

Todd, Amber

From: Mark McClure <mmcclure@californiagroup.com>
Sent: Wednesday, April 09, 2014 8:46 AM
To: Phil Tagami; Blackwell, Fred; Monetta, John; Marc Stice
Subject: Fwd: OMSS

FYI

Sent from my iPhone
Please excuse the brevity and typos.

Spectemur Agendo:
Let us be judged by our acts.

Begin forwarded message:

From: "McElhaney, Lynette" <lmcelhaney@oaklandnet.com>
Date: April 9, 2014 at 8:25:14 PDT
To: Mark McClure <mmcclure@californiagroup.com>
Subject: OMSS

Mark,

OMSS representatives have contacted me about parking on the football undercutting the cost of service at OMSS. Please give me a call to discuss. I will ask for an update at the next CED meeting.

Thank you, Lynette

Councilmember Lynette Gibson McElhaney
Representing the Heart & Soul of the Town
Oakland District 3 | 1 Frank Ogawa Plaza, 2nd Floor | Oakland, CA 94612
P: (510) 238-7003 F: (510) 238-6910

For Scheduling: Contact Brigitte Cook (510) 238-7245 or BCook@Oaklandnet.com

Todd, Amber

From: Mark McClure <mmclure@californiagroup.com>
Sent: Friday, March 21, 2014 1:33 PM
To: Wang, Hui
Cc: Phil Tagami; James Heilbronner; KKlingelhofer@harris-assoc.com; Blackwell, Fred; Cole, Doug; Martin, Thomas
Subject: RE: review of OAB CFD maintenance and replacement costs

Hui,

Thank you for your reminder.
I will rally our team to get their comments back.

MM



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmclure@californiagroup.com

THIS COMMUNICATION MAY BE PRIVILEGED AND CONFIDENTIAL.

This e-mail, including any attachments hereto, is intended for use solely by the addressee(s) named herein. If you are not a named addressee of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail and of any attachments hereto is strictly prohibited. If this e-mail has been transmitted to you in error, please immediately notify us by telephone at (510) 268-8500 or via e-mail at mmclure@californiagroup.com, and permanently delete the original and any copy of this e-mail and destroy any printout thereof. Thank you for your cooperation.

From: Wang, Hui [<mailto:HWang@oaklandnet.com>]
Sent: Friday, March 21, 2014 1:15 PM
To: Mark McClure
Cc: Phil Tagami; James Heilbronner; KKlingelhofer@harris-assoc.com; Blackwell, Fred; Cole, Doug; Martin, Thomas
Subject: RE: review of OAB CFD maintenance and replacement costs

Mark,

Any word yet on the comments?

Hui Wang
Office of Neighborhood Investment
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612
t: 510.238.7693
f: 510.238.3691

From: Mark McClure [<mailto:mmclure@californiagroup.com>]
Sent: Thursday, March 06, 2014 10:19 AM
To: Wang, Hui
Cc: Phil Tagami; James Heilbronner; KKlingelhofer@harris-assoc.com; Blackwell, Fred; Cole, Doug; Martin, Thomas
Subject: RE: review of OAB CFD maintenance and replacement costs

Hui,

Thank you for the reminder. I would expect that BKF will provide us with all of their comments in the next 10 days. I also spoke with Tom Martin from Prologis and he has committed to getting all of their comments in by March 21st.

Please let me know if you have any other questions.

Best,
MM



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmcclure@californiagroup.com

THIS COMMUNICATION MAY BE PRIVILEGED AND CONFIDENTIAL.

This e-mail, including any attachments hereto, is intended for use solely by the addressee(s) named herein. If you are not a named addressee of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail and of any attachments hereto is strictly prohibited. If this e-mail has been transmitted to you in error, please immediately notify us by telephone at (510) 268-8500 or via e-mail at mmcclure@californiagroup.com, and permanently delete the original and any copy of this e-mail and destroy any printout thereof. Thank you for your cooperation.

From: Wang, Hui [<mailto:HWang@oaklandnet.com>]

Sent: Wednesday, March 05, 2014 3:19 PM

To: Mark McClure

Cc: Phil Tagami; James Heilbronner; KKlingelhofer@harris-assoc.com; Blackwell, Fred; Cole, Doug

Subject: review of OAB CFD maintenance and replacement costs

Hi Mark,

We're still waiting for CCIG's comments on Harris' estimate of maintenance and replacement costs for the OAB CFD. We sent a preliminary cost estimate in October 2013, and an updated cost estimate February 11, 2014. Jim said BKF is reviewing the numbers. Can you give us a timeframe when the review will be done? In order to move forward in a timely manner, we need your comments.

