201 BADEN AVENUE, SOUTH SAN FRANCISCO

RESPONSE TO DEVELOPER REQUEST FOR PROPOSAL

NOVEMBER 13, 2017

KASAPARTNERS

REAL ESTATE DEVELOPMENT
INVESTMENT
PROJECT MANAGEMENT

KASA PARTNERS

November 13, 2017

Julie Barnard
Economic Development Coordinator
City of South San Francisco: City Hall
Economic Development and Housing Division
400 Grand Avenue
South San Francisco, CA 94080

REQUEST FOR PROPOSAL RESPONSE FOR 201 BADEN AVENUE, SOUTH SAN FRANCISCO

Dear Ms. Barnard,

KASA Partners is pleased to submit qualifications for the purchase of 201 Baden Avenue. We feel this site affords an excellent opportunity to take advantage of its TOD location and proximity to Grand Avenue. We believe our project's Vision will greatly enhance South San Francisco's transformation and expanding downtown urban fabric.

KASA PARTNERS is a real estate development and investment company based in San Francisco with expertise in ground-up residential and mixed-use projects in California. The Partners of KASA have built over $1 billion of real estate assets to date with institutional development experience rooted with some of the most preeminent global real estate firms in the industry. KASA was formed with the vision to create high quality institutional-grade buildings and places of lasting quality for people to live, work, learn and play with a focus in California. Relevant completed projects are shown on the following pages.

KASA is proud to have assembled Kennerly Architecture & Planning and DCI Engineers for this project. Each designer's resumes are attached with their portfolios showcasing relevant expertise and proven track record in this building type. All consultants will be contracted directly to KASA.

Thank you.

Sincerely,

KASA PARTNERS

James Suh, Principal

Andrew Kawahara, Principal

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PROJECT

Development Concept

PROJECT VISION

As South San Francisco undergoes its urban transformation, our Vision for this project is to expand the revitalization of downtown beyond Grand Avenue and address the needs of existing and future residents by doing the following:

- Creating a vibrant mixed-use experience that promotes a critical mass of residents and businesses to downtown;
- Retaining the history and character of downtown while redefining its future; and,
- Stitching the existing urban fabric to expand downtown and link adjacent neighborhoods.

KASA believes the highest and best use for this site is a multi-family residential building. We envision a development of at least 80-units with ground floor retail. The proposed density of at least 156 DU/acre assumes the City will complete the planned rezoning which we understand is being pursued to 180 DU/acre. We are proposing to have more than two-thirds of the residential total be two- and three-bedroom residences to promote family occupancy. Our scheme attempts to balance many factors including site context, design guidelines, market demand, financial viability, and maximizing land value to the City.

201 Baden anchors the end of Cypress Avenue with a generous design that connects and activates a reborn neighborhood. Double height retail spaces terminate the vista down Cypress, and flank a midblock Paseo that links through to 2nd Lane and the walk south to Village Way beyond. The Paseo is the building's front door with access to the main lobby and townhomes that wrap back along 2nd Lane. Two bars of housing span the Paseo above with 3-story portals and bridges. The court between them brings sunlight to private gardens above the garage and down to the Paseo itself. The two housing bars step from eight levels to six along the alley, acknowledging the lower density neighborhood to the south.

Along Baden and the 2nd Lane, the mass of the building is visually broken into multiple volumes. A subtle rotation of the center volume gestures toward the Paseo and amplifies the angle of Cypress Avenue as it intersects Baden. The façade is modulated with two story groupings of deep window recesses that offer Juliet balconies at alternate floors. Generous useable open spaces include private patios and a large common roof-deck atop the southern lower housing bar with southern views. The garage will be on two levels: a conventional garage for retail, residents and visitors' will be a half level below grade, and a puzzle-lift garage would be used exclusively for residents above. We feel the approximately 94 parking spaces is market appropriate given the TOD nature of the site. This reduction of parking would require a variance.

