



BEACH CITIES HEALTH DISTRICT
REQUEST FOR EXPRESSION OF INTEREST (RFEOI)
FORMER SOUTH BAY HOSPITAL REDEVELOPMENT

Issue Date: June 30, 2025

Expression of Interest Due Date: **August 7, 2025**

Expression of Interest Directed To: Beach Cities Health District

Expression of Interest Contact: Monica Suua Monica.Suua@bchd.org

Number of Expression of Interest Copies: 1 electronic copy

Complete the section below and include with submission documents. By signature hereto, the Respondent certifies that all representations and certifications contained in its response are complete and accurate as required.

Respondent:

Name of Respondent Firm: Vandeweghe Ventures, LLC (and partners)

Name of Authorized Representative: Laura Benson Vandeweghe

Signature: 

Title: Managing Member

Date: August 7, 2025

Phone #: (213) 675-5271

Federal Emp. ID# 26-3262155

Fax #: (888) 830-8198

E-mail address: laura@vandeventures.com

Vandeweghe Ventures LLC
539 4th Street Manhattan Beach CA 90266
2136755271

August 7, 2025

Attn: Monica Suua
Beach Cities Health District
514 North Prospect Avenue
Redondo Beach, CA 90277

Re: Expression of Interest for Former South Bay Hospital Redevelopment

Dear Ms. Suua:

Vandeweghe Ventures LLC and its partners Francisco Lopez, Paul Singarella, George Pappas, and Jerzy JP Secousse in collaboration with Silverado are honored to present this Expression of Interest to partner with the Beach Cities Health District ("BCHD") on the reenvisioned Healthy Living Campus at the Former South Bay Hospital. The team intends to form a new development company known as Bravaeon Partners ("BP") for this once-in-a-generation project, and work alongside RBC Capital to structure ground leases, design, develop, and construct the transformational Beach Cities Health District redevelopment project, including allcove, a new Silverado facility, an independent living complex, and a medical office tower.

The 9-acre South Bay Hospital site is uniquely important to the future of the South Bay. It has long served as a center for health and wellness in the region, and is located on a geographically distinct promontory that invites excellence. Its redevelopment presents a pivot point towards an even greater future, and BCHD is the capable steward of this opportunity. We foresee a partnership with BCHD that will recast and reshape the future vision for the site, reconsidering the overall, highest and best uses for the site, taking into account the health and wellness of the community we are serving. The result we seek to achieve is a very special, multi-purpose health/residential program/platform that combines best-in-class amenities and services to the on-site community and the region, with inspiring architecture that captures hearts and minds. We foresee traffic and transportation systems that make this the most readily accessible health center in the region, if not the state.

BP envisions four distinct project areas all coordinated under a single development umbrella. Clear separation of the areas defined by building geometry and outdoor programs will facilitate deal structuring, delivery, and long-term operations.

Bringing over 150 years of combined development experience to the project, the BP/Silverado team will work closely with BCHD and a world class team of architects,

consultants, and general contractors. Current tenants will be offered the first right to return to either a reimagined adapted 514 building or a new state-of-the-art medical office tower.

Thank you for your consideration of our interest. We welcome an opportunity to strengthen the legacy of wellness in the Beach Cities Health District.

Sincerely,

A handwritten signature in blue ink, reading "Laura Benson Vandeweghe". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Laura Benson Vandeweghe
Managing Member

1. Bravaeon Partners Development Team

Vandeweghe Ventures, LLC has assembled a world class team of seasoned real estate development partners to promote wellness and create a place healthy by design, both physically and financially, for the Beach Cities Health District ("BCHD"). The team will form a new special purpose

development partnership for the transaction to be known as Bravaeon Partners, LP ("BP") working collectively to lead the development management process from concept to completion over an estimated 5-year timeframe. Members of the team bring more than 150 years of combined experience to entitle, finance, and develop some of the most complex public private partnerships in the region, including affordable, market rate, mixed-use, health care, and mixed-income residential communities and medical office. Biographies of each team member follow below, and qualifications packages are attached for reference as well.

Bravaeon Partners Team	
<i>Team Lead</i>	Laura Benson Vandeweghe
<i>Finance Coordinator</i>	Francisco Lopez
<i>General Counsel</i>	Paul Singarella
<i>Equity Placement Agent</i>	George Pappas
<i>Senior Project Developer</i>	Jerzy JP Secousse

Additional Technical Team Members:

Structuring and Bond Placement Agent: Ian Parker, RBC Capital Markets LLC

Structural Engineer: Balram Gupta (Walter P. Moore) 514 tower assessments

Architects: Lowney Architecture (site planning and IL building, modular expert)
Douglas Pancake Architect (Silverado architect for over 30 years)
Paul Murdoch (Alcove building C.A. for site build, work permitted)

Construction Management Services: KPRS Construction Services, Inc.

Modular Builder: Reframe Systems

Government Liaison Consultant: Nick Biro (Blue Mountain Development)

Qualifications and Experience

Development Team Lead: Vandeweghe Ventures, LLC was founded in 2008 by Laura Benson Vandeweghe and Bruk Vandeweghe as a full-service real estate development company providing entitlement, investment fund management, project management, financial feasibility, development programming, design team management, general contractor selection coordination and management, third-party project accounting management, property management selection, lease up oversight,

and asset management services for real estate. Laura and Bruk have a well-deserved reputation for quality work through their efforts on the following sampling of projects:

- *Rancho Los Lagos*, entitlement of an 1,100-acre master plan community in Brawley, CA including active adult with golf, assisted living, multifamily workforce housing, family friendly single-family neighborhoods, lifestyle retail centers, a community sports park, schools, and a business park all connected in a pedestrian and bike friendly design.
- *Watts Works*, a 25-unit modular residential building as 100% affordable housing, Los Angeles, CA
- *Wilshire Vermont Station*, mixed-use, mixed-income 449 units and retail around active metro station, Los Angeles, CA
- *The Brine*, 97 unit mixed-use 100% affordable campus comprised of 3 buildings with on-site health and supportive service offices, three relocated and repurposed historic buildings and new parcel maps to enable separate financing for the commercial and residential portions of the project, Los Angeles, CA
- *DISC Spine and Sports*, 3,000 square foot outpatient surgery center and 20,000 square foot medical office tenant improvement build out, various locations across Los Angeles County
- *Affordable Housing Feasibility Study for BCHD* completed 2025 to assess the financial feasibility of affordable housing on the Healthy Living Campus.

Laura holds an M.B.A. from the Anderson School of Management at UCLA and M.A. in Urban Planning from the Luskin School of Policy at UCLA. She is a two-time recipient of the American Institute of Architects LA Chapter award for development project team of the year, the Downtown Los Angeles Central Business District Mover and Shaker Award, and the 2022 Bisnow Los Angeles Women in Real Estate Award. She also has experience with development in the not-for-profit world having run a capital campaign at her alma mater, the Webb Schools.

Bruk holds a B.A. in Business from San Diego State University is a retired pro-beach volleyball player who was a finalist in the Manhattan Open, bronze medalist in the Goodwill Games, and suffered a career-ending injury in 1996 after qualifying for the Atlanta Games. In addition to his work supporting the construction of sports medical facilities, Bruk has spent much of his career assisting other pro-athletes to navigate options for medical and mental health care to manage chronic pain and recovery from a lifetime of sports-related injuries. Bruk is also a member of the Los Angeles Country Club, has a passion for supporting youth in sports, including his youngest child, who is a student at Mira Costa High School, and lives in Manhattan Beach with his family.

Development Finance Lead: Francisco Lopez's current role is Manager of the Bond Unit at the Housing Authority of the City of Los Angeles (HACLA). In this position, he executes the issuance of various types of debt, including Private Activity, Mortgage

Revenue, and General Obligation Debt, to finance housing and development projects. He has helped to reduce or cover financial gaps in Private Placement projects by modifying the capital structure with an "MTEB's + positive arb + recycled bonds", or "no third party construction lender" or by adding a "TBV Enhancement Reserve" to increase NOI.

As a Consultant, he designed and implemented a fully leveraged short-term financing program to acquire distressed assets from banks. This program utilized Municipal Subordinate loans for rehabilitation and resale, consistently achieving a 20% net profit per transaction. He also developed a short-term resale program with local Community Development Financial Institutions (CDFIs) to create bridge financing, allowing investors to make bulk purchases of distressed assets with the covenant that the resales would benefit low-income families.

Francisco has advised boards and committees on real estate matters, including providing advice to the Beach Cities Health District (BCHD) on capital development plans. He also served on the Citizens' Bond Oversight Committee for the Redondo Beach Union School District, informing the public on the expenditure of General Obligation Bonds.

Francisco holds an MBA from The Anderson School at UCLA, is a licensed California Real Estate Broker, and lives in Redondo Beach with his family.

General Counsel - Paul Singarella, twice was honored by the Daily Journal as one of California's Top 100 lawyers, is a project developer and land use and environmental attorney with extensive experience entitling and permitting complex real estate projects throughout California. His practice has included shepherding major mixed-use, residential, commercial, and infrastructure developments through California's multipronged regulatory landscape, with a particular focus on projects subject to CEQA, NEPA, and California Coastal Act review. Paul's work spans coastal communities, infill urban cores, and environmentally sensitive areas, where he has helped clients secure discretionary approvals from local governments, the California Coastal Commission, and a wide range of state and regional agencies. His philanthropic and not-for-profit activity includes chairing the board of the Laguna Beach Playhouse, and leading its capital campaign for the successful theatre rebuild.

Paul's client portfolio has included leading real estate developers such as the Irvine Company and the Playa Vista master-planned community, where he played a key role in advancing entitlements and environmental approvals for high-profile, high-complexity projects. These and other projects have resulted in the successful entitlement of thousands of units of housing and millions of square feet of mixed-use development. He has represented many of the Nation's largest homebuilders, and also has considerable utility experience including with Southern California Edison and the Metropolitan Water District of Southern California. He has successfully guided

development through some of California's most demanding regulatory contexts, including the Coastal Zone, resolving issues of coastal access, habitat preservation, infrastructure integration, and local coastal program compliance. Known for his strategic insight and ability to navigate overlapping regulatory jurisdictions, Paul helps position projects for timely, defensible approvals while aligning with broader economic and policy objectives.

Head of Equity Capital - George Pappas has been buying income properties in Southern California for over 35 years with over 40 income-producing investments enjoying excellent rates of return in the mid teen to mid twenty percent range. Given the relatively low risk associated with repositioning existing assets, the investments yielded excellent risk-adjusted returns. George's wide array of real estate experiences includes working with the William Simon-led partnership which acquired failed thrifts to running a small equity fund where raising capital and reporting to investors were an everyday responsibility. George was hired by Lehman Brothers and the SEC in a receivership capacity to perform workouts of troubled properties. He has operated all types of income property investments, including obtaining residential entitlements for a housing tract in San Marcos.

George earned a B.A. in Economics from U.C.L.A. and an M.B.A. in Economics and Finance from U.S.C. George is a member of the Los Angeles Country Club and the Beach Club where he served as a Board Member from 2012-2014. George serves as the 22 year Honorary Consul General to Nepal. Additionally he serves on the real estate board of OPCC providing housing for the homeless and since 2007 is a Board member of the Jorgenson Trust giving merit-based scholarships to the children of Los Angeles County Firemen.

Senior Project Developer - Jerzy JP Secousse and his firm C³ Development, a privately-owned real estate development, strategic planning, and acquisition/disposition advisory company focused on mixed-use and residential development opportunities in California and throughout the United States. C³ professionals have spent their entire careers in the life cycle of real estate assets from acquisition sourcing and feasibility analysis all the way through portfolio management, evaluation and disposition.

- C³ is in the business of value creation in a business where no two projects are identical. Our capacity for critical thinking, entrepreneurial spirit, and depth of knowledge sets us apart in the market.
- C³ professionals have been involved in deals aggregating in excess of \$3 billion of value, ranging from green field entitlement of for-sale product to development of large-scale, mixed-use projects.
- C³ works with top caliber institutions such as Brookfield Asset Management, Irvine Company, Catellus Development, Westfield America, and many larger domestic private equity and institutional funds.

As C3's President, JP, has over 25 years of experience across the residential and commercial real estate and investment industries. Leveraging extensive experience in acquisitions, entitlement, development, strategic planning, and identifying emerging markets, he has led transactions at the highest level, exceeding \$3B of aggregate value.

Previous experience includes executive and leadership positions with Armada Real Estate Group, Summit Land Partners, and Irvine Company. He has also advised and worked with best-in-class master developers such as Brookfield and Irvine Company, many of the public and large private home builders, and multiple institutional and private equity funds.

JP holds a bachelor's degree in Economics from UCLA. He lives in Huntington Beach with his wife and three school-aged children.

Qualifications for the balance of the project team can be found in the attached appendix.

2. Project Vision and Concept

Bravaeon Partners ("BP") envisions a reimagined BCHD Healthy Living Campus as a balanced mixed-use development designed to optimize health for the beach cities community through innovative and inclusive spaces with a special emphasis on the senior population, all aligned within healthcare district requirements. The new campus area of approximately 220,000 square feet will add senior living components and increase access to the best of BHCD programs and partnerships, including allcove, Silverado, the Blue Zones Project, the Center for Health and Fitness, and world class medical care for the Beach Cities community. Design informed by Blue Zones principles such as movement, diet, social connections, and purpose will aim to create environments that support healthy choices and improve overall well-being for all residents and visitors.

Providing a phased approach, the campus will be split into four sub-areas. Each sub-area will be designed to interact with the larger campus, while enabling separate sub-ground leases, permitting, construction, and financing arrangements to assure feasibility at each stage.

Two of our architectural firm partners developed concepts feasible for the space:

Concept A - Lowney Architecture



lowney
arch

Concept B - Douglas Pancake Architects



Douglas Pancake
ARCHITECTS

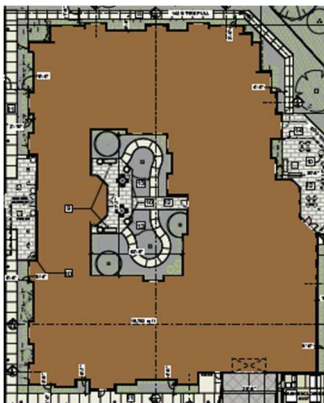
Area 1 - allcove (9,370sf) Youth Behavioral Health



BP recommends that BCHD continue to pursue locating allcove at the corner of Flagler and Beryl as designed by Paul Murdoch. BP understands that cost overrun is a problem for the current modular delivery approach for a difficult modular design. Members of BP have learned from direct experience that not all

building programs, geometry, and systems are well suited to modular construction and feel strongly that adjusting the plans for a site-built construction approach will improve the feasibility of the project. BP is confident the allocated grant funds are sufficient for construction of the program outlined and welcomes an opportunity to provide design-build-development services to value-engineer the current plans and deliver the building for the grant award value prior to the December 2026 deadline.

Area 2 - Silverado (50,000sf) RCFE Memory Care



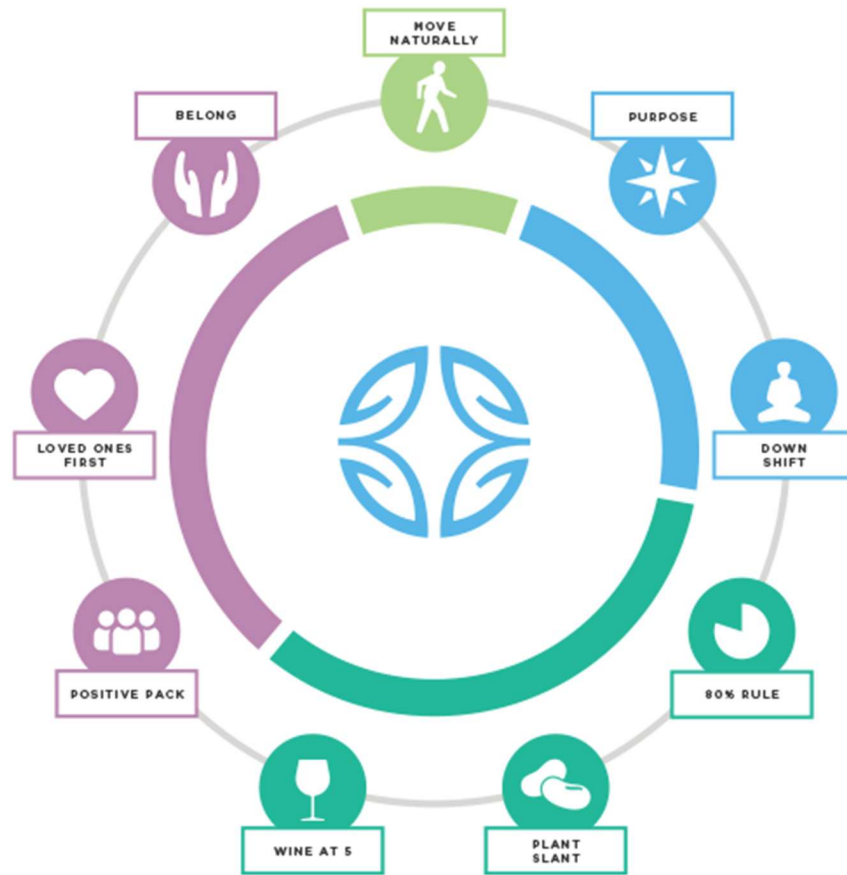
Area 2 is located at the northwestern corner along the northern edge of the BCHD proposed development site. Working with Douglas Pancake Architects, Silverado's architect of more than 30 years, BP proposes a 50,000 square foot build-to-suit residential care for the elderly (RCFE) building to be owned and operated by Silverado. By locating the building within the northern parking lot area construction can begin prior to the evacuation of their current space in 514 South. The proximity will enable a smooth transition for Silverado and its 110 residents to

relocate into a building optimized for the health and wellbeing of residents experiencing memory loss. The design will incorporate learnings from other Silverado facilities incorporating interior courtyards and balconies to maximize the healing properties of light and create outdoor areas for visits with family and friends. An estimated 40-50 parking spaces can be accommodated along the adjacent drive area which also provides access for fire and first responders.

Area 3 - Blue Zone Village (120,000sf) Independent Senior Living

Celebrating wellness and vitality in the later years, Blue Zone Village provides a new independent senior living residential building sited to optimize connections within Area 3 of the BCHD Healthy Living Campus. In approximately 120,000sf, the buildings will bring together residents age 62 and over and offer approximately 160 units of combined market rate and affordable senior housing. Designed by Lowney Architecture, the 4-story complex will utilize modular construction technology to maximize building efficiency and minimize the impact to the environment. Ground

floor common space will be programmed to encourage social interaction and proximity to the Center for Health and Fitness, PACE, on-site health care, and the adjacent retail mall will eliminate the need for transport to any daily needs. Proximity to a new lap pool either dedicated to the residents or made open to the public depending on financing and insurance considerations will promote movement and other Blue Zone principles in daily residential life as outlined below.



Area 4 - New 514 Building(s) (116,000sf) New BCHD HQ and Medical Office

Located at the site of the former 514 medical towers, BP proposes that Area 4 will either repurpose the 514 South tower and construct a new 514 North tower as suggested in the Lowney concept A or build a new 514 building as suggested in the Douglas Pancake Architects concept B.

The new 61,000+/- square foot 514 North tower will include subterranean parking, medical imaging and an outpatient surgery center in the basement, an urgent care center on the ground floor and additional medical offices on floors 2 through 4. BP will provide a first right of refusal for tenancy to UCLA Health and the Beach Cities Surgery Center operators to promote the continued presence of long-time members

of the community. The new tower will aim to attract additional world class physicians to support residents at Silverado and the future Blue Zone Village. Additional tenants will be a café and dentist office as recommended by Silverado.



Preferred Concept A is to adaptively reuse and repurpose the 1967 South Tower, given that Silverado has indicated a preference to move into a new building near the Flagler lot to relocate the residents prior to the commencement of the seismic retrofit work. The 55,000 square foot existing 514 South tower will be seismically retrofitted (if feasible) with new fiber wrapping for all sheer walls and repurpose

many of the tenant improvements completed by Silverado 18 years ago to save cost and help the timely completion of the campus. On floors 2 through 4, BP proposes a Blue Zone addiction therapy center for young adults to highlight the need to address the health crisis plaguing our young adult communities. BP has yet to identify an operator for the addiction treatment center. BP also welcomes BCHD to consider tenant improvements necessary to relocate the BCHD headquarters from the Redondo Union High School Campus to the ground floor in order to operate a Blue Zone Wellness Center and provide community multipurpose rooms to encourage subterranean pedestrian connections to the 510 building, which will house the Center for Health and Fitness and PACE as previously determined by BCHD.

Should it be infeasible to retrofit the 514 South building, BP proposes to increase the size of the 514 North building and incorporate the same program into a larger office building to maximize the presence of health services on site.

Area 4 will also incorporate a new outdoor gathering area known as the Power 9 Plaza to promote the 9 Blue Zone principles within the campus and beyond. The team looks forward to brainstorming with BCHD around regular programming opportunities in this space to maximize impact and benefits for the surrounding community and District residents. Pedestrian connections throughout the areas will also be prioritized, including adding the possibility of creating a ramp to connect the Blue Zone Village with allcove below.

3. Conceptual Financing and Revenue Sharing Strategy

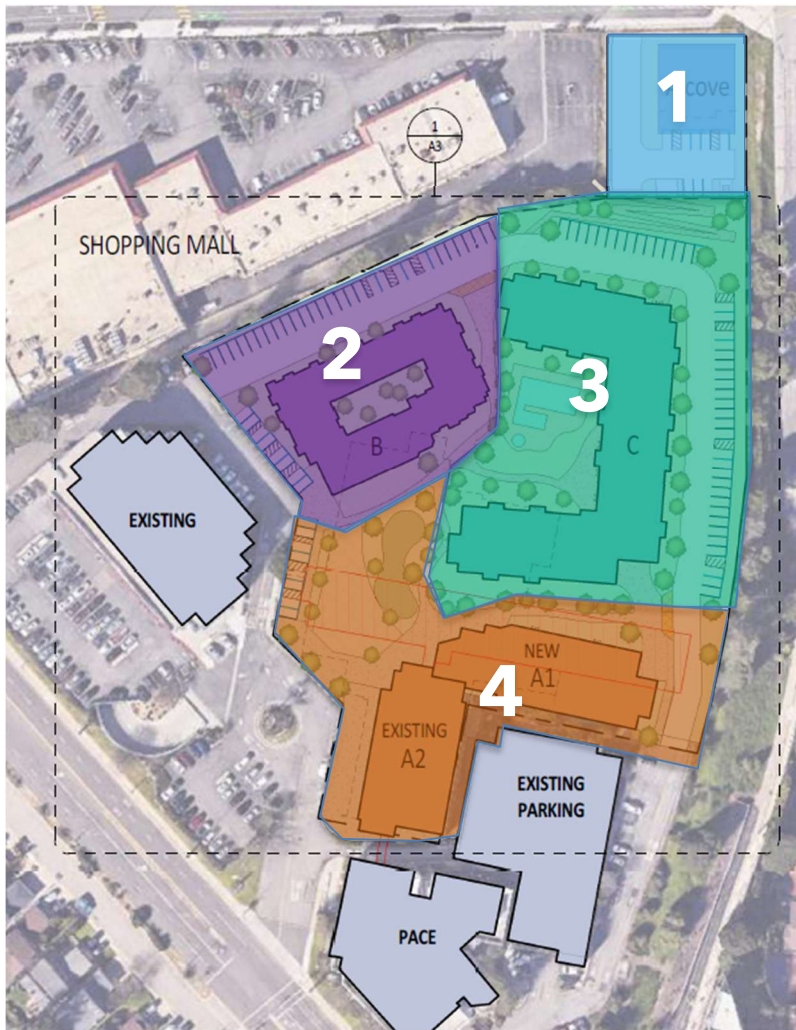
BP has engaged RBC Capital Markets (RBCCM) as the Structuring and Placement Agent to inform the project early with the most financially sustainable deal structure to stabilize BCHD financially for the long term. In 2020, RBCCM's Municipal Finance Division expanded its tax-exempt housing bond platform to include a team focused exclusively on tax-advantaged multifamily debt products for LIHTC (targeting 30% to 60% AMI) and Workforce Housing (targeting 80% to 150% AMI). This effort, led by Ian Parker, has seven professionals located in San Francisco, Denver, New York City, and Boston, and is currently onboarding a senior banker for the firm's Los Angeles office. While a national effort, Mr. Parker's primary focus is on developing capital market debt solutions for LIHTC and "non-LIHTC" multifamily projects in California. RBCCM will also tap into its #1 ranked health care and higher education group to craft a solution that works best for all components of the campus.

RBCCM's multifamily structuring and origination team has led product development across the capital stack, ranging from GSE-backed bonds (e.g., Fannie Mae and Freddie Mac), to bonds issued by state and local housing finance authorities, HUD-supported executions, unrated subordinated bonds, and hybrid structures. City National Bank (CNB), a wholly owned subsidiary of Royal Bank of Canada, has played an active role in supporting the platform through the CNB balance sheet – including loans for new construction and acquisition-rehab, land loans, credit-enhanced structures, direct tax credit equity investment, and lines of credit.

RBCCM and BP have mapped out multiple capital strategies to structure a comprehensive financing plan for the project. The optimal approach will ultimately reflect BCHD's policy objectives. A narrative of the available financing "building blocks" is included in this response as a conceptual starting point for further discussion.

By building the Healthy Living Campus as a group of separate buildings, the financing team can optimize the underwriting into four separate project areas. BP proposes a master 65-year ground lease with a 34-year extension option between BP and BCHD to provide long-term revenue to BCHD. BP, as the Master Developer, will be responsible for fulfilling contractual requirements for scope outsourced to any sub-contractor or other 3rd party involved in the development phase of the project.

Project Financing Areas:



Area 1 - allcove behavioral health on Flagler lot

Area 2 - Silverado build-to-suit memory care assisted living facility

Area 3 - Blue Zone Village a mixed-income independent living new residential community with community pool and Blue Zone activities made available to the balance of the campus

Area 4 - medical office in a repurposed or newly built medical tower(s) with Power 9 Plaza, a new BCHD HQ, and Blue Zone Center

Area 1 - allcove will be financed as an independent project utilizing the existing funding of the HCD grant. BCHD retains a fee simple ownership of the parcel and secures the HCD grant with the property. Project is prevailing wage and contracted separately to meet the requirements of the grant financing. BP to provide project management and development management services as a 5% fee and could support with other aspects of the project including fundraising during the development phase of the project. BCHD receives all future revenue from the property and operations managed by BCHD.

Areas 2, 3, and 4 will be held by a single master ground lease with separate sub-leases to each individual project as parameters are defined and uses and long-term operational components are confirmed.

Area 2 Silverado has confirmed with BP they would like to continue operations within a new memory care facility on the new campus. BP intention is to provide development services related to the new building which Silverado would utilize under

a long-term separate lease. All leases are structured as sub-ground leases. Silverado will make annual sub-lease payments to BP, who will in turn, provide BCHD its pro-rata portion of the ground lease payment.

Areas 3 and 4 Blue Zone Village and Medical Office

The financing strategy includes a variety of debt structures tailored to the specific uses of the different verticals within the campus. The team anticipates that the senior living facility may qualify for HUD-insured mortgage debt under programs such as Section 232 (for assisted living) or Section 221(d)(4) (for independent living), which would provide high-leverage, long-term, fixed-rate debt and a critical credit enhancement to facilitate the sale of tax-exempt bonds. Given the anticipated longer lead time for development and entitlement, the timeline aligns well with HUD's processing window, and this track is being strongly considered.

The team is also evaluating the use of high-yield or unrated subordinate debt alternatives to HUD to increase speed to market. RBC Capital Markets has arranged these types of senior-sub structures in California and nationally, but in many instances the cost of capital is higher and leverage lower than with HUD. For this reason, HUD remains the preferred track for the assisted and independent living components - assuming the project will meet HUD's underwriting standards including Davis-Bacon compliance. There are potential workarounds to the labor requirement, but they must be fully vetted prior to inclusion in the finance plan.

BCHD may issue the bonds directly as a conduit issuer under a 501(c)(3) financing structure or, alternatively, through its authority as a healthcare district. While the former will require volume cap for private activity bonds (PABs), the latter could avoid that requirement depending on how the use and ownership are defined under federal tax law.

BP has explored both traditional ground lease structures and a concession agreement model. The concession model has been frequently used in P3 (public-private partnership) structures and could provide a more seamless path to long-term control by the private operator. In California, 99-year concessions are feasible and can mimic the economics of a fee simple transaction, provided IRS private use rules are followed. RBCCM is well-versed in concession structures, including its role as Joint Senior Manager on last week's \$3.6 billion bond sale for Georgia DOT's SR 400 Express Lanes concession financing.

BP is also exploring a financing structure that carves out the individual project areas into condominium interests. This would allow for each to be financed separately, potentially using different forms of capital. For example, the independent living building could be financed with HUD or taxable debt under a separate condo parcel, while the behavioral health component stays under direct BCHD ownership. This

flexibility enables the team to match financing sources with appropriate uses, without commingling private and public use limitations.

Separately, RBC Capital Markets has extensive experience underwriting 80/20 mixed-income housing transactions using recycled volume cap. Under this model, 20% of units must be set aside for tenants earning no more than 50% AMI, or alternatively, 40% of units at 60% AMI. The balance of units can be leased at market rates or can be capped at an AMI level to expand the reach of “work force” like rents (e.g., 100% to 150% AMI). RBC currently provides a \$300 million recycling line of credit for California Housing Finance Agency’s multifamily bond program, having replaced Apple as the prior provider in June, and separately provides a \$250 million line for California Municipal Finance Authority. RBC has executed hundreds of millions of dollars of long term 80/20 bond deals using recycled proceeds and is uniquely positioned to advise BCHD on this approach should recycled cap availability improve during the financing period.

This deep experience in recycled and PAB-based structures enables RBC Capital Markets to tailor a custom solution aligned with BCHD’s objectives. In parallel, RBC and its banking affiliate, City National Bank, can offer conventional financing products to support any market-rate, for-profit components of the project, including bridge loans, construction loans, and working capital facilities.

A few select case studies representing similar structures are included in the appendix for reference.

4. Our Innovative Approach

As a Master Developer with a conscience and commitment to fully engage the community, BP is a like-minded executive development team that hopes to partner for the long term with BCHD. In addition to the innovative mixed-use concept and comprehensive financing approach outlined above, the following are a few additional unique and innovative advantages that BP intends to offer to the project:

Philanthropy - There are many opportunities in the project to leverage philanthropic dollars, including potential naming rights. If BCHD would like assistance with unlocking the potential of philanthropy, the team looks forward to sharing our experience and vision to further buttress the Healthy Living Campus in publicly accessible areas, especially. BP intends to bring our innovative approach to real estate finance and development fully to bear for the benefit of the project.

Modular construction - Modular delivery of residential units for Blue Zone Village and potentially Silverado will help mitigate noise impacts and address construction schedule limits as required to be mitigated by the EIR. Modular construction also will help the project to potentially achieve carbon positive construction, creating a more sustainable construction methodology for the environment while improving quality through an innovative cost-effective construction delivery.

On-site presence 100% of the time. BP proposes to set up a project team office on day one at the 514 building to hit the ground running and help accelerate the development timeline for the project. With project team leads who also reside in the district, BP is committed to transparency and full engagement with BCHD in the development process as a top priority.

5. Required Disclosures

The key principals in Vandeweghe Ventures LLC are Laura Benson Vandeweghe and Bruk Hutchins Vandeweghe owned 50/50.

Bravaeon Partners, LP, the to-be-formed partnership entity should the team be selected, will have the following key principles and officers:

Laura Vandeweghe

Francisco Lopez

George Pappas

Jerzy JP Secousse

Paul Singarella

No team member experienced a terminated contract within the last 5 years, and no known conflicts of interest exist amongst the team.

Also note that we did not include any concerns as we have none in our ability to carry out this project.

6. Insurance Requirements

General Liability

See attached ACCORD form

Workers' Compensation

Vandeweghe Ventures, LLC is not required to have Workers' Compensation insurance as an 100% employee-owned business.

7. Optional Attachments

Preliminary Site Plans / Renderings -

Please see attached Concepts prepared by Lowney Architecture and Douglas Pancake Architects respectively.

Letters of Interest

Please find attached a Letter of Interest prepared by RBC Capital Markets to support our development concept

Sustainability Certifications or Narratives

Many of our key technical consultants have sustainability certifications as outlined in their attached qualifications package.

Note that Reframe Systems was also recently awarded the 2025 Ivory Prize for Housing Affordability for the construction and design category winner in this year's cohort of changemakers by the University of Utah.



Preliminary Site Plans Concept 1 and 2 see attached.



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Signature: 

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Dear Ms. Suua:

Vandeweghe Ventures LLC and its partners Francisco Lopez, Paul Singarella, George Pappas, and Jerzy JP Secousse in collaboration with Silverado are honored to present this Expression of Interest to partner with the Beach Cities Health District ("BCHD") on the reenvisioned Healthy Living Campus at the Former South Bay Hospital. The team intends to form a new development company known as Bravaeon Partners ("BP") for this once-in-a-generation project, and work alongside RBC Capital to structure ground leases, design, develop, and construct the transformational Beach Cities Health District redevelopment project, including allcove, a new Silverado facility, an independent living complex, and a medical office tower.

The 9-acre South Bay Hospital site is uniquely important to the future of the South Bay. It has long served as a center for health and wellness in the region, and is located on a geographically distinct promontory that invites excellence. Its redevelopment presents a pivot point towards an even greater future, and BCHD is the capable steward of this opportunity. We foresee a partnership with BCHD that will recast and reshape the future vision for the site, reconsidering the overall, highest and best uses for the site, taking into account the health and wellness of the community we are serving. The result we seek to achieve is a very special, multi-purpose health/residential program/platform that combines best-in-class amenities and services to the on-site community and the region, with inspiring architecture that captures hearts and minds. We foresee traffic and transportation systems that make this the most readily accessible health center in the region, if not the state.

BP envisions four distinct project areas all coordinated under a single development umbrella. Clear separation of the areas defined by building geometry and outdoor programs will facilitate deal structuring, delivery, and long-term operations.

Bringing over 150 years of combined development experience to the project, the BP/Silverado team will work closely with BCHD and a world class team of architects,

consultants, and general contractors. Current tenants will be offered the first right to return to either a reimagined adapted 514 building or a new state-of-the-art medical office tower.

Thank you for your consideration of our interest. We welcome an opportunity to strengthen the legacy of wellness in the Beach Cities Health District.

Sincerely,

A handwritten signature in blue ink, reading "Laura Benson Vandeweghe". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Laura Benson Vandeweghe
Managing Member

1. Bravaeon Partners Development Team

Vandeweghe Ventures, LLC has assembled a world class team of seasoned real estate development partners to promote wellness and create a place healthy by design, both physically and financially, for the Beach Cities Health District ("BCHD"). The team will form a new special purpose

development partnership for the transaction to be known as Bravaeon Partners, LP ("BP") working collectively to lead the development management process from concept to completion over an estimated 5-year timeframe. Members of the team bring more than 150 years of combined experience to entitle, finance, and develop some of the most complex public private partnerships in the region, including affordable, market rate, mixed-use, health care, and mixed-income residential communities and medical office. Biographies of each team member follow below, and qualifications packages are attached for reference as well.

Bravaeon Partners Team	
<i>Team Lead</i>	Laura Benson Vandeweghe
<i>Finance Coordinator</i>	Francisco Lopez
<i>General Counsel</i>	Paul Singarella
<i>Equity Placement Agent</i>	George Pappas
<i>Senior Project Developer</i>	Jerzy JP Secousse

Additional Technical Team Members:

Structuring and Bond Placement Agent: Ian Parker, RBC Capital Markets LLC

Structural Engineer: Balram Gupta (Walter P. Moore) 514 tower assessments

Architects: Lowney Architecture (site planning and IL building, modular expert)
Douglas Pancake Architect (Silverado architect for over 30 years)
Paul Murdoch (Alcove building C.A. for site build, work permitted)

Construction Management Services: KPRS Construction Services, Inc.

Modular Builder: Reframe Systems

Government Liaison Consultant: Nick Biro (Blue Mountain Development)

Qualifications and Experience

Development Team Lead: Vandeweghe Ventures, LLC was founded in 2008 by Laura Benson Vandeweghe and Bruk Vandeweghe as a full-service real estate development company providing entitlement, investment fund management, project management, financial feasibility, development programming, design team management, general contractor selection coordination and management, third-party project accounting management, property management selection, lease up oversight,

and asset management services for real estate. Laura and Bruk have a well-deserved reputation for quality work through their efforts on the following sampling of projects:

- *Rancho Los Lagos*, entitlement of an 1,100-acre master plan community in Brawley, CA including active adult with golf, assisted living, multifamily workforce housing, family friendly single-family neighborhoods, lifestyle retail centers, a community sports park, schools, and a business park all connected in a pedestrian and bike friendly design.
- *Watts Works*, a 25-unit modular residential building as 100% affordable housing, Los Angeles, CA
- *Wilshire Vermont Station*, mixed-use, mixed-income 449 units and retail around active metro station, Los Angeles, CA
- *The Brine*, 97 unit mixed-use 100% affordable campus comprised of 3 buildings with on-site health and supportive service offices, three relocated and repurposed historic buildings and new parcel maps to enable separate financing for the commercial and residential portions of the project, Los Angeles, CA
- *DISC Spine and Sports*, 3,000 square foot outpatient surgery center and 20,000 square foot medical office tenant improvement build out, various locations across Los Angeles County
- *Affordable Housing Feasibility Study for BCHD* completed 2025 to assess the financial feasibility of affordable housing on the Healthy Living Campus.

Laura holds an M.B.A. from the Anderson School of Management at UCLA and M.A. in Urban Planning from the Luskin School of Policy at UCLA. She is a two-time recipient of the American Institute of Architects LA Chapter award for development project team of the year, the Downtown Los Angeles Central Business District Mover and Shaker Award, and the 2022 Bisnow Los Angeles Women in Real Estate Award. She also has experience with development in the not-for-profit world having run a capital campaign at her alma mater, the Webb Schools.

Bruk holds a B.A. in Business from San Diego State University is a retired pro-beach volleyball player who was a finalist in the Manhattan Open, bronze medalist in the Goodwill Games, and suffered a career-ending injury in 1996 after qualifying for the Atlanta Games. In addition to his work supporting the construction of sports medical facilities, Bruk has spent much of his career assisting other pro-athletes to navigate options for medical and mental health care to manage chronic pain and recovery from a lifetime of sports-related injuries. Bruk is also a member of the Los Angeles Country Club, has a passion for supporting youth in sports, including his youngest child, who is a student at Mira Costa High School, and lives in Manhattan Beach with his family.

Development Finance Lead: Francisco Lopez's current role is Manager of the Bond Unit at the Housing Authority of the City of Los Angeles (HACLA). In this position, he executes the issuance of various types of debt, including Private Activity, Mortgage

Revenue, and General Obligation Debt, to finance housing and development projects. He has helped to reduce or cover financial gaps in Private Placement projects by modifying the capital structure with an "MTEB's + positive arb + recycled bonds", or "no third party construction lender" or by adding a "TBV Enhancement Reserve" to increase NOI.

