  
Richmond City Manager  
450 Civic Center Plaza,  
Suite 300  
Richmond, CA 94804  
510-620-6512  
510-620-6542 FAX

[bill\\_lindsay@ci.richmond.ca.us](mailto:bill_lindsay@ci.richmond.ca.us)

### Flint Ink:

Michael Caplan  
Economic Development Manager  
City of Berkeley  
2180 Milvia Street, 5th Floor  
Berkeley, CA 94704

Tel: 510-981-2490  
Fax: 510-981-7099

[mcaplan@cityofberkeley.info](mailto:mcaplan@cityofberkeley.info)

### 1440 Broadway:

Walter Cohen  
The Enterprise Group, LLC.  
[wsc@theenterprisegroupllc.com](mailto:wsc@theenterprisegroupllc.com)  
Tel: 1 415 221 2534 Cell: 1 415 810 8847 Fax: 1 415 221 2548

Best,

James

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Wednesday, January 14, 2015 4:29 PM  
**To:** 'James Madsen'; Joey Orton; cbradley  
**Subject:** RE: references

These are perfect. Thank you.

One other thing – we need to push your interview back to 11:15am on Friday. Hope that's okay.

If you have any trouble finding us the day of the interview, call or text: 510-708-4451.

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** James Madsen [mailto:james.s.madsen@gmail.com]  
**Sent:** Wednesday, January 14, 2015 3:46 PM  
**To:** Kahn, Kelley; Joey Orton; cbradley  
**Subject:** references

Kelley

Sorry for the delay in getting back to you.

Did you need three references for each project, or one reference for each of the three projects?

I thought it was the latter, but if more references are needed just say the word and we can get it turned around by tomorrow!

### Ford Point:

Bill Lindsay  
Richmond City Manager  
450 Civic Center Plaza,  
Suite 300  
Richmond, CA 94804  
510-620-6512  
510-620-6542 FAX

[bill\\_lindsay@ci.richmond.ca.us](mailto:bill_lindsay@ci.richmond.ca.us)

### Flint Ink:

Michael Caplan  
Economic Development Manager  
City of Berkeley



2180 Milvia Street, 5th Floor  
Berkeley, CA 94704

Tel: 510-981-2490  
Fax: 510-981-7099

mcaplan@cityofberkeley.info

**1440 Broadway:**

Walter Cohen  
The Enterprise Group, LLC.  
wsc@theenterprisegroupllc.com  
Tel: 1 415 221 2534 Cell: 1 415 810 8847 Fax: 1 415 221 2548

Best,  
James

James Madsen  
Orton Development  
jmadsen@ortondevelopment.com  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** jorton19@gmail.com on behalf of Joey Orton <jorton@ortondevelopment.com>  
**Sent:** Thursday, January 15, 2015 9:10 AM  
**To:** Kahn, Kelley  
**Subject:** HJK Presentation

Kelley,

Look forward to seeing you tomorrow.

Two quick questions:

- Will there be audio capability for the powerpoint presentation?
- Is the cutoff time for the presentation 15 or 20 minutes? I have seen emails with both numbers.

Thanks so much,  
Joey

## Kahn, Kelley

---

**From:** James Madsen <james.s.madsen@gmail.com>  
**Sent:** Thursday, January 15, 2015 9:23 AM  
**To:** Kahn, Kelley  
**Subject:** Re: references

11:15 it is. thanks!

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Wed, Jan 14, 2015 at 4:28 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

These are perfect. Thank you.

One other thing – we need to push your interview back to 11:15am on Friday. Hope that's okay.

If you have any trouble finding us the day of the interview, call or text: [510-708-4451](tel:510-708-4451).

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** James Madsen [<mailto:james.s.madsen@gmail.com>]  
**Sent:** Wednesday, January 14, 2015 3:46 PM

**To:** Kahn, Kelley; Joey Orton; cbradley  
**Subject:** references

Kelley

Sorry for the delay in getting back to you.