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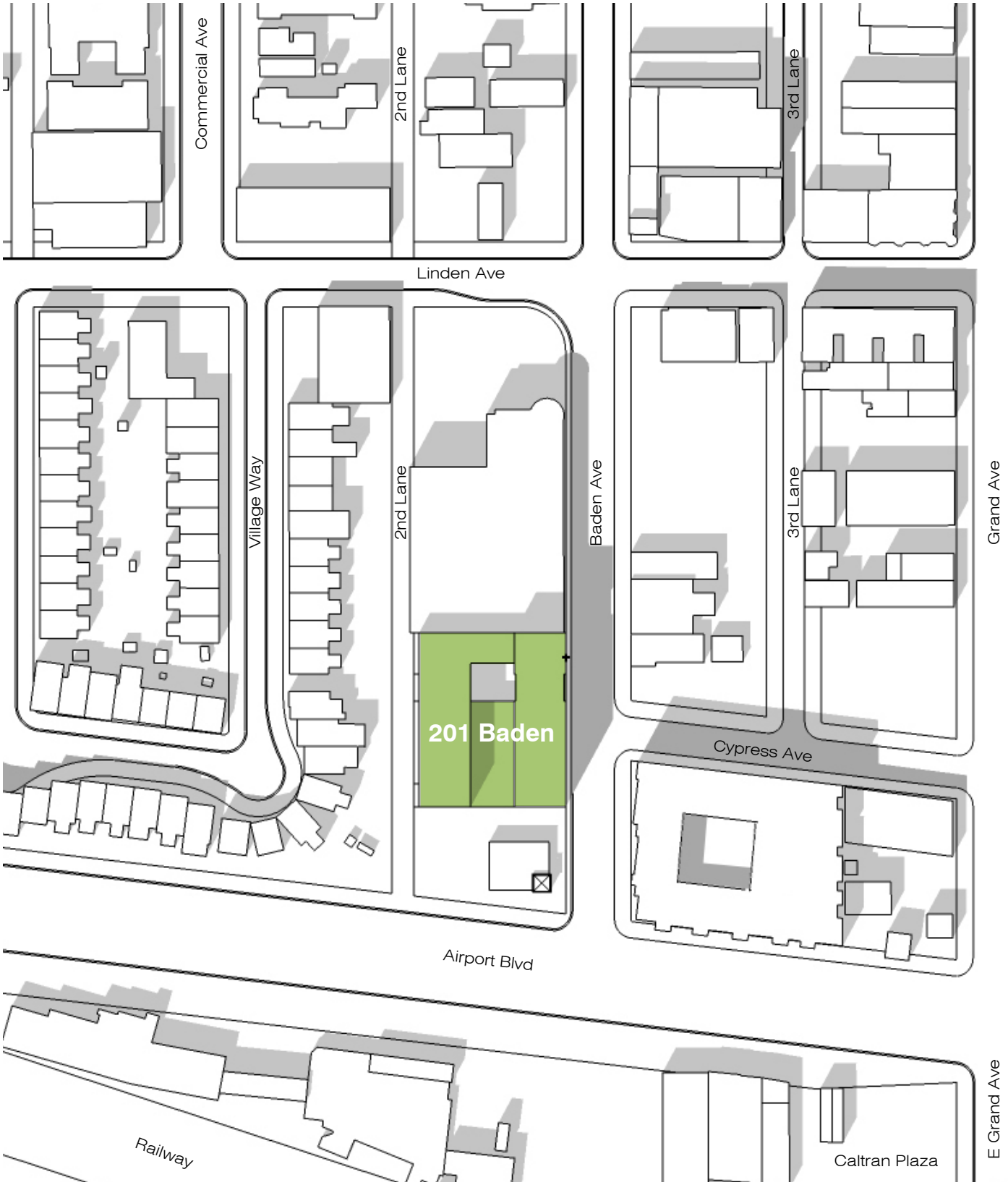
Depending on the results of future physical due diligence of the existing firehouse, we may propose to retain the two-story structure and adaptively reuse it. It could serve to inspire an interesting retail or commercial concept that could be part of the branding of the building.

A proposed development schedule is below which is subject to change based on initial meetings with the City's Economic Development Coordinator, City Planners, and the community.

Due Diligence	60 days
Execute PSA	60-90 days
CEQA/Entitlements	6-9 months depending on results of Initial Study
Design/Permits	6-9 months depending on permit duration
Construction	18 months



Site Plan

Kennerly
architecture & planning

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201 Baden Avenue
South San Francisco