As a Consultant, he designed and implemented a fully leveraged short-term financing program to acquire distressed assets from banks. This program utilized Municipal Subordinate loans for rehabilitation and resale, consistently achieving a 20% net profit per transaction. He also developed a short-term resale program with local Community Development Financial Institutions (CDFIs) to create bridge financing, allowing investors to make bulk purchases of distressed assets with the covenant that the resales would benefit low-income families.

Francisco has advised boards and committees on real estate matters, including providing advice to the Beach Cities Health District (BCHD) on capital development plans. He also served on the Citizens' Bond Oversight Committee for the Redondo Beach Union School District, informing the public on the expenditure of General Obligation Bonds.

Francisco holds an MBA from The Anderson School at UCLA, is a licensed California Real Estate Broker, and lives in Redondo Beach with his family.

General Counsel - Paul Singarella, twice was honored by the Daily Journal as one of California's Top 100 lawyers, is a project developer and land use and environmental attorney with extensive experience entitling and permitting complex real estate projects throughout California. His practice has included shepherding major mixed-use, residential, commercial, and infrastructure developments through California's multipronged regulatory landscape, with a particular focus on projects subject to CEQA, NEPA, and California Coastal Act review. Paul's work spans coastal communities, infill urban cores, and environmentally sensitive areas, where he has helped clients secure discretionary approvals from local governments, the California Coastal Commission, and a wide range of state and regional agencies. His philanthropic and not-for-profit activity includes chairing the board of the Laguna Beach Playhouse, and leading its capital campaign for the successful theatre rebuild.

Paul's client portfolio has included leading real estate developers such as the Irvine Company and the Playa Vista master-planned community, where he played a key role in advancing entitlements and environmental approvals for high-profile, high-complexity projects. These and other projects have resulted in the successful entitlement of thousands of units of housing and millions of square feet of mixed-use development. He has represented many of the Nation's largest homebuilders, and also has considerable utility experience including with Southern California Edison and the Metropolitan Water District of Southern California. He has successfully guided

development through some of California's most demanding regulatory contexts, including the Coastal Zone, resolving issues of coastal access, habitat preservation, infrastructure integration, and local coastal program compliance. Known for his strategic insight and ability to navigate overlapping regulatory jurisdictions, Paul helps position projects for timely, defensible approvals while aligning with broader economic and policy objectives.

Head of Equity Capital - George Pappas has been buying income properties in Southern California for over 35 years with over 40 income-producing investments enjoying excellent rates of return in the mid teen to mid twenty percent range. Given the relatively low risk associated with repositioning existing assets, the investments yielded excellent risk-adjusted returns. George's wide array of real estate experiences includes working with the William Simon-led partnership which acquired failed thrifts to running a small equity fund where raising capital and reporting to investors were an everyday responsibility. George was hired by Lehman Brothers and the SEC in a receivership capacity to perform workouts of troubled properties. He has operated all types of income property investments, including obtaining residential entitlements for a housing tract in San Marcos.

George earned a B.A. in Economics from U.C.L.A. and an M.B.A. in Economics and Finance from U.S.C. George is a member of the Los Angeles Country Club and the Beach Club where he served as a Board Member from 2012-2014. George serves as the 22 year Honorary Consul General to Nepal. Additionally he serves on the real estate board of OPCC providing housing for the homeless and since 2007 is a Board member of the Jorgenson Trust giving merit-based scholarships to the children of Los Angeles County Firemen.

Senior Project Developer - Jerzy JP Secousse and his firm C³ Development, a privately-owned real estate development, strategic planning, and acquisition/disposition advisory company focused on mixed-use and residential development opportunities in California and throughout the United States. C³ professionals have spent their entire careers in the life cycle of real estate assets from acquisition sourcing and feasibility analysis all the way through portfolio management, evaluation and disposition.

- C³ is in the business of value creation in a business where no two projects are identical. Our capacity for critical thinking, entrepreneurial spirit, and depth of knowledge sets us apart in the market.
- C³ professionals have been involved in deals aggregating in excess of \$3 billion of value, ranging from green field entitlement of for-sale product to development of large-scale, mixed-use projects.
- C³ works with top caliber institutions such as Brookfield Asset Management, Irvine Company, Catellus Development, Westfield America, and many larger domestic private equity and institutional funds.

As C3's President, JP, has over 25 years of experience across the residential and commercial real estate and investment industries. Leveraging extensive experience in acquisitions, entitlement, development, strategic planning, and identifying emerging markets, he has led transactions at the highest level, exceeding \$3B of aggregate value.

Previous experience includes executive and leadership positions with Armada Real Estate Group, Summit Land Partners, and Irvine Company. He has also advised and worked with best-in-class master developers such as Brookfield and Irvine Company, many of the public and large private home builders, and multiple institutional and private equity funds.

JP holds a bachelor's degree in Economics from UCLA. He lives in Huntington Beach with his wife and three school-aged children.

Qualifications for the balance of the project team can be found in the attached appendix.

2. Project Vision and Concept

Bravaeon Partners ("BP") envisions a reimagined BCHD Healthy Living Campus as a balanced mixed-use development designed to optimize health for the beach cities community through innovative and inclusive spaces with a special emphasis on the senior population, all aligned within healthcare district requirements. The new campus area of approximately 220,000 square feet will add senior living components and increase access to the best of BHCD programs and partnerships, including allcove, Silverado, the Blue Zones Project, the Center for Health and Fitness, and world class medical care for the Beach Cities community. Design informed by Blue Zones principles such as movement, diet, social connections, and purpose will aim to create environments that support healthy choices and improve overall well-being for all residents and visitors.

Providing a phased approach, the campus will be split into four sub-areas. Each sub-area will be designed to interact with the larger campus, while enabling separate sub-ground leases, permitting, construction, and financing arrangements to assure feasibility at each stage.

Two of our architectural firm partners developed concepts feasible for the space:

Concept A - Lowney Architecture



lowney
arch

Concept B - Douglas Pancake Architects



Douglas Pancake
ARCHITECTS

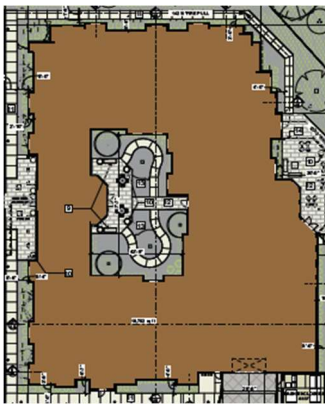
Area 1 - allcove (9,370sf) Youth Behavioral Health



BP recommends that BCHD continue to pursue locating allcove at the corner of Flagler and Beryl as designed by Paul Murdoch. BP understands that cost overrun is a problem for the current modular delivery approach for a difficult modular design. Members of BP have learned from direct experience that not all

building programs, geometry, and systems are well suited to modular construction and feel strongly that adjusting the plans for a site-built construction approach will improve the feasibility of the project. BP is confident the allocated grant funds are sufficient for construction of the program outlined and welcomes an opportunity to provide design-build-development services to value-engineer the current plans and deliver the building for the grant award value prior to the December 2026 deadline.

Area 2 - Silverado (50,000sf) RCFE Memory Care



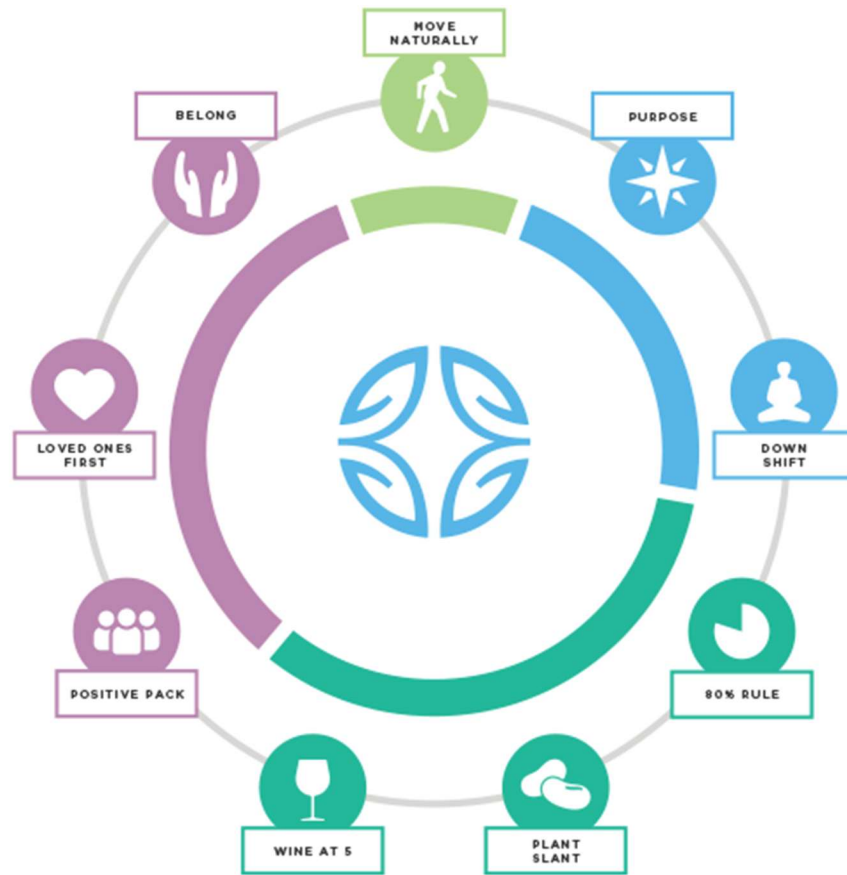
Area 2 is located at the northwestern corner along the northern edge of the BCHD proposed development site. Working with Douglas Pancake Architects, Silverado's architect of more than 30 years, BP proposes a 50,000 square foot build-to-suit residential care for the elderly (RCFE) building to be owned and operated by Silverado. By locating the building within the northern parking lot area construction can begin prior to the evacuation of their current space in 514 South. The proximity will enable a smooth transition for Silverado and its 110 residents to

relocate into a building optimized for the health and wellbeing of residents experiencing memory loss. The design will incorporate learnings from other Silverado facilities incorporating interior courtyards and balconies to maximize the healing properties of light and create outdoor areas for visits with family and friends. An estimated 40-50 parking spaces can be accommodated along the adjacent drive area which also provides access for fire and first responders.

Area 3 - Blue Zone Village (120,000sf) Independent Senior Living

Celebrating wellness and vitality in the later years, Blue Zone Village provides a new independent senior living residential building sited to optimize connections within Area 3 of the BCHD Healthy Living Campus. In approximately 120,000sf, the buildings will bring together residents age 62 and over and offer approximately 160 units of combined market rate and affordable senior housing. Designed by Lowney Architecture, the 4-story complex will utilize modular construction technology to maximize building efficiency and minimize the impact to the environment. Ground

floor common space will be programmed to encourage social interaction and proximity to the Center for Health and Fitness, PACE, on-site health care, and the adjacent retail mall will eliminate the need for transport to any daily needs. Proximity to a new lap pool either dedicated to the residents or made open to the public depending on financing and insurance considerations will promote movement and other Blue Zone principles in daily residential life as outlined below.



Area 4 - New 514 Building(s) (116,000sf) New BCHD HQ and Medical Office

Located at the site of the former 514 medical towers, BP proposes that Area 4 will either repurpose the 514 South tower and construct a new 514 North tower as suggested in the Lowney concept A or build a new 514 building as suggested in the Douglas Pancake Architects concept B.

The new 61,000+/- square foot 514 North tower will include subterranean parking, medical imaging and an outpatient surgery center in the basement, an urgent care center on the ground floor and additional medical offices on floors 2 through 4. BP will provide a first right of refusal for tenancy to UCLA Health and the Beach Cities Surgery Center operators to promote the continued presence of long-time members

of the community. The new tower will aim to attract additional world class physicians to support residents at Silverado and the future Blue Zone Village. Additional tenants will be a café and dentist office as recommended by Silverado.



Preferred Concept A is to adaptively reuse and repurpose the 1967 South Tower, given that Silverado has indicated a preference to move into a new building near the Flagler lot to relocate the residents prior to the commencement of the seismic retrofit work. The 55,000 square foot existing 514 South tower will be seismically retrofitted (if feasible) with new fiber wrapping for all sheer walls and repurpose

many of the tenant improvements completed by Silverado 18 years ago to save cost and help the timely completion of the campus. On floors 2 through 4, BP proposes a Blue Zone addiction therapy center for young adults to highlight the need to address the health crisis plaguing our young adult communities. BP has yet to identify an operator for the addiction treatment center. BP also welcomes BCHD to consider tenant improvements necessary to relocate the BCHD headquarters from the Redondo Union High School Campus to the ground floor in order to operate a Blue Zone Wellness Center and provide community multipurpose rooms to encourage subterranean pedestrian connections to the 510 building, which will house the Center for Health and Fitness and PACE as previously determined by BCHD.

Should it be infeasible to retrofit the 514 South building, BP proposes to increase the size of the 514 North building and incorporate the same program into a larger office building to maximize the presence of health services on site.

Area 4 will also incorporate a new outdoor gathering area known as the Power 9 Plaza to promote the 9 Blue Zone principles within the campus and beyond. The team looks forward to brainstorming with BCHD around regular programming opportunities in this space to maximize impact and benefits for the surrounding community and District residents. Pedestrian connections throughout the areas will also be prioritized, including adding the possibility of creating a ramp to connect the Blue Zone Village with allcove below.

3. Conceptual Financing and Revenue Sharing Strategy

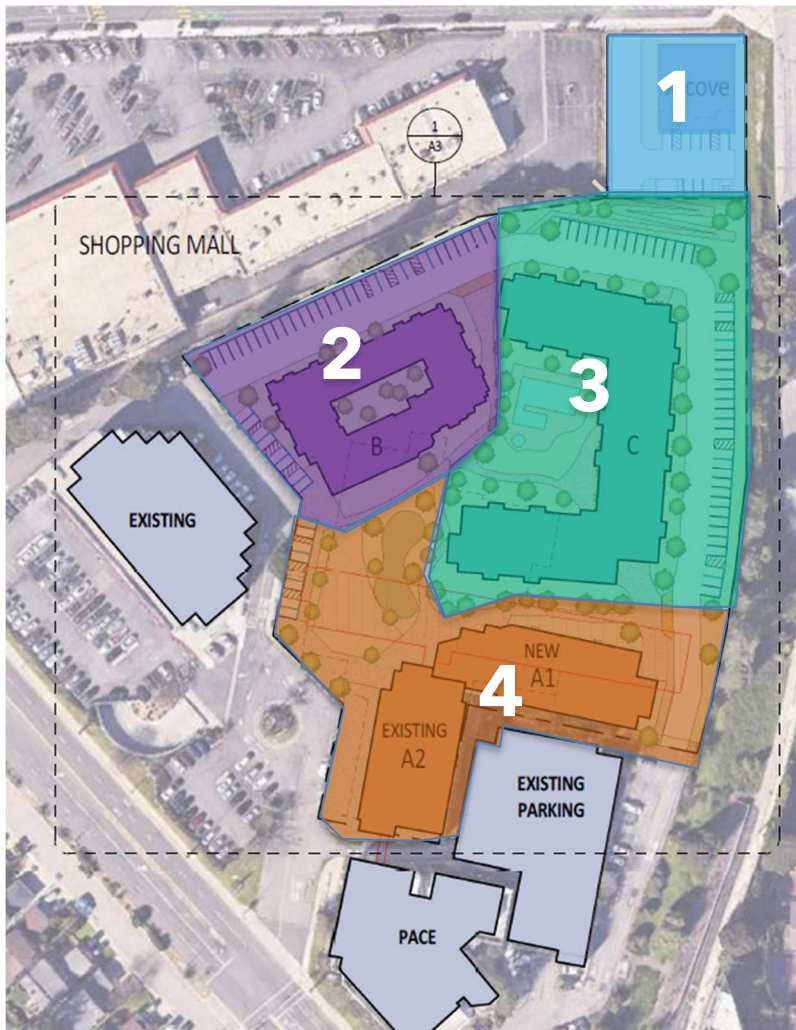
BP has engaged RBC Capital Markets (RBCCM) as the Structuring and Placement Agent to inform the project early with the most financially sustainable deal structure to stabilize BCHD financially for the long term. In 2020, RBCCM's Municipal Finance Division expanded its tax-exempt housing bond platform to include a team focused exclusively on tax-advantaged multifamily debt products for LIHTC (targeting 30% to 60% AMI) and Workforce Housing (targeting 80% to 150% AMI). This effort, led by Ian Parker, has seven professionals located in San Francisco, Denver, New York City, and Boston, and is currently onboarding a senior banker for the firm's Los Angeles office. While a national effort, Mr. Parker's primary focus is on developing capital market debt solutions for LIHTC and "non-LIHTC" multifamily projects in California. RBCCM will also tap into its #1 ranked health care and higher education group to craft a solution that works best for all components of the campus.

RBCCM's multifamily structuring and origination team has led product development across the capital stack, ranging from GSE-backed bonds (e.g., Fannie Mae and Freddie Mac), to bonds issued by state and local housing finance authorities, HUD-supported executions, unrated subordinated bonds, and hybrid structures. City National Bank (CNB), a wholly owned subsidiary of Royal Bank of Canada, has played an active role in supporting the platform through the CNB balance sheet – including loans for new construction and acquisition-rehab, land loans, credit-enhanced structures, direct tax credit equity investment, and lines of credit.

RBCCM and BP have mapped out multiple capital strategies to structure a comprehensive financing plan for the project. The optimal approach will ultimately reflect BCHD's policy objectives. A narrative of the available financing "building blocks" is included in this response as a conceptual starting point for further discussion.

By building the Healthy Living Campus as a group of separate buildings, the financing team can optimize the underwriting into four separate project areas. BP proposes a master 65-year ground lease with a 34-year extension option between BP and BCHD to provide long-term revenue to BCHD. BP, as the Master Developer, will be responsible for fulfilling contractual requirements for scope outsourced to any sub-contractor or other 3rd party involved in the development phase of the project.

Project Financing Areas:



Area 1 - allcove behavioral health on Flagler lot

Area 2 - Silverado build-to-suit memory care assisted living facility

Area 3 - Blue Zone Village a mixed-income independent living new residential community with community pool and Blue Zone activities made available to the balance of the campus

Area 4 - medical office in a repurposed or newly built medical tower(s) with Power 9 Plaza, a new BCHD HQ, and Blue Zone Center

Area 1 - allcove will be financed as an independent project utilizing the existing funding of the HCD grant. BCHD retains a fee simple ownership of the parcel and secures the HCD grant with the property. Project is prevailing wage and contracted separately to meet the requirements of the grant financing. BP to provide project management and development management services as a 5% fee and could support with other aspects of the project including fundraising during the development phase of the project. BCHD receives all future revenue from the property and operations managed by BCHD.

Areas 2, 3, and 4 will be held by a single master ground lease with separate sub-leases to each individual project as parameters are defined and uses and long-term operational components are confirmed.

Area 2 Silverado has confirmed with BP they would like to continue operations within a new memory care facility on the new campus. BP intention is to provide development services related to the new building which Silverado would utilize under

a long-term separate lease. All leases are structured as sub-ground leases. Silverado will make annual sub-lease payments to BP, who will in turn, provide BCHD its pro-rata portion of the ground lease payment.

Areas 3 and 4 Blue Zone Village and Medical Office

The financing strategy includes a variety of debt structures tailored to the specific uses of the different verticals within the campus. The team anticipates that the senior living facility may qualify for HUD-insured mortgage debt under programs such as Section 232 (for assisted living) or Section 221(d)(4) (for independent living), which would provide high-leverage, long-term, fixed-rate debt and a critical credit enhancement to facilitate the sale of tax-exempt bonds. Given the anticipated longer lead time for development and entitlement, the timeline aligns well with HUD's processing window, and this track is being strongly considered.

The team is also evaluating the use of high-yield or unrated subordinate debt alternatives to HUD to increase speed to market. RBC Capital Markets has arranged these types of senior-sub structures in California and nationally, but in many instances the cost of capital is higher and leverage lower than with HUD. For this reason, HUD remains the preferred track for the assisted and independent living components - assuming the project will meet HUD's underwriting standards including Davis-Bacon compliance. There are potential workarounds to the labor requirement, but they must be fully vetted prior to inclusion in the finance plan.

BCHD may issue the bonds directly as a conduit issuer under a 501(c)(3) financing structure or, alternatively, through its authority as a healthcare district. While the former will require volume cap for private activity bonds (PABs), the latter could avoid that requirement depending on how the use and ownership are defined under federal tax law.

BP has explored both traditional ground lease structures and a concession agreement model. The concession model has been frequently used in P3 (public-private partnership) structures and could provide a more seamless path to long-term control by the private operator. In California, 99-year concessions are feasible and can mimic the economics of a fee simple transaction, provided IRS private use rules are followed. RBCCM is well-versed in concession structures, including its role as Joint Senior Manager on last week's \$3.6 billion bond sale for Georgia DOT's SR 400 Express Lanes concession financing.

BP is also exploring a financing structure that carves out the individual project areas into condominium interests. This would allow for each to be financed separately, potentially using different forms of capital. For example, the independent living building could be financed with HUD or taxable debt under a separate condo parcel, while the behavioral health component stays under direct BCHD ownership. This

flexibility enables the team to match financing sources with appropriate uses, without commingling private and public use limitations.

Separately, RBC Capital Markets has extensive experience underwriting 80/20 mixed-income housing transactions using recycled volume cap. Under this model, 20% of units must be set aside for tenants earning no more than 50% AMI, or alternatively, 40% of units at 60% AMI. The balance of units can be leased at market rates or can be capped at an AMI level to expand the reach of “work force” like rents (e.g., 100% to 150% AMI). RBC currently provides a \$300 million recycling line of credit for California Housing Finance Agency’s multifamily bond program, having replaced Apple as the prior provider in June, and separately provides a \$250 million line for California Municipal Finance Authority. RBC has executed hundreds of millions of dollars of long term 80/20 bond deals using recycled proceeds and is uniquely positioned to advise BCHD on this approach should recycled cap availability improve during the financing period.

This deep experience in recycled and PAB-based structures enables RBC Capital Markets to tailor a custom solution aligned with BCHD’s objectives. In parallel, RBC and its banking affiliate, City National Bank, can offer conventional financing products to support any market-rate, for-profit components of the project, including bridge loans, construction loans, and working capital facilities.

A few select case studies representing similar structures are included in the appendix for reference.

4. Our Innovative Approach

As a Master Developer with a conscience and commitment to fully engage the community, BP is a like-minded executive development team that hopes to partner for the long term with BCHD. In addition to the innovative mixed-use concept and comprehensive financing approach outlined above, the following are a few additional unique and innovative advantages that BP intends to offer to the project:

Philanthropy - There are many opportunities in the project to leverage philanthropic dollars, including potential naming rights. If BCHD would like assistance with unlocking the potential of philanthropy, the team looks forward to sharing our experience and vision to further buttress the Healthy Living Campus in publicly accessible areas, especially. BP intends to bring our innovative approach to real estate finance and development fully to bear for the benefit of the project.

Modular construction - Modular delivery of residential units for Blue Zone Village and potentially Silverado will help mitigate noise impacts and address construction schedule limits as required to be mitigated by the EIR. Modular construction also will help the project to potentially achieve carbon positive construction, creating a more sustainable construction methodology for the environment while improving quality through an innovative cost-effective construction delivery.

On-site presence 100% of the time. BP proposes to set up a project team office on day one at the 514 building to hit the ground running and help accelerate the development timeline for the project. With project team leads who also reside in the district, BP is committed to transparency and full engagement with BCHD in the development process as a top priority.

5. Required Disclosures

The key principals in Vandeweghe Ventures LLC are Laura Benson Vandeweghe and Bruk Hutchins Vandeweghe owned 50/50.

Bravaeon Partners, LP, the to-be-formed partnership entity should the team be selected, will have the following key principles and officers:

Laura Vandeweghe

Francisco Lopez

George Pappas

Jerzy JP Secousse

Paul Singarella

No team member experienced a terminated contract within the last 5 years, and no known conflicts of interest exist amongst the team.

Also note that we did not include any concerns as we have none in our ability to carry out this project.

6. Insurance Requirements

General Liability

See attached ACCORD form

Workers' Compensation

Vandeweghe Ventures, LLC is not required to have Workers' Compensation insurance as an 100% employee-owned business.

7. Optional Attachments

Preliminary Site Plans / Renderings -

Please see attached Concepts prepared by Lowney Architecture and Douglas Pancake Architects respectively.

Letters of Interest

Please find attached a Letter of Interest prepared by RBC Capital Markets to support our development concept

Sustainability Certifications or Narratives

Many of our key technical consultants have sustainability certifications as outlined in their attached qualifications package.

Note that Reframe Systems was also recently awarded the 2025 Ivory Prize for Housing Affordability for the construction and design category winner in this year's cohort of changemakers by the University of Utah.



Preliminary Site Plans Concept 1 and 2 see attached.



RBC Capital Markets
Multifamily Debt Origination and Structuring Group
Two Embarcadero Center, Suite 1200
San Francisco, CA 94111

August 6, 2025

Attn: Monica Suua
Beach Cities Health District
514 North Prospect Avenue
Redondo Beach, CA 90277

**Re: Preliminary Letter of Interest for Financing
Former South Bay Hospital Redevelopment**

Dear Ms. Suua:

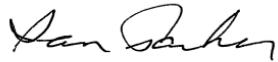
RBC Capital Markets, LLC ("RBCCM") is pleased to offer Beach Cities Health District (the "District") this Preliminary Letter of Interest for Financing ("Preliminary LOI") for its Former South Bay Hospital Redevelopment project (the "Project") describing RBCCM's willingness to serve as Structuring Agent and Underwriter and/or Placement Agent on the taxable and tax-exempt bonds (the "Bonds") used to finance the redevelopment effort. RBCCM's Preliminary LOI is subject to certain terms, requirements, and conditions identified and/or discussed herein (collectively, the "Commitment Terms"), including, but not limited to: (i) the completion of customary documents, opinions, and definitive agreements including, but not limited to, an offering document (e.g., official statement or offering memorandum) and a Bond Purchase Agreement (as defined below); (ii) further completion of diligence on the Project to RBCCM's full satisfaction; and (iii) the completion of all appropriate RBCCM credit, legal, risk and other business approvals. This letter is not intended to be and should not be construed as an offer or commitment of or by RBCCM or any of its affiliates with respect to the underwriting, sale, lending or the provision of any form of financing in connection with the Project and creates no obligation or liability on the part of RBCCM or any of its affiliates in connection therewith.

Any final commitment for RBCCM to underwrite the Bonds, place the Bonds with investors, and/or otherwise extend financing for the Project is contingent upon the subsequent negotiation and execution of a mutually satisfactory bond purchase or other definitive agreement (any such agreement in its final form, the "Bond Purchase Agreement"). In all instances, RBCCM's obligation to purchase and sell the Bonds shall be subject to pricing the Bonds at market clearing rates and yields at which all of the Bonds can be placed with or sold to, as the case may be, investors on the Bonds' pricing date (such rates and yields to be determined in good faith by RBCCM in its reasonable judgment and shall not be subject to any caps). Prior to the RBCCM being formally engaged to structure or market the Bonds, RBCCM requires the Borrower to provide all requested information to perform the required *Know Your Client* (KYC), *Anti-Money Laundering* (AML), and *Terrorist Financing* process and procedures, and the Obligor hereby agrees to be responsive to RBCCM's requests in this regard.

In connection with this Preliminary LOI and any transaction contemplated hereby, RBCCM has acted and will solely act as principal and not as your municipal advisor, financial advisor, or fiduciary. RBCCM has not assumed a fiduciary responsibility with respect to this Preliminary LOI, and nothing in this Preliminary LOI nor in any prior relationship between you and RBCCM will be deemed to create an advisory, fiduciary, or agency relationship between us in respect of this Preliminary LOI.

You further understand, acknowledge, and agree that: (i) any underwriting of the Bonds by RBCCM would be conducted as an arm's length commercial transaction with RBCCM; (ii) RBCCM has not assumed any advisory or fiduciary responsibility with respect to any transaction contemplated hereby and the discussions, undertakings and procedures leading hereto (irrespective of whether the RBCCM has provided other services or is currently providing other services to the Obligor on other matters); (iii) RBCCM is acting solely in its capacity as an underwriter for its own accounts in providing this Preliminary LOI; (iv) the only obligations RBCCM has with respect to any transaction contemplated hereby is expressly set forth in this Preliminary LOI; and (v) you have consulted your own legal, accounting, tax, financial and other advisors, as applicable, to the extent deemed appropriate.

Yours truly,

A handwritten signature in black ink, appearing to read "Ian Parker", is positioned above the printed name and title.

RBC CAPITAL MARKETS, LLC

Ian Parker

Managing Director

Head of Multifamily Debt Origination and Structuring

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Preliminary, subject to change. This letter is not an offer, solicitation, commitment, or recommendation to issue, buy, or sell the bonds and does not purport to be a complete statement of all material facts relating to the bonds. Any offering would be made only by means of an official statement (or similar offering document), copies of which may be obtained from RBC Capital Markets when drafted. This communication is not, and under no circumstances should be construed as, a solicitation to act as securities broker or dealer in any jurisdiction by any person or company that is not legally permitted to carry on the business of a securities broker or dealer in that jurisdiction.

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RBC Capital Markets Platform Overview and Capabilities

Royal Bank of Canada Firm Description. The Firm maintains its primary domestic place of business from our 200 Vesey Street headquarters in New York City. In constant operation since 1869, RBC is listed on the NYSE under the ticker “RY,” with a market capitalization of approximately \$184 billion, ranking it among the largest financial institutions in the world. RBC employs over 100,000 full and part-time individuals who serve more than 17 million personal, business, public sector and institutional clients through offices in the U.S., Canada, and 27 other countries. RBC is one of the world’s strongest and most stable banks with a Tier 1 Capital Ratio of 13.2% (as of first quarter-end on 1/31/2025). RBC carries some of the highest credit ratings among the top global banks. ***The Bank presently maintains long term-senior debt ratings of Aa1/AA- by Moody’s and S&P respectively; the Bank maintains the highest possible short-term ratings as well, P-1 (Moody’s) and A-1+ (S&P).*** RBC regularly appears on *Global Finance* magazine’s list of the “World’s Safest Banks,” ranking 1st among North American banking institutions in 2024 (<https://gfmag.com/banking/worlds-safest-banks-2024-global-100/>).

Within RBC, RBC Capital Markets “RBCCM” is a diversified global financial services firm and a leading provider of financial products and services with over 7,250 professionals and support staff operating from 59 offices in 15 countries. RBC Capital Markets, LLC, a Minnesota limited liability company, is wholly owned by RBC USA Holdco Corporation, a Delaware corporation (“Holdco” or “Parent”). RBC’s balance sheet strength and credit stability have allowed the Firm to be an effective underwriter throughout difficult market environments, while providing confidence to both issuers and investors that the Firm can continue to provide liquidity and secondary market support. RBC’s credit ratings enable the Firm to offer credit and derivative products from a highly rated and stable counterparty.

Significant Presence in California. In 2024, RBCCM was ranked as **the #1 underwriter of all negotiated issuance in California**. Our local presence includes two municipal finance offices in San Francisco and Los Angeles with 18 employees. In addition, RBC Wealth Management (“RBCWM”), a key component of our retail distribution capabilities, employs 194 financial advisors who manage accounts for 24,774 California households which total \$52.2 billion in assets.

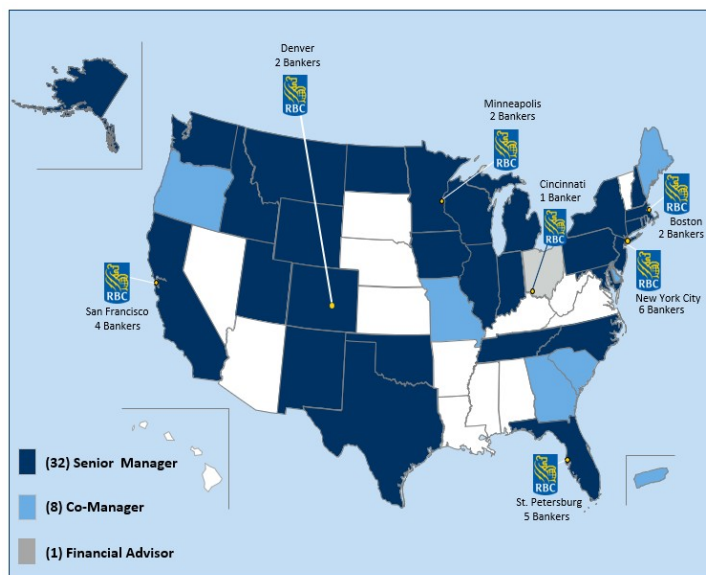
2024 California Senior Manager Rankings

Underwriting Firm	Par Amount (\$ Mil)	Rank	Mkt. Share (%)	# of Issues
RBC Capital Markets	\$8,616.6	1	13.9	57
BofA Securities	8,189.4	2	12.9	31
Goldman Sachs	7,282.6	3	11.5	15
Morgan Stanley	6,024.3	4	9.5	14
JP Morgan	5,164.3	5	8.2	22
Industry Total	63,614.6	-	100	543

Source: Bloomberg; SDC share (%) of Par (January 1, 2024 - December 31, 2024)

Nationwide Municipal Housing Platform.

Housing is the largest specialty sector within the Firm’s Municipal Finance platform. Unlike other firms that attempt to provide national coverage with a small staff from a single “home office,” RBCCM’s 22 housing bankers are positioned from geographic hubs in the Northeast, Midwest, Southeast, and West Coast. In addition to our banking services, RBC was heavily involved in working with federal officials to help preserve tax exemption on municipal housing bonds and the Affordable Housing Credit Improvement Act (“AHCIA”) throughout the budget reconciliation process. RBCCM’s Multifamily Debt Origination & Structuring team specializes in crafting innovative financing structures and capital stacks, while leveraging balance sheet and derivative solutions to meet client’s needs. Additionally, RBCCM is active in expanding its footprint in the high-yield market. Over the past 5 years, ***RBCCM has made significant personnel and capital investments*** to the Multifamily group and as a result, we have grown housing market share from 23% in 2020 to 26% in 2025 YTD.



Since 2020, RBCCM has served as senior manager on \$5.5 billion in multifamily housing revenue bonds. On the Single Family Housing front, RBCCM has been the #1 ranked senior underwriter of municipal single family housing bond issues each year since 2014 and maintains its leadership position by a very significant margin. From 2022 – 2024, RBCCM senior managed 180 single family offerings totaling over \$17 billion in par value, which is approximately \$10 billion more than our next closest competitor. In 2024 alone, RBCCM senior managed 64 single family offerings totaling \$7.37 billion in par value, approximately \$3.35 billion more than our next closest competitor. RBCCM maintained a 29% market share among single family underwriters last year, meaning we lead manage more than one out of every four single family offerings. In 2025, RBCCM has senior managed approximately \$5.9 billion of single-family issuance across 44 transactions, more than double the volume of the 2nd ranked firm (source: Bloomberg). Since June 2024, five HFA have appointed RBCCM to senior manager positions, with the Firm now serving as senior manager to 32 state HFAs on their single-family programs.

RBCCM has been very active in California's multifamily housing bond market, having closed a variety of unrated bond financings, including serving as sole underwriter for the following high yield issuances:

- **Canoga and Topanga Apartments**, a \$124,545,000 financing privately placed by RBCCM to multiple Qualified Institutional Buyers in a senior – subordinate structure to finance 369 units in two new multifamily buildings.
- **Battery Point Apartments**, a \$47,250,000 offering of non-rated multifamily housing revenue bonds to finance this partially modular LIHTC project located in Crescent City, CA.
- **Valley Pride Apartments**, a \$62,150,000 offering of non-rated multifamily housing revenue bonds to finance the rehabilitation of 88 existing units and 92 new construction units in Los Angeles.
- **Vose Apartments**, a \$117,200,000 offering of non-rated multifamily housing revenue bonds for this 335-unit new construction '80/20' project in Los Angeles.
- **Clarendon Apartments**, a \$138,495,000 financing of HACLA's acquisition of the 332-unit Clarendon Apartments in Woodland Hills, CA. RBCCM underwrote senior and subordinate series of bonds utilizing a project-based rating on the senior bonds and unrated subordinate bonds.

Workforce Housing. RBCCM is active in the “workforce” or “middle-income” housing space. The Federal LIHTC program remains successful, providing quality affordable housing for those households earning 60% AMI or below; however, there are shortages of such rental housing stock for earners in the 80% - 120% AMI band. This is particularly true in high-cost rental markets. The Firm maintains a credit facility with both California Municipal Finance Authority and California Housing Finance Agency to capture repayments of multifamily LIHTC bridge bonds for recycling. Since recycled multifamily volume cap comes with no LIHTC, the cap is subsequently used for 80/20 projects, where 20% of the units are set aside at 50% AMI, qualifying the project for tax exempt financing, and a significant portion of the remaining 80% of the units are not at market, but rather at 80% - 120% AMI to reach the “missing middle.” **Please see the end of the qualifications for our Workforce Housing case studies and team resumes.**

RBC Community Investments Platform. RBC Community Investments is a leading syndicator of Low-Income Housing Tax Credits, Workforce Housing Investments, Renewable Energy Tax Credits, State Tax Credits, Historic Tax Credits, and New Markets Tax Credits. By creating well-structured investments, our team of experienced professionals craft equity solutions that help drive the successful development of affordable multifamily communities and renewable energy projects nationwide. *As of June 30, 2025, RBC Community Investments has raised \$20.5 billion in equity with 98 institutional investors and maintains 1,108 tax credit housing assets under administration across 49 states, Washington D.C., Puerto Rico, and Guam.*

RBC Community Investments Presence in California. The RBC Community Investments group has a significant presence in California, with investments spanning 163 properties and 13,826 homes across the state. Their commitment totals \$2.001 billion in equity, supporting affordable housing initiatives in numerous counties, including Los Angeles, San Francisco, and Sacramento. These investments have created an estimated 7,743 construction jobs in the first year and 4,148 ongoing jobs, showcasing a strong economic impact. By partnering

with local communities, RBC Community Investments demonstrates its dedication to addressing housing affordability and fostering economic growth statewide.

RBCCM's National Not-For-Profit Healthcare Group. RBCCM's NFP Healthcare platform is one of the largest on the street and is differentiated by the breadth of service and range of expertise we bring to our clients with our large team of 19 healthcare investment personnel.