Did you need three references for each project, or one reference for each of the three projects?

I thought it was the latter, but if more references are needed just say the word and we can get it turned around by tomorrow!

**Ford Point:**

Bill Lindsay  
Richmond City Manager

450 Civic Center Plaza,  
Suite 300  
Richmond, CA 94804  
510-620-6512  
510-620-6542 FAX

[bill\\_lindsay@ci.richmond.ca.us](mailto:bill_lindsay@ci.richmond.ca.us)

**Flint Ink:**

Michael Caplan  
Economic Development Manager  
City of Berkeley  
2180 Milvia Street, 5th Floor  
Berkeley, CA 94704

Tel: 510-981-2490  
Fax: 510-981-7099

mcaplan@cityofberkeley.info

**1440 Broadway:**

Walter Cohen

The Enterprise Group, LLC.

wsc@theenterprisegroupllc.com

Tel: 1 415 221 2534 Cell: 1 415 810 8847 Fax: 1 415 221 2548

Best,

James

James Madsen  
Orton Development  
jmadsen@ortondevelopment.com  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Thursday, January 15, 2015 9:28 AM  
**To:** 'Joey Orton'  
**Subject:** RE: HJK Presentation

Hi Joey,

We'd like you to try to keep it to 15 minutes but it's not the end of the world if you go a few minutes over.

I can't commit to great sound quality. It's an old laptop and we don't have speakers. You could bring your own laptop and speakers if you'd like.

Kelley

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** jorton19@gmail.com [mailto:jorton19@gmail.com] **On Behalf Of** Joey Orton  
**Sent:** Thursday, January 15, 2015 9:10 AM  
**To:** Kahn, Kelley  
**Subject:** HJK Presentation

Kelley,

Look forward to seeing you tomorrow.

Two quick questions:

- Will there be audio capability for the powerpoint presentation?
- Is the cutoff time for the presentation 15 or 20 minutes? I have seen emails with both numbers.

Thanks so much,  
Joey

## Kahn, Kelley

---

**From:** jorton19@gmail.com on behalf of Joey Orton <jorton@ortondevelopment.com>  
**Sent:** Thursday, January 15, 2015 9:52 AM  
**To:** Kahn, Kelley  
**Cc:** Joey Orton  
**Subject:** Re: HJK Presentation

Thanks! Is it possible to hook up a mac?

On Thursday, January 15, 2015, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi Joey,

We'd like you to try to keep it to 15 minutes but it's not the end of the world if you go a few minutes over.

I can't commit to great sound quality. It's an old laptop and we don't have speakers. You could bring you own laptop and speakers if you'd like.

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** [jorton19@gmail.com](mailto:jorton19@gmail.com) [<mailto:jorton19@gmail.com>] **On Behalf Of** Joey Orton  
**Sent:** Thursday, January 15, 2015 9:10 AM  
**To:** Kahn, Kelley  
**Subject:** HJK Presentation

Kelley,

Look forward to seeing you tomorrow.

Two quick questions:

- Will there be audio capability for the powerpoint presentation?
- Is the cutoff time for the presentation 15 or 20 minutes? I have seen emails with both numbers.

Thanks so much,

Joey

--

Sent from Gmail Mobile



## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Thursday, January 15, 2015 9:55 AM  
**To:** 'Joey Orton'  
**Subject:** RE: HJK Presentation

Yes, I think so – it's a standard projector. I am no technical wiz! Do you guys have your own projector just in case?

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** jorton19@gmail.com [mailto:jorton19@gmail.com] **On Behalf Of** Joey Orton  
**Sent:** Thursday, January 15, 2015 9:52 AM  
**To:** Kahn, Kelley  
**Cc:** Joey Orton  
**Subject:** Re: HJK Presentation

Thanks! Is it possible to hook up a mac?

On Thursday, January 15, 2015, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi Joey,

We'd like you to try to keep it to 15 minutes but it's not the end of the world if you go a few minutes over.