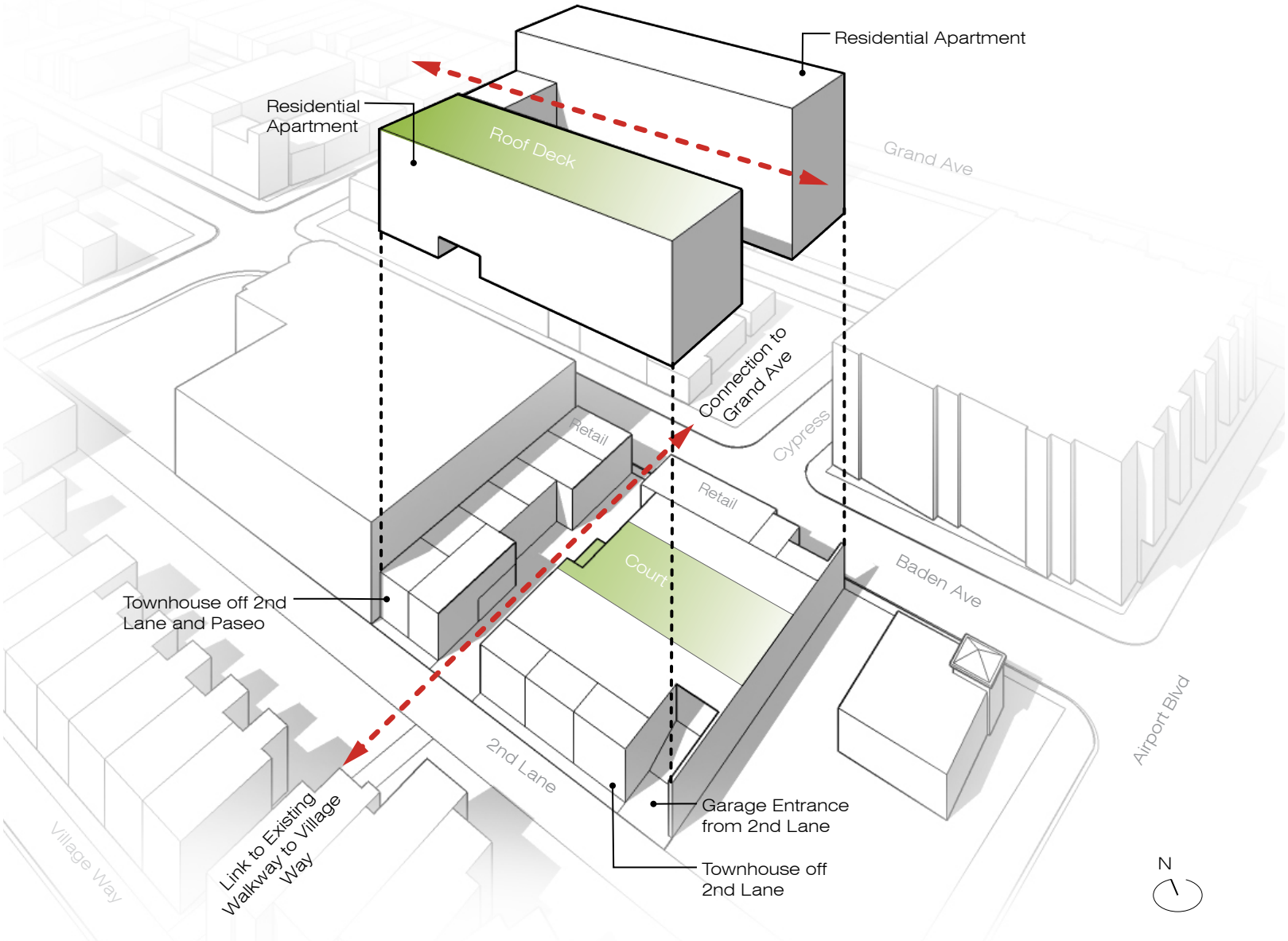

Diagram Massing / Site Strategy

Kennerly architecture & planning

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201 Baden Avenue

South San Francisco

Level 1 Ground Floor

0 10 20 30

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architecture & planning

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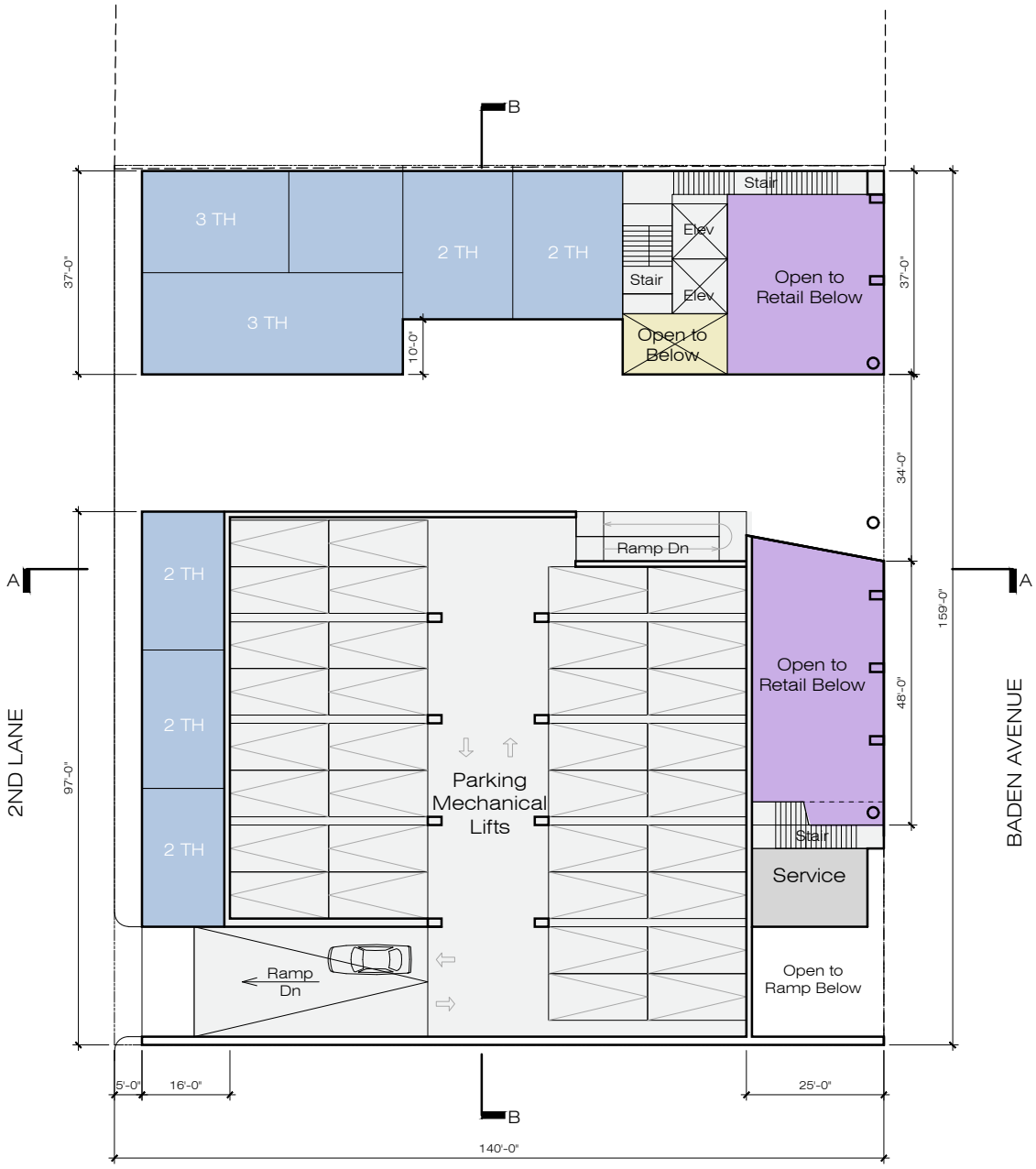
201 Baden Avenue
South San Francisco