- Dedicated NFP Healthcare Rating Agency and Investor Strategy Specialist
- Comprehensive Lending Platform to our Investment Banking Clients (no ancillary cross-sell)
- Dedicated Debt Capital Markets Team
- Dedicated Not-for-Profit Healthcare M&A and Strategic Advisory Services
- NFP Healthcare Energy Team

RBCCM Served as senior manager on 123 NFP Healthcare transactions totaling \$24.2 billion over the past 5 years, including 55 transactions totaling \$13.7 billion for "A" rated healthcare systems. Please see below for our most recent NFP Healthcare transactions:

- **Nebraska Methodist Health System** – \$143,010,000 *Sole Bookrunner*, June 2025
- **El Camino Health** – \$155,055,000 *Joint Bookrunner*, May 2025
- **Novant Health** – \$855,000,000 *Sole Bookrunner*, May 2025
- **Bon Secours Mercy Health** – \$1,180,820,000 *Joint Bookrunner*, May 2025
- **University of Pittsburgh Medical Center** – \$713,050,000 *Joint Bookrunner*, March 2025

Experienced Coverage Team. RBCCM's dedication to the Multifamily Housing sector allows the Firm to offer the Beach Cities Health District the experience, trust, stability, and innovation that the District seeks in a financing partner.

Ian Parker, *Managing Director* (36 years of experience) will lead the RBCCM's coverage effort in the development and implementation of the overall financing strategy and execution plan associated with our team's vision for the redevelopment effort. Ian serves as sector head for the Firm's Multifamily Debt Origination and Structuring effort and is responsible for staffing all engagements and Group oversight. **Brent Hanlin**, *Director* (28 years of experience) will be the lead execution banker providing legal, quantitative analyses, and investor outreach in coordination with our trading desk. The Firm also maintains a team of quantitative specialists and junior banking professionals, each possessing detailed experience in providing cashflow analytics and transactional support. **Garet Pierce**, *Analyst*, will be supporting our housing efforts alongside **Gabe Zeccolella**, *Analyst*. In addition to the core coverage team, there are an additional 18 full-time housing bankers strategically located in 7 regional offices across the country, to support RBCCM effort in our holistic coverage of the State Housing Finance Agency/Multifamily Developer sector.

TRANSACTION SUMMARY

\$138,495,000

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

MULTIFAMILY HOUSING REVENUE BONDS SENIOR SERIES 2024A AND SUBORDINATE SERIES 2024B

CLARENDON APARTMENTS



Transaction Highlights

Pricing Date: December 5, 2024

Closing Date: December 23, 2024

Project: 335 Units

Coverage: Senior: Minimum 1.75x

Senior and Sub: Minimum 1.15x

Fitch Ratings: "A" Senior Bonds

Non-Rated Subordinate Bonds

Interest Mode: Fixed Rate

Tax Status: Tax-Exempt

Term: 35 years for Senior

Turbo Amortization Schedule for
Subordinate Bonds

Senior:

True Interest Cost (TIC) 4.35%

Subordinate:

True Interest Cost (TIC) 6.00%



Clarendon Apartments, located at 22121 Clarendon Street, Woodland Hills, CA 91367, is a Class A market-rate apartment building completed in 2020, offering 335 units in a High Resource Area per the TCAC/HCD Opportunity Map. Regulatory agreements designate 24 units for tenants at 30% AMI, 26 at 50% AMI, 16 at 50% AMI (non-RAD/Faircloth), 46 at 80% AMI, 133 at 120% AMI, and 88 at 150% AMI. The building features a unit mix of 51 studios, 134 one-bedroom units, 139 two-bedroom units, 9 three-bedroom units, and 2 manager units, with amenities including a clubhouse, fitness center, swimming pool, whirlpool, sauna, basketball court, and EV charging stations. In December 2024, RBCCM served as sole underwriter to the Housing Authority of the City of Los Angeles on the transaction, which totaled \$138.495 million, including publicly offered, A-rated (Fitch) Senior Bonds with a par amount of \$88.695 million and Subordinate Bonds with a par amount of \$49.8 million, offered exclusively to QIBs and AIs. The Senior Bonds were structured as serial and term bonds amortizing over 35 years and Subordinate Bonds utilized a turbo amortization feature.

Clarendon Apartments, located at 22121 Clarendon Street, Woodland Hills, CA 91367, is a Class A market-rate apartment building completed in 2020, offering 335 units in a High Resource Area per the TCAC/HCD Opportunity Map. Regulatory agreements designate 24 units for tenants at 30% AMI, 26 at 50% AMI, 16 at 50% AMI (non-RAD/Faircloth), 46 at 80% AMI, 133 at 120% AMI, and 88 at 150% AMI. The building features a unit mix of 51 studios, 134 one-bedroom units, 139 two-bedroom units, 9 three-bedroom units, and 2 manager units, with amenities including a clubhouse, fitness center, swimming pool, whirlpool, sauna, basketball court, and EV charging stations. In December 2024, RBCCM served as sole underwriter to the Housing Authority of the City of Los Angeles on the transaction, which totaled \$138.495 million, including publicly offered, A-rated (Fitch) Senior Bonds with a par amount of \$88.695 million and Subordinate Bonds with a par amount of \$49.8 million, offered exclusively to QIBs and AIs. The Senior Bonds were structured as serial and term bonds amortizing over 35 years and Subordinate Bonds utilized a turbo amortization feature.

Pricing of the Bonds

RBCCM engaged in a dual track pre-marketing campaign for the bonds prior to pricing, as the Senior Bonds were publicly offered while the Subordinate Bonds were distributed through a limited offering. RBCCM hosted many one-on-one calls and corresponded with investors in order to better educate the market regarding the credit. As a result of this effort, strong demand was realized from investors with a successful sale on December 5th. Orders for the Senior Bonds totaled approximately \$271.5 million for the transaction from 14 different accounts, resulting in an oversubscription of approximately 3.1 times. The Subordinate Bonds were fully subscribed. RBCCM recommended yield adjustments of 5 basis points on certain parts of the maturity structure.

TRANSACTION SUMMARY



\$117,200,000

CALIFORNIA HOUSING FINANCE AGENCY

2024 ISSUE K-1, 2024 ISSUE K-2

ALLIANT COMMUNITIES - VOSE APARTMENTS

Transaction Highlights

Pricing Date:	June 23, 2024
Closing Date:	June 26, 2024
Project:	332 Units
Coverage:	Senior: Minimum 1.25x Senior and Sub: Minimum 1.05x
Bond Ratings:	Non-Rated
Interest Mode:	Fixed Rate
Tax Status:	Tax-Exempt
Term:	5 Years
Senior:	
True Interest Cost (TIC)	6.00%
Subordinate:	
True Interest Cost (TIC)	7.00%



Vose Apartments, located at 7050 Van Nuys Boulevard, Van Nuys, CA 91405, is a 332-unit Transit Oriented Development located within the City of Los Angeles. The unit mix includes 94 studios, 155 one-bedroom units, and 83 two-bedroom units, with 37 units reserved for persons at

30% AMI, 30 units at 50% AMI, and the remainder targeting “workforce” members earning between 100% and 120% AMI. The \$117,200,000 tax-exempt bond issuance, consisting of unrated Senior and Subordinate Bonds, was sold with a 5-year Mandatory Tender to enhance flexibility for the Sponsor. The Senior Bonds were sold at par with a 6.00% rate, while the Subordinate Bonds were sold at par with a 7.00% rate. RBC Capital Markets acted as Sole Manager for the bond sale, which took place on June 26, 2024.

Pricing of the Bonds

As Vose was non-rated and had a shorter term than some investors were looking for, RBCCM engaged in a deeply hands-on multi-month marketing period. The bankers and Municipal Capital Markets FICC sales force utilized numerous exploratory term sheets to finalize complex negotiations including Sponsor guarantees, coverage ratios, and the final structure for the financing. Ultimately, the entire deal was sold to one institutional investor who became comfortable with the credit as a result of the RBCCM team.

Multifamily Housing Investment Banking Team Resumes

Ian Parker
Managing Director
Multifamily West Group
San Francisco, CA

Cell: (415) 823-1314
ian.parker@rbccm.com

ROLE: Primary Contact

Mr. Parker is a Managing Director at RBCCM, focusing on municipal clients located throughout the western region of the United States. In his current role, he works with clients in the Multi-family and Project Finance space. Mr. Parker has more than 36 years of experience in the industry and has led the execution of over \$75 billion of long-term debt, and \$15 billion of short-term debt financings as a senior or joint lead underwriter over his career. Prior to joining RBCCM, Mr. Parker worked

at Goldman Sachs and Merrill Lynch for nearly three decades in various roles, including municipal housing finance from 1989 to 1999 and municipal capital markets from 2004 to 2008. He also spent four years in London as a member of the structured finance group, where he specialized in providing capital market solutions for European public sector clients and financial institutions from 2000 to 2004. Ian earned a BA, with honors, from Harvard College in 1989.

Brent Hanlin
Director
Multifamily West Group
Denver, CO

Cell: (720) 415-9850
Brent.hanlin@rbccm.com

ROLE: Senior Banker

Mr. Hanlin has 28 years of municipal finance transaction experience having arranged in excess of 200 financings for various sectors totaling over \$3 billion. During the last 22 years of his career, he has focused exclusively on affordable housing transactions (both LIHTC and workforce), having arranged more than \$2.2 billion of financings throughout the country. Mr. Hanlin has served as underwriter/placement agent on both tax-exempt and taxable financing structures using public

offering as well as private placement / direct purchase executions. His expertise covers the full range of affordable housing finance solutions including capital markets direct placement, FHA and agency-enhanced offerings, bank credit-enhanced structures and bank direct purchases. Prior to joining RBC Capital Markets, Mr. Hanlin spent 17 years at Citi Community Capital and its predecessor firms, Capmark Finance, and GMAC/Newman & Associates as an investment banker and affordable housing lender. Mr. Hanlin received his BA in Economics from Kenyon College.

Garet Pierce
Analyst
Multifamily West Group
San Francisco, CA

Cell: (415) 579-4004
garet.pierce@rbccm.com

ROLE: Quantitative Banker / Execution Support

Mr. Pierce joined the firm in April 2022 after having completed an internship within the Multifamily Housing Group the prior summer. He provides coverage and execution support to the investment banking team, primarily focused on multifamily transactions. Mr. Pierce graduated from Indiana University Bloomington with a B.S. in Economic Consulting and Public Policy Analysis. He is currently registered with the FINRA SIE, Series 52, Series 63, and Series 79 securities licenses.

Gabe Zeccolella
Analyst
National Housing Group
New York, NY

Cell: (646) 941-4892
gabriel.zeccolella@rbccm.com

ROLE: Quantitative Banker / Execution Support

Mr. Zeccolella joined RBC Capital Markets in June 2024 following a summer internship in the Multifamily Housing Group with RBCCM the year prior. He provides coverage and execution support to the investment banking team, on all housing structures. Mr. Zeccolella graduated from Trinity College with a B.A. in Public Policy & Law and a minor in Formal Organizations. He is currently registered with the FINRA SIE, Series 52, 63, and 79 securities licenses.



HEALTHY LIVING CAMPUS - REIMAGINED

SENIOR HOUSING - BEACH CITIES

08/06/2025

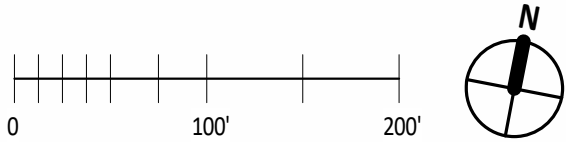


BUILDING LEGEND

-  INDEPENDENT LIVING
-  BEHAVIORAL HEALTH/ URGENT CARE/
OUTPATIENT SURGERY/MEDICAL OFFICE
-  SILVERADO
-  ALCOVE

GROSS SQUARE FOOTAGE:

- A1: 62,000 SF (5 stories)
- B: 50,000 SF (3 stories)
- C: 120,000 SF (4 stories)





COMMUNITY OUTDOOR SPACES:

PLAZA - GATHERING HUB:

6,000 SF

COMMUNITY GARDEN & PICNIC:

6,000 SF

SILVERDAO FOOD COURT:

2,000 SF

RESIDENT POOLS & SPA:

5,000 SF

PATHS AND ACTIVITY AREAS:

15,000 SF

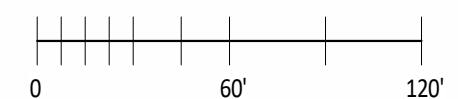
PARKING:

COMMUNITY/RESIDENT PARKING:

88 STALLS

COLOR LEGEND

- STUDIO
- 1 BEDROOM
- RESIDENTIAL LOBBY
- COMMUNITY
- EXISTING
- UTILITY
- CIRCULATION





UNIT MIX PER BUILDING:

LEVEL 1:

ST:	13
1 BR	23

LEVEL 2:

ST:	14
1 BR	26

LEVEL 3:

ST:	14
1 BR	26

LEVEL 4:

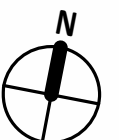
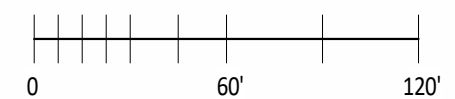
ST:	14
1 BR	26

TOTAL:

ST:	55
1 BR	101
GRAND TOTAL	156

COLOR LEGEND

	STUDIO
	1 BEDROOM
	COMMUNITY
	EXISTING
	UTILITY
	CIRCULATION



BUILDING LEGEND:

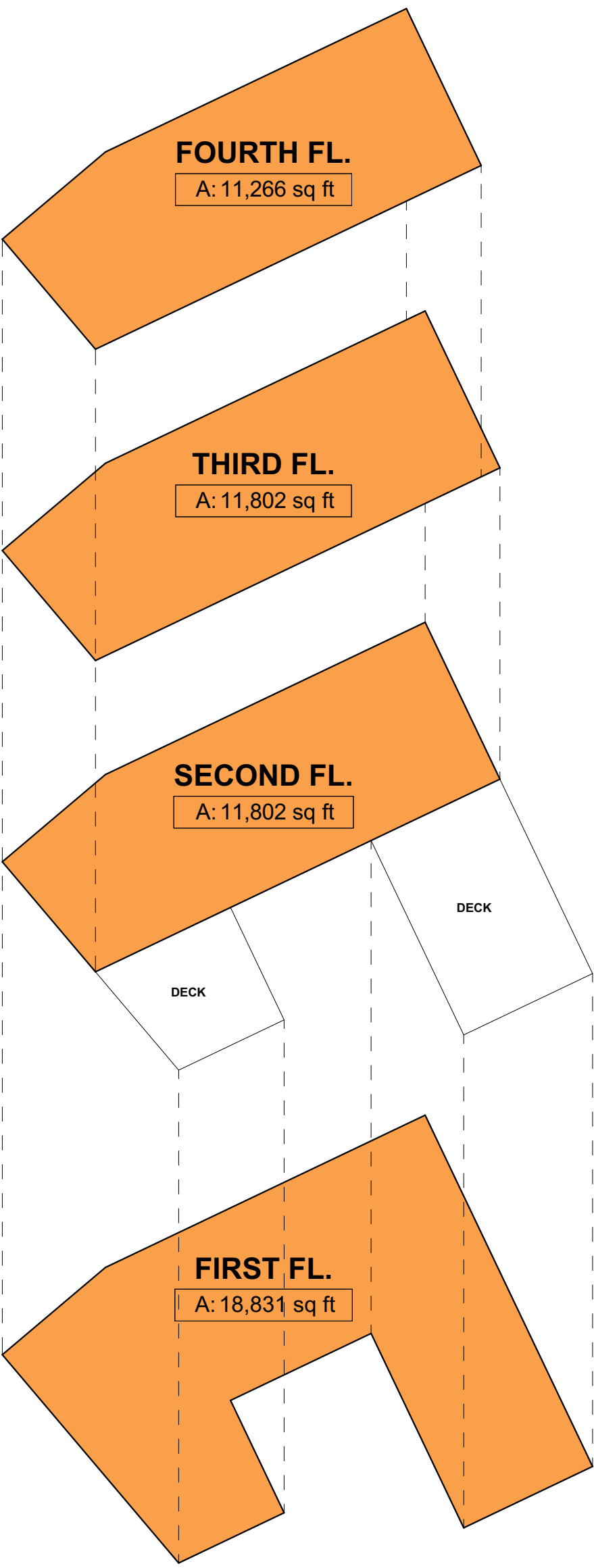
- INDEPENDENT LIVING
- URGENT CARE/MEDICAL OFFICE
- RCFE MEMORY CARE

LOT AREA:

- 1: 44,116 SF (1.01 AC)
- 2: 52,704 SF (1.20 AC)
- 3: 57,961 SF (1.33 AC)

BUILDING FOOTPRINTS:

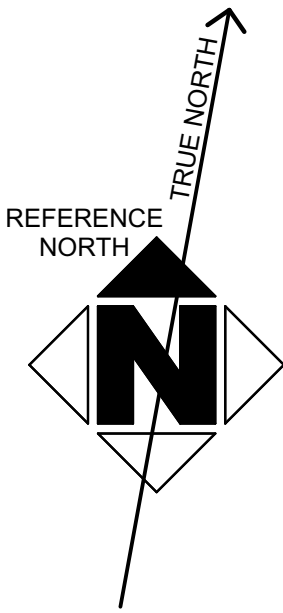
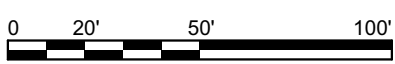
- A: 22,075 SF
- B: 18,831 SF
- C: 31,208 SF



BUILDING B:

- FIRST FLOOR: 18,831 SF
- SECOND FLOOR: 11,802 SF
- THIRD FLOOR: 11,802 SF
- FOURTH FLOOR: 11,266 SF
- TOTAL AREA: 53,701 SF

1 Conceptual Site Plan
SCALE: 1" = 50'



QUALIFICATIONS

Vandeweghe Ventures, LLC
a real estate development consulting company

Laura Benson Vandeweghe, Co-Founder
25 years experience in deal structuring, entitlements, mixed-use development, project management, lease up, and complex financing.

B.A. Northwestern University
M.A. Urban Planning, UCLA Luskin School of Public Policy
M.B.A. UCLA Anderson School of Business, Real Estate



Laura Benson Vandeweghe offers more than 25 years of experience in complex, mixed-use real estate transactions in both urban and rural environments. A fourth-generation Southern Californian, Laura has deep roots in Los Angeles, San Diego, and Imperial counties where she has concentrated most of her development work. She has entitled more than 4,700 housing units including the 1,100-acre Rancho Los Lagos Specific Plan area in Imperial County and developed more than 1,500 apartments, 900,000 square feet of office, and 105,000 square feet of industrial in southern California.

An expert in complex public private development issues around transit infrastructure, Laura spent six years as a Development Executive for Urban Partners, LLC, now known as Mack Real Estate Group, where she project managed several iconic developments including the 334 unit Del Mar Station in Pasadena and the 449-unit Wilshire Vermont Station in Los Angeles. Responsibilities included negotiating contracts, securing permits, public art commission approvals, relocating the historic train depot to Secretary of Interior standards, obtaining the certificate of occupancy, negotiating easements with the Gold Line Authority and City of Pasadena, and managing the \$134 million disposition of Del Mar Station.

To understand the affordable housing sector and homeless crisis, Laura also served five years as Chief Innovation Officer of Decro Corporation, a nonprofit 501c3 affordable housing developer based in Los Angeles. Laura helped to grow the organization from two employees to ten, securing entitlements for seven Los Angeles supportive housing developments, overseeing the development teams, and raising over \$200 million in multi-layered City, County, and state funds for over 350 units of affordable housing. She also forged new partnerships and helped to identify funding for service organizations like Homeboy Industries and VIP Community Mental Health Clinic to strengthen neighborhoods around new affordable housing communities bringing healthcare closer to home.

Unique experience with alternative financial structures stems from eight years as Vice President at CityScape Capital Group, LLC, a boutique investment bank specializing in new market, historic, and energy tax credits where she managed institutional portfolios of more than \$200 million in tax equity invested in catalytic economic development projects across the country. Laura also has deep relationships with both conventional and impact lenders and investors looking to support mixed-use and workforce housing projects in the region.

Designing affordable climate friendly communities that build civic pride is a priority for Laura. She also believes the construction industry is ripe for innovation with waste at every step of the conventional development process. With a goal to drive down the cost of housing construction while creating economic development opportunities in her hometown of Brawley, Laura developed a \$17 million build-to-suit for a volumetric modular company to introduce more sustainable methods of offsite construction to the region. Laura has also participated in numerous modular developments and gained first-hand experience with the opportunities and unique challenges of alternative building approaches.

Laura lives in Manhattan Beach with her husband Bruk, co-founder of Vandeweghe Ventures, and their three children. She also is an active member of the Benson family office investment committee, which includes a diverse portfolio of real estate assets across the country.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/05/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C No. Ext): (855) 222-5919 FAX (A/C, No): E-MAIL ADDRESS: support@nextinsurance.com																					
INSURED Vandeweghe Ventures, LLC 539 4th St Manhattan Beach, CA 90266	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>State National Insurance Company, Inc.</td><td>12831</td></tr><tr><td>INSURER B:</td><td></td><td></td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	State National Insurance Company, Inc.	12831	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER E:																						
INSURER F:																						

COVERAGES

CERTIFICATE NUMBER: 938822984

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	X		NXTJ97WLJH-01-GL	11/25/2024	11/25/2025	EACH OCCURRENCE \$1,000,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00 MED EXP (Any one person) \$10,000.00 PERSONAL & ADV INJURY \$1,000,000.00 GENERAL AGGREGATE \$2,000,000.00 PRODUCTS - COMP/OP AGG \$2,000,000.00 \$
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability	X		NXTJ97WLJH-01-GL	11/25/2024	11/25/2025	Each Occurrence: \$1,000,000.00 Aggregate: \$2,000,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is Beach Cities Health District. This Certificate Holder is an Additional Insured on the General Liability policy per the Additional Insured Automatic Status Endorsement. General Liability coverage applies for Business Consulting operations. All Certificate Holder privileges apply only if required by written agreement between the Certificate Holder and the insured, and are subject to policy terms and conditions.

CERTIFICATE HOLDER

Beach Cities Health District
1200 Del Amo St
Redondo Beach, CA 90277

LIVE CERTIFICATE



[Click or scan to view](#)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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COMPANY OVERVIEW

C³ Development is a privately-owned real estate development, strategic planning, and acquisition / disposition advisory company focused on mixed-use and residential development opportunities in California and throughout the United States. C³ professionals have spent their entire careers in the life cycle of real estate assets from acquisition sourcing and feasibility analysis all the way through portfolio management, evaluation and disposition.

- C³ is in the business of value creation in a business where no two projects are identical. Our capacity for critical thinking, entrepreneurial spirit, and depth of knowledge sets us apart in the market.
- C³ professionals have been involved in deals aggregating in excess of \$3 billion of value ranging from green field entitlement of for-sale product to development of large-scale, mixed-use projects.
- C³ works with top caliber institutions such as Brookfield Asset Management, Irvine Company, Catellus Development, Westfield America, and many larger domestic private equity and institutional funds.

NOTABLE PROJECTS

Del Prado (Dana Point, CA)

24722 Del Prado Avenue, Dana Point, CA 92629

Project Size / Performance: ±\$33M / TBD

Timing: 2022 – Present

Description: Vacant property located on Del Prado in Lantern District of Dana Point. Project includes 18 for-sale luxury condos and ±5K SF of retail space facing Del Prado Avenue.



Status: In pre-development. Construction start expected in 4Q 2023. Expected completion in 3Q 2025.

Gravilla Project (La Jolla, CA)

6710 La Jolla Boulevard, La Jolla, CA 92037

Project Size / Performance: ±\$15M / TBD

Timing: 2021 – Present

Description: Vacant property located on La Jolla Boulevard just above the famous Windansea Beach in La Jolla. Project includes 12 for-sale luxury condos.



Status: In pre-development. Construction start expected in 1Q 2024. Expected completion in 2Q 2025.

801 Pearl (*La Jolla, CA*)

801 Pearl Street, La Jolla, CA 92037

Project Size / Performance: ±\$20M / TBD

Timing: 2020 – Present

Description: Well-located redevelopment opportunity near the Village of La Jolla consisting of 26 multi-family homes and ±3.5K SF of retail space on a high-traffic street.



Status: Construction started in 1Q 2022. Expected completion in 4Q 2023.

ShoreHouse (*Huntington Beach, CA*)

414 Main Street, Huntington Beach, CA 92648

Project Size / Performance: ±\$35M / TBD

Timing: 2020 – Present

Description: Vacant property located in Downtown Huntington Beach on Main Street, ½-mile from the ocean. Project includes 20 for-sale luxury condos and ±5K SF of retail space on Main Street.



Status: Construction started in 3Q 2021. Expected completion in 4Q 2023.

The Farm @ Carpinteria (*Carpinteria, CA*)

5885 Carpinteria Avenue, Carpinteria, CA 93013

Project Size / Performance: TBD / TBD

Timing: 2013 – Present

Description: 28-acre undeveloped property located along the coast. Proposed development includes hotel and multi-family uses.



Status: Sold to boutique hotel developer / operator.

VIBE (*Palm Springs, CA*)

100 Vibe Way, Palm Springs, CA 92262

Project Size / Performance: \$80M / 28% IRR

Timing: 2014 – 2017

Description: 24-acre project, developed as 163 for-sale residential units, segmented into two product lines: small lot detached and clustered homes.



Status: Sold to combination of Woodbridge Pacific Group and GHA Companies. Project is built and sold-out. Product priced from mid \$500K to \$1M.

Armstrong Road (*Jurupa Valley, CA*)

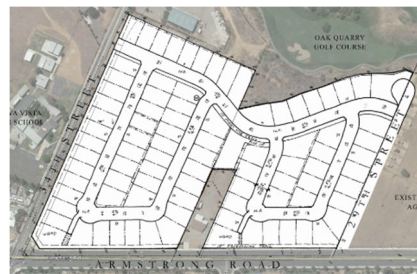
3250 Quarry Drive, Jurupa Valley, CA 92509

Project Size / Performance: \$32M / 25% IRR

Timing: 2013 – 2015

Description: Assemblage of 24 contiguous acres, which were entitled for 85 single family home lots.

Status: Sold to DR Horton. Project is built and sold-out. Product priced from \$400K - \$750K.



Mayfield Mall (*Mountain View, CA*)

100 Mayfield Avenue, Mountain View, CA 94043

Project Size / Performance: \$350M / 32.5% IRR

Timing: 2008 – 2009

Description: 26-acre former shopping mall. Site was owned by Hewlett-Packard and converted into a data center. Re-entitled for 396 for-sale homes in a combination of attached and detached product ranging in density from 6 to 35 units to the acre.

Status: Successfully re-entitled, but due to increases in office product values it was purchased by an office development company for continued use as a commercial / data center.



Irvine Company Multi-Family Development Experience

(as head of Investment Planning & Operations for the Apartment Development Division)

Anaheim Gateway (Anaheim, CA)

(395 MF units; completed 1Q 2016)



Crescent Village (San Jose, CA)

(1,750 MF units; completed 3Q 2013)



Cypress Village (Irvine, CA)

(1,677 MF units; completed 3Q 2012)



Los Olivos, Phase I (Irvine, CA)

(1,750 MF units; 1Q 2014)



Monticello Village (Santa Clara, CA)

(825 MF units; completed 3Q 2016)



Park Place (Irvine, CA)

(989 MF units; completed 3Q 2015)



Playa Vista, Phase II (Los Angeles, CA)

(1,503 MF units; completed 3Q 2016)



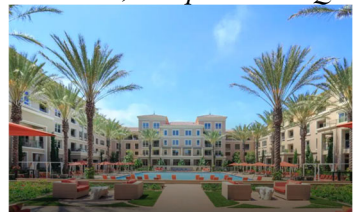
River View (San Jose, CA)

(1,308 MF units; completed in 1Q 2016)



Villas Fashion Island (Newport Beach, CA)

(524 MF units; completed in 4Q 2016)



Amalfi (Tustin, CA)

(533 MF units; completed in 4Q 2015)



Brookfield Properties Development Mixed-Use Acquisition & Development Experience

(as Strategic Advisor / Development Consultant to the Urban Mixed-Use Development Group)

- **Tustin Legacy Mixed-Use Project (Tustin, CA)** --- ±600 planned units on the former Tustin Marine Corps Air Station. Involved with site identification, initial evaluation, under-writing, and City of Tustin negotiations in 2016 – 2017.
- **Merrick Plaza (Coral Gables, FL)** --- Evaluation of accretive re-development / intensification opportunities in 2018 – 2019. Merrick Plaza was purchased by Brookfield as part of their acquisition of 126 regional malls from GGP.
- **Miami Design District (Miami, FL)** --- Evaluation of accretive re-development / intensification opportunities in 2018 – 2019. Merrick Plaza was purchased by Brookfield as part of their acquisition of 126 regional malls from GGP.
- **Mizner Park (Boca Raton, FL)** --- Evaluation of accretive re-development / intensification opportunities in 2018 – 2019. Merrick Plaza was purchased by Brookfield as part of their acquisition of 126 regional malls from GGP.
- **Union Point Naval Air Base (Boston, MA)** --- Involved in the success award of an RFP from the regional redevelopment agency for the redevelopment ±1,300 gross acres in Weymouth, south of Boston. Initial proposed development plan consists of 6K residential units (50/50 split between MF and for-sale) and ±2.0 million SF of commercial space. Time frame: 2019 – 2020.
- **Playa Vista, Phase III (Los Angeles, CA)** --- Evaluation of intensification of the Playa Vista masterplan, which Brookfield purchased in concert with the Irvine Company in 2016. Plans included 300 – 500 additional MF units and 50 – 100 additional for-sale homes in 2019.

Jerzy JP Secousse



As C³'s President, JP, has over 25 years of experience across the residential and commercial real estate and investment industries. Leveraging extensive experience in acquisitions, entitlement, development, strategic planning, and identifying emerging markets, he has led transactions at the highest level, exceeding \$3B of aggregate value.

Previous experience includes executive and leadership positions with Armada Real Estate Group, Summit Land Partners, and Irvine Company. He has also advised and worked with best-in-class master developers such as Brookfield and Irvine Company, many of the public and large private home builders, and multiple institutional and private equity funds.

JP holds a bachelor's degree in Economics from UCLA. He lives in Huntington Beach with his wife and three school-aged children.

Healthy Living Campus Reimagined

lowney
arch

Design Team Qualifications: Vandeweghe Ventures, LLC

August 6, 2025



Prepared by:

Lowney Architecture
360 17th Street, Suite 200
Oakland, California 94612

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01

FIRM PROFILE

About Lowney Architecture

Founded in 2003, Lowney Architecture is a multidisciplinary practice with offices in Oakland, Los Angeles, and Honolulu, offering architectural, interior, and master-planning services. Our firm is dedicated to addressing our community's critical conditions through industry thought-leadership and a research-based approach to project delivery.

At Lowney Architecture, we prioritize understanding and addressing the unique needs of each client. We take the time to deeply understand and take our clients' needs seriously, ensuring their goals are not only met but exceeded. This client-focused approach allows us to create innovative, business-minded solutions that add value and elevate the sense of place in every project.

Our commitment to the community is key, and we partner with a diverse portfolio of clients to design spaces that positively impact the human condition, inspired by the community's values, interests, and needs. We proudly engage with clients and projects across the education, commercial, hospitality, residential, and retail market sectors, consistently striving for design excellence.

In all typologies, we consider how to make projects better—whether it's affordable housing elevated for residents, retail spaces that double as public amenities, or creating density with dignity. Lowney Architecture is dedicated to creating thoughtfully designed environments that not only fulfill client goals but also contribute to the greater good of the community.

SERVICES

Modular Design
Architectural Design
Interior Design
Master Planning
Adaptive Reuse
Feasibility Studies
Entitlement
Construction
Documents
Code Analysis
Value Engineering
Rollout Services

MARKETS

Multi-Family Housing
Student Housing
Affordable Housing
Grocery
Hospitality
Industrial
Mixed-Use
Office Building
Public Space
Restaurant
Retail
Transit-Oriented Development





Designing Homes, Building Community

For over 20 years, Lowney Architecture has delivered affordable, sustainable, and community-driven housing that meets urgent needs.

We design high-density homes for students, families, seniors, and individuals transitioning from homelessness. Over 70% of our portfolio is multi-family, ranging from townhomes to 500-unit towers, with plans from microunits to four-bedroom layouts.

Our projects activate neighborhoods by integrating shared spaces, services, public art, transit access, and ground-floor retail.

We lead inclusive planning processes that involve future residents early, creating designs that balance privacy and connection.

From courtyards to walkable layouts and flexible gathering spaces, we encourage interaction while solving for funding, regulatory, and cost challenges with creative, efficient strategies. We build resilient communities where people feel welcome and proud to call home.

CLIENTS AND CITIES WE’VE WORKED WITH

Alaka’i Development	Development Corporation	Servitas
Allied Housing\Abode	Housing and Education	The Michael ’s
Services	Resource Development	Organization
Alexander & Baldwin	(HERD)	Tourbeneau
Avalon	Highridge Costa	Tradewind
Bridge Housing	Hunt	City of Berkeley
Continental Asset	Ikenakea	City of El Cerrito
Management	Laulima	City of Hayward
Coretech	Lokahi Global	City of Honolulu
CRP Affordable Housing	Mercy Housing California	City of Oakland
EAH Housing	MidPen Housing	City of Redwood
EBALDC	Pacific Development Group	City
Eden Housing	Related	City of San Francisco
First Community Housing	RCD, Resources for	City of South Lake
Gentry	Community Development	Tahoe
Hawaii Housing Finance &	SAHA	

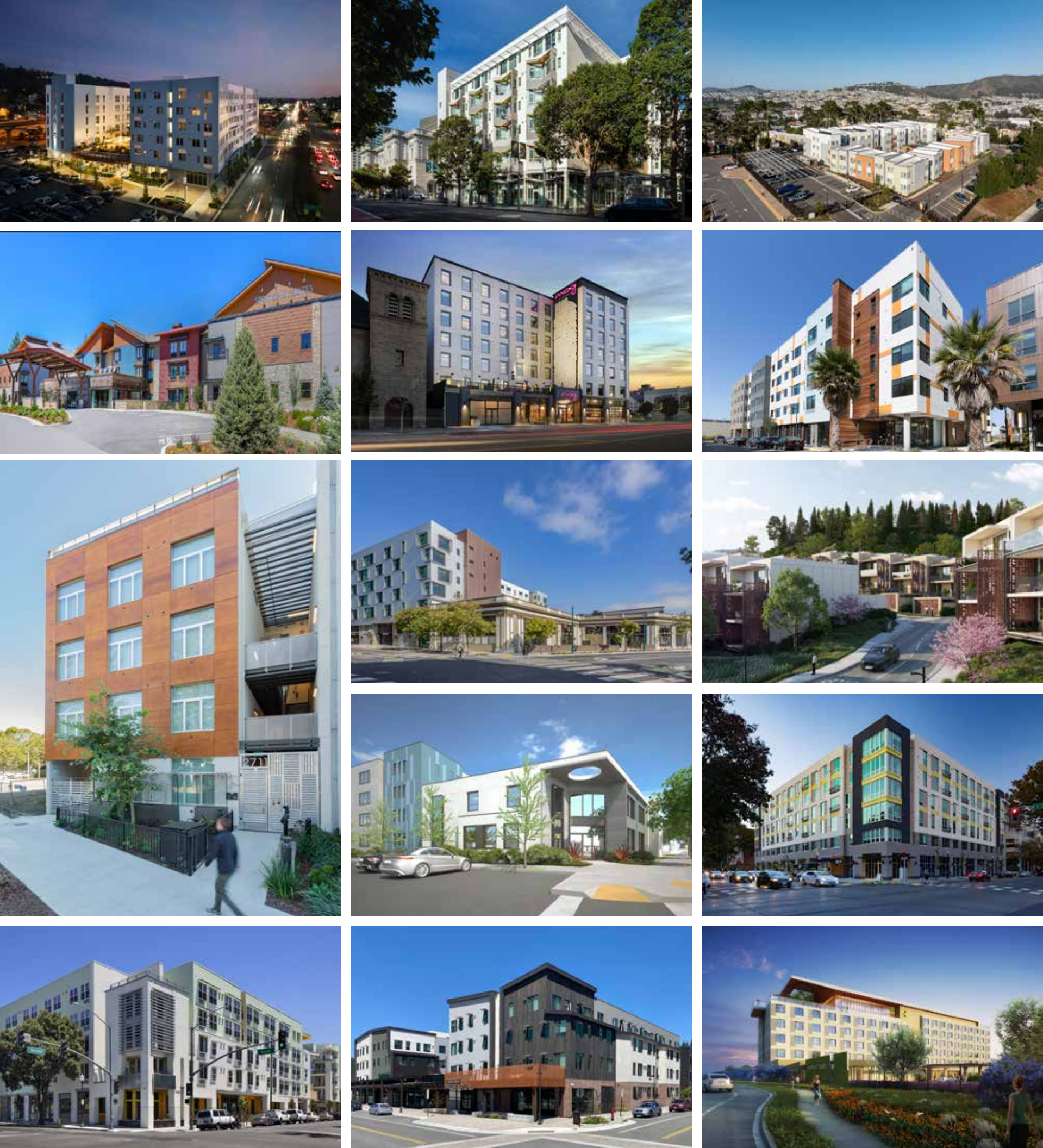


808 ALAMEDA BY LOWNEY ARCH

Multi-Family Experience

Recent Projects	Location	Number of Units	Market Rate	Affordable	Supportive	Student / Faculty	Modular
500 Kirkham*	Oakland, CA	1032 units	●	●			●
500 Lake Park	Oakland, CA	53 units		●			
808 Alameda	San Carlos, CA	87 units	●				●
1064 Mission	San Francisco, CA	254 units		●	●		●
2700 Sloat*	San Francisco, CA	288 units	●	●			●
Allied Depot Community Apartments	Hayward, CA	125 units		●	●		
Arbor View	Fremont, CA	67 units	●				
Artist Lofts	Truckee, CA	77 units		●			●
Bella Creek	Rohnert Park, CA	92 units	●	●			
2015 Blake Street	Berkeley, CA	219 units	●	●			
Calabazas Community Apartments	Santa Clara, CA	145 units		●	●		
CitySpaces Micropad Prototype	San Francisco, CA	Prototype		●			●
Confidential Project	Honolulu, HI	2,500 units	●	●			
Electric Lofts	Oakland, CA	89 units	●				
The Element, 41st Street Townhomes	Oakland, CA	44 units	●				
Eviva Midtown Apartments	Sacramento, CA	118 units		●			●
Hale Mahana	Honolulu, HI	195 units	●			●	
The Intersection, 2800 San Pablo	Emeryville, CA	105 units	●	●		●	●
JESD Faculty + Staff Housing	Daly City, CA	56 units		●		●	●
Kuhio Park Low Rise Homes	Honolulu, HI	469 units		●			
Loro Landing	San Leandro, CA	62 units		●	●		
The Market, 1919 Market Street	San Francisco, CA	102 units	●				
Marea Alta Apartments	San Leandro, CA	125 units		●			●
Maya Apartments, 4045 Broadway	Oakland, CA	45 units	●				
Mayfair	El Cerrito, CA	233 units	●	●			●
Miramontes, 1304 El Camino	Redwood City, CA	39 units		●			
Mission Bay Block 9	San Francisco, CA	140 units		●	●		●
The Nexus	Berkeley, CA	70 units	●			●	
Noodle Factory*	Oakland, CA	69 Units	●	●			
One Santa Rosa Apartments*	Santa Rosa, CA	120 units	●				●
The Phoenix	Oakland, CA	101 units		●	●		●
Rick Judd Commons, 1313 Galindo	Concord, CA	62 units		●	●		
Shattuck Studios, 2711 Shattuck	Berkeley, CA	22 units	●			●	●
SmartSpace, 38 Harriet Street	San Francisco, CA	23 units		●			●
St Paul's Terrace, 2024 Ashby	Berkeley, CA	50 units		●	●		
Sugar Pine Village	South Lake Tahoe, NV	68 units		●			●
South Second Street Studios	San Jose, CA	135 units		●	●		●
Villa Oakland, 2116 Brush Street	Oakland, CA	105 units		●			●
Waterbend Apartments, 5830 Third Street	San Francisco, CA	136 units	●	●			●

* Unbuilt



Modular Expertise

Lowney is a leader in modular design and delivery, with over 25 completed modular projects in the past 15 years and more than 60 currently active, totaling over 5,300 units. Our experience makes us one of California’s most trusted architecture firms in this space.