I can't commit to great sound quality. It's an old laptop and we don't have speakers. You could bring you own laptop and speakers if you'd like.

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

[www.business2oakland.com](http://www.business2oakland.com)

**From:** [jorton19@gmail.com](mailto:jorton19@gmail.com) [mailto:[jorton19@gmail.com](mailto:jorton19@gmail.com)] **On Behalf Of** Joey Orton  
**Sent:** Thursday, January 15, 2015 9:10 AM  
**To:** Kahn, Kelley  
**Subject:** HJK Presentation

Kelley,

Look forward to seeing you tomorrow.

Two quick questions:

- Will there be audio capability for the powerpoint presentation?
- Is the cutoff time for the presentation 15 or 20 minutes? I have seen emails with both numbers.

Thanks so much,

Joey

--

Sent from Gmail Mobile

## Kahn, Kelley

---

**From:** James Madsen <james.s.madsen@gmail.com>  
**Sent:** Friday, January 16, 2015 6:46 PM  
**To:** Kahn, Kelley  
**Cc:** Joey Orton  
**Subject:** Hjk

Kelley

Great to see you this afternoon!

I forgot to ask--do you have a sense of what the next steps in the process look like in terms of timing and process?

Thx much

James

--

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** James Madsen <james.s.madsen@gmail.com>  
**Sent:** Friday, January 23, 2015 10:16 AM  
**To:** Kahn, Kelley  
**Cc:** Joey Orton  
**Subject:** Re: Hjk

Morning Kelley,  
Happy fri!  
Just wanted to check in on timing of next steps  
Thx!  
James

On Friday, January 16, 2015, James Madsen <[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)> wrote:  
Kelley

Great to see you this afternoon!

I forgot to ask--do you have a sense of what the next steps in the process look like in terms of timing and process?

Thx much

James

--

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

--

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Friday, January 23, 2015 10:32 AM  
**To:** James Madsen  
**Cc:** Joey Orton  
**Subject:** Re: Hjk

Sorry for the delay! I was out a few days.

It will be about 45 days until the panel's recommendation to the City Council is public, although the team that the panel is recommending will know before that. We anticipate the City Council making the decision on selection in March.

The evaluation panel is finalizing its recommendation over the next two weeks. Staff will then craft that into a report for Council consideration. We are also completing reference checks

I'll have more exact information about dates in the next couple weeks.

Thanks for your patience.

Kelley Kahn  
Special Projects Director  
Office of the City Administrator  
City of Oakland

Sent from a handheld device. Please excuse typos and brevity.

On Jan 23, 2015, at 10:18 AM, "James Madsen" <[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)> wrote:

Morning Kelley,  
Happy fri!  
Just wanted to check in on timing of next steps  
Thx!  
James

On Friday, January 16, 2015, James Madsen <[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)> wrote:  
Kelley

Great to see you this afternoon!

I forgot to ask--do you have a sense of what the next steps in the process look like in terms of timing and process?

Thx much

James

--

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

--

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Friday, January 23, 2015 10:32 AM  
**To:** James Madsen  
**Cc:** Joey Orton  
**Subject:** Re: Hjk

Sorry for the delay! I was out a few days.

It will be about 45 days until the panel's recommendation to the City Council is public, although the team that the panel is recommending will know before that. We anticipate the City Council making the decision on selection in March.

The evaluation panel is finalizing its recommendation over the next two weeks. Staff will then craft that into a report for Council consideration. We are also completing reference checks

I'll have more exact information about dates in the next couple weeks.

Thanks for your patience.

Kelley Kahn  
Special Projects Director  
Office of the City Administrator  
City of Oakland

Sent from a handheld device. Please excuse typos and brevity.

On Jan 23, 2015, at 10:18 AM, "James Madsen" <[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)> wrote:

Morning Kelley,  
Happy fri!  
Just wanted to check in on timing of next steps  
Thx!  
James

On Friday, January 16, 2015, James Madsen <[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)> wrote:  
Kelley

Great to see you this afternoon!