Level 2 Townhouse + Garage

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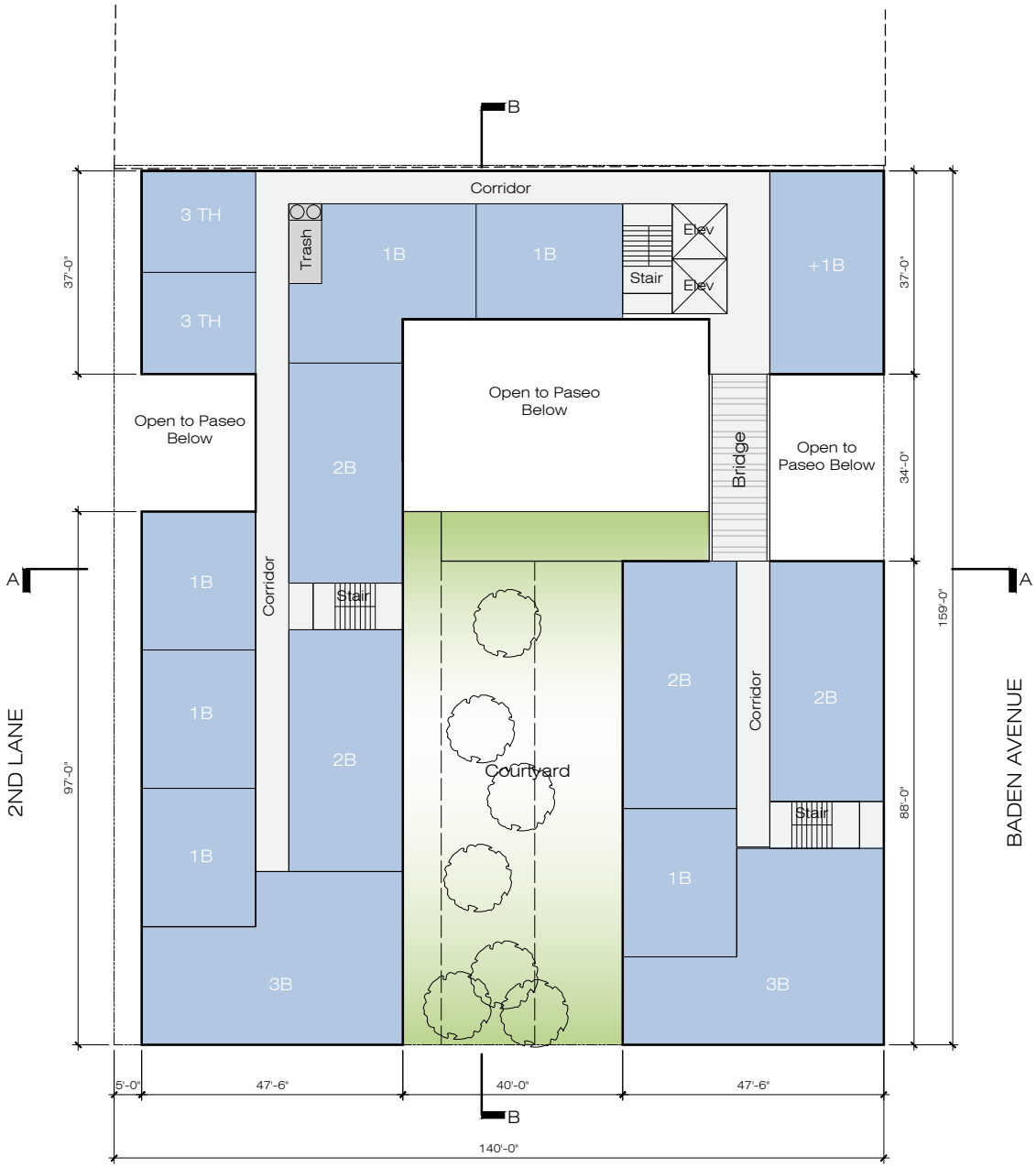
201 Baden Avenue