Hui Wang

Office of Neighborhood Investment

250 Frank H. Ogawa Plaza, Suite 5313

Oakland, CA 94612

t: 510.238.7693

f: 510.238.3691

Todd, Amber

From: Mark McClure <mmclure@californiagroup.com>
Sent: Thursday, March 06, 2014 10:19 AM
To: Wang, Hui
Cc: Phil Tagami; James Heilbronner; KKlingelhofer@harris-assoc.com; Blackwell, Fred; Cole, Doug; Martin, Thomas
Subject: RE: review of OAB CFD maintenance and replacement costs

Hui,

Thank you for the reminder. I would expect that BKF will provide us with all of their comments in the next 10 days. I also spoke with Tom Martin from Prologis and he has committed to getting all of their comments in by March 21st.

Please let me know if you have any other questions.

Best,
MM



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmclure@californiagroup.com

THIS COMMUNICATION MAY BE PRIVILEGED AND CONFIDENTIAL.

This e-mail, including any attachments hereto, is intended for use solely by the addressee(s) named herein. If you are not a named addressee of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail and of any attachments hereto is strictly prohibited. If this e-mail has been transmitted to you in error, please immediately notify us by telephone at (510) 268-8500 or via e-mail at mmclure@californiagroup.com, and permanently delete the original and any copy of this e-mail and destroy any printout thereof. Thank you for your cooperation.

From: Wang, Hui [<mailto:HWang@oaklandnet.com>]
Sent: Wednesday, March 05, 2014 3:19 PM
To: Mark McClure
Cc: Phil Tagami; James Heilbronner; KKlingelhofer@harris-assoc.com; Blackwell, Fred; Cole, Doug
Subject: review of OAB CFD maintenance and replacement costs

Hi Mark,

We're still waiting for CCIG's comments on Harris' estimate of maintenance and replacement costs for the OAB CFD. We sent a preliminary cost estimate in October 2013, and an updated cost estimate February 11, 2014. Jim said BKF is reviewing the numbers. Can you give us a timeframe when the review will be done? In order to move forward in a timely manner, we need your comments.

Hui Wang
Office of Neighborhood Investment
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612
t: 510.238.7693
f: 510.238.3691

Todd, Amber

From: Mark McClure <mmcclure@californiagroup.com>
Sent: Wednesday, February 12, 2014 9:49 AM
To: Maile Smith; Ranelletti, Darin
Cc: James Heilbronner; Wang, Hui; Cole, Doug; Blackwell, Fred
Subject: RE: FW: OAB 2/11/14 CED - BAAQMD

Darin/Maile,

Thank you for preparing such a comprehensive report.
Despite the time constraints I believe the information was very well received by the CEDA Committee.
Councilmember McElhaney complimented the team on the report and said she has heard good things regarding the Air Quality efforts for the OAB project.

Best,
Mark



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmcclure@californiagroup.com

THIS COMMUNICATION MAY BE PRIVILEGED AND CONFIDENTIAL.

This e-mail, including any attachments hereto, is intended for use solely by the addressee(s) named herein. If you are not a named addressee of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail and of any attachments hereto is strictly prohibited. If this e-mail has been transmitted to you in error, please immediately notify us by telephone at (510) 268-8500 or via e-mail at mmcclure@californiagroup.com, and permanently delete the original and any copy of this e-mail and destroy any printout thereof. Thank you for your cooperation.

From: Maile Smith [mailto:maile.smith@ngem.com]
Sent: Tuesday, February 11, 2014 12:48 PM
To: Ranelletti, Darin
Cc: James Heilbronner; Wang, Hui; Cole, Doug; Mark McClure
Subject: Re: FW: OAB 2/11/14 CED - BAAQMD

Thanks for the comments, Darin.

The revised presentation is attached.

- Maile

On Tue, Feb 11, 2014 at 10:27 AM, Ranelletti, Darin <DRanelletti@oaklandnet.com> wrote:

Maile,

This looks great. I just have a couple recommendations:

1. I think slide 13 can be deleted since it's a repeat of slides 5-6.
2. At the bottom of slide 14 we should add the sticker program.

Please send the revised version back by noon today so we can put in on the laptop and make sure it works properly.

