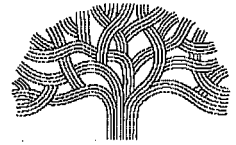


CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Office of the City Administrator
Department of Economic and Workforce Development

(510) 238-3627
FAX (510) 238-2226
TDD (510) 238-3254

November 25, 2014

Mr. James Madsen
Orton Development, Inc.
1475 Powell Street, Suite 101
Emeryville, CA 94608

RE: Proposal for the Rehabilitation and Adaptive Reuse of the Henry J. Kaiser Convention Center

Dear Mr. Madsen:

The Contracts and Compliance Division of the City Administrator's Office has completed its initial review of your proposal for the Rehabilitation and Adaptive Reuse of the Henry J. Kaiser Convention Center. Your proposal has been deemed complete, as set forth in Section IX.A of the Request for Proposals (RFP). Staff has sufficient information to begin the more detailed evaluation of your proposal. Consistent with Section IX.B of the RFP, staff may request additional information or request clarifications from individual respondents as it continues its review.

At this time, we request that you submit the following additional information, no later than Friday, December 5th:

1. Project Narrative. Please provide additional information about the proposed uses you describe in your Project Narrative. Provide more detail about the nature of the office, flex, and food uses you envision and where they may exist in the building. Describe what is meant by "flex" uses.
2. Schedule E. Please refine your Schedule E to provide rough estimates of the percent of work attributed to each consultant. Please make sure all consultants identified in the proposal are included.

Over the next month, staff will undertake the evaluation process outlined in Section IX.B of the RFP. As described, the received proposals will be reviewed by an evaluation panel, followed by panel interviews of the respondents. We expect interviews of the respondents to occur the week of January 12, 2015. Please make sure your key team members are available that week. We will confirm an exact day and time shortly.

Mr. James Madsen
November 26, 2014

We may be touch will additional requests for information or clarification as we continue the evaluation process. Until then, please don't hesitate to contact me at 510.238.6190.

Thank you for interest in this important project and in Oakland.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelley Kahn". The signature is fluid and cursive, with the first name "Kelley" being more prominent than the last name "Kahn".

Kelley Kahn
Special Projects Director

Cc: Deborah Barnes, Director, Contracts and Compliance