We see modular as a powerful tool when it aligns with a project’s goals, constraints, and context. It can save time, reduce costs, and support high-quality, affordable housing, but it is not always the right choice. We help clients determine when modular is appropriate and when other methods are better suited.

With a deep understanding of common challenges such as agency inexperience, manufacturing limits, permitting delays, labor issues, and public skepticism, we know how to navigate the complexities of factory-built housing. Our portfolio reflects both our technical expertise and our commitment to advancing efficient, resilient housing solutions.

MARKET RATE

500 Kirkham
808 Alameda
1188 E 14th Street
5830 Third Street
Eviva Midtown
The Intersection
Mayfair Station
Sugarpine Village

AFFORDABLE

2700 Sloat
Artist Lofts
Marea Alta, Phase I & II
Mayfair Station
Smart Space, 38 Harriet Street
Villa Oakland, 2116 Brush St

SUPPORTIVE

1064 - 1068 Mission
Abode Depot Road
CitySpaces Micropad
Homerise at Mission Bay
The Phoenix
South Second Street

HOSPITALITY

Foster City Hotel
Hyatt Place
1510 DeAnza Hotel
Springhill Suites
Moxy Downtown
Oakland

STUDENT + WORKFORCE

Shattuck Studios, 2711 Shattuck
JESD Faculty + Staff Housing

Building Healthy, Sustainable Spaces

We design sustainable projects to honor our responsibility to conserve resources today and leave the world healthier for tomorrow. Our approach balances environmental and economic considerations, focusing on efficient resource use and integrating natural systems rather than relying on costly solutions that can become inefficient over time.

Just as we believe good design does not have to be expensive, we know that meeting sustainability goals can also be cost-effective when planned early. With clear green objectives from the outset, we shape projects to incorporate many sustainable features, often at little or no additional cost, by leveraging passive strategies suited to local microclimates and establishing baseline specifications such as no-VOC materials, demolition recycling, and responsible water use.

We see sustainable design as inseparable from creating healthy buildings, spaces that reduce carbon footprint, conserve energy and water, and provide safe, comfortable, and supportive environments for residents. Natural light, fresh air, non-toxic materials, and resilient design are fundamental to our practice because they improve quality of life and environmental outcomes alike.

Our experience designing in California, under the nation's strictest energy codes, has made sustainable and healthy design second nature. We continuously seek innovative ways to improve, whether through factory-built housing, advanced technologies, or new strategies for resilience and efficiency.

Whenever appropriate, we utilize the LEED rating system to guide and document our projects, applying its principles to new construction, renovations, and operations. Many of our architects are LEED-accredited professionals, and we partner with consultants who share our commitment to sustainability and human health.

For us, sustainability is not just about reducing impact, it is about creating buildings that contribute positively to residents, communities, and the planet.



02

SELECT PROJECT EXPERIENCE

Residential:

Inclusive Housing for Every Stage of Life

With the majority of our work rooted in affordable housing, we understand the unique challenges developers face, from navigating complex funding programs, rising construction costs, and local land use regulations to building trust and consensus within the community. Our goal is to design housing that not only meets the specific needs of its residents, whether seniors, young adults, families, individuals, or those transitioning from homelessness, but also feels like a welcome and valued part of the neighborhood.

We begin each project with early and meaningful engagement, inviting input from stakeholders and future residents to ensure the design reflects their needs and aspirations. Our spaces are thoughtfully tailored to support people through every stage of life, with solutions that make aging in place possible, accommodate families and individuals, and foster social connection while preserving privacy.

Safety and resilience are integral from the start, with designs that prioritize secure environments, durable materials, and protections against hazards like flooding and water damage. Flexibility is also key, and we create multi-use spaces and adaptable layouts that evolve with the needs of the community over time.

We believe great design does not have to come at great cost. By combining creativity, efficient planning, and innovative construction methods, including modular solutions where appropriate, we deliver housing that works harder, providing beauty, durability, and connection within reach of those who need it most.



SECOND ST. STUDIOS BY LOWNEY ARCH



Mayfair Station

EL CERRITO, CA

Previously used as a surface parking lot for commuters accessing public transit, the Mayfair development on a city-owned block in El Cerrito, CA brings 223 new housing units to a long-neglected stretch near the El Cerrito del Norte Bay Area Rapid Transit (BART) Station. The affordable and market-rate units will be in their own U-shaped buildings that surround a pair of open courtyards. The central open space between buildings will be open to the public during daylight hours to encourage activity in the transit-oriented development. 67 of the units will be classified as affordable housing, ranging in affordability from 30% – 60% of area median income.

The program mix between the two buildings consist of 10,500 sf of ground floor retail, parking, bicycle parking, property management, community rooms, and tenant service offices as available amenities. The open space will include play areas, vegetable gardens, BBQ area and an outdoor kitchen. This project received its first stacked module unit October 2020 and reached its full building height of six stories after ten days of assembly. The modules for the 156-market rate units of the project started production in June 2019. The modules were fabricated by Factory_OS, only 19 miles away from the site in Vallejo, Calif.

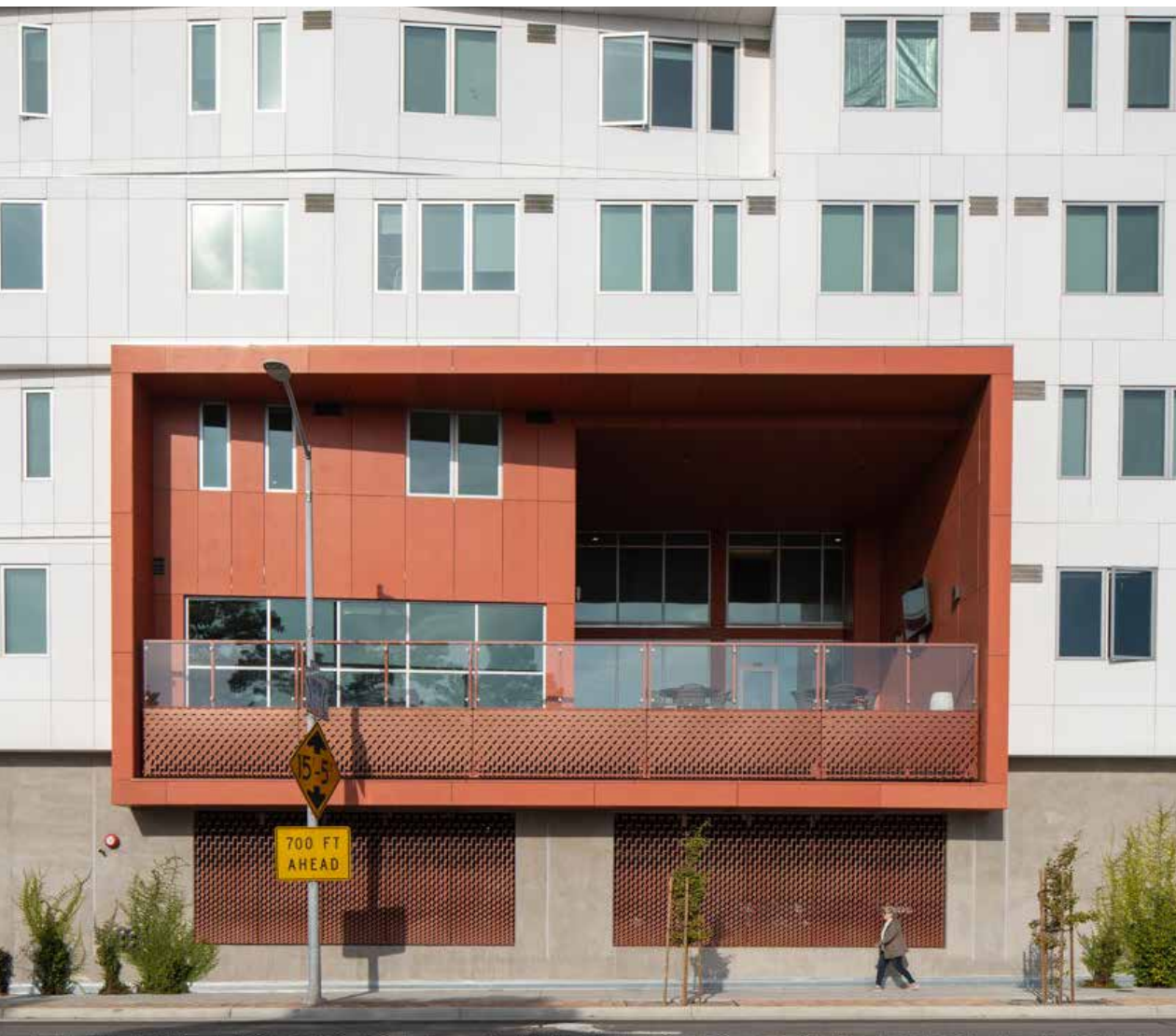
The design intent of this project was to complement the site's dynamic power and expression. The building façade, envisioned to push the boundaries of modular design, has horizontal undulating angles that stagger between floors, responding to the movement of the BART trains. The plan was arranged with building circulation in a single loaded corridor on the exterior. This serves as a sound buffer to the interior units and creates a mostly solid area of the façade that will have a large-scale public artwork facing BART. Rounding out the aesthetics, the design team is working with a local artist on an installation incorporating areas of mirrored building skin that will blur and change daily for commuters. The idea is that as the time of day and colors of sky change, the rider approach and experience of passing by the building will be unique.

PROJECT DETAILS

Sector: Multi-Family (Affordable + Market Rate)

Size: 58,000 sf | 6 stories | 223 units

Delivery Method: Modular Construction





Sugar Pine Village

SOUTH LAKE TAHOE, CA

Sugar Pine Village is conceived in two sites – “East Village and “West Village” together comprising a unified family oriented residential community serving the South Lake Tahoe workforce. There are 248 total apartments (studios, 1BR, 2BR and 3BR) in eight 30-unit buildings and one 8-unit building. A resident-serving “Community Building” and community-serving “Public Service Building” will form a village center at the main project entrance off Lake Tahoe Boulevard. This village center features a bike-centric entrance from the future Class 1 bike trail fronting the property and provides a generous outdoor plaza connected to an indoor gathering hall. Adjacent to the plaza is “Sugar Pine Meadow” where the once-plentiful trees will be re-introduced to the site. Continuing south from the plaza, a multi-use bike and pedestrian trail will connect a childcare center, picnic and children’s play areas, community gardens, and other passive and active outdoor landscape features. The trail terminates on the south end of the property, preserving access through the site for the existing community. The northwest corner of the site is a sensitive stream environment zone (SEZ) to be preserved. “Infiltration at the source” concepts for storm water management will be implemented throughout the project with strategically located “Rain Gardens” and infiltration basins for collection of roof run-off. Tree preservation has been prioritized as well as attention to defensible space guidelines.

KEY FEATURES

Sector: AFFORDABLE HOUSING | MIXED USE

Size: 248 UNITS | East Building 1.58 Acres

Building program: Design-build, Affordable Housing

Master Planning: *Frameworks for the Future*

At Lowney Architecture, master planning is about shaping places that serve real people—now and in the future. Our work brings together land use, density, mobility, and community input to create smart, flexible frameworks that guide growth and investment with intention.

We approach each plan with a balance of creativity and pragmatism, aligning site potential with policy, funding realities, and long-term community needs. Whether designing a mixed-use district, affordable housing campus, or transit-oriented development, we focus on delivering plans that are both visionary and buildable.

Our team is skilled at working across jurisdictions, navigating entitlement processes, and coordinating complex stakeholder groups. We lead inclusive, transparent planning efforts that build trust and generate momentum.

Sustainability, equity, and resilience are embedded in our planning process. We leverage our deep expertise in housing, modular construction, and green infrastructure to shape plans that are resource-efficient and community-focused.

With a portfolio that spans urban infill, adaptive reuse, and large-scale redevelopment, we create master plans that not only set a clear path forward, but lay the groundwork for places people are proud to call home.



JESD Faculty + Staff Housing

DALY CITY, CA

The Jefferson Elementary School District housing project fulfills an unmet need for affordable faculty and staff accommodations in the Daly City region.

In order to attract and retain new talent, JESD has committed to build 56 units of housing available to employees at a substantial discount from market-rate rents. The project will be constructed on district-owned land, and will be entitled and permitted by Daly City. To keep down costs and to deliver the project as quickly as possible, JESD turned to Lowney Architecture to assist with site planning and pursuing a modular construction project approach. This is the first housing project undertaken by JESD.

Entrances to all the buildings were intentionally oriented to open onto the central courtyard, making this open space the focus of the community. A children's play space, vegetable garden beds, BBQ areas, and a community hub building featuring a green roof are some of the amenities offered to residents. Monterey Pines surround the site on three sides, providing a green buffer from the adjacent neighborhood.



KEY FEATURES

Sector: Multi-Family housing | Student

Size: 50,553 SF, 56 units

Project Role: Design & Architect of Record



808 Alameda

SAN CARLOS, CA

808 Alameda is an 87-unit townhome development in the San Francisco Bay Area, with each unit averaging a 2,500 sf footprint. Clustered in 4–5 unit buildings, the layout fosters a neighborhood feel enriched by the site’s pastoral tranquility. Alongside comfortable, high-performance homes, the design delivers recreational and communal benefits to both residents and the wider San Carlo community.

Rooted in the area’s natural heritage, the project preserves half the site as open space with trees, trails, and landscape features. This promotes walking, biking, and public transit use, while enhancing relaxation and wellness. A historic natural spring and varied topography shape communal recreational spaces.

The design incorporates a panelized construction system, HPS siding, and perforated steel screens that filter dappled light indoors. Each unit includes rooftop access with steel and glass railings. Surrounding landscapes feature bioretention areas, rock-lined drainage, timber steps, and board-formed concrete walls. Most existing trees will be preserved, with new native species added, including wetland plants, grasses, and shrubs.

PROJECT DETAILS

Sector: Multi-Family | Mixed-Use

Size: 11.4 acres | 68 townhomes + community center

40+ private/public bike parking | 180+ private/public car parking





Artist Lofts

TRUCKEE, CA

A new, 4-story project located in the town of Truckee, the Artist Lofts are a mixed-use facility with 77 units of affordable live/work housing designated for local artists.

The project also includes 3,735 SF of ground level retail, which will help extend downtown Truckee's sense of community and contribute to the overall vibrancy and utility of the broader Truckee Railyard site.

The Artist Lofts amenities include two laundry rooms, a community room, art making spaces, and a second floor music room which will double as a recreational amenity for residents who are 13-17 years old.

PROJECT DETAILS

Market Type: Multi-Family | Market Rate + Affordable

Size: 68,735 SF | 4 stories | 77 units

Project Role: Design & Architect of Record





Kuhio Park Lowrise Development

HONOLULU, HI

The Kuhio Park Terrace Low-Rise and Kuhio Homes are adjacent properties that contain a total of 174 units of federally subsidized low-income public housing on a 22-acre densely populated diverse neighborhood within Kalihi, a community on the island of O'ahu.

Prior to the redevelopment, these residences were 1960's concrete barracks style public housing in need of serious repair and isolated from the surrounding community. The quality of housing and the safety of the tenants due to over-crowdedness was a concern that was studied and redeveloped in the phased masterplan on the piece of property north of Linapuni Street.

The overall vision was a sustainable, livable, urban, familial community - one that is pedestrian friendly, safe, and filled with opportunity for its residents.

Lowney's scope of work involved conducting follow up community outreach charrettes with tenants and other stakeholders, remasterplanning the project based on new site and stock conditions, architectural concept design, and civil engineering coordination.

The overall plan for this innovative redevelopment consists of 625 new, low-income units over 3 phases with 174 units of federally subsidized low-income public housing. The units will be divided up into multiple building types with varying density and layouts to maximize green and community spaces including walk-up 4-8 story building "villages" with 1BR to 3BR unit mix. This project is a residential development within a larger campus that has two existing towers. The proposed new plan includes a community center, shared garden plots, and tree lined exercise loop connecting the lowrise campus.

PROJECT DETAILS

Market Type: Multi-Family | Affordable Housing

Size: 8 stories | 625 units | 599 beds

Project Role: Architectural Design & Masterplanning

Completion Date: 2028





The Orchards

WALNUT CREEK, CA

This 25-acre development creates a totally new community in eastern Walnut Creek, immediately adjacent to the Shadelands Business Park. With senior housing, and 200,000 sf of shops and restaurants anchored by a flagship Safeway grocery store, Steinmart, Petco and Crunch fitness, the Orchards provides much needed amenities in an appropriately scaled, pedestrian-friendly shopping environment.

The masterplan and architecture were created with extensive community input and city dialogue over nearly two years. The resulting design weaves buildings in and around existing mature oak and walnut trees, with winding roads and multiple outdoor spaces for gathering and dining. Roof parking reduces the presence of cars at grade, and solar panels help to offset the energy footprint of the complex. A quarter of the site is dedicated to outdoor green spaces, including all-abilities kids' play areas and a splash pad. The architecture is "modern agrarian," a contemporary interpretation of forms highlighting the areas farming history.

PROJECT DETAILS

Market Type: Retail | Masterplanning

Size: 25 Acres | 228,000 SF

Project Role: Design Architect + Architect of Record



Mayor Wright Homes

HONOLULU, HI

The Mayor Wright Homes Redevelopment Project will convert the existing Mayor Wright Homes site into a new mixed-income, mixed-use transit oriented development (TOD) that will be an integral part of the Kalihi-Palama neighborhood.

The 20-acre master plan project includes 2,448 residential rental units; with two-thirds targeted for affordable units including at minimum a one-for-one replacement of the existing 364 public housing units on site. Up to 80,000 square feet of commercial space is also proposed and will include a mix of retail, office space, and community services to support the new residential uses and complement the surrounding neighborhood. Open spaces are envisioned throughout including a new community center, parks, community gardens, and recreational decks.

New internal streets will be designed as “complete streets” to support safe pedestrian and bicycle circulation and will also include traffic calming measures to slow vehicle traffic through the site. Convenient pedestrian and bicycle access will also be provided to the surrounding transit facilities.

The proposed project incorporates well designed recreational spaces combined with green building and sustainability concepts that will contribute to improved individual health, wellbeing, quality of life and sense of connectedness to the Hawaiian environment for existing and future residents.

The proposed MWH conceptual master plan includes a mix of community spaces where people can gather, recreate, and celebrate. At the heart of the plan is a community park flanked by the community center and a multipurpose hall where community activities can be held as well as informal gatherings for family and friends. In addition, the initial landscape concept incorporates several community gardens and raised food gardens throughout the site where future residents can grow their own food. Culturally significant plants and lei plants will be considered in the landscape design of the project so the plantings can serve multiple purposes of being useful as well as providing shade, comfort, and aesthetics.

The proposed project will be the largest affordable housing development in the state.

PROJECT DETAILS

Sector: Mixed-Use | Multi-Family + Commercial

Size: 2,448 units

Delivery Method: Type 1 Construction

Project Role: Prime Architect

Completion date: 2028





Broadway Valdez District Plan

OAKLAND, CA

From the City of Oakland's Website

The approximately 95-acre Broadway Valdez District Area is generally defined as the Broadway corridor between West Grand Avenue and Interstate 580 (approximately 0.8 miles in length) including stretches of 27th and Valdez Streets. It is situated amid some of Oakland's most economically robust and burgeoning areas and close to 3 major BART stations.

Some goals of the project include creating attractive, regional destination for retailers, shoppers, employers and visitors that captures sales tax revenue for reinvestment in Oakland; provide diverse housing opportunities and a mix of retail, dining, and entertainment; enhancing the area's social and economic vitality by building upon the area's existing strengths and successes, and integrating high quality design to establish a social economic vibrant identity for the District.

Lowney Architecture helped with the masterplanning of the district plan as well as served as the architect for retail, restaurant, and housing projects within the area.

PROJECT DETAILS

Market Type: Mixed-Use | Multi-Family | Retail

Size: 95 acres

Project Role: Design Architect



Broadway Valdez District Plan

OAKLAND, CA



FIGURE 4: OVERALL LAND USE CONCEPT





Healthcare: ***Designing for Wellness***

At Lowney Architecture, we design healthcare environments that support both patient wellbeing and provider efficiency. Our work spans clinics, medical office buildings, behavioral health facilities, and integrated health campuses, each tailored to meet evolving care models and community needs.

We focus on creating spaces that are calm, intuitive, and resilient. From spatial planning to material selection, every decision supports comfort, safety, and operational flow. Whether it's a neighborhood clinic or a multi-tenant medical office building, we design for flexibility, compliance, and long-term adaptability.

Our team understands the technical demands of healthcare, from OSHPD requirements to complex infrastructure coordination. We work closely with providers, developers, and consultants to streamline approvals and deliver spaces that work—clinically and financially.

We also bring a people-first approach to healthcare design. By integrating natural light, intuitive wayfinding, and welcoming environments, we help create spaces that reduce stress and foster trust.

With experience across both public and private sectors, we deliver healthcare projects that are functional, efficient, and deeply aligned with the mission of care.



Good Samaritan Hospital

KING COUNTY, CA

Lowney Architecture is proud to have designed Good Samaritan Hospital in Kern County, California, a facility that exemplifies our commitment to patient-centered healthcare environments. This state-of-the-art hospital prioritizes both functionality and comfort, featuring an intuitive layout that enhances patient flow and optimizes staff efficiency.

Key elements include strategically placed nurse stations for improved visibility and access, ensuring higher levels of patient care. Sustainability was also a focal point, with energy-efficient systems and eco-friendly materials that align with California's environmental standards, contributing to lower operational costs and a healthier atmosphere.

Good Samaritan Hospital incorporates welcoming public spaces, such as a community garden and comfortable waiting areas, designed to promote healing and well-being. Thoughtful integration of artwork and natural light creates a soothing environment for patients and families.

This project showcases how innovative design can enhance health outcomes and foster community engagement, reinforcing Lowney Architecture's dedication to excellence in medical architecture.

PROJECT DETAILS

Project Type: Medical

Size: 16,000 SF

Project Role: Design Architect + Architect of Record

Sutter Health Palo Alto Medical Foundation

DUBLIN, CA

Anthony Cataldo, COO, successfully completed the Sutter Health Palo Alto Medical Foundation facility in Dublin, California. This 60,000-square-foot architectural achievement exemplifies modern healthcare design, with a strong emphasis on a patient-centered approach that enhances the overall healthcare experience.

The design prioritizes optimizing patient flow and staff efficiency through intuitive navigation and strategically placed spaces. Natural light floods the interiors, creating a welcoming atmosphere that promotes healing and comfort. Flexible layouts accommodate various medical services, ensuring the facility can adapt to the evolving needs of healthcare.

Sustainability was a key consideration throughout the project, with the integration of environmentally responsible materials and energy-efficient systems. The Sutter Health Palo Alto Medical Foundation facility stands as a hallmark of innovative healthcare architecture, setting a new standard for facilities in the community and reflecting Anthony Cataldo's commitment to excellence in healthcare design.

PROJECT DETAILS

Project Type: Medical

Size: 16,000 SF

Project Role: Design Architect + Architect of Record

*Previous experience



Zouves Fertility Center

FOSTER CITY, CA

Interior design services for an 11,000 square foot second-generation tenant improvement for a fertility company were successfully completed by Anthony Cataldo. This Class A facility features two procedure rooms, an exam room, a recovery room, and a collection room, along with specialized mechanical and cooling areas for embryos. Additionally, it includes a tank storage room for specialty medical gases, a Class 1,000 clean room environment lab space, a backup generator, and locker rooms with showers, as well as medical office space.

PROJECT DETAILS

Project Type: Medical

Size: 11,000 SF

Project Role: Design Architect + Architect of Record

*Previous experience





East Bay Oncology Center

DUBLIN, CA

Anthony Cataldo successfully completed the interior design services for a 12,000 square foot tenant improvement for an outpatient oncology treatment facility. The design encompasses both radiation oncology and medical oncology, featuring an Elekta Digital Linear Accelerator, infusion stations, and a PET/CT scan machine.

In addition to these specialized areas, the facility includes a lobby, waiting room, and exam rooms, all designed to create a welcoming and efficient environment for patients and healthcare providers.

PROJECT DETAILS

Project Type: Medical

Size: 12,000 SF

Project Role: Design Architect + Architect of Record

*Previous experience





03

DESIGN TEAM RESUMES

Project Team



mark donahue AIA, LEED AP
Principal, Design Director

As Design Director, Mark brings over 35 years of experience in architecture, leading the charge on a broad spectrum of project typologies ranging from small multifamily residential projects to large scale, complex mixed-use developments. Mark is known for his collaborative approach, reflecting a belief in a truly integrated process from project onset to delivery. Notably, Mark was the Design Director for Truckee Artist Lofts – a 77-unit modular, affordable housing project. With an attention to detail and focus on materiality, Mark continues to lead successful design projects tuned to the local conditions and incorporating innovative approaches to project delivery.

BACKGROUND
35+ Years of Experience

Master of Architecture
University of New Mexico

Bachelor of Arts, Industrial Design
University of Notre Dame

LEED Accredited Professional

Licensed Architect
California

RELEVANT EXPERIENCE

Modular + Traditional Multi-Family Projects

JESD Faculty + Staff Housing, Daly City, CA	56 units
Sugar Pine Village, South LakeTahoe, CA	68 units
2700 Sloat, San Francisco, CA	288 units
15850 E. 14th Street, Alameda County, CA	91 units
2415 Valdez, Micro-unit Development, Oakland, CA	89 units
Truckee Artists Lofts, Truckee, CA	74 units
The Mayfair, El Cerrito, CA	225 units
500 Lake Park, Oakland, CA	57 units
1919 Market Street, Oakland, CA	200 units
1313 Galindo, Concord, CA	62 units
Franciscan Apartments, Campbell, CA	60 units
The Phoenix, Oakland, CA	103 units
914 West Grand, Oakland, CA	115 units
Potrero Launch, San Francisco, CA*	196 units
Arc Light Company Housing, San Francisco, CA*	94 units
Hale Mahana Student Housing, Honolulu, O’ahu, HI	195 units
1261 Harrison Street, Oakland, CA	185 units
1331 Harrison Street, Oakland, CA	164 units
1309 Madison Street, Oakland, CA	137 units
The Azure, San Francisco, CA*	273 units
The Jasper, San Francisco, CA*	321 units

Masterplan

Mayor Wright Homes, Honolulu, O’ahu HI	2,448 units
UC Merced Village, Merced, CA	
Truckee Railyard, Truckee, CA	

LEED Projects

50 UN Plaza, GSA Headquarters, San Francisco* (LEED Platinum)	
Arc Light Company Housing, San Francisco, CA* (LEED Gold)	94 units
Letterman Digital Arts Cener for Lucas film Ltd.* (LEED Gold)	
101 North Brand Boulevard, Glendale, CA* (LEED Silver)	
The Jasper, San Francisco, CA* (LEED Silver)	

* Prior to joining Lowney Architecture



anthony cataldo AIA, NCARB, LEED AP BD+C
Chief Operating Officer, Partner

As COO of Lowney Architecture, Anthony’s calm and clear communication style is central to his management approach and beneficial to maintaining long-term, successful relationships with his clients. With 20+ years of experience in the design industry, Anthony has worked on a wide-ranging portfolio within the industrial, workplace, mixed-use, medical and hospitality sectors. He is a Licensed Architect in the State of California as well as a LEED AP. Anthony has been actively involved with the American Institute of Architects (AIA), and was President of the East Bay Chapter in 2012. In 2014, Building Design + Construction magazine named Anthony one of the top 40 under 40.

BACKGROUND
20+ Years of Experience

Bachelor of Architecture
California Polytechnic State
University, Pomona, CA

Licensed Architect
California, Hawaii, Washington, Utah, and
Oregon

LEED Accredited Professional

Member
American Institute of Architects

RELEVANT EXPERIENCE

Multi-Family Projects

2700 Sloat, San Francisco, CA	288 units
2539 Telegraph, Berkeley, CA	70 units
The Intersection, Emeryville, CA	105 units
1064 Mission Street, San Francisco, CA	350 units
Mission Bay Block 9, San Francisco, CA	140 units
The Mayfair, El Cerrito, CA	225 units
The Phoenix, Oakland, CA	103 units
5830 Third Street, San Francisco, CA	136 units
41st Street Townhomes, Oakland, CA	44 units
Mayor Wright Homes, Honolulu, O’ahu HI	510 units
500 Lake Park, Oakland, CA	3,000 sf
1313 Galindo, Concord, CA	62 units
Calabazas Community Apartments, Santa Clara, CA	145 units

Healthcare

Good Samaratin Hospital, Kern County, CA	16,000 sf
Straub Medical Center, Honollulu, HI	
1909 Zephyr Spec Suite*	4,000 sf
Aesthetx*	7,000 sf
California Cancer Care Urology & Radiation*	15,000 sf
Davis Street Wellness Center*	5,000 sf
Dr. Japra Offices*	2,500 sf
Dublin Gateway Medical Office Building, Dublin, CA*	112,000 sf
East Bay Oncology Center, Dublin, CA*	12,000 sf
Farewell Medical Spec Suites*	5,000 sf
Foster City Medical Center, Foster City, CA*	40,000 sf
Farewell Medical Office Building, Fremont, CA*	32,620 sf
Fremont Pediatric Group*	10,000 sf
Fremont Orthopedic and Rehabilitative*	33,000 sf
Medical Center, Fremont, CA*	
Grant Line Center Medical Office Buildings, Tracy, CA*	71,500 sf
Napa Surgery Center*	4,000 sf

Project Team



curtis miller ARCHITECT, LEED AP
Senior Project Architect

Curtis is a licensed architect with more than 30 years of experience in the field of architecture and design across a wide range of project types and areas of practice. His previous work spans museums, public buildings, education centers, hospitality, retail, corporate offices, hospitals, research facilities, high tech and residential projects. With a strong desire to create a team atmosphere between Client, Design Team and Contractor, Curtis provides effective design that satisfies the aesthetic and programmatic needs of the space while maintaining a high-quality design.

BACKGROUND

30+ Years of Experience

Bachelor of Architecture

University of Texas, Austin

Project Management

American Management Institute

Licensed Architect

California

RELEVANT EXPERIENCE

PROJECT EXPERIENCE

Health Care*

Antioch Health Center CCHS, Antioch, CA	23,000 sf
Dignity Health, St. Joseph's Hospital, Stockton, CA	200,000 sf
Epic Care, Multiple Bay Area locations, CA	varies
Marin General Hospital, Building Renovation, Marin, CA	20,000 sf
Riverton Hospital, Riverton, UT	300,000 sf
San Francisco General Hospital, San Francisco, CA	
Replacement Hospital Project	N/A
Generator Project	50,000 sf
Sutter Health	
Solano Hospital Reconfiguration, Vallejo, CA	
UCSF Benioff Children's Hospital, Oakland, CA	
Tenant Improvement + Refresh	100,000 sf
Interior Finish Guidelines	N/A
VA Northern California, Various Projects, Multiple Locations	
VA Palo Alto	
Aquatic Therapy Center, Palo Alto, CA	17,000 sf
Center for Regenerative Medicine, Palo Alto, CA	13,000 sf
Various Small Projects, Palo Alto + Menlo Park, CA	varies
Washington Hospital, Fremont, CA	225,000 sf

Senior Living / Care

Masonic Homes Renovations, Union City, CA*	varies
Napa Senior Living, Napa, CA*	194,000 sf
Santa Teresita Assisted Living, Duarte, CA*	23,000 sf

* Prior to joining Lowney Architecture



paige smith AIA, LEED AP BD+C
Project Manager

Paige is an architect with 20+ years of experience in a wide range of project types, including 6 years in the multi-family residential sector. Having worked on residential projects in both urban and suburban settings for non-profit and for-profit developers, Paige has managed projects from Concept Design through Construction Administration. Her thorough understanding of the Building Code has helped develop cutting-edge prefabricated systems and today she assists clients in creating innovative project-delivery systems that meet code requirements. Paige's experience with a multitude of regulatory agencies and project delivery methods has helped develop and permit 600 units within multi-family projects.

BACKGROUND

20+ Years of Experience

Bachelor of Architecture

Cal Poly San Luis Obispo

Licensed Architect:

California

LEED Accredited Professional

Member

American Institute of Architects

RELEVANT EXPERIENCE

Healthcare

Good Samaratin Hospital, Kern County, CA	16,000 sf
Straub Medical Center, Honollulu, HI	
Arrowhead Regional Medical Center Relocation, San Bernardino, CA*	
Veterans Administration Building, Multiple Projects, Palo Alto, CA *	
CPMC Surgical Suites, San Francisco, CA*	
Sutter Hospital, Multiple Projects, Multiple Locations*	
Kaiser Hospital MRI Replacement Suite, Fremont, CA*	
Kaiser Hospital Catheterization Laboratory, San Francisco, CA*	

Public Sector

Fire Station 36 San Ramon Valley Fire Protection District, Storage Building, Danville, CA*	10,000 sf
San Francisco Veterans Administration Medical Campus Building 43, San Francisco, CA*	15,000 sf
San Francisco Veterans Administration, Machine Shop, San Francisco, CA*	

Education

Arroyo Grande High School Renovation, Arroyo Grande, CA*
Santa Maria-Bonita School District,
Multiple Projects, Santa Maria, CA*
* Prior to joining Lowney Architecture

Project Team



aleksanra makuch

Job Captain

Aleksandra moved to the United States in 2018 after finishing her Masters in Architecture degree in Milan, Italy. With over 5 years of experience, she has worked on some of Lowney’s largest multi-family projects as well as completed over 50 feasibility studies across the bay area and northern California. She is well-versed in Revit, Sketchup, 3D Max Design + V-Ray, AutoCad, Rhino, and Photoshop.

BACKGROUND

5+ Years of Experience

Masters in Architecture

Politecnico Di Milano, Faculty of Architecture, Italy

University of Technology in Warsaw, Faculty of Architecture and Urban Planning, Poland

Universidade Lusiada De Lisboa Faculdade De Arqitectura E Artes, Portugal

RELEVANT EXPERIENCE

Multifamily Residential (Modular)

Pacifica Multifamily	41 units
UC Davis Orchard Park	601 units
Water Street, Santa Cruz,, CA	153 units
808 Alameda Townhouses	86 units

Multifamily Residential (Traditional)

Noodle Factory, Oakland, CA	69 units
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High Rise

2700 Sloat, San Francisco, CA	288 units
1331 Harrison, Oakland, CA	164 units
1309 Madison, Oakland, CA	240 units
1261 Harrison, Oakland, CA	185 units

Feasibility Studies

3720 Telegrah
One Santa Rosa,
1624 Webster,
500 19th Street,
2411 Old Crow Canyon Road
Berkeley Center
Albany Bowl,
380 Ellis St,
JESD
Richmond Ferry,
Latitude,
Harbor Park Housing,
2900 San Pablo,
Brokaw Road,
173N Morrison,
West McArthur,
Georgia St,
316 12th St,



ken lowney AIA, LEED AP, NCARB

President, CEO

As President and CEO of Lowney Architecture, Ken and his firm consciously work together to enhance and drive best practices to address current and long-term challenges facing our diverse communities. He has spent the last 30+ years engaged in all levels in his community as well as pioneering modular design solutions in residential projects. Ken will be available for oversight when necessary.

BACKGROUND

30+ Years of Experience

Master of Architecture

Southern California Institute of Architecture

Bachelor of Arts, Philosophy

Occidental College

Licensed Architect

California, Hawaii, Nevada, Washington, Colorado, Idaho, New York, Montana

Board of Directors

Modular Building Institute
SPUR
Oakland Land Use Committee* (CHAIR)

Member

American Institute of Architects
NAIOP
Oakland Builders Alliance
Oakland Metropolitan Chamber of Commerce
Urban Land Institute, SSDC Black
International Council of Shopping Centers (ICSC)

RELEVANT EXPERIENCE

Multifamily Residential (Modular)

JESD Faculty + Staff Housing, Daly City, CA	56 units
Sugar Pine Village, South Lake Tahoe, CA	68 units
2700 Sloat, San Francisco, CA	288 units
The Micropad, Prototype, San Francisco, CA	160 sf
Marea Alta Phase I and II, San Leandro, CA	140 units
2539 Telegraph, Berkeley, CA	70 units
2711 Shattuck, Berkeley, CA	22 units
Eviva Midtown, Sacramento, CA	118 units
The Intersection, Emeryville, CA	105 units
South Second Street, San Jose, CA	136 units
1064 Mission Street, San Francisco, CA	350 units
Mission Bay Block 9, San Francisco, CA	140 units
Truckee Glacier Hotel, Truckee, CA	112 units
The Mayfair, El Cerrito, CA	225 units
The Phoenix, Oakland, CA	103 units
5830 Third Street, San Francisco, CA	136 units
2701 Shattuck, Berkeley, CA	23 units
Toler Oaks Condominiums, Oakland, CA	30 units
Montgomery 7, San Jose, CA	30 units
The Warren, Sacramento, Ca	118 units

Multifamily Residential (Traditional)

1226 Harrison Street, Oakland, CA	185 units
1331 Harrison Street, Oakland, CA	157 units
355 Third Street, Oakland, CA	20 units
41st Street Townhomes, Oakland, CA	44 units
4045 Broadway, Oakland, CA	47 units
40th Street Apartments, Oakland, CA	38 units
2025 Channing Way, Berkeley, CA	27 units
23 Fallon Street, Oakland, CA	58,000 sqft
Hale Mahana, Honolulu, O’ahu, HI	195 units
Mayor Wright Homes, Honolulu, O’ahu HI	510 units

04

APPENDIX: CERTIFICATE OF INSURANCE

RICK JUDD COMMONS BY LOWNEY ARCH



LOWNARC-01MICHAELA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
1/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0E67768 IOA Insurance Services 3875 Hopyard Road Suite 200 Pleasanton, CA 94588	CONTACT NAME: Gloria Page PHONE (A/C, No, Ext): (925) 918-4540 E-MAIL: Gloria.page@ioausa.com ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A : RLI Insurance Company INSURER B : Arch Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :	FAX (A/C, No): NAIC # 13056 11150
INSURED Lowney Architects Inc. DBA: Lowney Architecture 360 Seventeenth Street, Suite 200 Oakland, CA 94612		

COVERAGESCERTIFICATE NUMBER:REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY			PSB0002690	12/29/2024	12/29/2025	EACH OCCURRENCE \$ 2,000,000
	CLAIMS-MADE						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 2,000,000
							GENERAL AGGREGATE \$ 4,000,000
							PRODUCTS - COMP/OP AGG \$ 4,000,000
							\$
A	AUTOMOBILE LIABILITY			PSA0002919	12/29/2024	12/29/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person) \$
	OWNED AUTOS ONLY		SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	HIRED AUTOS ONLY		NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident) \$
							\$
A	UMBRELLA LIAB			PSE0001854	12/29/2024	12/29/2025	EACH OCCURRENCE \$ 3,000,000
	EXCESS LIAB						AGGREGATE \$ 3,000,000
	DED		RETENTION \$				\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			PSW0005666	12/29/2024	12/29/2025	PER STATUTE OTH-ER \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N	N / A				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional Liab.			PAAEP0037807	12/29/2024	12/29/2025	Per Claim 3,000,000
B	Professional Liab.			PAAEP0037807	12/29/2024	12/29/2025	Aggregate 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) For information purposes only

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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thank you!