I forgot to ask--do you have a sense of what the next steps in the process look like in terms of timing and process?

Thx much

James



--

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

--

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** James Madsen <james.s.madsen@gmail.com>  
**Sent:** Friday, January 23, 2015 10:34 AM  
**To:** Kahn, Kelley  
**Cc:** Joey Orton  
**Subject:** Re: Hjk

Super, thanks

On Friday, January 23, 2015, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:  
Sorry for the delay! I was out a few days.

It will be about 45 days until the panel's recommendation to the City Council is public, although the team that the panel is recommending will know before that. We anticipate the City Council making the decision on selection in March.

The evaluation panel is finalizing its recommendation over the next two weeks. Staff will then craft that into a report for Council consideration. We are also completing reference checks

I'll have more exact information about dates in the next couple weeks.

Thanks for your patience.

Kelley Kahn  
Special Projects Director  
Office of the City Administrator  
City of Oakland

Sent from a handheld device. Please excuse typos and brevity.

On Jan 23, 2015, at 10:18 AM, "James Madsen" <[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)> wrote:

Morning Kelley,  
Happy fri!  
Just wanted to check in on timing of next steps  
Thx!  
James

On Friday, January 16, 2015, James Madsen <[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)> wrote:  
Kelley

Great to see you this afternoon!

I forgot to ask--do you have a sense of what the next steps in the process look like in terms of timing and process?

Thx much

James

--

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

--

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

--

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Tuesday, April 28, 2015 5:22 PM  
**To:** 'James Madsen' (jmadsen@ortondevelopment.com); Eddie Orton (eorton@ortondevelopment.com); Joey Orton (jorton19@gmail.com)  
**Subject:** HJK Update

Hi James, Joey and Eddie,

I wanted to give you an update on the schedule for HJK.

The project was considered in Closed Session last week. Our goal is to bring the developer selection recommendation to CED Committee on Tuesday, May 26. The meeting is from 1:30pm to 4:00pm. It would then go to full Council on June 2. The development teams will be notified of the recommendation around May 14. These dates might change given some unexpected legal issues that are still being worked through, but they are my best estimate. You should plan around this dates.

Talk to you soon.  
Kelley

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland

## Kahn, Kelley

---

**From:** james.s.madsen@gmail.com on behalf of James Madsen  
<jmadsen@ortondevelopment.com>  
**Sent:** Tuesday, April 28, 2015 5:23 PM  
**To:** Kahn, Kelley  
**Cc:** 'James Madsen' (jmadsen@ortondevelopment.com); Eddie Orton  
(eorton@ortondevelopment.com); Joey Orton (jorton19@gmail.com)  
**Subject:** Re: HJK Update

Thanks Kelley! Assuming that we should be at the CED committee in person on tuesday

If we need to prepare anything in advance, pls let us know!

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Apr 28, 2015 at 5:22 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James, Joey and Eddie,

I wanted to give you an update on the schedule for HJK.

The project was considered in Closed Session last week. Our goal is to bring the developer selection recommendation to CED Committee on Tuesday, May 26. The meeting is from 1:30pm to 4:00pm. It would then go to full Council on June 2. The development teams will be notified of the recommendation around May 14. These dates might change given some unexpected legal issues that are still being worked through, but they are my best estimate. You should plan around this dates.

Talk to you soon.

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

## Kahn, Kelley

---

**From:** james.s.madsen@gmail.com on behalf of James Madsen  
<jmadsen@ortondevelopment.com>  
**Sent:** Tuesday, April 28, 2015 5:36 PM  
**To:** Kahn, Kelley  
**Cc:** James Madsen; Eddie Orton (eorton@ortondevelopment.com); Joey Orton (jorton19@gmail.com)  
**Subject:** Re: HJK Update

Thanks--we'll invite them all as well

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Apr 28, 2015 at 5:34 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Absolutely – you should all be there. And on June 2.