South San Francisco



Level 3 Residential Level + Court Yard

0 10 20 30

Kennerly architecture & planning

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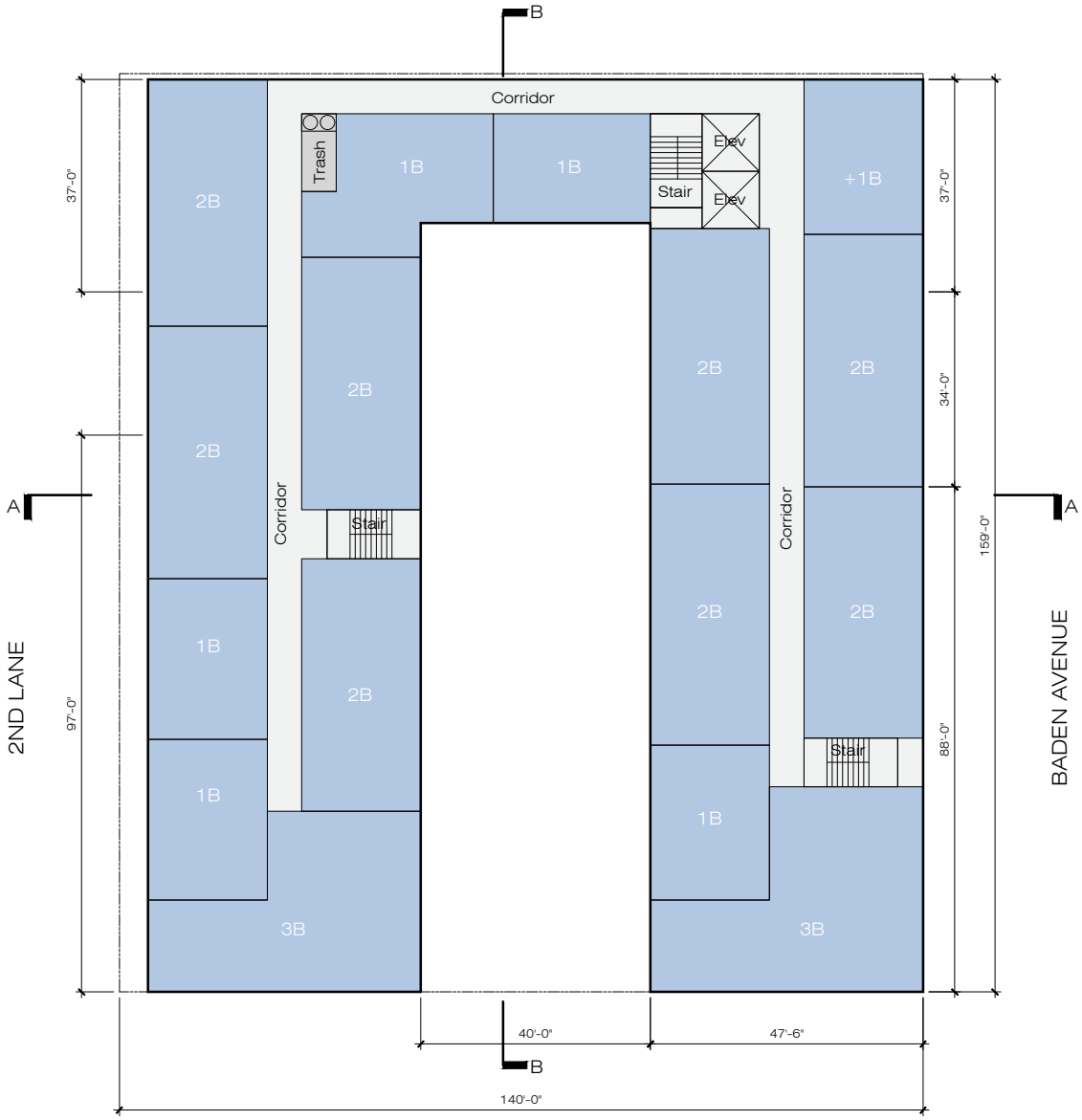
201 Baden Avenue