Oakland Office
360 17th Street, Suite 200
Oakland, California 94612

tel : 510.836.5400
url: lowneyarch.com

Los Angeles Office
304 S Broadway, Suite 330
Los Angeles, CA 90013

tel: 213.905.6665
url: lowneyarch.com

Hawaii Office
928 Nu'uuanu Avenue, Suite 400
Honolulu, HI 96817

tel : 808.226.0873
url: lowneyarch.com

lowney
arch



CREATING HEALING AND SUPPORTIVE ENVIRONMENTS FOR THE MOST VULNERABLE

Douglas Pancake Architects (DPA) is an architectural firm specializing in senior housing and healthcare industries across the United States. For over 25 years, DPA's founder, Douglas Pancake, has been a leader in the evolution of senior housing design, code development, and advocacy for our elders. The architects at DPA are a group of compassionate and talented individuals, focused on creating supportive and meaningful healing environments for the frailest and most vulnerable members of our community.

INNOVATION IN SENIOR HOUSING AND HEALTHCARE DESIGN

Intentionally designed into our environments are opportunities for daily success stories in the lives of our elders. Inherent in the design of each unique project are thoughtful applications of therapeutic and prosthetic architectural features. These design strategies exercise and strengthen residents' remaining skills as well as support and compensate for declining cognitive or physical abilities. DPA's applied research approach translates directly into greater independence and autonomy for all residents and greater competency in higher-acuity residents.

DPA approaches each design project to meet the tastes and sensibilities of the emerging Silent Generation and Baby Boomer markets and their families. DPA continues to deliver award-winning projects that exceed market expectations as well as complement a variety of our clients' business models, operational goals, and efficient care delivery.



Aurora Las Encinas- Pasadena, CA



Atria Newport Beach- Newport Beach, CA

DPA's specialized focus serves all aspects of the senior housing and healthcare industry. Services and project types include:

- Master Planning, Programming and Concepting
- Repositioning of Aging Buildings
- Assistance with Acquisitions
- Active Adult 55+ Retirement Communities
- Continuing Care Retirement Communities (CCRC)
- Residential Care Facilities for the Elderly (RCFE) – Assisted Living and Memory Care
- Adult Daycare and Adult Day Health Facilities
- Skilled Nursing Facilities (SNF)
- Acute Care Hospitals
- Specialty Hospitals



Paintbrush Assisted Living- Fresno, CA





LEADERSHIP IN ADVOCACY, PUBLIC POLICY AND CODE DEVELOPMENT

As a member of the California Assisted Living Association (CALA) Public Policy Committee, Douglas Pancake contributes to the development of legislation affecting the future of the assisted living industry. Doug is a member of the Office of Statewide Health Planning and Development (OSHPD) Household Model SNF Code Advisory Committee. Responding to growing national and statewide demand for new care delivery models, this committee's focus is on the development of building codes governing smaller, deinstitutionalized, healthcare models. Driven by the Culture Change phenomenon, today for the first time household model skilled nursing facilities are being completed in California. Douglas Pancake is the past chair and continues as an active member of the SNF Care Delivery and Design Improvement Committee (CDDIC) sponsored by LeadingAge and California Association of Healthcare Facilities (CAHF). This committee focuses on new code and OSHPD policy development, reducing regulatory oversight and creating more humane nursing home environments.



Sunrise Villa Bradford- Placentia, CA

Douglas Pancake is an active member of the State Fire Marshall Residential Care Facility (RCF) Code Advisory Committee. This committee's purpose is to further develop and bring clarity to building code governing residential care facilities. The 2007 California Building Code revision, the 2009 AB 762 legislation resolving bedridden client occupancy in RCFEs, and the return of Group R-2.1 occupancy classification may all be accredited to this committee's work.



Atria Golden Creek- Irvine, CA

ADVANCING THE EVOLUTION OF ARCHITECTURAL PRACTICE

Since 2005, each and every project commenced by Douglas Pancake's practice has been developed using building information modeling (BIM) technology. Developing a virtual computer model, or BIM model, of the building maximizes design communication by enhancing visualization of all three-dimensional aspects of building design. BIM technology integrates the building systems within the architectural model and facilitates the coordination of building trades prior to and during construction.





DOUGLAS PANCAKE, M. Arch | AIA PRESIDENT



With 30 years of experience, Doug has developed an expertise in supportive and therapeutic architectural design for individuals with Alzheimer's disease and related dementias. He founded Douglas Pancake Architects in 2010 with a mission of designing supportive and meaningful healing environments for the aging population. Doug is credited with leading the evolution of senior housing and care design and enhancing the lifestyles and well-being of thousands of elders across the United States.

PROFESSIONAL EXPERIENCE

- **Douglas Pancake Architects**, Irvine, CA 2010 - Present
Principal Architect & President
- **Irwin-Pancake Architects**, Costa Mesa, CA 2000 - 2010
Principal Architect & President
- **Irwin Architectural Group**, Huntington Beach, CA 1994 - 2000
Project Architect & Principal

CCRC DEVELOPMENT, EXPANSION AND REPOSITIONING

- Hillcrest Retirement Community, La Verne, CA
- ABHOW, The Terraces at San Joaquin Gardens, Fresno, CA
- Nueva Vista at La Vida Llena, Albuquerque, NM
- The Villas at Mission San Luis Rey, Oceanside, CA
- Aurora Las Encinas, Pasadena, CA
- Brookdale San Jose, San Jose, CA

INNOVATIVE HEALTHCARE DELIVERY MODELS

- Country Crest SNF, Oroville, CA – The first true cluster/household model 59-bed SNF in the State of California
- ABHOW The Terraces at San Joaquin Gardens, Healthcare Center, Fresno, CA – Three household, 54 total bed, cluster model SNF
- La Vida Llena, Health Center, Albuquerque, NM – Skilled nursing, acute care rehab, memory care, and assisted living

ARCHITECTURAL LICENSURE AND CERTIFICATION

- Arizona
- California
- Colorado
- Georgia
- Hawaii
- Idaho
- Iowa
- Montana
- Nevada
- New Mexico
- Oregon
- Pennsylvania
- Texas
- Utah
- Washington

PROFESSIONAL ORGANIZATIONS/ACCREDITATIONS/ADVOCACY

- American Seniors Housing Association (ASHA)
- American Institute of Architects (AIA)
- California Assisted Living Association (CALA)
- LeadingAge & LeadingAge California
- Certified Eden Associate
- National Council of Architectural Registration Boards (NCARB)
- National Association of Home Builders (NAHB)/Building Industry Association (BIA)
- California Association Healthcare Facilities (CAHF)
- International Association of Homes & Services for the Aging (IAHSA)

CODE ADVISORY COMMITTEES

- Skilled Nursing Care Delivery and Design Improvement Committee (CDDIC) sponsored by California Association of Healthcare Facilities (CAHF) and LeadingAge California
- State of California, OSHPD/HCAI, Skilled Nursing Code Advisory Committee
- State of California, Office of the State Fire Marshal, Residential Care Facilities (RCF) Advisory Committee

EDUCATION

- University of Arizona, Tucson - Bachelor of Architecture & Master of Architecture, Thesis Publication, *Innovative Environments for Individuals with Alzheimer's Disease*
- University of New Mexico, Albuquerque - Bachelor of Art, Architecture
- Johns Hopkins University, Baltimore, MD - Post Graduate Certificate, Business of Seniors Housing & Care
- University of North Carolina, Capannoli, Italy - Urban Design Studio in Tuscany
- University of Southern California Davis School of Gerontology & Marshall School of Business -Lead & Transform Senior Living Program





JONATHAN MA, NCARB | AIA | LEED AP CHIEF OPERATING OFFICER/PARTNER



Jonathan is a licensed Architect with over 20 years of experience in the Architecture industry. He plays an integral part in the management team, providing insight for strategic planning, workflow management, BIM standards integration and marketing. Jonathan's multi-faceted skillsets have made him an invaluable member to the firm in assisting to evolve senior housing design to the next level.

PROFESSIONAL EXPERIENCE

- **Douglas Pancake Architects**, Irvine, CA 2011 - Present
Chief Operating Officer/Partner
- **Westgroup Designs**, Irvine, CA 2010 - 2011
Senior Project Manager
- **Newport Architectural Group**, Newport Beach, CA 2009 - 2010
Project Manager
- **McLarand Vasquez Emsiek & Partners**, Irvine, CA 2002 - 2009
Associate, Senior Project Manager
- **Kaufman Meeks & Partners**, Newport Beach, CA 2000 - 2002
Job Captain

MULTI-FAMILY DEVELOPMENT

- The Village – Irvine Company, Irvine Spectrum, CA
- The Park – Irvine Company, Irvine Spectrum, CA

CCRC DEVELOPMENT, EXPANSION AND REPOSITIONING

- Spieker Group, Ridgeview, Scripps Ranch, CA
- Hacienda Mission San Luis Rey, Oceanside, CA
- ABHOW, Terraces at San Joaquin Gardens, Fresno, CA
- Town and Country Manor, Santa Ana, CA
- Mercy Retirement Care Center Expansion & Repositioning, Oakland, CA
- Clearwater Senior Living, Newport Beach, CA
- Mission San Luis Rey, Oceanside, CA
- Aurora Las Encinas, Pasadena, CA

INNOVATIVE HEALTHCARE DELIVERY MODELS

- American Baptist Homes of the West (ABHOW), The Terraces at San Joaquin Gardens, Healthcare Center, Fresno, CA - Three household, 54 total bed, cluster model skilled nursing facility
- Eretz Premiere Rehabilitation & Wellness Center, Lancaster, CA – 170 bed skilled nursing facility
- Eretz Premiere Rehabilitation & Wellness Center, Victorville, CA – 170 bed skilled nursing facility
- Glenbrook Skilled Nursing Facility Expansion, Carlsbad, CA – 24 bed skilled nursing expansion

ARCHITECTURAL LICENSURE AND CERTIFICATION

- California
- Hawaii
- NCARB
- Nevada

PROFESSIONAL ORGANIZATIONS/ACCREDITATIONS/ADVOCACY

- American Institute of Architects (AIA)
- National Council of Architectural Registration Boards (NCARB)
- LEED AP

EDUCATION

- California Polytechnic State University, San Luis Obispo - Bachelor of Architecture
- University of New South Wales, Sydney, Australia - Design Studio abroad
- University of California Irvine, Extension - Light Frame Construction Management Coursework





PENNY NELSON, FSDA

CHIEF FINANCIAL OFFICER



Penny oversees all financial, accounting, contracts, human resources and administrative functions of DPA. Penny's penchant for technology and efficiency has allowed the team to increase productivity and company growth. Her implementation of effective systems at the firm has been beneficial not just to the financial department, but to every employee at DPA.

PROFESSIONAL EXPERIENCE

- | | |
|---|----------------|
| • Douglas Pancake Architects , Irvine, CA
Chief Financial Officer | 2010 - Present |
| • Irwin Pancake Architects , Irvine, CA
Staff Accountant | 2008-2010 |
| • The Roxburgh Agency , Costa Mesa, CA
Staff Accountant | 2006-2008 |
| • Touchvision, Inc , Cypress, CA
Office Manager | 2003-2005 |

PROFESSIONAL ORGANIZATIONS/ACCREDITATIONS/ADVOCACY

- Fellow of the Society for Design Administration
- Society for Design Administration (SDA) - Chapter Past President/Director, SDA National Certification Committee Chair
- CDFA - Certified Design Firm Administrator
- Society for Human Resource Management (SHRM) Member

EDUCATION

- California State University, Long Beach - Bachelor of Science in Business Administration: Finance





AWARDS

2022

Gold Nugget Award of Merit
Best Service Enriched Senior Community IL/AL/Memory Care
Atria Newport Beach

2021

SAGE Awards 55+ Housing Council
Best 55+ Urban Independent Living Solution
Atria Newport Beach

SAGE Awards 55+ Housing Council
Best 55+ CCRC/Lite Plan Community "On the Boards"
Hacienda at Mission San Luis Rey

2019

National Association of Home Builders (NAHB)
Silver Award in the Best 55+ Market-Rate Rental Community On
the Boards for Atria Newport Beach

2018

National Association of Home Builders (NAHB)
Silver Award in the Best 55+ Independence Living Community On
the Boards for Atria Newport Beach

2016

Gold Nugget Award of Merit
Best Senior Housing Community, Assisted Living- Special Needs/
CCRC- Paintbrush, LLC

National Association of Home Builders (NAHB)
Silver Award in the Best 55+ Independence Living Community On
the Boards for Pacifica Senior Arts Community

2015

National Association of Home Builders (NAHB)
Best 50+ Repositioned Community or Project
ABHOW The Terraces at San Joaquin Gardens

2014

SAGE Awards 50+ Housing Council
Finalist- ABHOW The Terraces at San Joaquin Gardens

2013

National Association of Home Builders (NAHB)
Best 50+ Independent Living Community
Silver Achievement Award
Nueva Vista at La Vida Llena

National Association of Home Builders (NAHB)
Best 50+ Repositioned or Remodeled Community or
Project-On the Boards
Silver Achievement Award
ABHOW The Terraces at San Joaquin Gardens

National Association of Home Builders (NAHB)
Best 50+ Fitness & Wellness Program
Silver Achievement Award
Nueva Vista at La Vida Llena

2012

National Association of Industrial and Office Properties (NAIOP)
Eagle Award of Excellence in the Residential category
Nueva Vista at La Vida Llena

Associated Subcontractors Association (ASA)
New Mexico 2012 Project of the Year
Nueva Vista at La Vida Llena

LEED Certification with 26 points
Atria Golden Creek

2010

Gold Nugget
Best Rehab Commercial/Industrial Project
Atria Golden Creek

SAGE Awards 50+ Housing Council
Project of the Year
Vintage Burbank

SAGE Awards 50+ Housing Council
Project of the Year
Valencia Terrace (Kisco Senior Living – CCRC)





AWARDS

2009

NAHB 50+ Housing Council
The Best of 50+ Housing Awards Program
Active Adult Repositioned Housing Overall Project "On the Boards"
Gold Achievement Award
ABHOW The Terraces at San Joaquin Gardens

SAGE Awards 50+ Housing Council
Project of the Year
Silverado Senior Living Beach Cities

2005

NAHB Seniors Housing Council
The Best of Seniors' Housing Awards Program
Multifamily Seniors Housing - For-Sale Condominiums Unit Design
1,801 SF – 2,400 SF
Gold Achievement Award
Liberty at Founder's Village - Residence II

NAHB Seniors Housing Council
The Best of Seniors' Housing Awards Program
Multifamily Seniors Housing - For-Sale Condominiums Unit Design
Silver Achievement Award
Liberty at Founders Village

NAHB Seniors Housing Council
The Best of Seniors' Housing Awards Program
Special Needs Housing
Gold Achievement Award
Avalon at Bradford Square / Recollections

2004

SAGE Awards 50+ Housing Council
Project of the Year
Liberty at Founders Village

1998

NAHB National Council of Seniors' Housing
Renovated Seniors' Housing
Merit Seal Award
Southwoods Lodge





Balram Gupta, PhD, SE

Managing Principal | Healthcare Market Leader – West Coast

Balram is a Managing Principal and Healthcare Market Leader for the West Coast in Structures Group of Walter P Moore. He has more than 35 years of experience in seismic design of new buildings, renovations of healthcare facilities, and seismic evaluations and upgrades using Performance Based Seismic Design (PBSD). He is an expert in devising out-of-the-box approaches to eliminate/minimize impact and disruption to hospital operations. He manages a team of engineers, oversees project schedules and budgets, and interfaces with the clients. He has also been associated with plan review of hospital projects for HCAI.

Education

Doctor of Philosophy, Earthquake Engineering, University of Central Florida
Master of Technology, Applied Mechanics, Indian Institute of Technology, Delhi
Bachelor of Science, Civil Engineering, Punjab Engineering College, Chandigarh

Registrations

Licensed Structural Engineer
California S4913

Licensed Professional Engineer
California C61461

Relevant Project Experience

Seismic Evaluations & Retrofits for SPC-5 Reclassification of Hospital Buildings

- USC Arcadia Hospital – Central Utility Plant, Arcadia, CA*
- University of California Irvine (UCI) – Boiler Plant, Irvine, CA*
- Victor Valley Global Medical Center – Birdcage, Victorville, CA*

Seismic Evaluations & Retrofits for SPC-4D Reclassification of Hospital Buildings

- USC Verdugo Hills Hospital – North & South Towers (SPC-4D Upgrade Using Fluid Viscous Dampers), Glendale, CA
- USC Arcadia hospital – Main Building, Arcadia, CA
- Southern CA Hospital at Culver City – Pavilion, Culver City, CA
- Southern CA Hospital at Hollywood – Main Building, Hollywood, CA
- Foothill Regional Medical Center – Main Building, Tustin, CA
- Los Angeles Community Hospital – 3 Buildings, Los Angeles, CA
- Los Angeles Community Hospital – 4 Buildings, Norwalk, CA
- Barlow Respiratory Hospital – 5 Buildings (1902 Kitchen, 1927 Main, & 1974-A/B/C), Los Angeles, CA
- Mission Community Hospital – 2 Buildings, Panorama City, CA
- San Geronio Memorial Hospital – 2 Buildings (Original Building & OR Addition), Banning, CA
- West Anaheim Medical Center – Main Hospital, Anaheim, CA
- Sherman Oaks Hospital – Main Building, Sherman Oaks, CA
- San Dimas Community Hospital – Main Building, San Dimas, CA
- Providence Cedars-Sinai Tarzana Medical Center – Ancillary Building, Tarzana, CA*

High-Level (Schematic) Seismic Evaluations & Retrofits for SPC-4D Reclassification of Hospital Buildings

- Adventist Health White Memorial – D&T Building (North Tower), Los Angeles, CA
- Memorialcare Long Beach Medical Center – Peer Review of JAMA's SPC-4D Report for Main Tower & Additions, Long Beach, CA
- Community Hospital of Long Beach – Seismic Evaluation of 7 SPC-2 Buildings for use as Acute Psych and as General Acute Care Hospital, Long Beach, CA
- Alta Hospitals System – 12 SPC-2 Buildings at 5 Campuses*
- Hoag Memorial Hospital – 6 SPC-2 Buildings, Newport Beach, CA*
- Providence Cedars-Sinai Tarzana Medical Center – 2 Buildings, Tarzana, CA*
- Sherman Oaks Hospital – 1956 & 1966 Buildings, Sherman Oaks, CA*
- St. Rose Hospital – Main Hospital Building, Hayward, CA*



Balram Gupta, PhD, SE

Senior Principal | West Coast Healthcare Market Sector Leader

- Adventist Health Glendale – TCU, D&T, and Rehab Buildings, Glendale, CA*
- Prime Healthcare – Multiple buildings at multiple campuses*
- Pipeline Health System – Multiple buildings at multiple campuses*

Seismic Evaluations & Retrofits for SPC-2 Reclassification

- 75+ buildings at 20+ campuses for 15+ health systems located all over Southern California*

Non-Structural (NPC) Evaluations

- 175+ buildings at 30+ campuses for 15+ health systems located all over Southern California

New Hospital Designs

- Bill Holmes Tower at CHOC (Children's Hospital of Orange County), Orange, CA*
- New South Addition at PHCMC (Providence Holy Cross Medical Center), Mission Hills, CA*
- Hoag Hospital Irvine – New ED Expansion, Irvine, CA*
- Southern California Hospital, New ED and SPC-4D Upgrades, Culver City, CA*
- Kaiser Permanente*
 - West Wing Tower Addition ($\pm 200,000$ SF), West Los Angeles, CA
 - Replacement Hospital ($\pm 650,000$ SF), Downey, CA
 - MOB-1 at Sand Canyon Campus, Irvine, CA
 - Hospital Support Building (MOB-2) at Sand Canyon Campus, Irvine, CA
- Providence St. Joseph Health System*
 - SPC-4D Upgrade, New D&T Expansion, and multiple make-ready projects at Providence Cedars-Sinai Tarzana Medical Center, Tarzana, CA
 - New Patient Care Tower at Providence St. Joseph Medical Center ($\pm 200,000$ SF), Burbank, CA

Plan Reviews for OSHPD*

- Zuckerberg San Francisco General Hospital & Trauma Center ($\pm 450,000$ SF base-isolated building), San Francisco, CA
- SPC-2 Upgrade of Central Tower at St. Bernardine Medical Center (Seismic retrofit using viscous dampers), San Bernardino, CA
- SPC-2 Upgrade Central Tower at Sharp Memorial Hospital (review of non-linear static (pushover) analyses for a tall steel building), San Diego, CA
- Surgery & Emergency Services Pavilion for UC Davis (first hospital building using BRBs, non-linear static (pushover) analyses), Sacramento, CA
- UCSD Thornton Hospital – CVC Expansion, San Diego, CA
- SPC-2 Upgrade for Hospital Building at Kindred Hospital, San Leandro, CA

** Experience prior to Walter P Moore*



walter
p moore

Healthcare Experience



Firm Profile

Walter P Moore is driven to solve the world’s most complex engineering challenges, and has a reputation for delivering unparalleled solutions since the firm’s origins in 1931. We hold in high regard what clients do, the responsibilities they shoulder and the risks they assume, and we take on our clients’ challenges as our own.

Our ambitions are fueled by our diverse teams of highly-skilled engineers, managers and technical specialists who collaborate within an inclusive environment and contribute a wide range of industry-leading expertise to design innovative, thorough and economically-sound solutions. We work together globally, operating as a single firm-wide profit center motivated to collaborate rather than compete across offices or practices. We structure our teams to meet project and partner needs by bringing together the most relevant and experienced subject matter experts—regardless of location—with local staff who have strong relationships and a deep understanding of regional conditions. And we support them with a firm-wide platform of shared knowledge, systems and processes that empower our teams to deliver meaningful, valuable and sustainable results for our clients and communities.

In all of our work, every day, we have a firmwide commitment to our clients, our projects and to ourselves to cultivate:

- › **Design excellence;**
- › **Efficient delivery;**
- › **Diversity, equity, and inclusion;**
- › **Environmental sustainability; and**
- › **Continuous research and innovation.**

SERVICES:

- › Structural Engineering
- › Parking
- › Construction Engineering
- › Secure Design
- › Enclosure Engineering
- › Restoration & Renovation

As industry-leading engineers, Walter P Moore recognizes the importance of our work and the impact we can have when we make these commitments, ultimately transforming the experience of our team members and the outcomes of our clients. We not only prioritize reliability, ensuring that projects are executed with precision, on time and on budget. We also emphasize design, crafting innovative solutions that merge lasting beauty with long-term performance. We do all of this within an inclusive and collaborative workplace where team members feel empowered to contribute their own unique knowledge and experience, as each gains from the firm’s ongoing research and investigation, collectively advancing the engineering practice.

WEST COAST STAFF

70+

TOTAL STAFF COUNT

1000+

LICENSED PROFESSIONALS

373



INTERNATIONAL LOCATIONS

- Ahmedabad, India
- Bengaluru, India
- Pune, India
- Panama City, Panama
- Mexico City, Mexico
- Vancouver, Canada
- Calgary, Canada
- Toronto, Canada



TOTAL COST OF ALL WALTER P
MOORE HEALTH CARE PROJECTS

\$27b+



CA Healthcare Experience



TOTAL WALTER P MOORE
HEALTHCARE PROJECTS

1800+

TOTAL SQUARE FEET OF
ALL WALTER P MOORE
HEALTH CARE PROJECTS

98m+



- Adventist Health White Memorial,**
Los Angeles, CA
- Barlow Respiratory Hospital,**
Los Angeles, CA
- Orange County Global Medical Center,**
Santa Ana, CA
- PIH Health Good Samaritan Hospital,**
Los Angeles, CA
- PIH Health Downey Hospital,** Downey, CA
- PIH Health Whittier Hospital,** Whittier, CA
- La Palma Intercommunity Hospital,**
La Palma, CA
- Montclair Hospital Medical Center,**
Montclair, CA
- San Dimas Community Hospital,**
San Dimas, CA
- Sherman Oaks Hospital,** Sherman Oaks, CA
- West Anaheim Medical Center,**
Anaheim, CA
- Foothill Regional Medical Center,**
Tustin, CA
- Los Angeles Community Hospital,**
Los Angeles, CA
- Los Angeles Community Hospital,**
Norwalk, CA
- Southern California Hospital at Culver
City,** Culver City, CA
- Southern California Hospital at
Hollywood,** Hollywood, CA
- USC Arcadia Hospital,** Arcadia, CA
- Community Hospital of Long Beach,**
Long Beach, CA
- LA Downtown Medical Center,**
Los Angeles, CA
- Mission Community Hospital,**
Panorama City, CA
- San Geronio Memorial Hospital,**
Banning, CA
- Harbor-UCLA Medical Center,** Torrance, CA
- Pioneers Memorial Healthcare District,**
Brawley, CA

- St. Rose Hospital,** Hayward, CA
- Kaiser Permanente Health Pavilion,**
Orange, CA
- Kaiser Permanente Orange County -
Anaheim Medical Center,** Anaheim, CA
- Kaiser Permanente Orange County -
Irvine Medical Center,** Irvine, CA
- Children's Hospital Los Angeles,**
Los Angeles, CA*
- Greater El Monte Community Hospital,**
South El Monte, CA
- Regional Medical Center,** San Jose, CA
- UCSF Wayne and Gladys Valley Center
for Vision,** San Francisco, CA
- Good Samaritan Hospital,** Los Gatos, CA
- San Jose Medical Center,** San Jose, CA
- Good Samaritan Hospital - Mission Oaks
Campus,** Los Gatos, CA
- Contra Costa Mental Health,** Martinez, CA
- Glendale Adventist MC,** Glendale, CA*
- Adventist Health Simi Valley,**
Simi Valley, CA*
- Coast Plaza Hospital,** Norwalk, CA*
- Community Hospital of Huntington Park,**
Huntington Park, CA*
- East Los Angeles Doctors Hospital,**
Los Angeles, CA*
- Memorial Hospital of Gardena,**
Gardena, CA*
- Emanate Health Inter-Community
Hospital,** Covina, CA*
- Emanate Health Queen of the Valley
Hospital,** West Covina, CA*
- Hoag Hospital - Newport Beach,**
Newport Beach, CA*
- Hoag Hospital Irvine,** Irvine, CA*
- Kaiser Permanente Downey Medical
Center,** Downey, CA*
- Kaiser Permanente West Los Angeles
Medical Center,** Los Angeles, CA*

- Valley Presbyterian Hospital,** Van Nuys, CA*
- Valley Presbyterian Hospital,** Van Nuys, CA*
- Anaheim Global Medical Center,**
Anaheim, CA
- Chapman Global Medical Center,**
Orange, CA
- Hemet Global Medical Center,** Hemet, CA
- Menifee Global Medical Center,**
Sun City, CA
- South Coast Global Medical Center,**
Santa Ana, CA*
- Victor Valley Global Medical Center,**
Victorville, CA*
- Encino Hospital Medical Center,**
Encino, CA*
- Providence Little Company of Mary
Medical Center,** San Pedro, CA*
- Providence Holy Cross Medical Center,**
Mission Hills, CA*
- Providence Saint Joseph Medical Center,**
Burbank, CA*
- Scripps Memorial Hospital La Jolla,**
La Jolla, CA*
- USC Verdugo Hills Hospital,** Glendale, CA
- CHOC Main Campus,** Orange, CA*
- MemorialCare Long Beach Medical
Center,** Long Beach, CA*
- Pomona Valley Hospital Medical Center,**
Pomona, CA*
- Rancho Los Amigos National
Rehabilitation Center,** Downey, CA*
- San Antonio Regional Hospital,** Upland, CA*
- Scripps Memorial Hospital Encinitas,**
Encinitas, CA*
- Arrowhead Regional Medical Center,**
Colton, CA*
- Riverside University Health System
Medical Center,** Moreno Valley, CA*

**Balram & Dhawal experience prior to Walter P Moore*

Verdugo Hills Hospital Seismic Retrofit

Glendale, CA

Serving the foothill communities of Los Angeles County with vital medical services, USC Verdugo Hills Hospital is a general, acute care facility comprising two buildings built in the early 1970s—a 5-story tower to the north, and an 8-story tower to the south. Both buildings feature a steel structure and concrete slabs, and a highly efficient layout with patient rooms around each building’s perimeter and nursing and administrative spaces in the core.

USC is investing in upgrades according to California’s Office of Statewide Health Planning and Development’s (OSHPD) standards for seismic resistance, demonstrating the buildings’ ability to withstand a major earthquake in order to remain operational. The hospital initially considered incorporating new cross-bracing into the structure that would have reduced the amount of space available for patient care and caused significant interference with operations. Losing operational space on top of such costly seismic upgrades was a non-starter for the client, so they sought new ideas.

Our team was asked to do a feasibility study of alternative solutions. Known for creative solutions that meet code requirements and solve structural challenges effectively and efficiently, we also knew the buildings: our team had worked with Verdugo Hills Hospital on its reclassification from OSHPD’s structural performance category 1 (SPC-1) to SPC-2 more than a decade ago, prior to the facility being acquired by USC in 2013.

Now aiming for SPC-4 classification, we looked closely at ways to work with the existing structure as much as possible in order to reduce waste and unnecessary costs. We collected data using non linear analysis and other tests and measured the costs and benefits of multiple solutions.

Our analysis revealed that the existing steel structure’s primary deficiency is stiffness, so our plan—currently in design—recommends using external dampers that restrict movements. Like shock absorbers, fluid viscous dampers attach to the existing steel structure and strengthen it. The dampers are also placed strategically so they don’t interfere with patient rooms or corridors, creating a less invasive and more sustainable structure.

Not only does this solution keep the project costs within half of the client’s budget, it also enables the hospital to continue operating without losing any valuable floor space.

SERVICES PROVIDED

Structural Engineering

OWNER

University of Southern California

CONSTRUCTION COST

To Be Determined - Estimated \$25-30M

COMPLETION DATE

In Progress

PROJECT SIZE

127,000-square feet (South Tower)
5,000-square feet (North Tower)





Who We Are

Walter P Moore is an international company of engineers, architects, innovators, and creative people who solve some of the world's most complex structural, technological, and infrastructure challenges. Providing structural, diagnostics, civil, traffic, parking, transportation, enclosure, technology consulting, and construction engineering services, we design solutions that are cost- and resource-efficient, forward-thinking, and help support and shape communities worldwide. Founded in 1931 and headquartered in Houston, Texas, our 1,000+ professionals work across 26 U.S. offices and eight international locations.

Resilient homes you can bank on



A Manufacturing Partner for the Future

Reframe is on a mission to build resilient housing that's fast, predictable, and scalable. Founded by leaders from Amazon Robotics, we leverage AI and automation to build high performance homes in local microfactories. This tech-enabled process shortens timelines, avoids weather delays and change orders, and ensures cost certainty from start to finish. Our system delivers site customized homes, tailored to local communities without added cost or complexity. From permitting to keys in hand, we build homes with millimeter precision that stand up to the elements, reduce risk, and are ready for a changing world.

Delivering Resilient, High-Quality Homes

By pairing our offsite manufacturing techniques with an automated manufacturing strategy our homes are move-in ready in a matter of months.

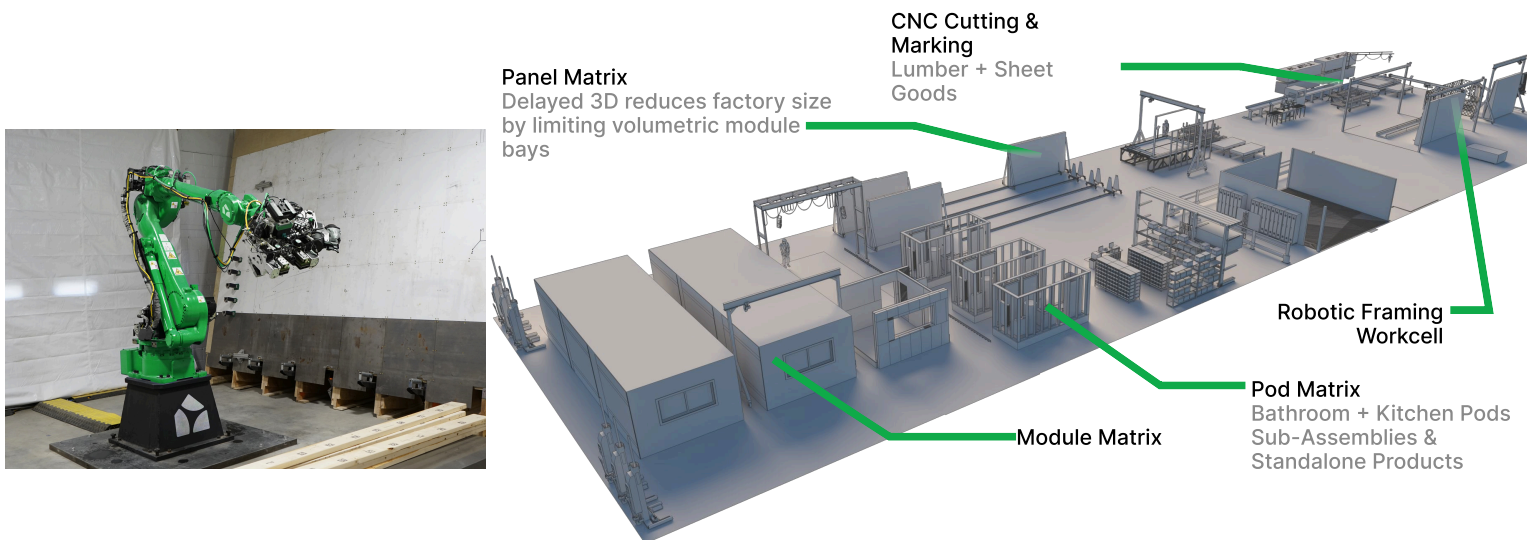
- **End-to-End Integration:** A single, accountable partner managing the entire project lifecycle, from initial design to final assembly.
- **Design for Manufacturing (DfM):** Our process begins with manufacturing in mind, ensuring every component is optimized for quality, speed, and cost-efficiency from day one.
- **Digital Twin Technology:** We create a complete virtual model of your project, allowing us to resolve complexities and finalize decisions before production begins.
- **Automated & Robotic Production:** Leveraging automation for unparalleled precision and consistency, delivering quality that traditional on-site methods cannot match.

Keys in Hand in Months, Not Years

Reframe uses robotics, software, and local microfactories to cut build times in half. While site work is underway, we build the majority of each home in our local microfactory with minimal waste and millimeter precision for airtight performance. That's how we delivered our first home from foundation to completion in just 48 days. With Reframe, you hit your timelines, maximize returns, and build what's next, faster.

Actuals that Match the Estimates

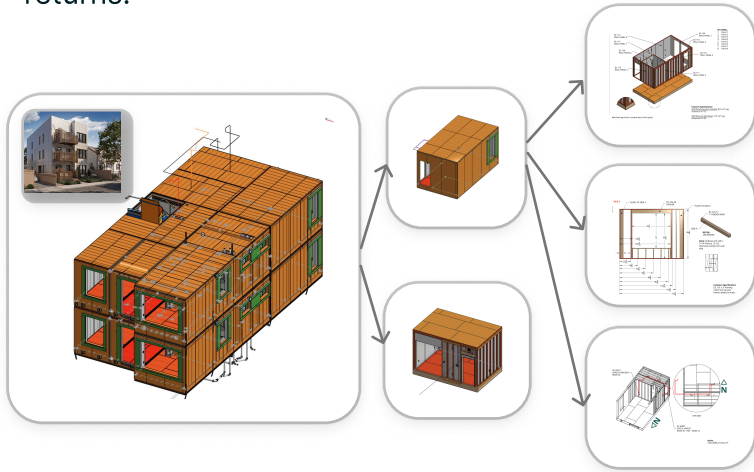
What you plan is what you get. We manage the entire process from permitting to production to delivery, using robotics, software, and local microfactories to keep every project on track. That means guaranteed timelines, fixed pricing, and one accountable partner from start to finish. No delays. No surprises. Just homes delivered exactly as promised.



- **Unmatched Precision:** Robotic manufacturing in a controlled setting ensures every component is built exactly to spec, eliminating on-site errors.
- **A Streamlined Workforce:** Our process is designed for a modern workforce, simplifying on-site assembly and reducing the reliance on specialized trades.
- **Minimal Site Disruption:** Components are delivered ready for rapid assembly, dramatically reducing on-site noise, traffic, and construction timelines.
- **Data-Driven Certainty:** We provide full transparency into the production schedule and material lifecycle for your project.

Homes Built for a Changing World

Reframe homes are built to handle more and last longer in a changing climate. We combine tradespeople with robotics and software to build with millimeter precision, creating airtight homes that use less energy and withstand extreme weather. We also use healthy, low-emissions materials that support better indoor air quality. That climate resilience doesn't just lower bills and cut down on repairs. It also reduces risk. For homeowners, that means peace of mind. For developers, it means homes that hold their value, attract long-term tenants, and deliver stronger returns.



- **High-Performance Building Envelope:** We deliver exceptionally airtight and well-insulated walls, incorporating triple-pane windows to minimize energy loss.
- **Passive House Ready:** Our precision manufacturing process provides the quality and envelope required to meet stringent Passive House standards.
- **Future-Ready Infrastructure:** All our projects are designed to be EV and battery ready, simplifying future upgrades and investments.
- **Waste Reduction:** Our factory-first process minimizes material waste and eliminates weather-related spoilage on site.