You should also make sure some of your key team members are there, including your architects and definitely Walter Hood and Angela Tsay -- and possibly Tom Lockard. The community financing tools may come up.

We will talk in more detail soon.

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

**From:** [james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com) [mailto:[james.s.madsen@gmail.com](mailto:james.s.madsen@gmail.com)] **On Behalf Of** James Madsen  
**Sent:** Tuesday, April 28, 2015 5:23 PM  
**To:** Kahn, Kelley  
**Cc:** 'James Madsen' ([jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)); Eddie Orton ([eorton@ortondevelopment.com](mailto:eorton@ortondevelopment.com)); Joey Orton ([jorton19@gmail.com](mailto:jorton19@gmail.com))  
**Subject:** Re: HJK Update

Thanks Kelley! Assuming that we should be at the CED committee in person on tuesday

If we need to prepare anything in advance, pls let us know!

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
[510-734-7605](tel:510-734-7605)

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Tue, Apr 28, 2015 at 5:22 PM, Kahn, Kelley <[KKahn@oaklandnet.com](mailto:KKahn@oaklandnet.com)> wrote:

Hi James, Joey and Eddie,

I wanted to give you an update on the schedule for HJK.

The project was considered in Closed Session last week. Our goal is to bring the developer selection recommendation to CED Committee on Tuesday, May 26. The meeting is from 1:30pm to 4:00pm. It would then go to full Council on June 2. The development teams will be notified of the recommendation around May 14. These dates might change given some unexpected legal issues that are still being worked through, but they are my best estimate. You should plan around this dates.



Talk to you soon.

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

## Kahn, Kelley

---

**From:** Kahn, Kelley  
**Sent:** Wednesday, May 13, 2015 5:12 PM  
**To:** 'James Madsen' (jmadsen@ortondevelopment.com); Eddie Orton (eorton@ortondevelopment.com); Joey Orton (jorton19@gmail.com)  
**Cc:** Barnes, Deborah (DBarnes@oaklandnet.com); Sawicki, Mark; Cappio, Claudia  
**Subject:** HJK RFP Update

Dear James, Eddie and Joey,

Thank you again for your team's response to the City's RFP for the rehabilitation and adaptive reuse of the Henry J. Kaiser Convention Center. As I shared last month, the City Council's CED Committee will be considering the selection of a developer for the project at its May 26<sup>th</sup> meeting. The item will be calendared at Rules Committee tomorrow.

I wanted to let you know that after much consideration, the evaluation panel recommended that the City Council select your firm, Orton Development, Inc., to enter into an Exclusive Negotiating Agreement (ENA) for the project. The Council staff report outlining this recommendation will be published on Friday, May 15, in the afternoon at <https://oakland.legistar.com/calendar.aspx>. As you know, the final decision to authorize an ENA with a developer for the project rests with the City Council, regardless of the panel's recommendation.

You and your team members should plan to be at the meeting on May 26 and to make brief remarks as part of my presentation of the recommendation to the Committee. I will be in touch by phone tomorrow to discuss these logistics.

The panelists were very impressed with the response from both teams, and appreciated the hard work that went in to what were very thoughtful and thorough proposals, interview presentations, and responses to questions. Congratulations on this first step.

Best,  
Kelley

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland

---

**From:** Kahn, Kelley  
**Sent:** Tuesday, April 28, 2015 5:22 PM  
**To:** 'James Madsen' (jmadsen@ortondevelopment.com); Eddie Orton (eorton@ortondevelopment.com); Joey Orton (jorton19@gmail.com)  
**Subject:** HJK Update

Hi James, Joey and Eddie,

I wanted to give you an update on the schedule for HJK.

The project was considered in Closed Session last week. Our goal is to bring the developer selection recommendation to CED Committee on Tuesday, May 26. The meeting is from 1:30pm to 4:00pm. It would then go to full Council on June 2. The development teams will be notified of the recommendation around May 14. These dates might change given some unexpected legal issues that are still being worked through, but they are my best estimate. You should plan around this dates.