Thanks,

Darin

Darin Ranelletti, Planner III

City of Oakland

Planning and Zoning Division

250 Frank H. Ogawa Plaza, Suite 3315

Oakland, CA 94612

Phone [\(510\) 238-3663](tel:(510)238-3663)

Fax [\(510\) 238-6538](tel:(510)238-6538)

dranelletti@oaklandnet.com

www.oaklandnet.com/planning

From: Maile Smith [mailto:maile.smith@ngem.com]

Sent: Monday, February 10, 2014 6:54 PM

To: Ranelletti, Darin

Cc: James Heilbronner; Wang, Hui; Cole, Doug; mmcclure@californiagroup.com

Subject: Re: OAB 2/11/14 CED - BAAQMD

All -

A draft presentation is attached. Please review and provide comments. (I think slides 3 and 16 can be deleted, but left them in for your consideration first.)

I'm available to discuss the approach for fielding questions at any time tomorrow *except* 10:00 to 11:00 am.

Thanks,
Maile

L. Maile Smith, PG
Associate Geologist



Northgate Environmental Management, Inc.

428 13th Street, 4th Floor, Oakland, CA 94612

phone [\(510\) 839-0688, ext. 223](tel:(510)839-0688); mobile [\(408\) 202-4829](tel:(408)202-4829); fax [\(510\) 839-4350](tel:(510)839-4350)

ngem.com



On Fri, Feb 7, 2014 at 5:06 PM, Ranelletti, Darin <DRanelletti@oaklandnet.com> wrote:

Jim and Maile,

I just learned that BAAQMD may speak at the Community and Economic Development Committee meeting on Tuesday 2/11 about the Army Base construction-related air quality plan and ask the Committee to recommend that the City Administrator reconsider her approval of the plan because it does not adequately mitigate air quality impacts. At the meeting we should be prepared to 1) explain the changes the City made to the plan in response to BAAQMD and community concerns and 2) explain why it is infeasible to implement all of BAAQMD's recommendations.

Attached for your reference are the BAAQMD letter and City response letter.

Call me if you'd like to discuss.

Thanks,

Darin

Darin Ranelletti, Planner III

City of Oakland

Planning and Zoning Division

250 Frank H. Ogawa Plaza, Suite 3315

Oakland, CA 94612

Phone [\(510\) 238-3663](tel:(510)238-3663)

Fax [\(510\) 238-6538](tel:(510)238-6538)

dranelletti@oaklandnet.com

www.oaklandnet.com/planning

Todd, Amber

From: Mark McClure <mmclure@californiagroup.com>
Sent: Tuesday, January 28, 2014 3:22 PM
To: Cole, Doug
Cc: Blackwell, Fred; Monetta, John; Phil Tagami; Megan Morodomi

Doug,

Per Fred's request:

Please find the below suggested language for the letter to Brooke Levin, Director of Public Works that we discussed in Phil's office the other day.
Please cc us on the delivery of the final draft to Director Levin.

Thanks,
MM

Dear Director Levin,

Please consider this letter as formal confirmation that the City Administrators Office is directing staff to proceed with the Cal-Trans relinquishment of the 7th Street on-ramp, the Frontage Road along Wood Street and the West Grand overpass to the City of Oakland. This is consistent with city policy regarding the former Oakland Army Base Master Plan, CEQA, TCIF Grant, LDDA/ PMA with CCIG Oakland Global, LLC, and the ARMOA with the Port of Oakland.

Getting the rights to this corridor is critical to securing the future ACTC grand funds that will support the completion the Gateway Development Area Master Plan.

This relinquished right-of-way will eventually be added to the Gateway Community Facilities District and the maintenance cost will be paid for by the assessments from that district. Seeing that we are looking to take immediate control of this right of way we are placing the routine maintenance under the obligations of the Oakland Global team under the PMA and related budget.

Thank you for your cooperation on this matter.

Regards,

Fred Blackwell

Mark McClure, Partner
mmclure@californiagroup.com



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

CALIFORNIA CAPITAL & INVESTMENT GROUP

The Rotunda Building

300 Frank Ogawa Plaza, Suite 340 | Oakland, CA 94612

Office 510.268.8500 | Direct 510.463.6338 | Mobile 510-719-8388 | Facsimile 510.225.3954

DEVELOPMENT | LAND USE CONSULTING | COMMERCIAL BROKERAGE

Spectemur Agendo | *Let us be judged by our acts*



Connect

Oakland Builders Alliance Links:



Connect with OBA on LinkedIn



Like OBA on Facebook



Follow OBA Twitter

THIS COMMUNICATION MAY BE PRIVILEGED AND CONFIDENTIAL.

This e-mail, including any attachments hereto, is intended for use solely by the addressee(s) named herein. If you are not a named addressee of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail and of any attachments hereto is strictly prohibited. If this e-mail has been transmitted to you in error, please immediately notify us by telephone at (510) 268-8500 or via e-mail at mmcclure@californiagroup.com, and permanently delete the original and any copy of this e-mail and destroy any printout thereof. Thank you for your cooperation.