Leadership

Vikas Enti Co-Founder/CEO

Designed, optimized and **scaled** Amazon's robotics footprint from 1 to 70+ FC's and from **300 to 500,000+ robots worldwide**



Justin Hersh Head of Growth

Manufacturing and Construction Veteran. Built a 2 story **20,000 sq.ft. occupiable structure in 5 days**



Felipe Polido Co-Founder/Head of Tech

Optimized amazon's operations with data science and **software driven workflows** to drive 15% performance gains



Aaron Small Co-Founder/Head of Operations

Designed and productized **Amazon's vision guided robotic arm system** for item picking for 99% of Amazon's inventory



Jessica Boatright Head of Strategy & Impact

Developed over **7,000 units/6M sq.ft. of housing** over 2+ decades in real estate development and public leadership





Reframe Systems

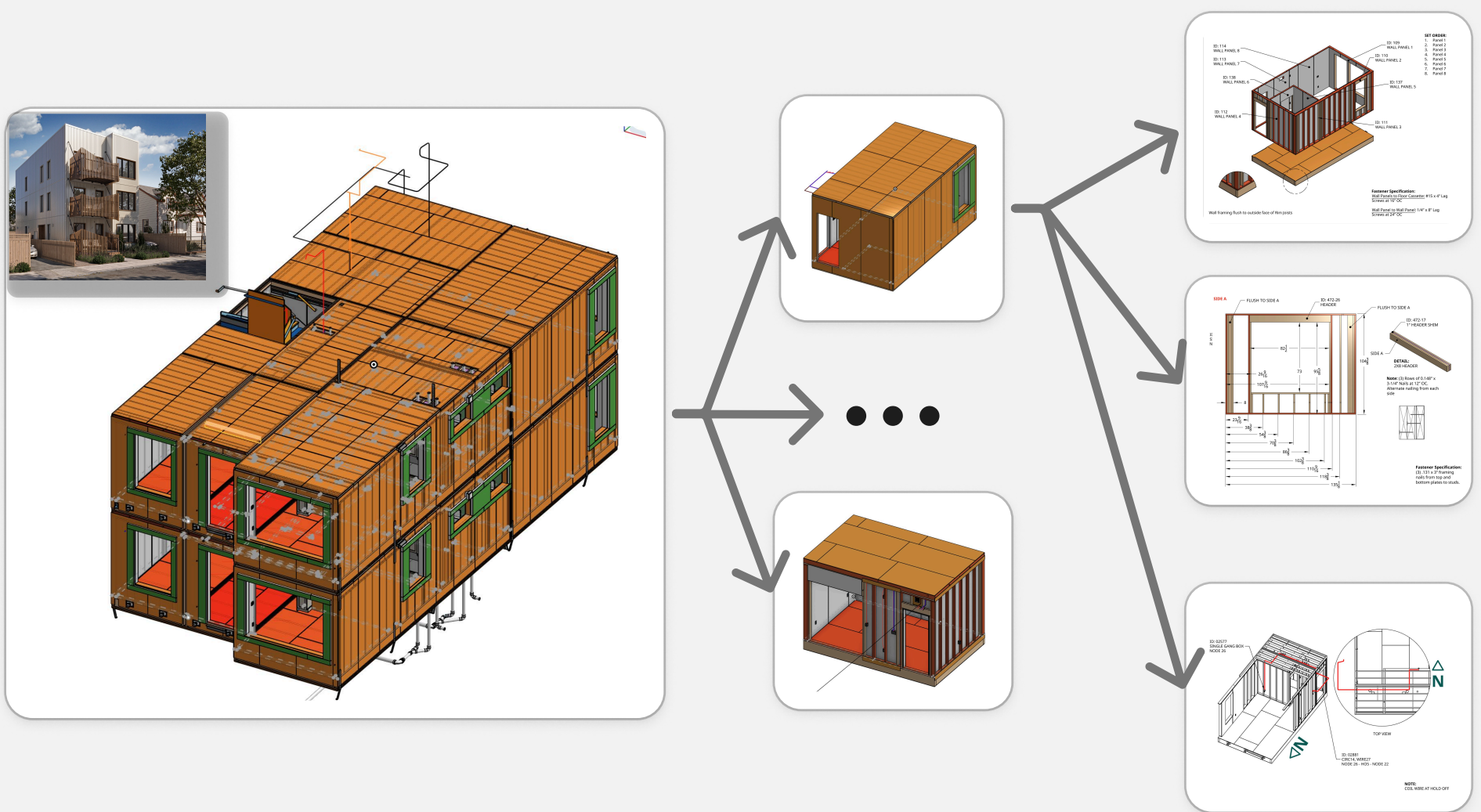
Design Qualifications

Homes Built for a Changing World

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That climate resilience doesn't just lower bills and cut down on repairs. It also reduces risk. For homeowners, that means peace of mind. For developers, it means homes that hold their value, attract long-term tenants, and deliver stronger returns.

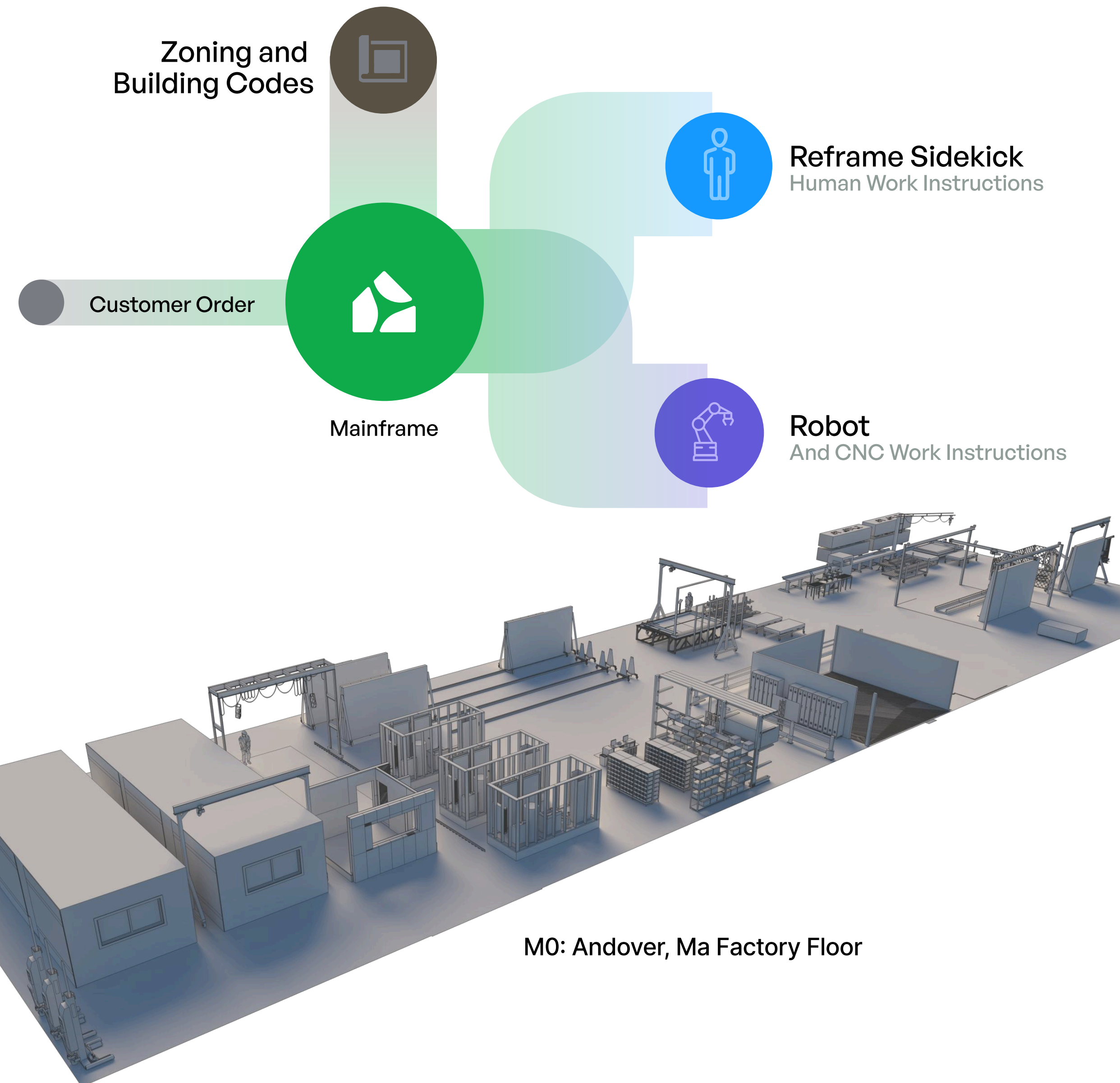
- **Passive House Ready:** Our precision manufacturing process delivers the quality and consistency required to meet stringent Passive House standards, creating a healthier and more comfortable living environment.
- **Built for Resilience:** The exceptionally airtight and high-performance building envelope provides superior thermal comfort, maintaining livable temperatures for longer during power outages and helping to protect against extreme weather events.
- **Lower Operating Costs:** By drastically minimizing energy loss through our advanced wall assemblies and triple-pane windows, we significantly lower long-term heating and cooling costs for residents.



Actuals that Match the Estimates

What you plan is what you get. We manage the entire process from permitting to production to delivery, using robotics, software, and local microfactories to keep every project on track. That means guaranteed timelines, fixed pricing, and one accountable partner from start to finish. No delays. No surprises. Just homes delivered exactly as promised.

- **Digital Twin:** Every project begins as a detailed 3D model, allowing us to resolve issues and perfect the design before a single piece of material is cut.
- **Automated Fabrication:** This digital blueprint guides our advanced machinery, which precision-cuts and prepares every component of our panelized system.
- **Controlled Assembly:** Our technicians utilize a proprietary "digital sidekick" system, which pulls instructions directly from the digital model. This provides our team with a detailed, step-by-step guide for their specific task, ensuring every component is assembled to exact specifications in our controlled, factory setting.
- **Just-in-Time Delivery:** The finished, quality-inspected components are shipped to the site, ready for rapid and quiet assembly.



Cottage House



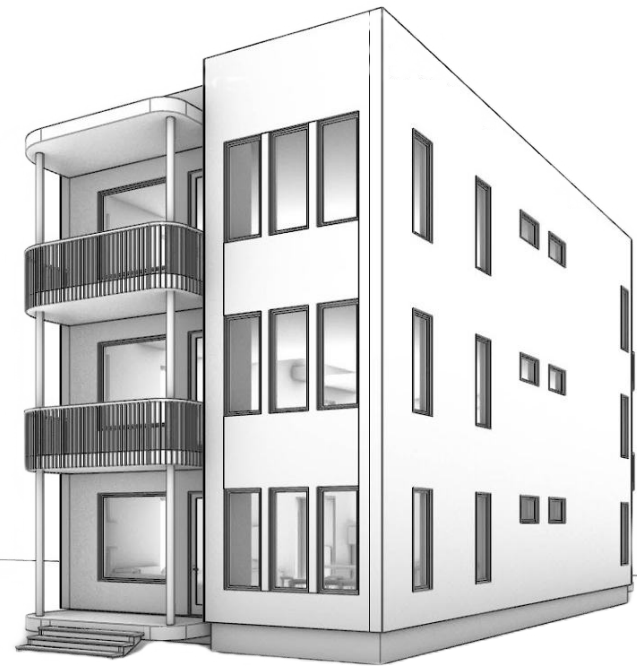
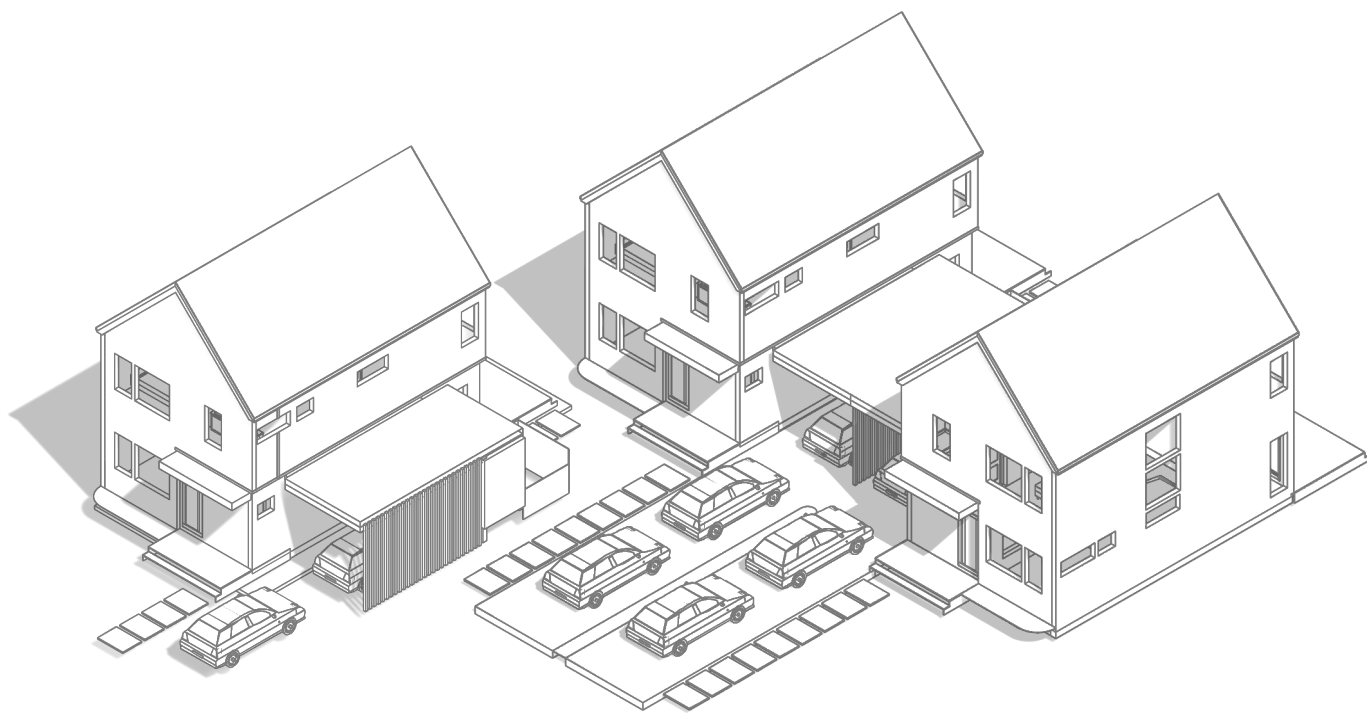
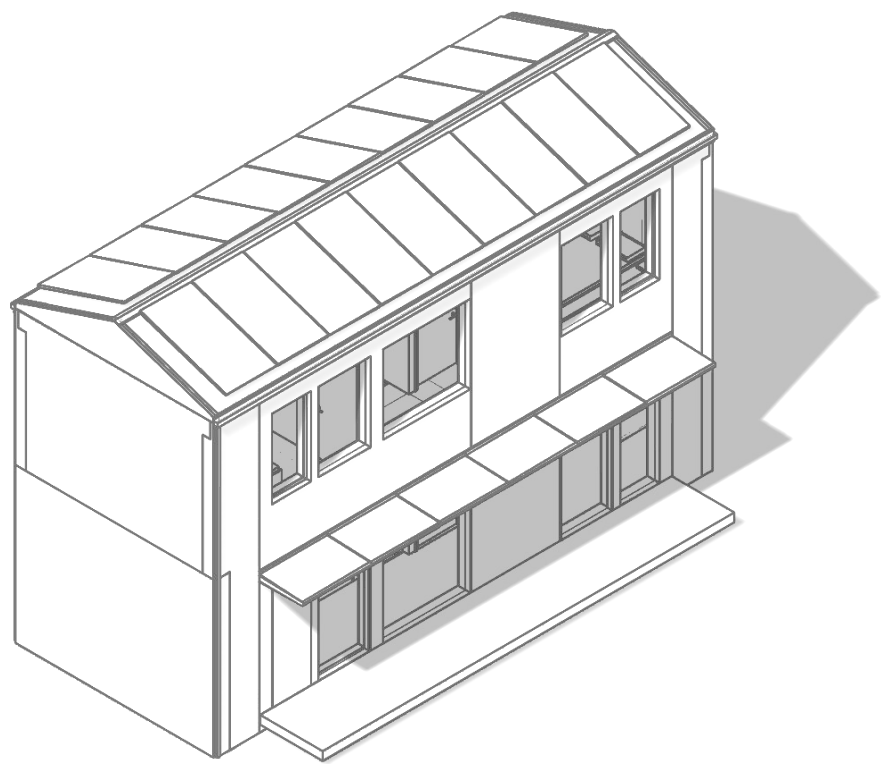
Farmhouse / Duplex



Bungalow



Multifamily



40 Dorothy Rd

Arlington, Massachusetts
Housing Corporation of Arlington



13 Gilman St

Somerville, Massachusetts
Private Residential Commission



Adams Circle

Devens, Massachusetts
Mass Development



33 Cross St

Somerville, Massachusetts
Somerville Community Corporation

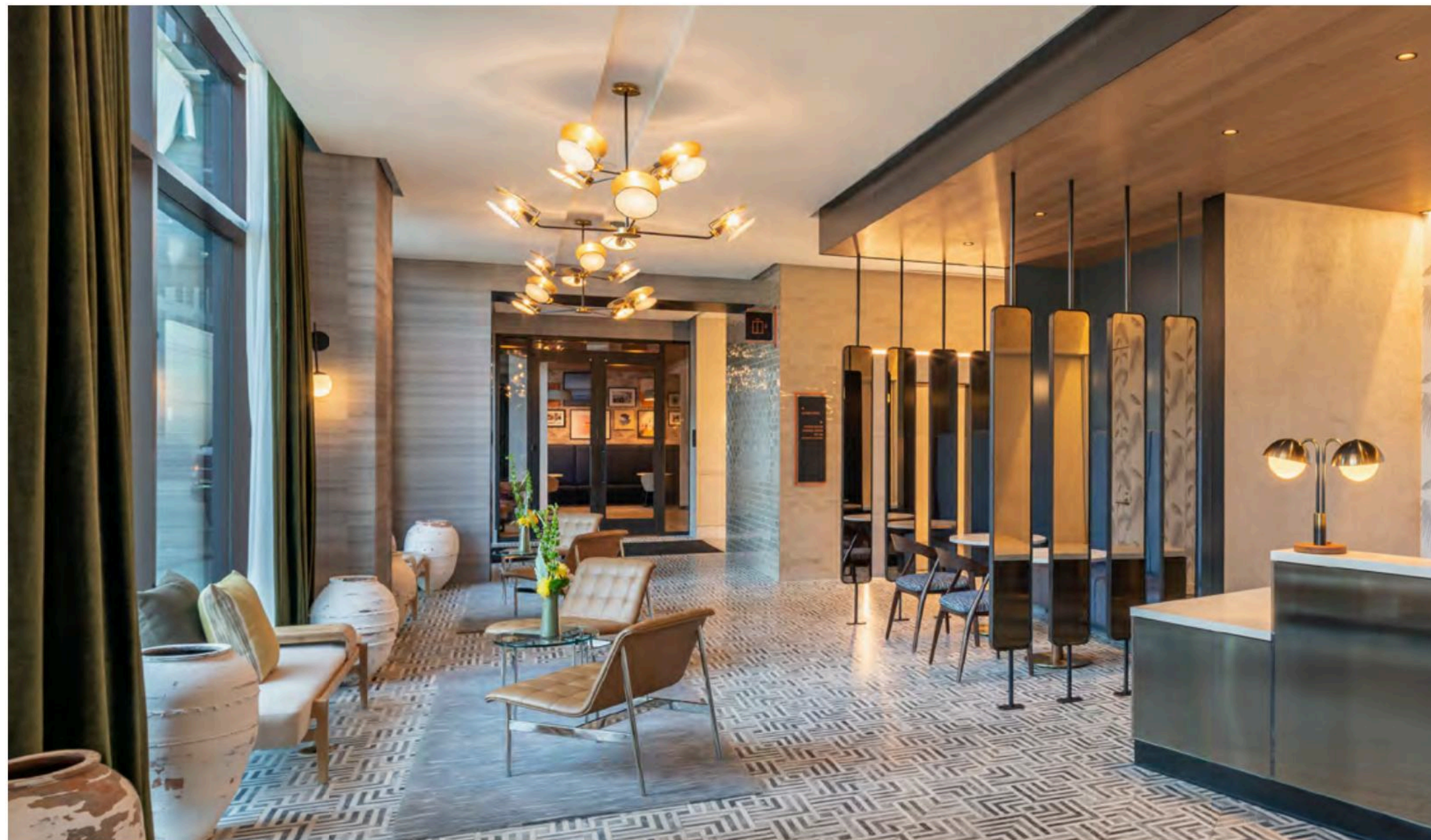
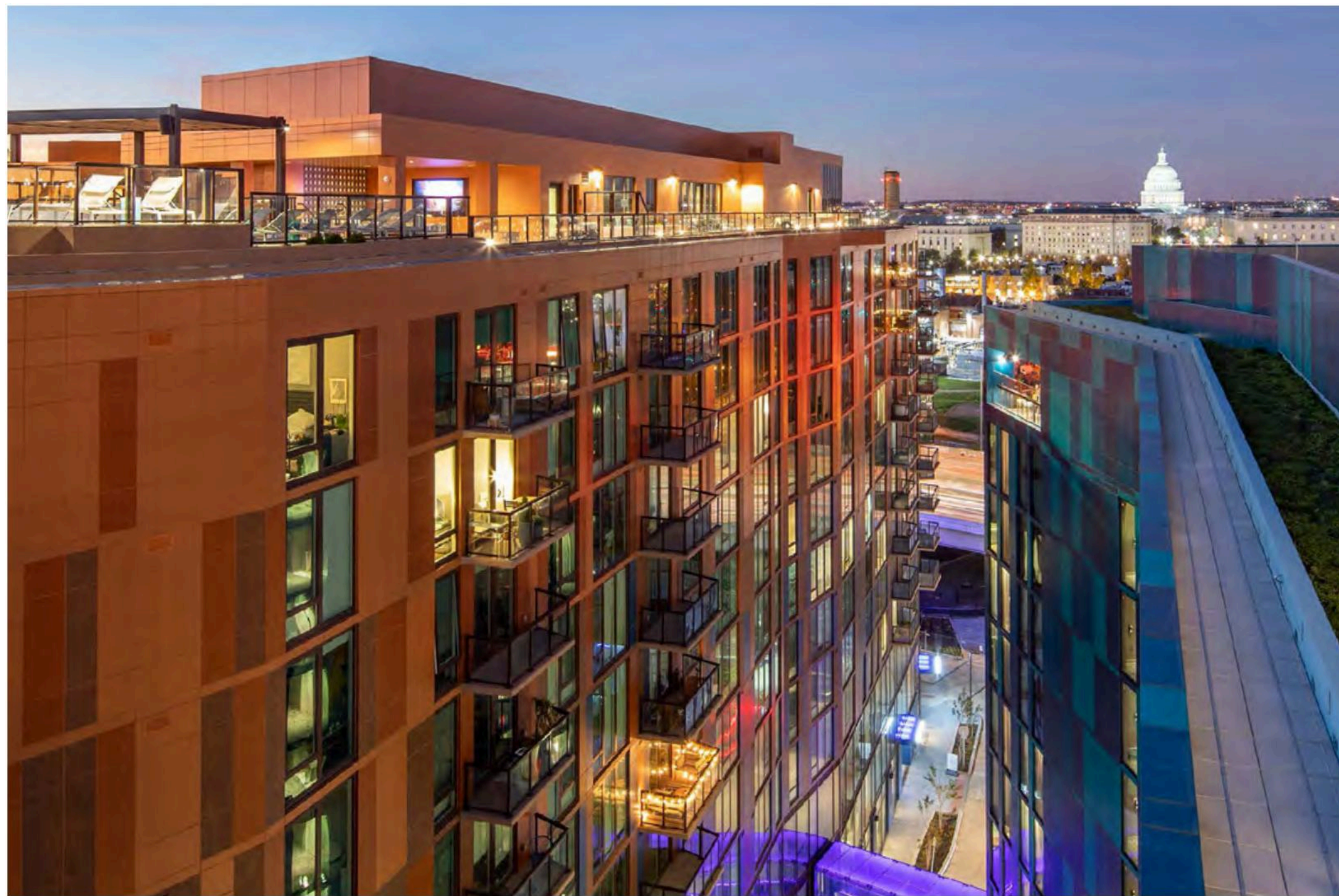


Jillian Wahl

Senior Architectural Designer

The Illume
827 New Jersey Avenue, Washington
DC

Work completed at:
R2L Architects

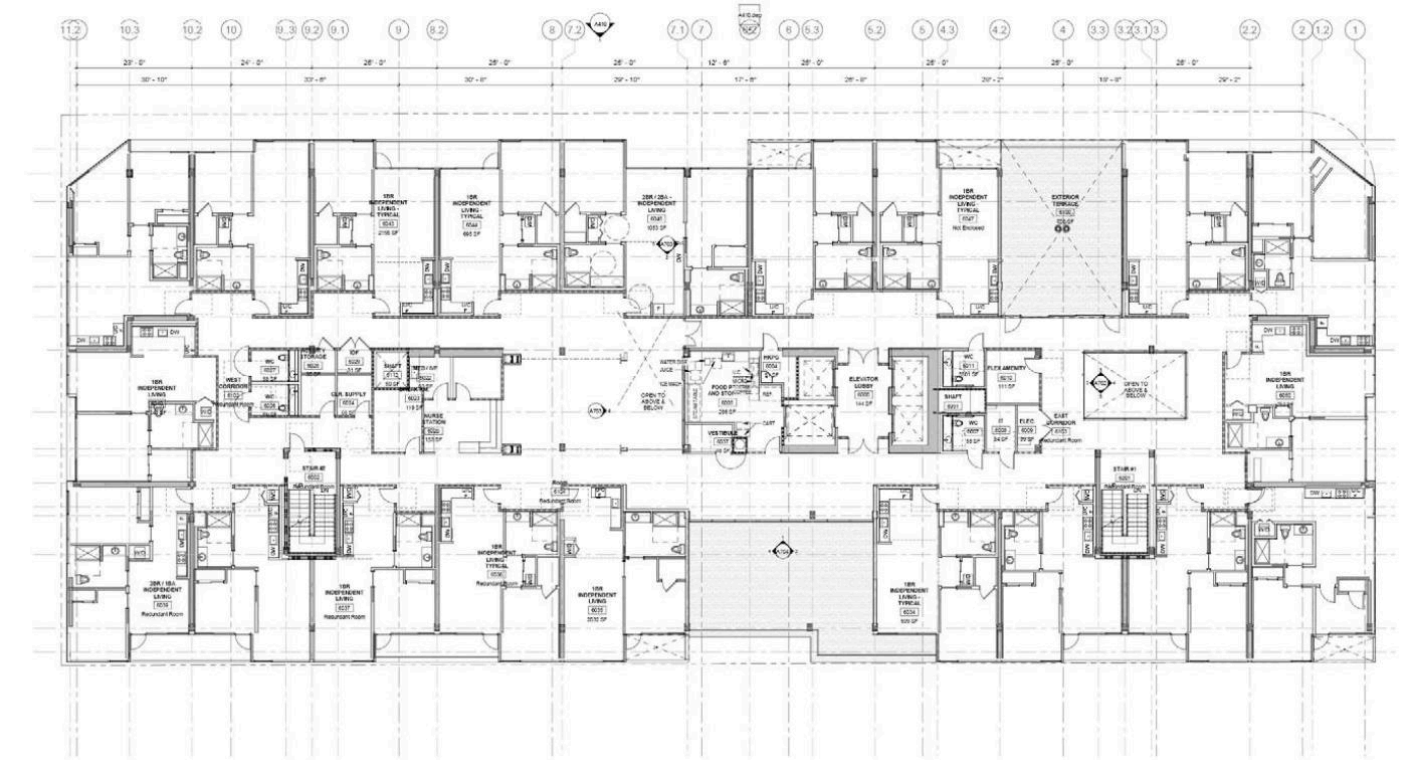


Benjamin Sachs

Senior Architectural Designer

8070 Beverly Boulevard
Los Angeles, California

Work completed at:
Belzberg Architects

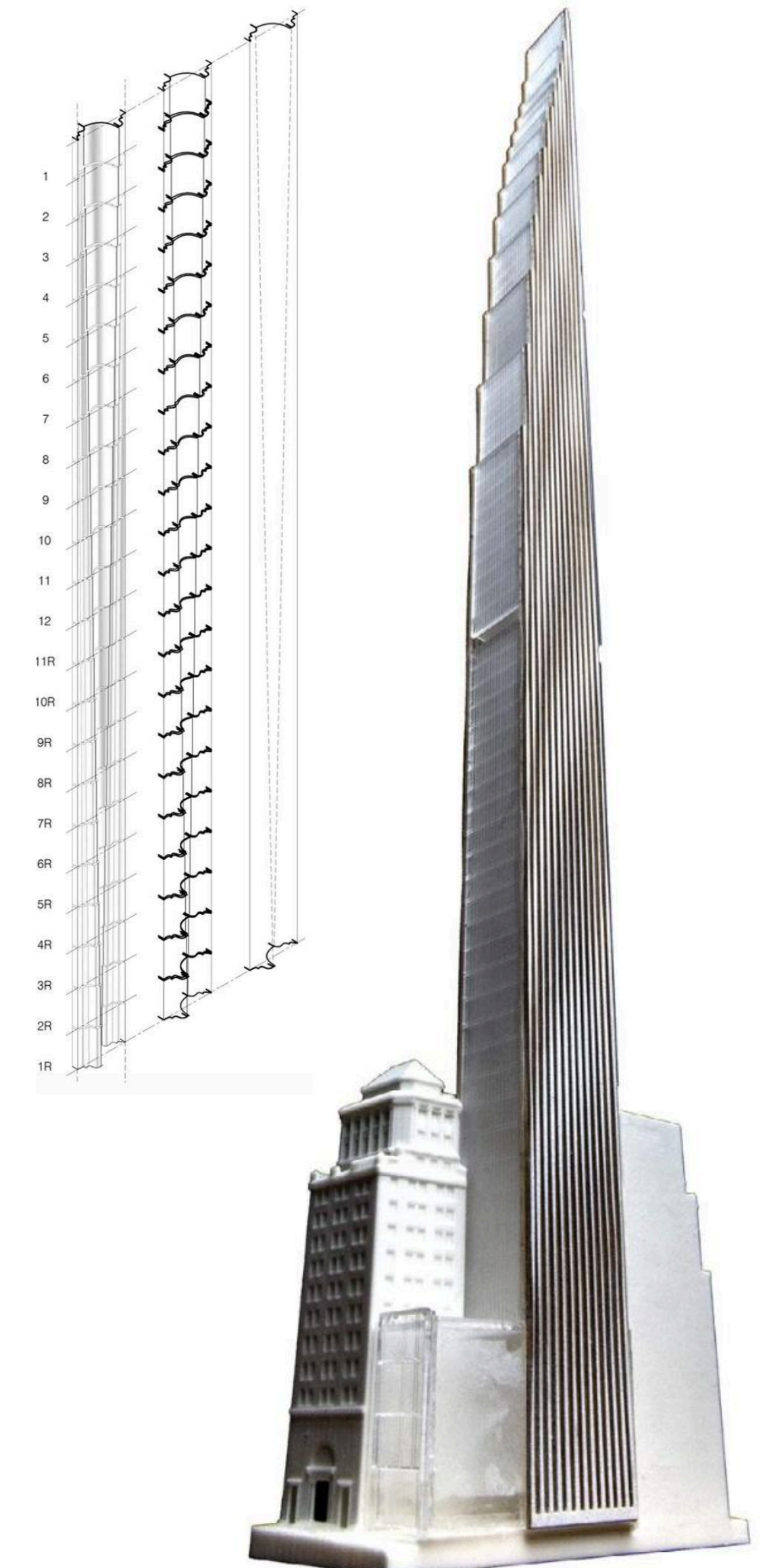
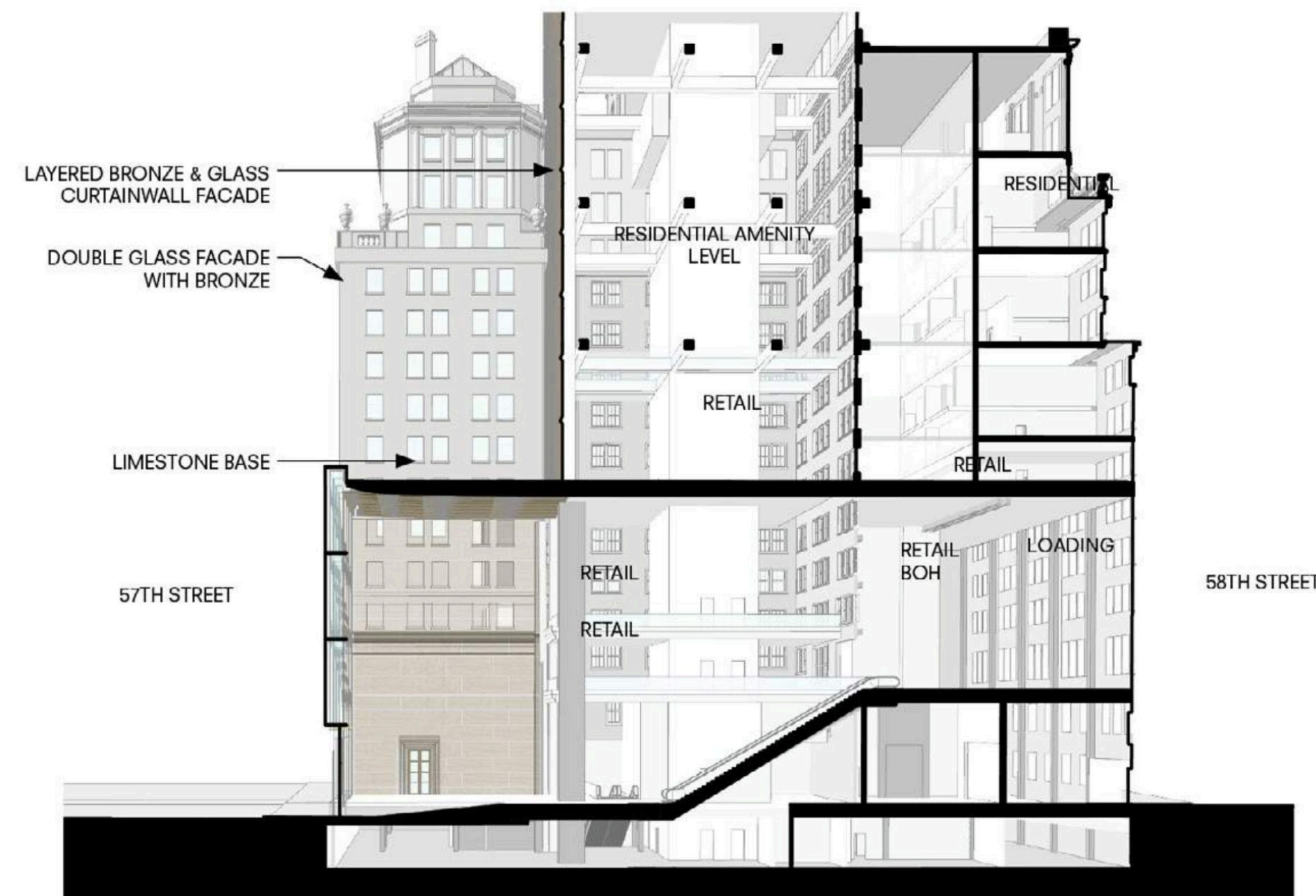
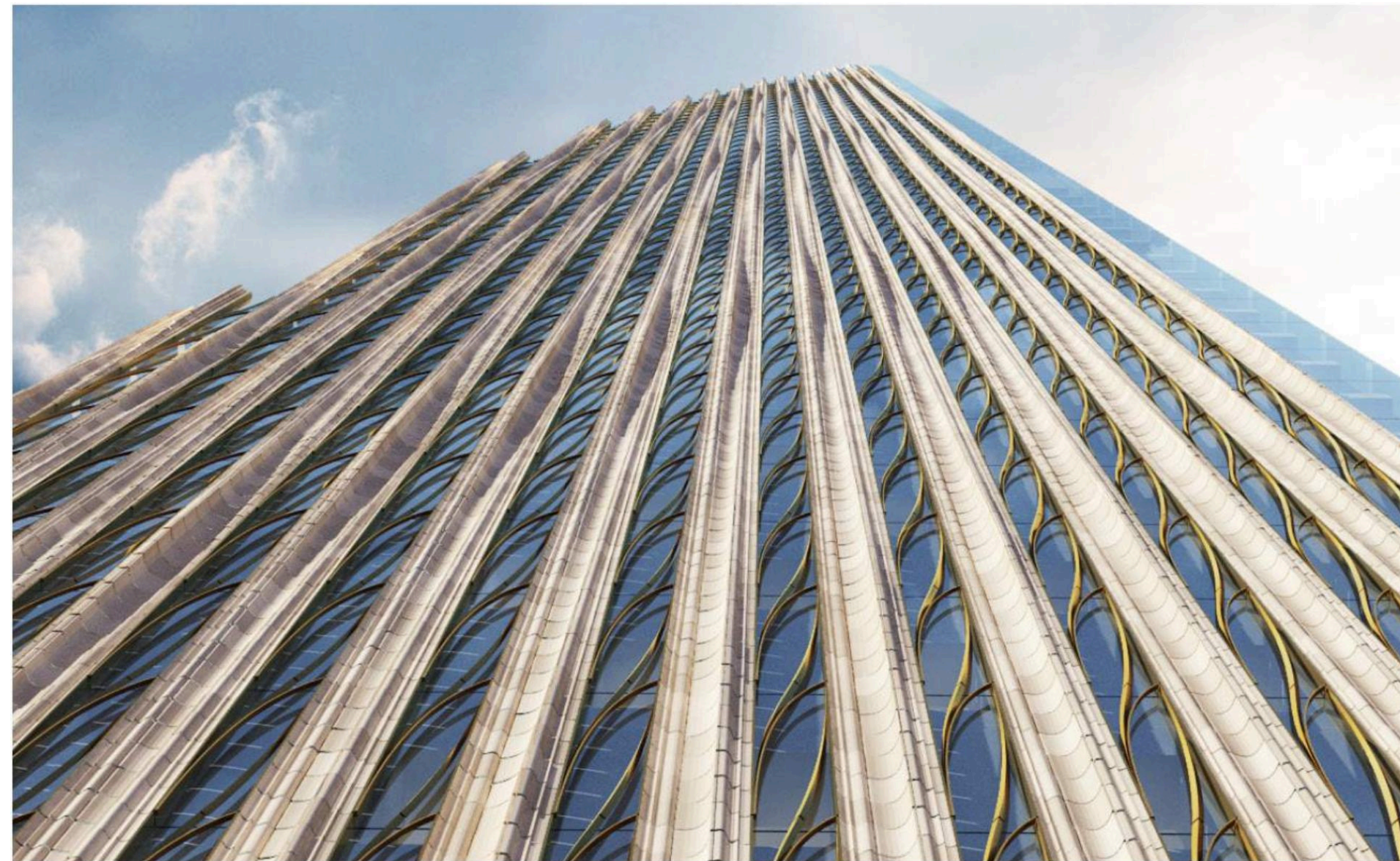


Benjamin Sachs

Senior Architectural Designer

111 West 57th Street
New York, New York

Work completed at:
SHoP Architects

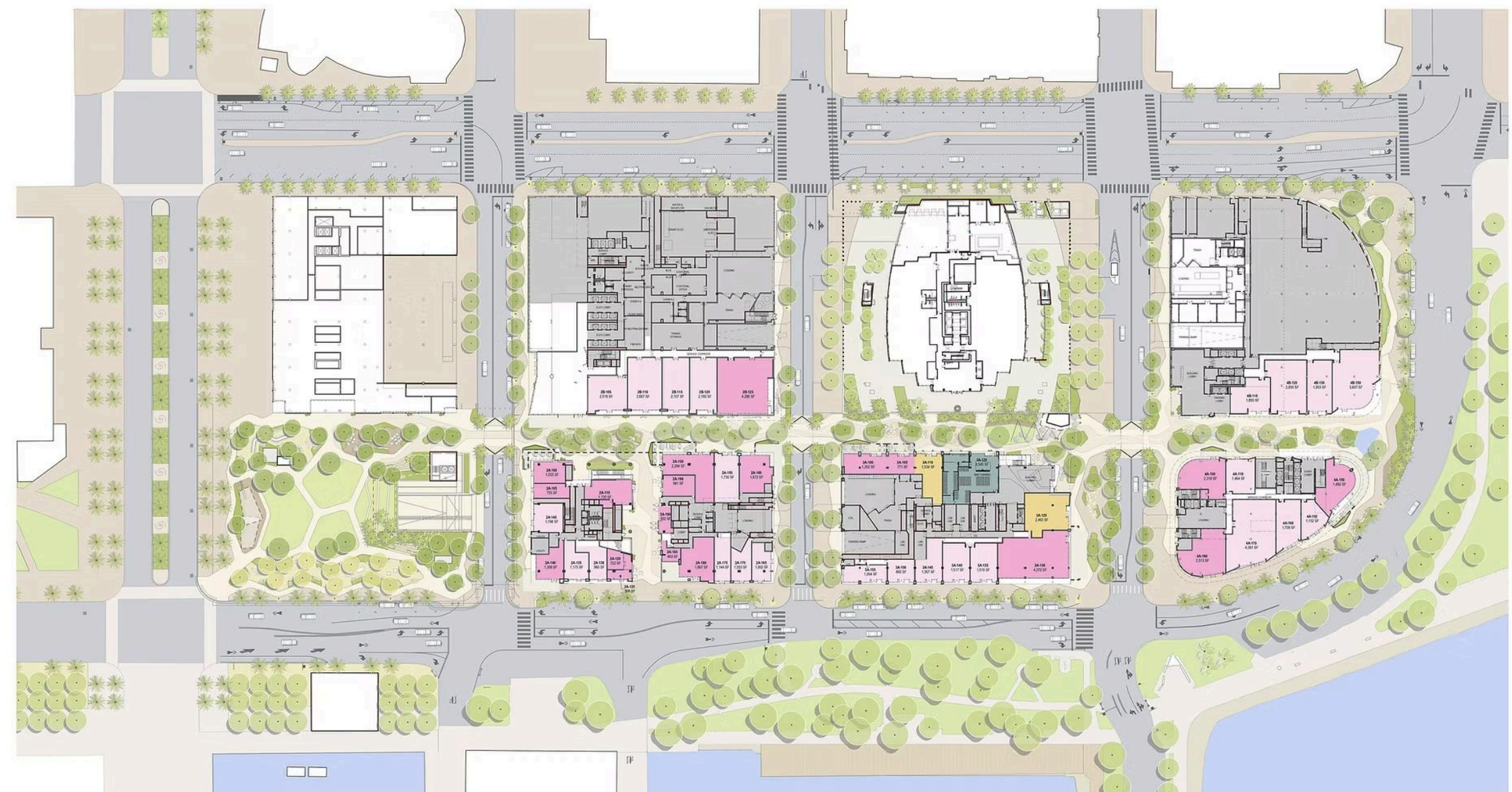


Jon Stras

Senior Product Architect

RaDD
San Diego, CA

Work completed at:
Gensler





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Section 01	Introduction KPRS Target Market Sustainable Development
Section 02	Representative Projects
Section 03	Scope of Services
Section 04	Preconstruction Services Technical Services
Section 05	Construction Services Construction Approach
Section 06	Safety

1 Introduction

Introduction

KPRS

It is the mission of KPRS to perfect service and quality to build deeper relationships.