South San Francisco



Level 4-5 Typical Residential Floor

0 10 20 30

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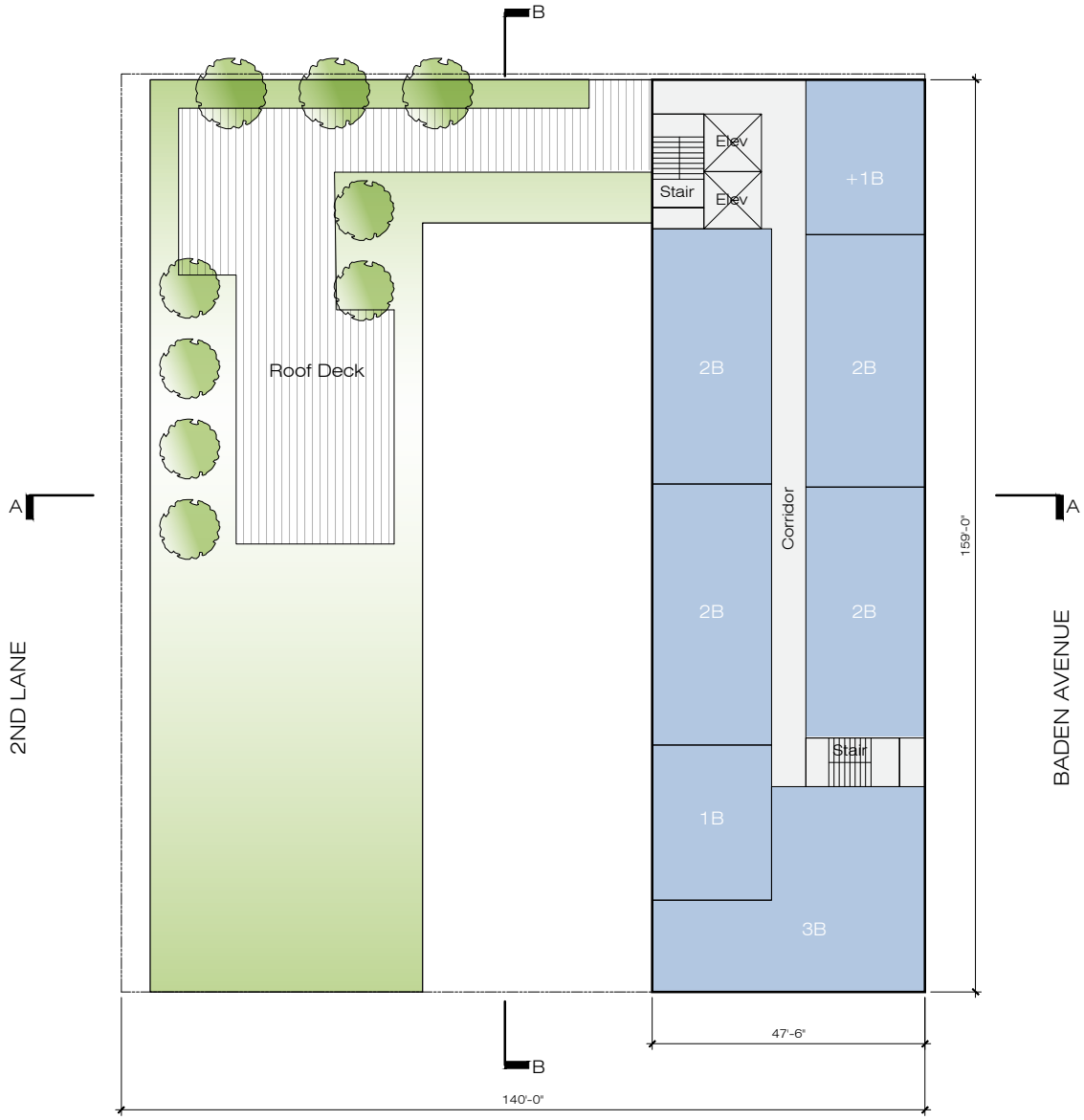
201 Baden Avenue