Todd, Amber

From: Mark McClure <mmclure@californiagroup.com>
Sent: Tuesday, January 14, 2014 2:39 PM
To: Wang, Hui; Till Stoeckenius; Joanne Park
Cc: Cole, Doug; Ranelletti, Darin; Wald, Mark; James Heilbronner; Robert Selna; maile.smith@ngem.com; scott.erwin@topgradeconstruction.com; Blackwell, Fred
Subject: RE: AQ agenda - item 5

Hui,

Jim will be sending you and Doug a draft of the decal program and the graph of the defined truck routes to the site later today. We still have work to do on the Environ analysis so we will not be able to provide any details of that part of the analysis yet.

MM



Mark McClure
Partner
CALIFORNIA CAPITAL & INVESTMENT GROUP
Office 510.463.6338
mmclure@californiagroup.com

THIS COMMUNICATION MAY BE PRIVILEGED AND CONFIDENTIAL.

This e-mail, including any attachments hereto, is intended for use solely by the addressee(s) named herein. If you are not a named addressee of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail and of any attachments hereto is strictly prohibited. If this e-mail has been transmitted to you in error, please immediately notify us by telephone at (510) 268-8500 or via e-mail at mmclure@californiagroup.com, and permanently delete the original and any copy of this e-mail and destroy any printout thereof. Thank you for your cooperation.

From: Wang, Hui [<mailto:HWang@oaklandnet.com>]
Sent: Tuesday, January 14, 2014 1:39 PM
To: Till Stoeckenius; Joanne Park
Cc: Cole, Doug; Ranelletti, Darin; Wald, Mark; Mark McClure; James Heilbronner; Robert Selna; maile.smith@ngem.com; scott.erwin@topgradeconstruction.com; Blackwell, Fred
Subject: RE: AQ agenda - item 5

The City hasn't yet received Environ's additional analysis. Until the City has reviewed and approved the analysis, remember that the only thing that can be said tomorrow about emissions is that we're still analyzing it.

Hui Wang
Office of Neighborhood Investment

250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612
t: 510.238.7693
f: 510.238.3691

From: Till Stoeckenius [<mailto:till@environcorp.com>]
Sent: Monday, January 13, 2014 4:22 PM
To: Wang, Hui; joannep@archdim.com
Cc: Cole, Doug; Ranelletti, Darin; Wald, Mark; mmclure@californiagroup.com; James Heilbronner; Rob Selna; maile.smith@ngem.com; scott.erwin@topgradeconstruction.com; Blackwell, Fred
Subject: RE: AQ agenda - item 5

FYI: ENVIRON is just now finishing up the “per cubic yard placed” emissions analysis. I will send out results as soon as we have them ready.

From: Wang, Hui [<mailto:HWang@oaklandnet.com>]

Sent: Monday, January 13, 2014 3:23 PM

To: joannep@archdim.com

Cc: Cole, Doug; Ranelletti, Darin; Wald, Mark; mmcclure@californiagroup.com; James Heilbronner; Rob Selna; Till Stoeckenius; maile.smith@ngem.com; scott.erwin@topgradeconstruction.com; Blackwell, Fred

Subject: AQ agenda - item 5

Hello Joanne,

Emissions Analysis. Did Environ say they were going to have a revised emissions analysis ready today for the City’s review? Please be advised that until the City approves the analysis, no comments about how trucking will result in lower emissions than barging should be made at the Jan. 15 stakeholders meeting. The diagram showing the travel routes of soil haulers is ok to bring to the meeting. That will alleviate one concern about an increase in trucks moving through neighborhoods.

Decal Program. Please don’t distribute this description of the decal program before the City has seen a revision addressing the City’s comments.

OAB Air Quality Monitoring Report. Planning is ok with Northgate distributing this report at the stakeholders meeting (after removing “draft” from the cover).

Hui Wang

Office of Neighborhood Investment

250 Frank H. Ogawa Plaza, Suite 5313

Oakland, CA 94612

t: 510.238.7693

f: 510.238.3691

This message contains information that may be confidential, privileged or otherwise protected by law from disclosure. It is intended for the exclusive use of the Addressee(s). Unless you are the addressee or authorized agent of the addressee, you may not review, copy, distribute or disclose to anyone the message or any information contained within. If you have received this message in error, please contact the sender by electronic reply to email@environcorp.com and immediately delete all copies of the message.