KPRS Construction Services, Inc. is a general contracting firm with a shared focus on ethics, structure, and balance, bringing together like-minded individuals committed to building a service-oriented company.

At KPRS, we are dedicated to providing exceptional service to our clients. We believe in fostering cooperation and determination among our staff to ensure they are efficient and productive. By offering key employees a stake in the company, we aim to maximize productivity. We seek out the best and most experienced workers in the construction industry who are committed to delivering quality work. Our staff includes energetic employees at all levels of the organization, who are trained in our company's procedures and ideals, and are given opportunities to grow as leaders.

We create innovative programs in construction and technical service delivery systems, and collaborate with outside professionals to ensure the success of each project. We stay up-to-date with the latest technologies and are committed to implementing new and advanced systems and products.

We believe that the most valuable asset is our intellectual capital-- our ability to generate ideas and create innovative products and services that keep us ahead of the competition. We prioritize professional and personal growth, which motivates our employees to strive for excellence in all areas of their lives. Our goal is to become a leading organization in our industry, providing our clients with outstanding management services, awareness, and research to meet their needs and expectations. We are dedicated to continuously expanding our forward-thinking approach to ensure that our projects, staff, and services are the best in the industry.

"We believe that simplicity, consistency, and clarity always wins."

Joel H. Stensby

KPRS Construction Services, Inc.



Introduction

Target Market

KPRS Office Locations

KPRS Corporate Office

2850 Saturn Street
Brea, CA 92821

T 714 672 0800
F 714 672 0871

KPRS NorCal Office

4683 Chabot Drive
Suite 370
Pleasanton, CA 94588

T 714 672 0800
F 714 672 0871

KPRS Los Angeles Office

444 South Flower Street
Suite 3860
Los Angeles, CA 90071

T 323 766 6300
F 714 672 0871

KPRS Culver City Office

5616 Corryne Place
Culver City, CA 90230

T 310 645 9565
F 714 672 0871

KPRS Hawaii Construction Inc.

3465 Waiālae Avenue
Suite 395
Honolulu, HI 96816

T 808 739 9399
F 808 739 9411



KPRS Markets

KPRS covers a broad spectrum of construction projects, including Multi Family, Industrial, Retail, Office, and Tenant Improvements.

OFFICE



- High-Rise Offices
- Mid-Rise Offices
- Low-Rise Offices

INDUSTRIAL



- Distribution Facilities
- Multi-Building

TENANT IMPROVEMENTS



- Office / Commercial
- Industrial
- Education
- Retail
- Healthcare / Lab
- Hospitality / Entertainment

RETAIL



- Lifestyle Centers
- Big Box Retail
- Restaurants
- Auto Dealerships
- Banks

MULTI FAMILY/HOSPITALITY



- Multi-Family
- Community Parks & Clubhouses
- Student Housing
- Mixed-Use Residential
- Hotels
- Housing

DESIGN/BUILD CONSTRUCTION MANAGEMENT



- Public Works
- Private Industry
- Industrial
- Office
- Tenant Improvements

PUBLIC WORKS



- Institutional
- Education
- Community Centers
- Civic Centers

Introduction

Sustainable
Development



U.S. Green Building Council

KPRS Construction is a member of the U.S. Green Building Council Orange County Chapter. As part of our mission statement, KPRS is committed to "a higher quality environment."

LEED Accredited Professionals

KPRS has many LEED accredited professionals currently on staff to help in the planning, designing, and construction of projects seeking LEED certification.

We focus on three main certifications: New Construction, Commercial Interiors, and Core and Shell. Each certification is rated in the following:

- Certified
- Silver
- Gold
- Platinum

Lead-Safe Certified Firm:

KPRS is an EPA certified lead-safe renovator. The EPA launched a consumer campaign to raise awareness of the dangers of lead paint poisoning and encourages consumers to choose only contractors who are Lead-Safe Certified.

Electronic Paperless Filing

KPRS has moved towards using online electronic files of construction documents, plan sets, and closeout packages. Master copies are stored electronically, and are accessible via the internet, reducing the amount of paper used in the reprinting of large-scale documents. As-built drawings are scanned after projects are completed, backed-up using secure storage methods, and eventually recycled.

Project Closeout Packages

Project closeout packages are delivered as interactive CDs or DVDs, eliminating bulky binders and multiple paper copies.

The Next Step

The sustainability of our industry is now closely tied to utilizing emerging technologies and materials that embrace eco-sustainable

production and construction methods. KPRS is currently working with subcontractors and product suppliers to make our construction sites greener. Here are some aspects we are working on:

Reduction of CO2 emissions on jobsites by restricting gas power generators in favor of site electricity. Valuable materials recycling on site.

- Recycling of excess aluminum
- Recycling of excess storefront and glazing products
- Recycling of excess rebar/steel
- Recycling of casting slabs/excess concrete
- Installing recycling bins at job sites

Corporate Recycling

KPRS is fully committed to greener possibilities within the construction industry. Our mission statement focuses on a commitment to "a higher quality environment for an active society," and we begin at our corporate office and construction sites.

KPRS recycles the following materials within the corporate office and on project job sites:

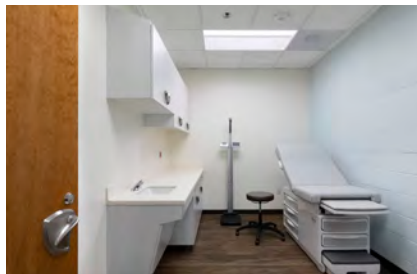
- Electronics and computers
- Printer toner / ink cartridges
- Cell phones
- Paper products / shredding
- Plan documents
- Consumer plastics/glass
- Packing materials / cardboard

2 Representative Projects

Project

Aliso Ridge Behavioral Health
Aliso Viejo, CA

The KPRS Heal Group constructed the new Aliso Ridge Behavioral Hospital, a temporary care facility for psychiatric services, in Aliso Viejo, CA. The two-story center holds different wings providing specific care for adult, adolescent and geriatric patients. The building holds patient rooms in each wing, along with several nurse stations, reception areas and cafeteria with full kitchen. At 80,000 sf, the Type 1A OSHPD 1 acute care hospital holds 120 beds and contains indoor and outdoor recreation rooms with gymnasium along with counseling areas. The structure is composed of steel with metal deck infill concrete levels and a masonry wall shell. Aliso Ridge helps meet the needs of short-term psychiatric care in Orange County.



Owner Signature Healthcare Services

Architect HMC Architects

Size 80,000 sf

Project

InnovAge

San Bernardino, CA

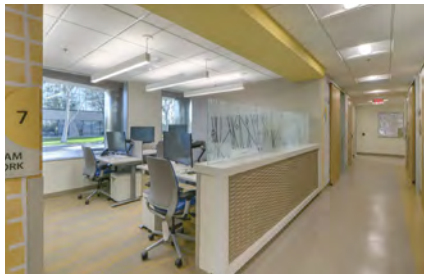
The KPRS Heal group constructed the new InnovAge facility for seniors, offering ease of access to care and quality of life. The PACE center, Program of All-inclusive Care for the Elderly, provides an alternative to live-in nursing homes by offering healthcare and social services to local seniors. The design-build project involved structural enhancements, a remodel and expansion constructed in multiple phases while the center was still operational. This included an interior expansion of the memory care day center, an OSHPD 3 renovation of the clinic, an expanded restaurant-quality kitchen, and interior improvements to the lobby, offices, and multipurpose room.

**Owner** InnovAge**Architect** Ware Malcomb**Size** 45,000 sf

Project

Primary Care Clinic
Orange, CA

The KPRS Heal Group transformed a former office building and constructed a 25,500 sf medical pediatric care clinic for a confidential healthcare client. Located on the first floor, the space was taken from shell condition and renovated to include exam rooms, office suites and nurses stations, and offers X-ray services and telemedicine. The floor was designed with an array of welcoming and vibrant colors, along with branded and graphic wall features. A new building lobby, elevator, and exterior glass façade were included with the project, as well as the construction of a new parking structure and refreshed landscaping. The clinical suite offers affordable pediatric patient care services for the community.



Owner Confidential

Architect MSA

Size 2,500 sf

Project

Hoag Health Center
Tustin, CA

The Hoag Health Center in Tustin is part of the Village at Tustin Legacy retail center, which was also constructed by KPRS. The health center offers a full range of services for Tustin and the surrounding community. The modern facility was created with physician's offices, urgent care, lab space, imaging and physical therapy rooms. At 60,000 sf, the three-story building was made as a concrete tilt-up with steel framing. The Tustin Legacy project is a master development by Regency Centers and is designed by Boulder Associates Architects.



Owner Hoag Memorial Hospital Presbyterian

Architect Boulder Associates Architects

Size 60,000 sf

Project

MemorialCare
Huntington Beach, CA

The new MemorialCare medical offices in Huntington Beach showcase a crisp, modern space offering quality healthcare to the community. Located on Beach Blvd, the 25,000 sf medical office includes a clinic, urgent care, and imaging center. Within the clinic are procedure and exam rooms, nurse stations, blood draw and lab space. The Imaging Center has it's own separate waiting area and includes services for MRI, X-Ray, CT Scan, and Ultra Sound tests. The fresh, bright main lobby features a custom beach mural and glass installations throughout.



Owner Memorial Medical Foundation

Architect LPA, Inc.

Size 18,821 sf

Project

MemorialCare Medical Center
San Juan Capistrano, CA

The MemorialCare San Juan Capistrano project is a 25,000 sf design-build tenant improvement completed by LPA Architects and TKISC. Inspired by wellness and evidence based design, the suite utilizes skylights, 3 form panels, natural wood and full height glass. Located on the second floor, the center is designed to provide the latest patient-centered healthcare delivery model. The patient exam rooms, waiting areas, nursing stations, labs and physician work areas will be grouped to create collaborative working pods aimed at efficiency and increasing patient health outcomes.



Owner MemorialCare Medical Foundation

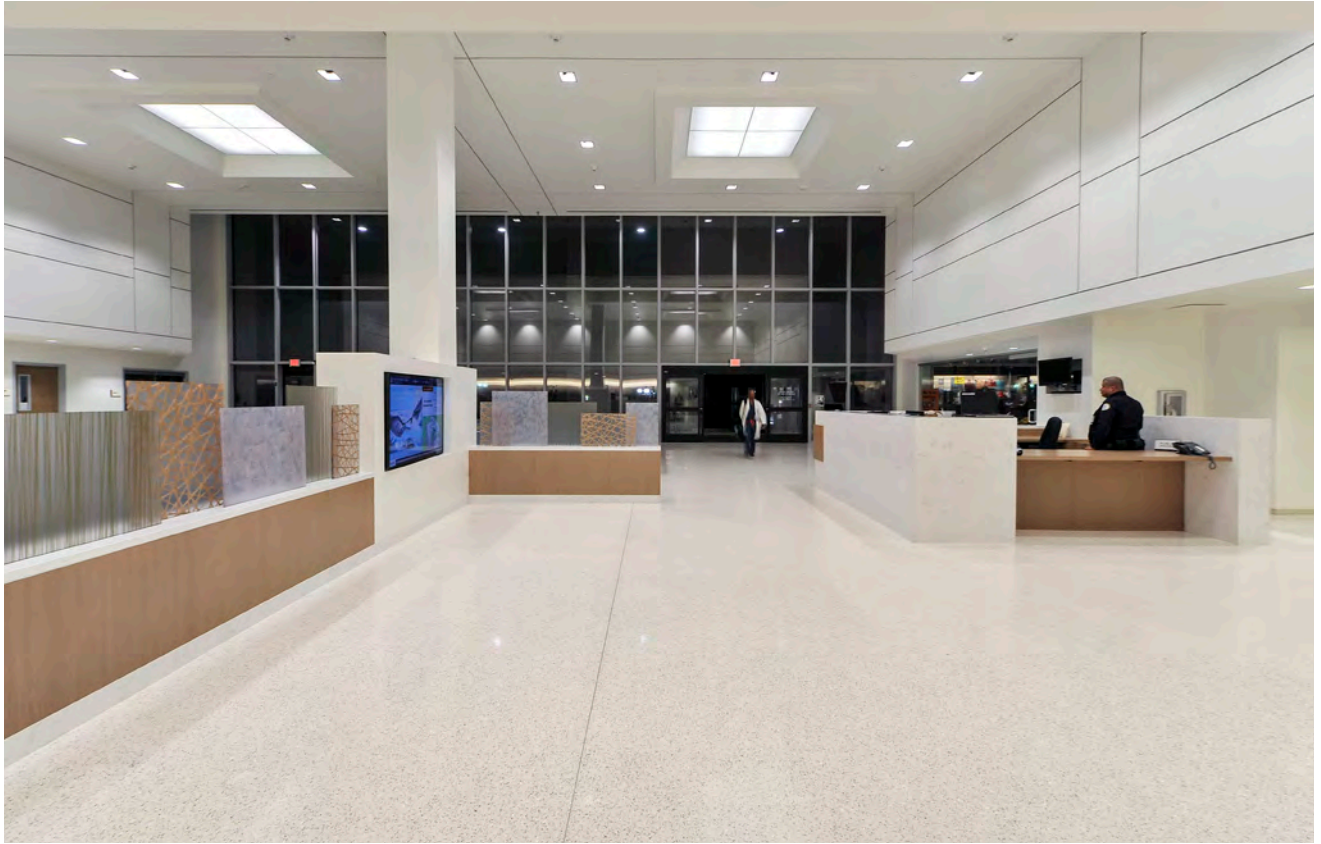
Architect Design-build with LPA Architects

Size 25,000 sq. ft.

Project

Good Samaritan Lobby
Los Angeles, CA

KPRS was selected to renovate this existing lobby within an occupied hospital and transform it into a modern open space environment. Planned for completion in separate phases, this project includes special features such as: terrazzo floors, glass doors, skylights, three-form paneling, and custom cabinetry.



Owner Good Samaritan Hospital Los Angeles

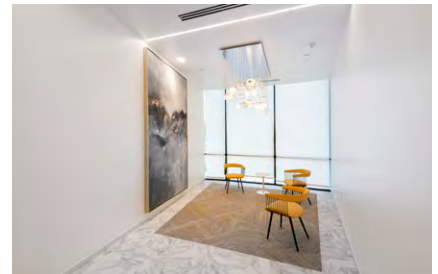
Architect LPA

Size 3,000 sf

Project

Incinta Fertility Center
Torrance, CA

Incinta Fertility Center provides cutting edge spectrum of fertility services. KPRS completed Tenant Improvements along with a core and shell buildout. The 17,000 sf project includes new IVF lab, andrology lab, gas storage, ancillary support spaces, and a new surgery center including medical gas and backup power system. Special features include modern elegant finishes with custom lighting in the medical clinic area and public zones.



Owner Incinta Fertility Center Management, Inc.

Architect LPA, Inc.

Size 17,000 sf

Project

Adventist Health Glendale
Glendale, CA

Adventist Health Glendale is a medical center that provides state-of-the-art inpatient and outpatient services in Los Angeles County. AHGL is recognized in advanced surgery, behavioral medicine, emergency care, Heart & Vascular Institute, home health, imaging, minimally invasive surgery, neonatal care, Neuroscience Institute, occupational medicine, oncology, orthopedics, pain management, rehabilitation and women's services. The medical center also offers residency programs in pharmacy and family medicine.



Owner Adventist Health, Glendale Hospital
Architect Haynes and Oakley Architects

Adventist Health Glendale
Glendale, CA

Compounding Pharmacy

Elevator Machine Room HVAC
HVAC 5 & 6
HVAC 9 & 10
HVAC 7 & 8

Mammogram Equipment Anchoring

Women's Pavilion Logiquip Dry Store Cabinets

2nd Floor Oncology East Tower Nurse Call

Nurse Call - Rehabilitation
2nd Floor East Tower

Cath Lab GE Equipment

Legacy Wall Reframe/Drywall

1530 MOB Air Balance

Serenity Room Finish

Project

Children's Hospital Los Angeles
Los Angeles, CA

Children's Hospital Los Angeles is an institution center that provides pediatric health care in Los Angeles County. CHLA is a provider in community benefits annually to children and families. It's the first pediatric hospital in Southern California that relies on philanthropists in the community to support compassionate patient care, education of the caregivers, and research efforts that impact children.



Owner Children's Hospital Los Angeles
Architect PBWS Architects/Studio + Architecture

Children's Hospital Los Angeles
Glendale, CA

Endocrinology Dept. TI

SF: 4,000
Value: \$43,000

Human Milk Lab Centralization

SF: 230
Value: \$230,000

Labs Refresh - Smith Research Tower

SF: 2,000
Value: \$30,000

Saban First Floor TI Goran Study Rooms

SF: 2,000
Value: \$73,000

Saban Research Institute First Floor Upgrades

SF: 5,500
Value: \$192,000

Urology Expansion

SF: 1,016
Value: \$240,000

Project

Good Samaritan Hospital
Los Angeles, CA



Owner Good Samaritan Hospital Los Angeles

Architect Cunningham Design Group

Good Samaritan Projects

Basement Utility Services to new MOB, OSHPD 1
Shatto Parking Structure Seismic Upgrades
Water Softener Equipment Replacement, OSHPD 1
Basement and Central Plant Feeders, ATS and New Electrical Room
Emergency Department renovation, Increment 1
Emergency Department renovation, Increment 2
CT Scanner Room renovation

Project

Kite Pharma
El Segundo, CA

Kite Pharma is the leading research company for T-Cell immune therapy cancer treatment. KPRS completed the company's first facility that will enable their research to be put into practice. The 42,000 sf project encompasses several features, namely the immune therapy treatment facility which houses four ISO 7 clean rooms. The project is custom designed based on experience relative to the ISPE Sterile product manufacturing facilities. The facility is validated in accordance with US FDA cGMP. With the new generator, central plant and air handling systems, the project includes office, CGMP complaint warehouse, kitting and preparation rooms, freezing environments and a multi room quality control laboratory. A new conference area, lobby, seating and dining area will provide modern amenities for employees.



Owner Kite Pharma
Architect Ewing Cole
Size 42,000 sf

Project

UCI IR Imaging Room
Irvine, CA

KPRS completed OSHPD improvements for the new UCI IR Imaging Room at the UCI Medical Center. The original CT scan room was demolished to renovate and upgrade recovery beds, nurse station, and a nutrition area along with equipment, control and storage rooms. The new IR Room also includes new technology - Angiography.



Owner University of Southern California Irvine Medical Center

Architect LPA, Inc.

Size 5,820 sf

Project

Fullerton Medical Office Building

The Fullerton Medical Office Building is a two-story, 25,000 square foot MOB accommodating I and B-Occupancy medical tenants, built to OSPHD III standards. The building features a steel frame and glass curtain wall construction. The Fullerton Surgical Center is a 9,645 square foot outpatient surgical center built to OSPHD III Standards. This space features four operating rooms, a pre-op room, post-op room, children's post-op room, x-ray room, staff lounge, staff offices, and luxurious lobby with high end modern appointments. The Fullerton Cardiovascular Medical Group's space includes many patient examination rooms, doctor's and staff offices, a walk through staff lounge, and a spacious waiting room featuring a custom curved reception desk. The 6,000 square foot medical suite built for Dr. Hess and Dr. Sata features a reception and office area, examination rooms, and waiting area.



Owner DDR Properties, Inc.

Architect OJMR Architects

Size 25,000 sf

Leed Certification Rating Yes

Project

Sage Glendale
Glendale, CA

The Sage Glendale Senior Living community features 109 units with modern amenities, and offers high quality assisted living and memory care services for seniors to thrive. The five-story type-1 construction consists of three levels of concrete and three levels of metal framing, with one level of below-grade parking. The exterior of the property is designed for resident and visitor interaction with terraced walkways, tiered courtyards and inviting fountains. The interior offers the best in senior living amenities with a theater, beauty salons, craft and community rooms and fitness studio. Several dining options are offered from a bistro to luxury dining room.



Owner Willis Development

Architect Van Tilburg, Banvard & Soderbergh

Size 109 Units

Project

Aegis Living San Rafael
San Rafael, CA

KPRS is currently constructing the new Aegis Living San Rafael senior community in San Rafael, CA. The community will feature 101 senior living suites, with units specified for assisted living and memory care. With four floors at over 112,000 square feet, the property will also feature subterranean parking on site. The project includes a resident dining room and outdoor dining space, an activity room, fitness and wellness facility, and a cinema auditorium. A rooftop terrace will allow residents an additional outdoor recreation venue. While each living suite features a kitchenette, meals will be provided on site for residents in the commercial grade kitchen.



Owner Aegis Living

Architect Ankrom Moisan

Size 112,000 sf

Project

Veteran's Village
Carson, CA

The Veterans Village of Carson is a mixed-use development that includes 51 new apartment homes constructed for military veterans and their families. Located in Los Angeles off the 405 and 110 freeways near Harbor UCLA Medical Center, the complex features three levels of one, two and three bedroom apartment homes specifically for those who have served in the US armed forces. Building amenities include a community room with communal kitchen, fitness center and enclosed parking garage. The property is lined with landscaped pathways, along with a courtyard featuring outdoor barbeque dining area and playground. The mixed use project, including retail space on the ground floor, is Type-V construction over a one-story podium deck.



Owner Thomas Safran Associates
Architect Withee Malcomb Architects
Size 51 Units

Project

Long Beach & 21st Apartments for seniors
Meta Housing
Long Beach, CA

The Long Beach & 21st Apartments for seniors is a 41-unit residential complex constructed to accommodate a high density of residents. The modern urban housing offers a warm environment where residents can enjoy a lively communal atmosphere. This is highlighted by the kitchen and community room, ample outdoor seating, and library. The project has created a place for seniors to live a dynamic lifestyle, while the building itself has helped revitalize the area on Long Beach Blvd. The development was completed in 14 months, and has achieved LEED Gold Certification.



Owner Meta Housing Corporation
Architect The Architects Collective
Size 41 Units
Leed Certification Rating Gold

Project

8070 Beverly
Los Angeles, CA

The new ground-up senior living complex at 8070 W. Beverly in Los Angeles will offer 100 housing units on six floors. The Type-I concrete frame structure will include a park roof with trellis design and water features, while each floor will showcase multiple outdoor terraces. Two levels of subterranean parking are included in the scope, along with a stone-clad portico entry. A portion of the ground floor will hold a Synagogue while another portion will offer rentable commercial space. The community will provide both independent and assisted living, with a variety of units including studios, one and two bedrooms and a memory care wing.



Owner Black Equities, LLC

Architect Van Tilburg, Banvard & Soderbergh

Size 100 Units

Project

Clearwater Tustin
Tustin, CA

KPRS is constructing the 100-unit senior living community for Clearwater Living in North Tustin, CA. The craftsman style housing design will offer a variety of upscale amenities along with indoor and outdoor visitor spaces, lush landscaping, community and dining rooms.



Owner Clearwater Living

Architect Architectural Concepts Inc.

Size 100 Units

Project

Clearwater Rancharrah

Reno, NV

The Clearwater at Rancharrah in Reno, NV is an Assisted Living and Memory Care home for seniors. The two story, Type V-A craftsman style housing will offer 118 units with modern living spaces and kitchenettes. The upscale facility will feature unique amenities for residents with a yoga studio, movie theater, and hair salon all on site.



Owner Clearwater Living

Architect Architectural Concepts, Inc.

Size 118 Units

Project

Clearwater Senior
Sonoma, CA

The Clearwater at Sonoma Hills is an Assisted Living and Memory Care home for seniors. The craftsman style housing will offer 90 units and feature modern amenities with open living spaces with kitchenettes. An upscale courtyard will hold a putting green, bocci ball court, dance floor, and commercial grade kitchen in the community room.



Owner Clearwater Living

Architect Architectural Concepts

Size 90 units

Project

Gateway at Willowbrook
Los Angeles, CA

KPRS completed construction of The Gateway at Willowbrook, a 105-unit senior community in Los Angeles, CA. Developed by Thomas Safran & Associates and designed by Withee Malcomb Architects, the one and two bedroom apartment homes feature modern finishes and amenities. The complex offers a spacious community room, computer room, and landscaped gardens with an outdoor lounge and barbecue area. Residents have access to a state-of-the-art fitness center and laundry facilities, and can take advantage of the public library located on the ground floor of the building.

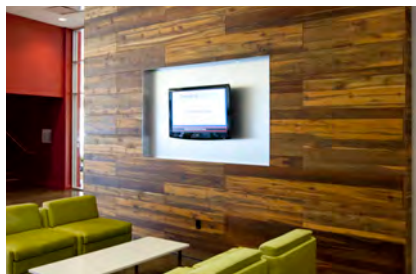
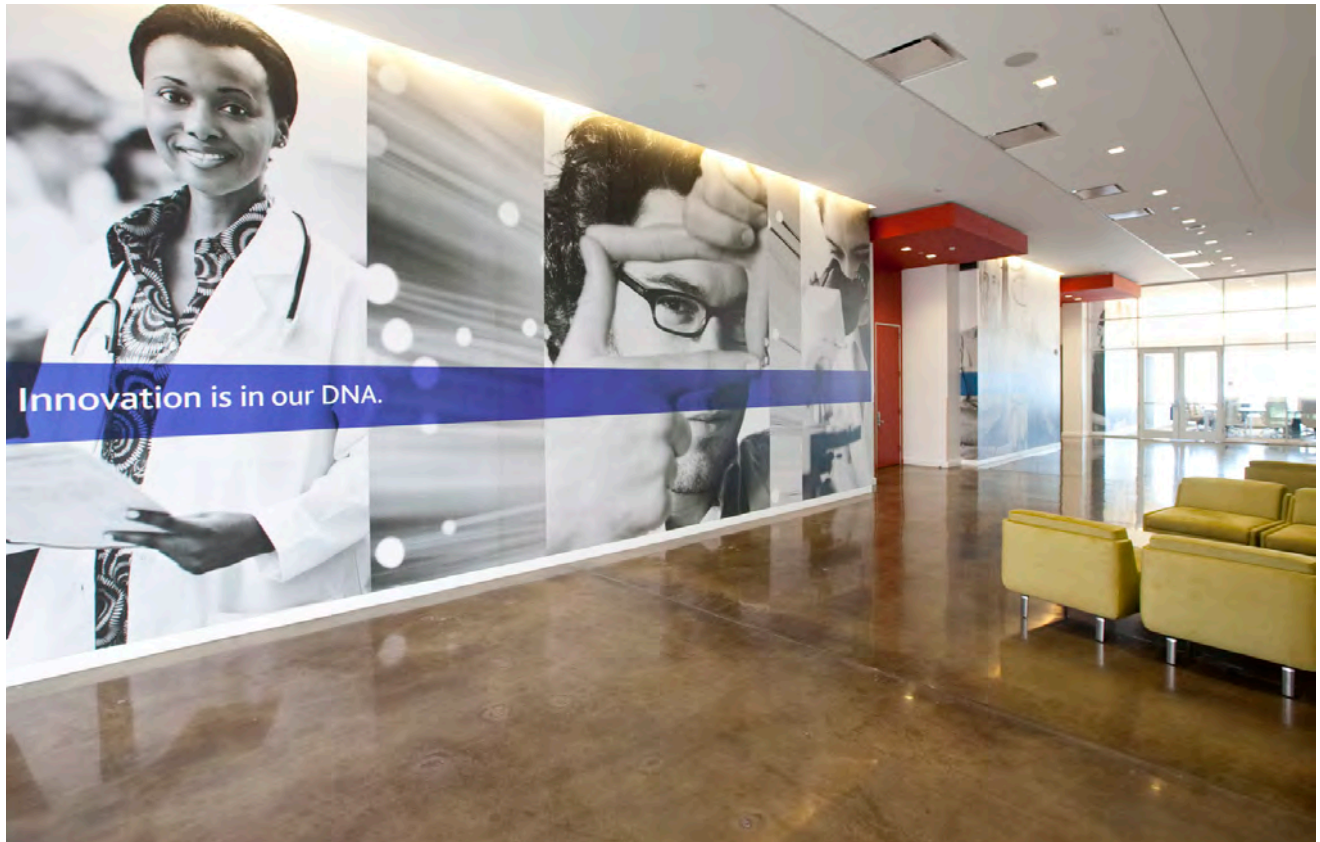


Owner Thomas Safran & Associates
Architect Withee Malcomb Architects
Size 105 Units

Project

Beckman Coulter Headquarters
Brea, CA

Highly rewarded for the design, it earned Gold status from LEED CI, USGBC. The project also earned McGraw Hill's 2010 Best of Award for interiors in Southern California. Employees enjoy the design of bright colors, teak wood paneling, polished concrete floors, efficient lighting, and new furniture. The program includes office suites, innovation centers, conference and training rooms, heritage center, corporate brand graphics and art displays. Other features include two new telepresence rooms, fitness center, credit union, two coffee shops, and restaurant quality kitchen and dining area.



Owner Beckman Coulter Inc.

Architect Gensler

Size 500,000 sq. ft.

LEED Certification Rating LEED Gold

Project

Kite Pharma Creative Office
El Segundo, CA

The Kite Pharma creative offices were completed by our Med/Tech team for the staff of the company's adjacent immunotherapy facility. The modern, open-office style features lounge areas, glass conference and training rooms and workstations with flexible seating.



Owner Kite Pharma, Inc.

Architect Rios Clementi Hale Studios

Size 75,000 sf

3 Scope of Services

Scope of Services

KPRS

	PROJECT COST	PROJECT CONTROL	PROJECT SCHEDULE	QUALITY CONTROL
PRE-DESIGN	Analyze client needs & requirements. Expedite site & soil investigations. Establish project team strategy. Assist in establishing parking criteria.	Prepare budget estimate. Define assumptions, qualifications, allowances, exclusions & contingencies. Evaluate alternative systems. Constructability review. Calculate project cash flow.	Prepare master schedule & major milestones. Prepare strategic plan for all design activities.	Define project objectives. Define communications procedures. Define user input, review & approval process. Define design deliveries by phase.
DESIGN	Assist the design team & design process Provide regular project control reports. Review budget, schedule & quality requirements.	Prepare estimate at end of schematic documents stage. Conduct value engineering session. Control cost through design process. Establish/ Manage project contingency.	Develop & monitor master schedule. Prioritize owner's decisions. Verify all permit durations & approvals. Identify & coordinate all long lead purchases.	Establish design coordination procedures. Review project documents & verify documents for completeness. Review construction documents for details & clarity.
PRE-CONSTRUCTION	Establish prequalification criteria. Develop trade scopes. Prepare subcontractor list. Monitor bid status, evaluate results. Develop document control & procedures.	Establish unit prices & alternates. Review & compare bids Negotiate contracts & prices Establish GMP at documents stage.	Fabrication & manpower status. Conduct pre-bid conferences. Establish submittal schedule to expedite material orders.	Prequalify subcontractors & vendors, and establish bid list. Prepare subtrade scopes & checklists. Verify shipping condition of all materials & equipment.
CONSTRUCTION	Establish communication procedures. Maintain project records. Prepare monthly reports. Establish & monitor schedule. Establish & monitor cost control.	Develop cost control procedures. Monitor budget & prepare cost reports. Establish procedure to evaluate & process change orders. Evaluate pay request applications.	Review change orders for schedule. Review schedule for shop drawings, fabrication & deliveries. Schedule & conduct jobsite progress meetings.	Maintain quality control & control logs. Control mock-ups & review quality. Provide on-site supervision to monitor subs performance. Conduct scheduled jobsite safety meetings.
POST-CONSTRUCTION	Coordinate project close-out. Establish warranties, operation & maintenance procedures.	Prepare final payment & retainage. Prepare final cost report. Assemble historical cost data & reports.	Coordinate & obtain final approval. Prepare move-in program. Prepare final schedule status report. Prepare documents of major building equipment.	Coordinate all final inspections and certificates. Prepare as-built documents. Assemble & compile record documentation.

4 Preconstruction Services

Preconstruction Services

Technical Services



The Team Approach is the main concept of our service and philosophy.

Technical Services

Our team is proud of its success and reputation for consistently delivering projects of the highest quality, on time and within our Clients' guidelines.

Our cost management system is a proprietary system developed by Lev Rabinovich, KPRS Founding Partner. It provides a single source document for the total range of the project requirements. This method provides tremendous flexibility to accommodate specific client requirements and utilizes several different software packages for efficient cost and document control. A sampling of this software includes BuildingConnected for subcontractor management, Assemble for integrating 3D estimates and takeoffs, along with PlanSwift and Bluebeam.

The Team Approach

In providing cost management services, our team seeks to participate as a full member with our client and consultant teams. Each of the principal team members brings specific expertise to the program. Through the interface of the team and integration of their capabilities, program objectives are realized.

Conceptual Estimate

Our cost estimating team will prepare a conceptual estimate based on programming documents and defined assumptions mutually agreed to by the owner and the design team. We have developed a unique approach to providing and presenting our estimates.

Our team provides a factual account of the project status, presenting meaningful information to allow team members to make timely decisions. Furthermore, as each document is produced in the different phases of the design and construction document process, a library of information is created, taking into consideration key decisions and value added options.

During the early schematic phase, we will work closely with the owner and the architect in providing cost data for all alternative configuration schemes and will form the basis for the project budget. During the early phases of the project, while the greatest number of options are open, decisions can be made that have the greatest impact on the final project costs.

Our cost control and cost estimating methods are founded upon early involvement in the pre-construction phase.

Preconstruction Services

Technical Services

Design Development Estimate

This estimate is based upon a detailed takeoff of the final design development or preliminary drawings, utilizing Assemble or PlanSwift. It will be prepared with sufficient detail to provide a thorough review of the various design elements and will facilitate changes, substitutions, or reductions of current design should this prove necessary or desired. This estimate will verify that increases in project cost are either not occurring, or that they are being considered and documented.

Construction Documents Estimate

This approach will incorporate a detailed contract estimate for each of the various items of work. It will be summarized in accordance with the procurement plan of contract packaging and will be based on an analysis of the construction drawings and specifications, a detailed quantity survey of the materials required, and carefully appraised unit prices for labor and material. It will provide the final check on the budget and can serve as the basis of a Guaranteed Maximum Price.