South San Francisco



Level 6-7 Residential Floors + Roof Deck

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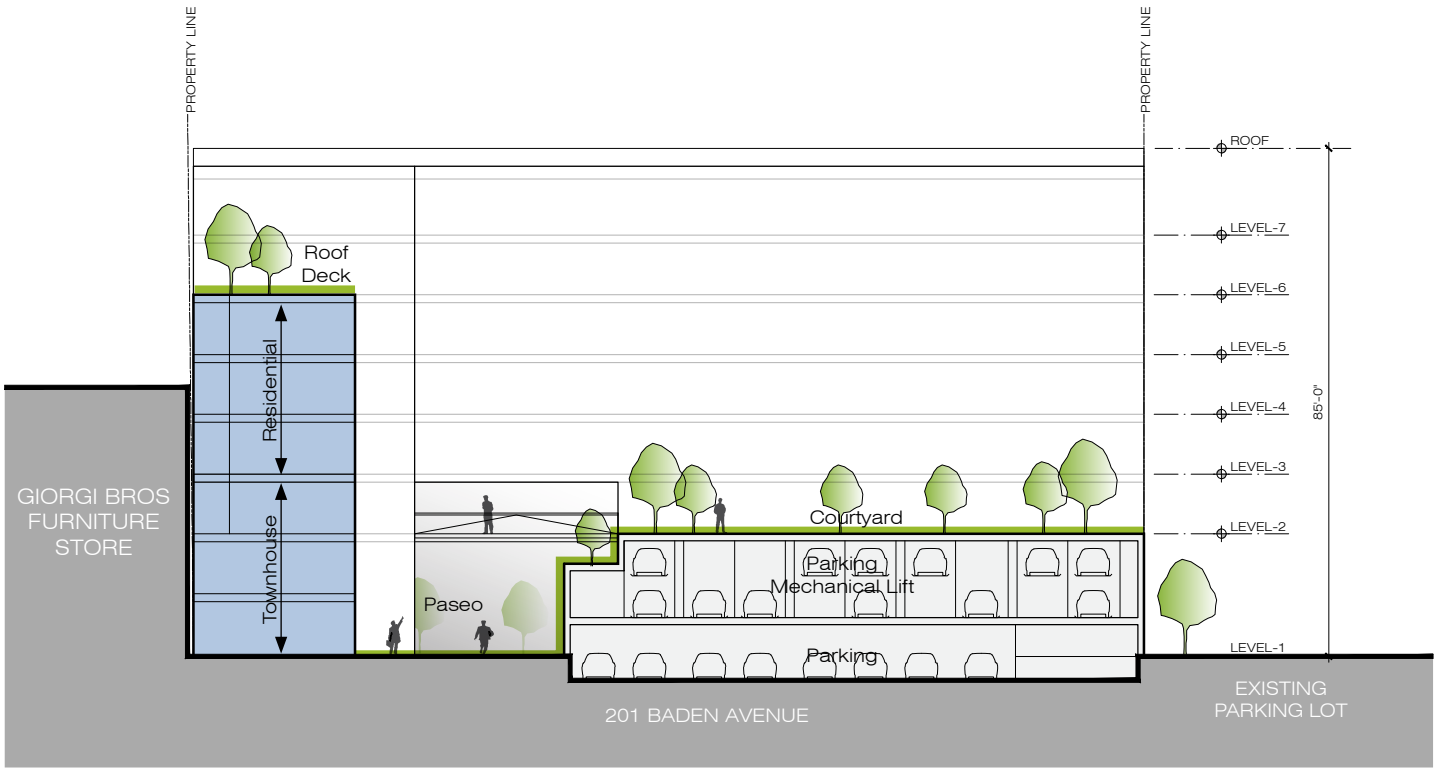
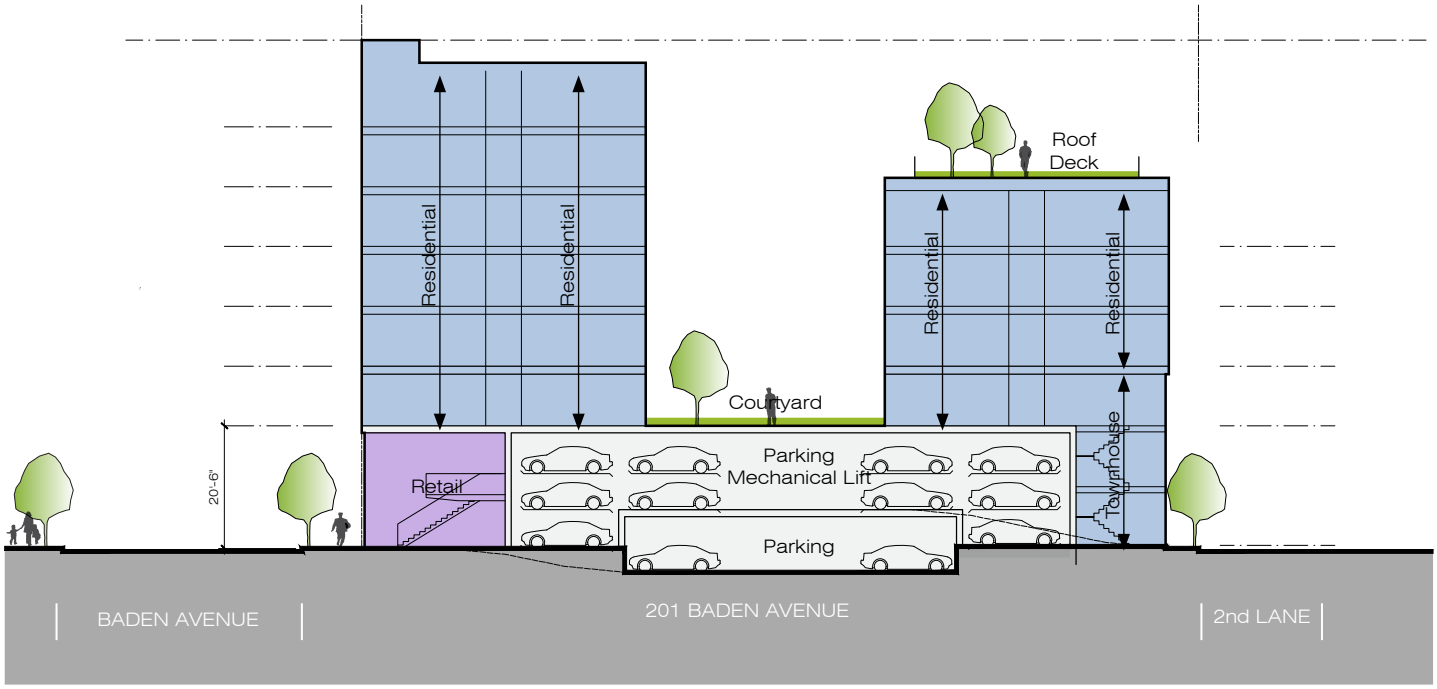
201 Baden Avenue
South San Francisco



Section B-B East-West



Section A-A North-South

0 10 20 30

Kennerly architecture & planning

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201 Baden Avenue

South San Francisco

KASA PARTNERS

TEAM

Development Team

OWNER/DEVELOPER	**KASA Partners** James Suh, Principal One Embarcadero Center, Suite 1020 San Francisco, California 94111 650.773.2557 www.kasa-partners.com	*Qualifications attached*
ARCHITECT	**Kennerly Architecture & Planning** Owen Kennerly, Principal 375 Alabama Street, Suite 440 San Francisco, CA 94110 415.420.9890 www.kennerlyarchitecture.com	*Qualifications attached*
STRUCTURAL ENGINEER	**DCI Engineers** Jeff Brink, Principal One Post Street, Suite 1050 San Francisco, CA 94104 415.781.1505 www.dci-engineers.com	*Qualifications attached*

OWNERSHIP ENTITY

KASA Partners will be the owner and developer of the property. A special purpose entity will be formed specific to the property under which KASA will operate as the developer. Additional information can be provided upon request.