Talk to you soon.  
Kelley

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland

## Kahn, Kelley

---

**From:** Eddie Orton <eorton@ortondevelopment.com>  
**Sent:** Wednesday, May 13, 2015 5:15 PM  
**To:** Kahn, Kelley; 'James Madsen' (jmadsen@ortondevelopment.com); Joey Orton (jorton19@gmail.com)  
**Cc:** Barnes, Deborah; Sawicki, Mark; Cappio, Claudia  
**Subject:** Re: HJK RFP Update

Thank you for your hard work and trust in us.

---

**From:** "Kahn, Kelley" <KKahn@oaklandnet.com>  
**Date:** Wednesday, May 13, 2015 5:12 PM  
**To:** "'James Madsen' (jmadsen@ortondevelopment.com)" <jmadsen@ortondevelopment.com>, Eddie Orton <eorton@ortondevelopment.com>, Joe Orton <jorton19@gmail.com>  
**Cc:** "Barnes, Deborah" <DBarnes@oaklandnet.com>, "Sawicki, Mark" <MSawicki@oaklandnet.com>, "Cappio, Claudia" <CCappio@oaklandnet.com>  
**Subject:** HJK RFP Update

Dear James, Eddie and Joey,

Thank you again for your team's response to the City's RFP for the rehabilitation and adaptive reuse of the Henry J. Kaiser Convention Center. As I shared last month, the City Council's CED Committee will be considering the selection of a developer for the project at its May 26<sup>th</sup> meeting. The item will be calendared at Rules Committee tomorrow.

I wanted to let you know that after much consideration, the evaluation panel recommended that the City Council select your firm, Orton Development, Inc., to enter into an Exclusive Negotiating Agreement (ENA) for the project. The Council staff report outlining this recommendation will be published on Friday, May 15, in the afternoon at <https://oakland.legistar.com/calendar.aspx>. As you know, the final decision to authorize an ENA with a developer for the project rests with the City Council, regardless of the panel's recommendation.

You and your team members should plan to be at the meeting on May 26 and to make brief remarks as part of my presentation of the recommendation to the Committee. I will be in touch by phone tomorrow to discuss these logistics.

The panelists were very impressed with the response from both teams, and appreciated the hard work that went in to what were very thoughtful and thorough proposals, interview presentations, and responses to questions. Congratulations on this first step.

Best,  
Kelley

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland

---

**From:** Kahn, Kelley  
**Sent:** Tuesday, April 28, 2015 5:22 PM  
**To:** 'James Madsen' (jmadsen@ortondevelopment.com); Eddie Orton (eorton@ortondevelopment.com); Joey Orton (jorton19@gmail.com)  
**Subject:** HJK Update

Hi James, Joey and Eddie,

I wanted to give you an update on the schedule for HJK.

The project was considered in Closed Session last week. Our goal is to bring the developer selection recommendation to CED Committee on Tuesday, May 26. The meeting is from 1:30pm to 4:00pm. It would then go to full Council on June 2. The development teams will be notified of the recommendation around May 14. These dates might change given some unexpected legal issues that are still being worked through, but they are my best estimate. You should plan around this dates.

Talk to you soon.

Kelley

Kelley Kahn  
Special Projects Director  
Office of the City Administrator | City of Oakland

## Kahn, Kelley

---

**From:** james.s.madsen@gmail.com on behalf of James Madsen  
<jmadsen@ortondevelopment.com>  
**Sent:** Wednesday, May 13, 2015 5:32 PM  
**To:** Kahn, Kelley  
**Cc:** 'James Madsen' (jmadsen@ortondevelopment.com); Eddie Orton  
(eorton@ortondevelopment.com); Joey Orton (jorton19@gmail.com); Barnes, Deborah;  
Sawicki, Mark; Cappio, Claudia  
**Subject:** Re: HJK RFP Update

Thank you and looking forward to working further with the city!