Construction Market/Analysis

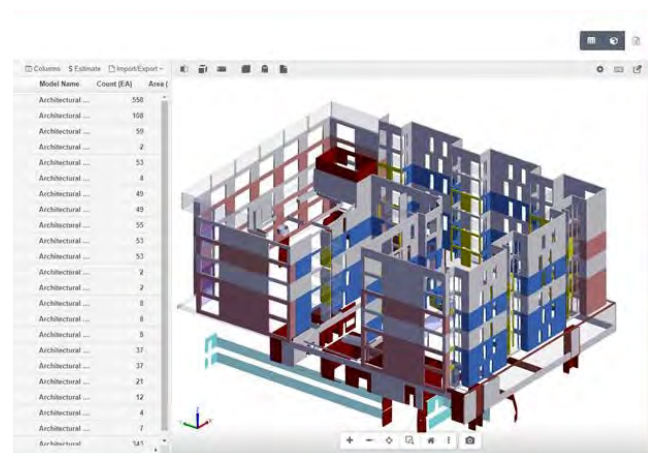
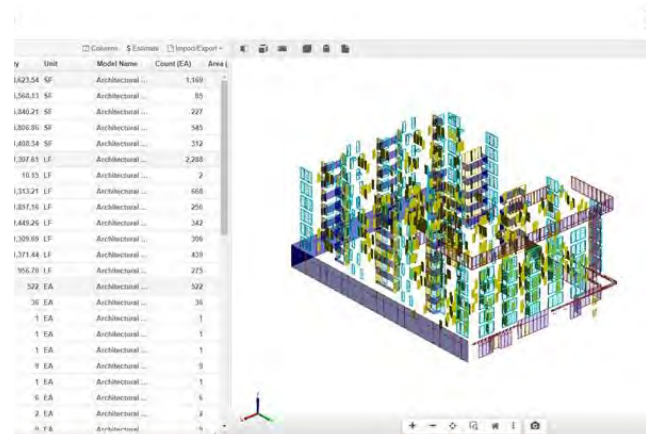
As part of our preconstruction services, we analyze construction market factors that impact the construction of the facility. We will specifically analyze:

- Current availability of skilled subcontractors who can provide their services.
- Availability of specialized craftspeople.
- Projections of future construction work loads.
- Local labor conditions, including the capability of local business enterprises.
- Management and financial capability, quality, and workload of potential bidders.

Based on this market analysis and our analysis of the overall project requirements, we will develop a list of qualified subcontractors, managed through the BuildingConnected database.

Historical Data

Throughout the preconstruction process, our team



will evaluate the current project with historical data from similar projects in size and scope. We have a comprehensive and reliable database of historical experience to base our historical cost analysis.

Budget Control

We will initiate project cost control procedures, including development of cost reporting. We will continually monitor the project budget, anticipated costs, and prepare monthly reports with the respect to the contract cost.

Preconstruction Services

Technical Services

Schedule of Values

We will assist in developing a reliable Schedule of Values format. This form will provide a basis for the payment requisitions and provide financial safety for the client during the construction phases of the project.

Value Engineering Studies

An important activity during the preconstruction phase is "Value Engineering Studies."

The value engineering process will identify areas where significant contributions can be made to reduce costs, speed construction, and enhance the project's value. This will be achieved through meetings and discussions with the client, architect, and engineers, discussing alternatives with the specialty contractors, investigating current market trends, extensive reporting and regular feedback to the project team.

When appropriate, detailed reports and recommendations will be produced so the architect and the owner can consider the implications of the options and make proper decisions. This documentation is one of the forms of continuity we will bring to the project.

In conjunction with the owner and the architect, we will review the design of the project on a continuous basis through the production of construction documents to assure that the design is the most cost-effective and consistent with the project goals.

In all cases, we look for possibilities to improve quality, expedite schedules, or optimize costs.

For the analysis of major building systems and subsystems, we, along with the team members, will use life cycle cost analysis and recommend those systems that most closely meet your requirements for first cost versus life cycle cost.

Value Engineering Workshop

Value Engineering Workshop is a collaborative effort between our Client, Design Team, Preconstruction and Project Management Teams, Subcontractors, and consultant teams. The workshop report will identify recommendations and options selected by the team.

Alternative options will be recommended for the following systems:

- Site work and associated infrastructure
- Parking requirements
- Foundations
- Building configuration and structure
- Building skin and architectural finishes
- Roofing systems
- Mechanical systems
- Electrical systems
- Acoustical details and materials
- Vertical transportation
- Fire protection systems
- Security systems
- Communication systems
- Life safety and building management systems
- Interior systems
- Materials and finishes maintenance capabilities

The value engineering ideas will be proposed to reduce the cost or increase the value of the project.

Our team will implement the following key activities developed during the preconstruction phase:

- Verification of project schedule
- Expedition of long lead times
- Expediting purchasing and buyouts
- Verify and release of critical materials
- Confirmation of each action reviewed in preconstruction
- Verification of the GMP record keeping and audit trails

Preconstruction Services

Technical Services



Sample of Value Engineering Ideas

Legend:

5 – Excellent	A – Accepted
4 – Very Good	R – Rejected
3 – Good	S – Study Required
2 – Fair	I – Incorporated Design
1 – Poor	

ARCHITECTURAL RATING	Rating	A	R	S	I
A.1 Concrete pavers vs. terrazzo	5			✓	
A.2 Precast alternative to stone	3	✓			
A.3 Roofing - substitute for clay tile	3				✓
STRUCTURAL					
S.1 Use prefabricated walls	4	✓			
S.2 Shear wall to roof - deleted moment frame	4	✓			
S.3 Reduce roof framing system weight	4		✓		
MECHANICAL					
M.1 Evaluate secondary chilled water pumps	4		✓		
M.2 Eliminate all butterfly valves	2	✓			
ELECTRICAL					
E.1 Review mech. load assumptions & criteria	5	✓			
E.2 Explore alternate light fixture package	4	✓			

Workshop approach will consist of the following phases:

1. Information and selection phase

The Project team reviews detailed cost estimate and evaluates all trades to be selected for future studies. Brainstorming sessions with the owner and design team are scheduled to create alternates and ideas in the areas of the largest potential return.

2. Evaluation and development phase

We conduct feasibility studies of all the alternatives created during the information and selection phase. We evaluate all ideas and establish the following factors: cost impact, performance, time impact, and quality and reliability impact.

3. Presentation and final selection phase

We prepare written proposals evaluating each alternative, noting all the saving which can be achieved by incorporating value engineering ideas into the final document.

5 Construction Services

Construction Services

Construction Approach

Construction Approach

Once established, the GMP will form the basis to proceed with the construction services. The following outline is a brief summary of the methodology KPRS will follow to execute a project.

During the construction phase, KPRS will provide all management and related services, as necessary. Our team will manage all conditions of the site work rules and will establish and monitor safety, security, cleaning and other conditions.

General Management and On-Site Staff

KPRS' personnel is accustomed to dealing with the upper management of subcontractors, whether it is in the field or at an off-site fabrication plant. By obtaining the commitment of the senior management of our subcontractors, our team will ensure the client of having its work done by the finest personnel and having personalized attention given to the project by each subcontractor.

Our team will establish, implement and maintain procedures to assure coordination among the architect, consultants, subcontractors, all local municipal authorities, governmental agencies, utility companies, etc., who may be involved in the project.

Our team will hold weekly job meetings with the owner's representatives, subcontractors, architects and other necessary parties to discuss procedures, progress, problems, scheduling, and open items.

Our team will assist the owner in obtaining the general building permits and Certificates of Occupancy as required, and will coordinate the obtaining of all legally required permits, licenses and certificates. We will assemble these documents from the contractors and deliver them at the completion of the work.

KPRS will coordinate all work until final completion and acceptance



of the project by the owner, including a comprehensive final inspection to ensure that the materials furnished and work performance are in accordance with the contract documents.

During the construction phase of the project, KPRS will provide all management and related services, as necessary, to adequately supervise, monitor and coordinate the work of all subcontractors. Our team will manage all conditions of the site work rules and will establish and monitor safety, security, cleaning and other conditions.

Coordinate Testing and Inspection

KPRS will develop and enforce a quality control system in order to ensure that the highest standards of construction are met. Our team will develop a checking and testing procedure to ensure that all systems are adequately tested and balanced prior to their acceptance.

Our team will coordinate all testing, as required by the technical sections of the specifications, and as required by the building code. Our team will keep an accurate record of all tests, inspections conducted and test reports.

Our team will coordinate the services of professional engineers, engineer-of-record and the architect, as required by the building codes, for work, if any, that would be performed for the owner directly.

Coordinate Shop Drawings Submissions

KPRS will receive and review for compliance with the contract documents all shop drawings, materials and other items submitted by the subcontractors. Requests for approval from subcontractors, delivery schedules, material lists, shop drawings, samples, plus more, will be commented upon and submitted to the architect for concurring approval. Approvals of technical adequacy of shop drawings and samples will remain the duty of the architect. KPRS will



Construction Services

Construction Approach



oversee the submission of all shop drawings, composite shop and coordination drawings, brochures and material samples, and instruct the subcontractors that submission shall comply with project requirements.

Comprehensive Safety Program

KPRS will review the safety program developed by each subcontractor and will prepare and submit to the owner a recommended comprehensive Safety Program, which complies with the requirements of Occupational Safety and Health (OSHA), as amended. During construction, our team will monitor compliance by each subcontractor with its contractual safety requirements, and in collaboration with the project personnel charged with monitoring fire and safety regulations, will correct any deficiencies.

Labor and Community Relations

KPRS will make recommendations, as necessary, for the development and administration of an effective labor and community relations program for the project and for avoidance of labor disputes during construction.

Proactive Scheduling

Achieving predictable project outcomes is a process that depends on current and accurate information, communication, and teamwork.

At KPRS, we strive to great lengths to produce an initial target schedule incorporating requirements from all parties including: owners, designers, contractors, suppliers and end users.

This establishes the baseline schedule that serves as a measuring point for the entire project.

By focusing on the initial scheduling plan we have essentially minimized the potential problems that will slow down the project.

We use Primavera, the most comprehensive scheduling program available, as our scheduling software.

The Project Team will review the 14 day look-ahead schedules weekly during the subcontractor's and owner's coordination meetings. The schedule will be used as a tool to discuss deliveries and installation sequences. Any problems or issues will be addressed accordingly and the schedule will be adjusted to reflect the changes, if necessary.

The Project Team will update the current schedule and review it against the baseline schedule to identify potential conflicts or impacts due to the latest adjustments. The schedule will then be discussed with the owner and subcontractors in order to review possible solutions to minimizing impacts and methods of taking proactive steps necessary to ensure that the project will be delivered on time and on budget.

6 Safety

Safety Program & Quality Control Checklist

KPRS



Safety

Safety is an integral part of our corporate culture—KPRS has assembled a detailed safety program to ensure thorough direction for the duration of the project. Elements of the program include:

- Safety Policy
- Incident Investigation Program
- Safety Meeting Program
- Statistical Injury and Illness Data
- Safety Training Program and Records
- Disciplinary Procedures
- Safety Inspection Program
- OSHA T1 Annual Trench Excavation Permit.

A brief description of the KPRS Construction safety program follows.

Safety from the Start

KPRS practices safety from the very start of each job. Subcontractor principals and staff are alerted to our corporate safety requirements from the beginning when KPRS staff holds the job kickoff meeting. Reference is made in the contracts signed by the principals of each subcontract trade to the KPRS Rules and Regulations. Safety procedures and requirements are now written into each Scope of Work attached to the subcontracts.

Fall Protection Safety Video

KPRS Construction Services, Inc. has developed a safety video series for its project management staff and superintendents. 24 separate videos make up this curriculum including a Fall Protection Safety video. A copy of that video is included on the web link and in this package for your review.

Roof Access Sign-In Sheet

Our adoption of Roof Access controls is another direct result of past experience. No subcontractor is permitted access to the roof of any KPRS jobsite project without first attending a “toolbox” safety talk and then filling out the Roof Access Sign-In Sheet.

KPRS University

One of the ways that KPRS distinguishes itself from its competition is through our regular training program, KPRS University. This 46-course program brings our field superintendents, project engineers, assistant project managers and office staff together in a twice-monthly format in the corporate office to receive training in the latest means and methods and best practices for our industry.

Safety Program & Quality Control Checklist

KPRS

Job Orientation Meeting

Safety is the key point made at the first orientation meeting at the project site before construction begins at each job. The KPRS Senior Project Manager and Superintendent run this orientation meeting. The safety points covered at the initial project orientation meeting include distribution and discussion of the following documents:

- Medical Care Access Map that describes the nearest hospital and how to contact emergency first responders in the event of an emergency.
- Job Site Map describing lay-down, staging areas, and emergency access.
- KPRS Construction Rules and Regulations. These are also posted at each jobsite.
- Contractor's Environment, Health and Safety EHS Handbook. This three-ring bound document is provided to the foreman of each trade and contains our expectations for site conduct and the safety required of each subcontractor on the job.
- Group viewing of the Orientation video, "Safety It's Up to Me." This sets the tone among the trades that KPRS requires a safe jobsite.
- Review of any special job-site controls including Daily Roof Access sign-in sheet or Trenching Safety Checklist if this work will occur.
- Introduction of Kevin Vail and Tom Tufts, KPRS Construction Services own in-house safety and quality control experts.

Superintendent's Handbook

The Superintendent's Handbook is the backbone Policy and Procedure manual for KPRS project managers. It provides each document, form, and policy that the operations staff use to execute the construction of a project at KPRS and it establishes the paramount importance of safety for KPRS job sites. The Superintendent's Handbook contains a series of essential safety documents. Among these are:

- The Injury, Illness, Prevention Plan (IIPP) Handbook is a 160-page document, which provides the guide to safety protocol at KPRS.
- The Safety Toolbox and Tailgate Meeting Checklist is used as the agenda for regularly scheduled jobsite safety meetings conducted by the KPRS superintendent or project manager with subcontractors in attendance.
- The Code of Safe Practices is used to support the Safety Toolbox and Tailgate Meetings and provides a concise guide to jobsite safety including roof safety.
- The Monthly Safety Meeting Report is used by site superintendents to document the job site safety record for

the past 30 days.

- KPRS Daily Reports document the daily progress and events at each jobsite.

Quality Assurance

The approach of KPRS Construction Services, Inc. towards quality assurance begins with the understanding that excellence in quality can only be achieved with diligent efforts through the entire construction process. Quality assurance cannot be limited to on site review of installations; rather, it is a systematic approach of review beginning with design, programming, administration, construction, and project closeout. The intent is to maximize quality by way of careful attention to the usage of materials, design, and construction procedures.

Quality Assurance Plan

The definition of quality goes beyond merely conforming to technical requirements and catching errors/oversights; it is a commitment to preventing substandard completed products and diligent pursuit of excellence in every facet of the project. Outlined below are the assets that our team brings to the quality assurance process:

- A well-trained and well-coordinated construction team
- A team of design and technical consultants
- A system of checks to evaluate various building systems, construction methodologies
- Development of a unique project specific plan corresponding to the needs of the Owner

Quality Control

Achieving superior quality begins with an experienced committed staff, well drafted assurance plan, and diligence in plan implementation.

- A spirited team devoted to the successful completion of the project with the goal of exceeding the owners' expectations.
- A dedication to maintain continuous communication with our clients, focusing on important design, costs, schedule and construction issues to ensure both technical accuracy and timely delivery.
- Early cost analysis as part of the overall design process and the systematic preparation of highly accurate set of construction documents.
- Application of quality considerations, budget constraints and value decisions to design elements and building systems to foster a positive decision-making base for project design.



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Brea, CA 92821

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Website

kprsinc.com



BLUE MOUNTAIN
DEVELOPMENT

STATEMENT OF QUALIFICATIONS • MARCH 14, 2023



REALIZING YOUR PROJECT

FROM CONCEPT TO COMPLETION

WITH OVER 25 YEARS OF EXPERIENCE ACROSS PUBLIC AND PRIVATE SECTOR PROJECTS, BLUE MOUNTAIN DEVELOPMENT SPECIALIZES IN ALL PHASES OF PROJECT DELIVERY AND MANAGEMENT IN CLOSE COLLABORATION WITH OUR TEAMING PARTNERS FOR OUR PUBLIC AGENCY, DEVELOPMENT AND INSTITUTIONAL INVESTMENT CLIENTS.

40
COMPLETED
PROJECTS

20 YEARS
YEARS'
EXPERIENCE



3 BILLION

PROJECT DEVELOPMENT
EXPERIENCE

600 MILLION

PROJECT CONSTRUCTION
EXPERIENCE

WHAT WE DO

Blue Mountain Development is a professional consulting services firm specializing in complex project delivery of real estate development, municipal, and institutional projects providing strategic planning, entitlements, regulatory and technical management through project delivery for real estate developers, institutional investors, public clients, and homebuilders.

Founded in July 2008 to assist institutional investors mitigate risk during the market downturn by maintaining and preserving land entitlements and evaluating disposition and build out strategies for land portfolios; Blue Mountain Development has provided Development Management, Asset Management and Project Management services for the processing of project entitlements, environmental permits and infrastructure construction for its clients' land portfolios while helping these organizations navigate the complexities of working with Professional Services firms and Governmental Agencies.

WHY CHOOSE US

UNSURPASSED
PROJECT CONSULTING
EXPERIENCE

ASSET MANAGER AND
PRINCIPAL /OWNER'S
REPRESENTATIVE FOR
OVER 20 YEARS

EXCEPTIONAL
BACKGROUND IN
PROJECT ACQUISITIONS,
PROJECT DELIVERY AND
DISPOSITION

COMMITTED TO
THE DELIVERY OF
DEVELOPMENT PROJECTS
FROM CONCEPT TO
COMPLETION

INSTITUTIONAL EXPERIENCE AND EXPERTISE —
LOCAL PRESENCE

A photograph of four business professionals standing in a modern architectural corridor. From left to right: a man in a dark blazer and jeans, an older man in a dark suit and tie, a man in a dark suit and tie, and a woman in a black dress. They are standing under a series of horizontal wooden slats that create a strong sense of depth and perspective. The lighting is soft and even.

**UNLOCKING VALUE,
DELIVERING VISION.**



TRUSTED

TEAMING PARTNERSHIPS

360°

PROJECT DELIVERY

LOCAL

KNOWLEDGE & EXPERIENCE

LEADING

MANAGEMENT & EXECUTION

NICHOLAS BIRO “NICK” | PRESIDENT



PROJECT ROLES

Owners Representative
Director of Land Development
Asset Manager
Development Manager
Project Manager
General Building Contractor

YEARS OF EXPERIENCE

25+

LICENSES

American Institute of Certified Planners (AICP) – Not Active
Real Estate Broker
General Engineering Contractor
BRE #01853152
CSLB 982332 – A & B

EDUCATION

MPDS, Master of Planning and Development Studies
– Sol Price School of Public Policy – University of
Southern California
Bachelor of Science, Business Management –
Pepperdine University

CONTACT

nbiro@blue-mt-development.com
Mobile: 310.993.9555

Nicholas “Nick” Biro is President of Blue Mountain Development and currently functions as the Owner’s Representative for several of the firm’s projects, as well as provide day-to-day management of the company. Drawing on an extensive background spanning more than two decades of real estate development, asset management and complex project management, Nick brings over \$3 billion in project development experience in large-scale, master-planned projects throughout Southern California, Arizona and Texas, including private residential, commercial, industrial, infrastructure and hospitality development. His experience encompasses project planning, finance, entitlement, environment compliance, design, and construction.

Mr. Biro’s business and professional acumen places him in a position of respected management, making him a natural, goal-driven leader, with an exceptional ability to take vision to reality, even while growing business and partner respect and trust.

Mr. Biro has been responsible for multiple aspects of program, project, department staff and project operations, including program management, construction administration, government agency negotiation, political and public relations, public utility relationship building, community outreach and communications, project finance and budget management, as well as, extensive partnership focused relations.

His credentials are supported by department and staff integration in areas focused towards organizational and project vision as well as in operational enhancements structured towards project delivery. His professional background is sustained by excellent communication skills and the ability to utilize technology in operational efficiencies of organizations to maintain project vision success.

OMAR MARC DANDASHI | SENIOR VICE PRESIDENT



PROJECT ROLES

Project Executive
Forward Planning Director
Program Manager
Technical Project Manager
Senior Strategist

YEARS OF EXPERIENCE

25+

PROFESSIONAL REGISTRATION

Professional Engineer, California 51426

EDUCATION

Master of Science, Engineering, University of
California - Irvine

Bachelor of Science, Engineering, University of
California - Irvine

CONTACT

odandashi@blue-mt-development.com
Mobile: 909.268.9918

Omar Dandashi is the Senior Vice President of Blue Mountain Development, currently functions as the Owner's Representative for several of the firm's projects, as well as operational planning of the company. Drawing on an extensive background comprising over two decades in development and complex project management, Senior Executive Omar Dandashi brings diverse and well-structured qualifications in the development of more \$750 million in large-scale master-planned projects, including public facilities, private developments and infrastructure. His experience includes integrated project delivery, project planning, public-private partnerships, finance, entitlement, environment compliance, design and construction. Omar's team-oriented personality, client driven approach and professional acumen has made him a natural leader with a unique ability to take a vision to reality while creating strong partnerships and business relationships.

Mr. Dandashi has been responsible for multiple aspects of department staff and project operations including program management, construction management, government agency negotiation, political and public relations, public utility relationship building, community outreach and communications, project finance and budget management, as well as extensive partnership focused relations. His credentials are supported by department and staff integration in areas focused towards organizational and project vision as well as in operational enhancements structured towards project delivery. His credentials are sustained by excellent communication skills and the ability to utilize technology into operational efficiencies of organizations to maintain project vision success.

Mr. Dandashi has served as an industry speaker, guest lecturer, and advocate for industry issues, frequently collaborating with associates in the business, regulatory, governmental, and environmental communities to promote common solutions to difficult challenges. He is also noted for his service on the boards of several non-profit organizations. Mr. Dandashi is particularly proud of his efforts to create mentoring and informal educational grown initiatives through his service on the University of LaVerne's College of Arts and Sciences Advisory Board, as well as serving as a director of the Orange County Equestrian Coalition and participation in Vantage Point Church's anti-human trafficking ministry.

GABRIEL QUEZADA | VICE PRESIDENT



PROJECT ROLES

Owners Representative
Asset Manager
Work-out Specialist

YEARS OF EXPERIENCE

20+

EDUCATION

Master of Business Administration, Massachusetts
Institute of Technology, Sloan School of
Management

Bachelor of Science, Finance, Georgetown
University

CONTACT

gquezada@Blue-Mt-Development.Com
Mobile: 562.277.4911

Gabriel Quezada is the Vice President of Blue Mountain Development, and currently functions as the Owner's Representative for several of the firm's projects. With over 20 years of experience, Mr. Quezada has cultivated an uncommon blend of real estate industry expertise, from investment strategy and asset / portfolio management to operations and construction management. Mr. Quezada excels at identifying, quantifying, and mitigating risk in proposed investments, operations, and capital structures.

Over his career, Mr. Quezada has been directly involved in over \$3 Billion of acquisitions, dispositions, work-outs and financings through over 100 transactions. Mr. Quezada's diverse and innovative approach, vast capital knowledge and relationships, and execution experience enable Blue Mountain Development to guide clients through various economic cycles.

Prior to joining Blue Mountain Development, Mr. Quezada was Senior Vice President at Veritas Investments Los Angeles ("VILA"), where he was responsible for the successful launch of the firm's Los Angeles office. During his tenure at VILA, Mr. Quezada oversaw day-to-day asset management, driving strategy for and managing \$100 Million in equity investments, and led over \$20 Million in capital improvement projects, including renovations and additional dwelling units ("ADUs") focused on enhancing marketability and top-line revenue. Prior to joining VILA, Mr. Quezada was Vice President at Turner Impact Capital, where he helped establish the groundwork for new \$1 Billion multifamily real estate investment fund consisting of a 5,000-unit multifamily portfolio throughout the United States. Previously, Mr. Quezada has held positions with AIG Global Real Estate, both in New York and Los Angeles.

JAMES D. LING, P.E. | DEVELOPMENT MANAGER



PROJECT ROLES

Owners Representative
Program Manager
Resident Engineer
Project Manager

YEARS OF EXPERIENCE

25+

PROFESSIONAL REGISTRATION

Professional Engineer, California 56715
FAA Certified Commercial Drone Pilot, FTN C1563235

EDUCATION

Bachelor of Science, Civil Engineering,
University of California - Berkeley

Certificate, Applied Drone Technology, Department
of Construction Science and Management, Clemson
University, S.C.

CONTACT

jling@blue-mt-development.com
Mobile: 714.425.3457

James Ling is the Development Manager of Blue Mountain Development and currently functions as the Owners Representative for several of the firm's projects. Drawing on an extensive background in engineering design, project management and construction management, James brings unique skills to manage project risk and deliver complex projects to meet design, schedule, cost, and quality objectives.

With over 25 years of hands-on experience in public infrastructure, property development, private consulting and public service, Mr. Ling has been instrumental in delivering projects across many industries including public works improvements, large infrastructure projects, hospitality/ resorts, residential, mixed-use, commercial and industrial developments.

Having also worked across Asia for over a decade as an owner's representative with internationally recognized British, Hong Kong and Chinese real estate development firms, Mr. Ling has in-depth experience in international project management, operations and construction delivery.

Mr. Ling's adaptive abilities, resourcefulness and a strong team-orientated work ethic allow him to establish cooperative working relationships with clients, public agencies, consultants and contractors from diverse backgrounds and cultures.

At the forefront of digital transformation, Mr. Ling also leads Blue Mountain Development in leveraging technology and drone automation to collect and analyze project data faster, safer and with greater accuracy. This digital work flow provides our client partners many exciting opportunities to improve project efficiencies, strengthen teams, reduce costs and gain competitive advantages across all project phases.

Mr. Ling's vast project experience and unique contributions on the design, municipal and client owners' sides, allows him to give Blue Mountain Development's clients the best possible solutions to achieve project success.

JUSTINE FLORES | OPERATIONS DIRECTOR



PROJECT ROLES

Project Coordinator
Community Liason

YEARS OF EXPERIENCE

5+

EDUCATION

Community College of Denver
Certificate, Construction Management,
Columbia University

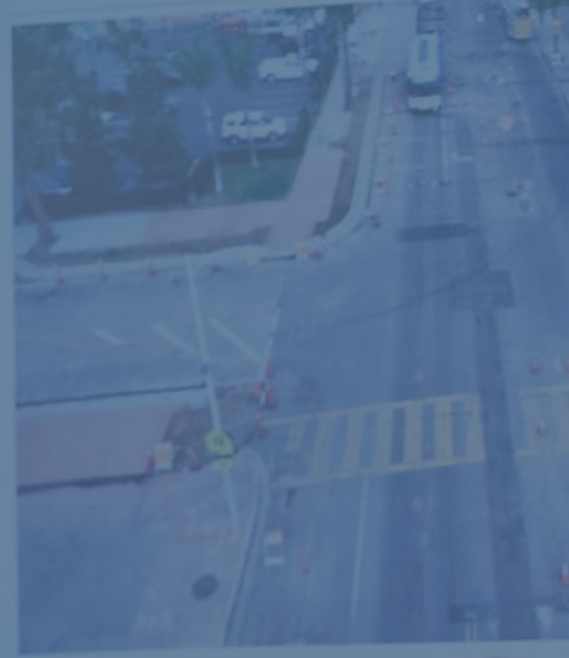
CONTACT

jflores@blue-mt-development.com
Mobile: 720.435.6161

Operations efficiency professional, supporting the needs of specialized projects, such as: program development and implementation, community outreach, and departmental strategic plan. Expertise in creating custom technical systems that take teamwork and communication to new heights.

Justine has also achieved a project management certification in construction and was nominated in 2021 as an Inspiring entrepreneur in business by 'Shoutout Los Angeles'.

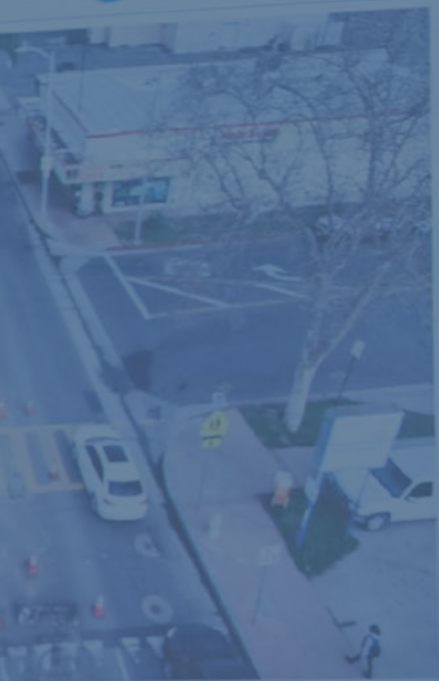
Construction Chal



CITY OF SANTA ANA, PUBLIC WORKS AGENCY, 30 CIVIC CENTER

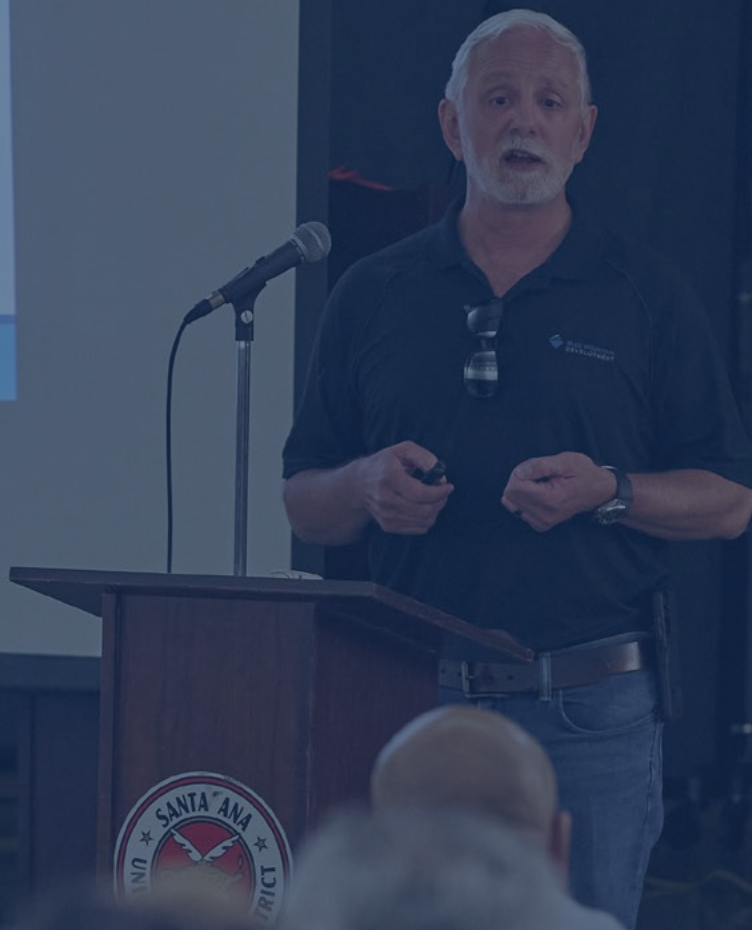
REPRESENTATIVE
WORK

Challenges



18 PLAZA, SANTA ANA, CA 92702

15





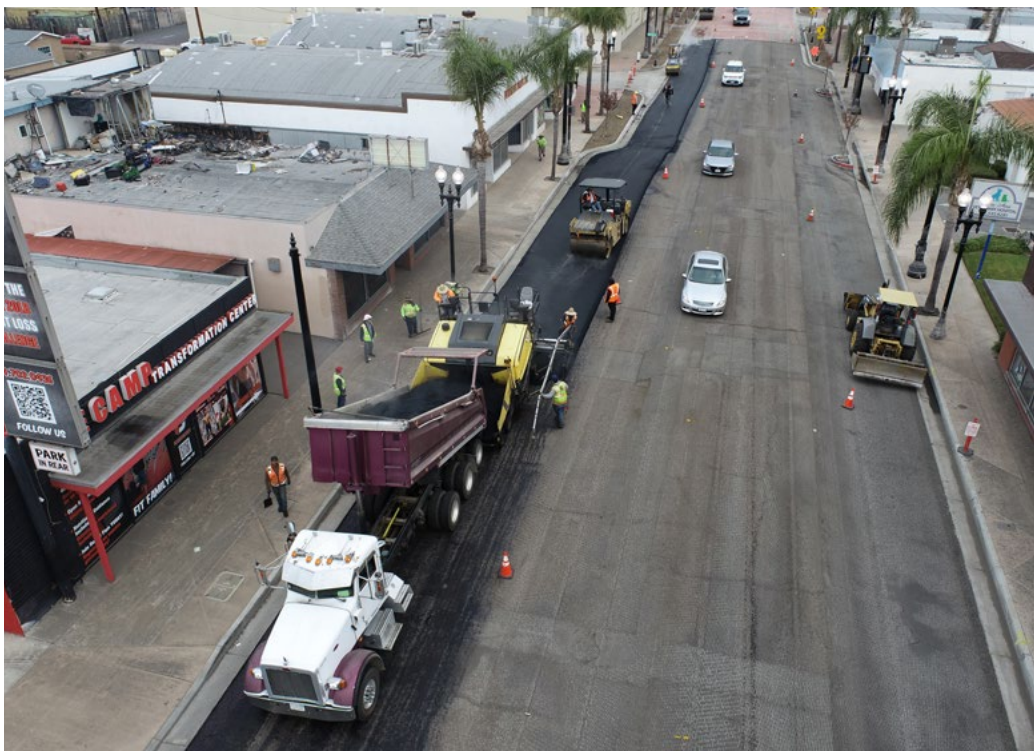
SOUTH MAIN STREET (SMS) | SANTA ANA, CALIFORNIA

CITY OF SANTA ANA

Constructions Manager and Public Relations administrators

Completed 2023

Contact: City of Santa Ana – Sean Thomas | stthomas5@santa-ana.org | 714.647.5400



BMD, Inc. served as the Construction Management firm for the SMS project. The project covers 2.5 miles along South Main Street. With a community of over 500 businesses and residential units.

Project improvements included underground Improvements, street improvements, landscaping, and a public relations team to support the community outreach efforts. BMD, Inc. oversaw the entire project, including the construction oversight of all 4 phases of the \$21 million project.

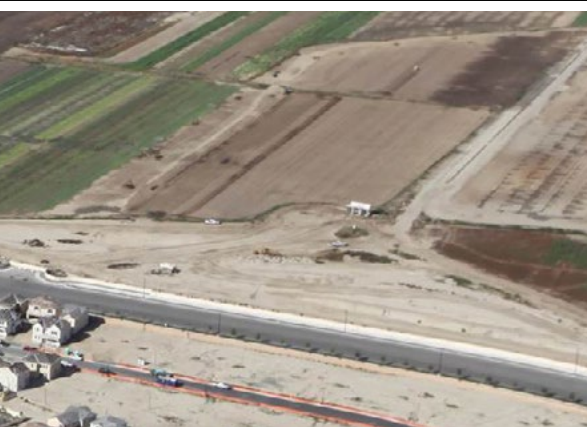


ONTARIO RANCH / NEW MODEL COLONY | ONTARIO, CALIFORNIA

CITY OF ONTARIO

Completion: 2014 (Planning / Design); 2018 (Construction)

Contact: City of Ontario – Scott Murphy | smurphy@ci.ontario.ca.us | 909.395.2419



Ontario Ranch included the development of a master planned infrastructure program for a 4,000-acre major expansion, also known as the New Model Colony. The development was a joint partnership with multiple land developers, homebuilders, and the City of Ontario. The program included \$500 million of infrastructure components, including over 35 miles of new roadways, underground infrastructure, bridges, water distribution system, and parks for a new 19,000 home community. Program Management services included the following: planning; grant management; design development; construction drawings; preparation of bid packages; the development of an interactive communications plan; detailed right-of-way acquisition program for over 200 individual property owners; and the development of a comprehensive partnering relationship with Southern California Edison to enable forward planning on major electrical transmission relocations, distribution conversion, new business distribution, easement and right-of-way purchases.



SERRANO SUMMIT | LAKE FOREST, CALIFORNIA

IRVINE RANCH WATER DISTRICT

Completed 2020

Contact: IRWD - Rob Jacobson | jacobson@irwd.com | 949.453.5358



Serrano Summit is a 98.9-acre master planned community with over 500 single family residential units in six residential neighborhoods within the City of Lake Forest, one of the premier metro areas in Orange County. It features a new state-of-the-art civic center, a public connection to Serrano Creek, passive parks and a recreation center — providing an engaging central destination featuring a variety of architectural styles.



MILL CREEK WETLANDS | CHINO, CALIFORNIA

CITY OF ONTARIO | COMPLETED 2016

The Mill Creek Wetlands is a unique multi-jurisdictional project that creates, protects and restores the region's native ecosystems while enhancing recreational and educational uses as part of a regional watershed management plan. Spearheaded by the City of Ontario and supported by the City of Chino, the County of San Bernardino, the Inland Empire Utilities Agencies, the Orange County Water District, and the United States Army Corps of Engineers, the project transforms a fallow and underutilized area within the Prado Basin into a natural water quality



treatment system that provides regional environmental and recreational benefits. The project's unique regional approach is also supported by the State Water Resources Control Board, the Natural Resources Agency and the Department of Water Resources through grant funding, and is an integral part of the Santa Ana Watershed Project Authority's Integrated Regional Water Management Plan, "One Water, One Watershed". The project is the recipient of multiple state grants and has received several awards. It is currently operational for public use while offering educational opportunities as an example of a thriving ecosystem.



MENIFEE TOWN CENTER | MENIFEE, CALIFORNIA

REGENT PROPERTIES

Project Manager for the grading and infrastructure construction of Phases I / \$20M and Phase II / \$6M of the Meniffee Town Center from 2011-2015
Completed 2015

Contact: Regent Properties – Eric Fleiss | 310.806.9800



Blue Mountain Development, Inc. served as Owner's Representative for Regent Properties, serving as land development director for the 220-acre Menifee Town Center Specific Plan.

BMD, Inc. oversaw the processing of a Tentative Parcel Map, Public Use Permit, Utility Plans of Service, and Joint Use License Agreement with Riverside County Flood Control, and coordinated the preparation of improvement plans for the entire project, including the construction oversight of the backbone infrastructure. \$14M Phase I (Santa Rosa Academy) and \$6M Phase II, including mass grading, streets, water, sewer, recycled water, storm drain, dry utilities, landscaping and project entry monuments.



540 IMPERIAL | EL SEGUNDO, CALIFORNIA

CALDWELL LAND SOLUTIONS / DR HORTON

Applicant Representative for the Development of 58 Residential unit
Completed 2019

Contact: DR Horton – Barbara Murakami | 951.739.5443



(CLS) D.R. Horton – Development Manager for 540 E. Imperial Ave. Specific Plan; this 58 unit (24 SFD and 34 multifamily units) subdivision in the City of El Segundo. The approved Tentative Tract Map, Specific Plan and Development Agreement require amendment and processing.



ALCAST FOUNDRY | REDONDO BEACH, CALIFORNIA

ALCAST FOUNDRY, INC.

Owner Representative – 36 unit Town homes

Completed 2022

Contact: Alcast Foundry – Steve Portner | 310.710.1132



Entitlements including a Vesting Tentative Tract Map and Conditional Use Permit and Environmental Remediation Plan with LA County.

BLUE MOUNTAIN DEVELOPMENT

CLIENTS



LEHMAN
BROTHERS



Alcast MFG Inc.

PAMA
MANAGEMENT



Lewis Group Of Companies



FREEHOLD
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