On Wednesday, May 13, 2015, Kahn, Kelley <KKahn@oaklandnet.com> wrote:

Dear James, Eddie and Joey,

Thank you again for your team's response to the City's RFP for the rehabilitation and adaptive reuse of the Henry J. Kaiser Convention Center. As I shared last month, the City Council's CED Committee will be considering the selection of a developer for the project at its May 26<sup>th</sup> meeting. The item will be calendared at Rules Committee tomorrow.

I wanted to let you know that after much consideration, the evaluation panel recommended that the City Council select your firm, Orton Development, Inc., to enter into an Exclusive Negotiating Agreement (ENA) for the project. The Council staff report outlining this recommendation will be published on Friday, May 15, in the afternoon at <https://oakland.legistar.com/calendar.aspx>. As you know, the final decision to authorize an ENA with a developer for the project rests with the City Council, regardless of the panel's recommendation.

You and your team members should plan to be at the meeting on May 26 and to make brief remarks as part of my presentation of the recommendation to the Committee. I will be in touch by phone tomorrow to discuss these logistics.

The panelists were very impressed with the response from both teams, and appreciated the hard work that went in to what were very thoughtful and thorough proposals, interview presentations, and responses to questions. Congratulations on this first step.

Best,

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

---

**From:** Kahn, Kelley

**Sent:** Tuesday, April 28, 2015 5:22 PM

**To:** 'James Madsen' ([jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)); Eddie Orton ([eorton@ortondevelopment.com](mailto:eorton@ortondevelopment.com)); Joey Orton ([jorton19@gmail.com](mailto:jorton19@gmail.com))

**Subject:** HJK Update

Hi James, Joey and Eddie,

I wanted to give you an update on the schedule for HJK.

The project was considered in Closed Session last week. Our goal is to bring the developer selection recommendation to CED Committee on Tuesday, May 26. The meeting is from 1:30pm to 4:00pm. It would then go to full Council on June 2. The development teams will be notified of the recommendation around May 14. These dates might change given some unexpected legal issues that are still being worked through, but they are my best estimate. You should plan around this dates.

Talk to you soon.

Kelley

Kelley Kahn

Special Projects Director

Office of the City Administrator | City of Oakland

--

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.



## Kahn, Kelley

---

**From:** james.s.madsen@gmail.com on behalf of James Madsen  
<jmadsen@ortondevelopment.com>  
**Sent:** Friday, May 15, 2015 4:32 PM  
**To:** Eddie Orton; Kahn, Kelley  
**Cc:** James Madsen; Joe Orton  
**Subject:** Re: Kaiser Convention Center

Cory and I chatted

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

On Fri, May 15, 2015 at 3:57 PM, Eddie Orton <[eorton@ortondevelopment.com](mailto:eorton@ortondevelopment.com)> wrote:

Sent from my iPhone

Begin forwarded message:

**From:** Cory Weinberg <[cweinberg@bizjournals.com](mailto:cweinberg@bizjournals.com)>  
**Date:** May 15, 2015 at 3:42:06 PM PDT  
**To:** "[norton@ortondevelopment.com](mailto:norton@ortondevelopment.com)" <[norton@ortondevelopment.com](mailto:norton@ortondevelopment.com)>, "[eorton@ortondevelopment.com](mailto:eorton@ortondevelopment.com)" <[eorton@ortondevelopment.com](mailto:eorton@ortondevelopment.com)>  
**Cc:** "[mholmes@ortondevelopment.com](mailto:mholmes@ortondevelopment.com)" <[mholmes@ortondevelopment.com](mailto:mholmes@ortondevelopment.com)>  
**Subject:** Kaiser Convention Center

Hi Nick and Eddie,

My name is Cory Weinberg and I'm a real estate reporter for the SF Business Times. I'm working on a story about Orton winning the recommendation to redevelop the Kaiser Convention Center. Would love to hear about your vision for the space firsthand.

Do you have time to talk today or this weekend?

My number is 561 818 3915

Best,  
Cory

## Kahn, Kelley

---

**From:** James Madsen <james.s.madsen@gmail.com>  
**Sent:** Tuesday, May 19, 2015 9:24 AM  
**To:** Kahn, Kelley  
**Subject:** CED

Morning Kelley!

Quick question--do you have any recommendations on roughly when the item might be heard at CED? I understand HJK is the last item on the agenda and it looks like CED runs pretty long--was trying to give a few people a heads up about when to come by

Thx much  
James

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

## Kahn, Kelley

---

**From:** james.s.madsen@gmail.com on behalf of James Madsen  
<jmadsen@ortondevelopment.com>  
**Sent:** Monday, May 25, 2015 12:03 PM  
**To:** Kahn, Kelley  
**Subject:** Fwd: In support of Orton Development's proposal

kelley, fyi below  
best  
james

James Madsen  
Business Development  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.

----- Forwarded message -----

**From:** Joey Orton <[jorton@ortondevelopment.com](mailto:jorton@ortondevelopment.com)>  
**Date:** Mon, May 25, 2015 at 11:25 AM  
**Subject:** Fwd: In support of Orton Development's proposal  
**To:** James Madsen <[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)>

----- Forwarded message -----

**From:** <[cjhirschfield@comcast.net](mailto:cjhirschfield@comcast.net)>  
**Date:** Sat, May 23, 2015 at 3:39 PM  
**Subject:** In support of Orton Development's proposal  
**To:** [jorton@ortondevelopment.com](mailto:jorton@ortondevelopment.com)

fyi; sent to all councilmembers  
\*\*\*\*\*

Dear Dan,

I live three blocks from Lake Merritt; I work in Lakeside Park, and am a member of the Oakland Heritage Alliance. I have come to know and appreciate (and write about) the history of Lakeside Park, and could not be more excited about the planned restoration of the Henry J. Kaiser Convention Center, after so many years.

I appreciate the fact that the developer who is ultimately chosen needs to recoup the capital necessary to bring this iconic structure up to current standards, and we need to be open to creative uses of the space.

Two companies seem to be in the running, but one has a strong and demonstrated track record of rehabilitating historic structures and creatively using their "new" space. The Craneway Pavilion is one of the most beautiful--and versatile--buildings in the Bay Area.

If this were just another building rehab, then we wouldn't need to be so picky. And for the record, I look forward to seeing more hotel rooms built in Oakland to satisfy increasing demand.

But the revitalized Kaiser Center will be yet another jewel surrounding the Lake, and one that celebrates our city's rich history.

In this particular case, experience in historical renovation really does matter.

That is why I support Orton Development's bid to bring back the Center.

Sincerely,

C.J. Hirschfield  
384 Bellevue Ave.  
Oakland, CA  
510-917-6034

## Kahn, Kelley

---

**From:** James Madsen <james.s.madsen@gmail.com>  
**Sent:** Thursday, May 28, 2015 11:14 AM  
**To:** Kahn, Kelley; Joey Orton  
**Subject:** next meeting

Morning Kelley

Just wanted to confirm: the next CED hearing is June 9 at 1:30? Is there anything in particular we need to prepare (ie another 5 minute presentation?)

A few other procedural questions: can we read letters of support into the record? Is the list of questions the council would like Staff to address available? (I know Councilmember Kaplan listed several at the end of the meeting.)

We are going to reach out to the councilmembers on CED between now and then to see if they have any questions they'd like to go over in advance of the next meeting, as well.

Thx  
James

James Madsen  
Orton Development  
[jmadsen@ortondevelopment.com](mailto:jmadsen@ortondevelopment.com)  
510-734-7605

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. If the reader of this e-mail is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any use dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this communication in error, please immediately notify the sender and delete this message.