PRIMARY CONTACT

The primary contact for this project will be James Suh who is authorized to represent the purchaser in all negotiations and transactions. Contact information:

James Suh, Principal
KASA Partners
Ph: 650.773.2557
jsuh@kasa-partners.com

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James Y. Suh is co-founder and a Principal of KASA Partners.

His experience as a developer, project manager and architect spans over 20 years. He has expertise in entitlements, property due diligence, repositioning strategies, and project management for design and construction. His experience in project types ranges from high-rise office, for-sale and rental residential and retail mixed-use, adaptive reuse of historic buildings, museums and other non-profit institutions.

James serves a Principal role in KASA's on-going development projects. He is currently co-managing the first infrastructure and vertical phase of the Treasure Island Redevelopment Project. James specializes in complex and difficult entitlements and managing public-private partnerships. He continues to work with public partners such as the Port of San Francisco, the Treasure Island Development Agency, and the government of Switzerland. He has managed large teams of architects/engineers/contractors in design and construction and is knowledgeable in complex building systems from waterfront construction, photovoltaic arrays, and sustainable HVAC systems.

James was a Development Manager with Wilson Meany in San Francisco, where he was responsible for leading and managing all aspects of development focusing on mixed-use development and specialty projects in San Francisco. He managed the entitlement, design, permitting and construction of the new Exploratorium museum and a 41-unit residential-retail project in San Francisco. He is experienced in condominium mapping, managing a marketing, leasing, and property management team for residential projects, and understanding the financial analytics of a deal. He has a proven track record for conducting successful community outreach in the most challenging areas of San Francisco.

From 1994 to 2003, James was Project Architect at Kohn Pedersen Fox Associates in New York and Ellenzweig Associates in Cambridge, Massachusetts.

James is a member of the Urban Land Institute, San Francisco Planning and Urban Research Association and Royal Institute of Chartered Surveyors and serves as a Board Member of the San Francisco Korean American Chamber of Commerce. James is a registered Architect in California and New York.

James was born in Seoul, South Korea and grew up in New York City.

Columbia University
Master of Science in Real Estate Development

University of Pennsylvania
Master of Architecture

Tufts University
Bachelor of Arts in Art History

Choate Rosemary Hall

KASAPARTNERS

Andrew K. Kawahara is co-founder and a Principal of KASA Partners.

His experience in development, corporate and public sector real estate, architecture and urban planning spans over 20 years. As a developer, Andrew has been involved in some of the most complex real estate projects and transactions in the Bay Area.

Andrew serves a Principal role in KASA's on-going development projects. He led the 14-member development team for KASA in providing development and project management services for salesforce.com's proposed 1.9 million square foot, $2 billion headquarters in Mission Bay, San Francisco. His team managed over 100 architects, engineers, consultants and construction professionals and was the primary liaison between the development team and the senior real estate executive team at salesforce.com.

From 2003 to 2009, Andrew was Senior Vice President of Myers Development Company in San Francisco, where he led and managed the day-to-day development of residential and office projects totaling in excess of $600 million. Myers Development Company is widely known as the pioneering developer to build the first Class-A office building in South of Market in San Francisco after more than a decade, igniting the growth of South of Market as it is today. Projects include Centennial Towers, a two-phase 665,000 sf office campus, The Peninsula Mandalay, a 112-unit, 18-story residential tower and 80 Natoma, a 423-unit, 50-story luxury condominium tower in San Francisco.

Prior to Myers, Andrew developed adaptive re-use warehouses in San Francisco's South of Market neighborhood into live-work residential lofts with a boutique development and construction company in San Francisco. Previously, as Project Manager with Jones Lang LaSalle, Andrew managed campus developments and major tenant improvements projects for Sun Microsystems totaling over $500 million.

Andrew is a registered architect in California and New York and practiced architecture and urban design from 1990 to 1999 at Kohn Pedersen Fox (KPF) and Hardy Holzman Pfeiffer in New York. His experience at KPF included mid and high-rise office, residential and mixed-use towers, corporate headquarters, institutional campuses and "new city" master plans throughout the US, Asia and Europe totaling over 50 million square feet.

Andrew is an active member of Urban Land Institute (ULI), where he serves as an UrbanPlan School Champion, and Belden Club.

Andrew was born in Tokyo, Japan and grew up in Los Angeles.

Harvard University
Master of Architecture in Urban Design (concentration in Real Estate Development)

California Polytechnic State University, San Luis Obispo
Bachelor of Architecture

KASAPARTNERS

Betsy Sandidge is a Project Manager with KASA Partners.

Betsy has over twenty-five years of experience covering all aspects of design and construction. Having worked in both architecture and construction, this varied background gives Betsy a unique perspective that adds significant insights to her work as a project manager. She is an expert at understanding client needs and translating these into efficient, timely building solutions. Her proficient management skills, versatility as an architect, and her construction management background make her a valuable resource to clients and project team members alike.

From 1997-2015, Betsy was a Senior Associate at Gensler where she oversaw a large variety of projects that included master planning, entitlements, corporate campus design and development, corporate interiors, building renovation and repositioning, hospitality, retail and adaptive reuse of historic buildings. Her most notable projects included the design and development of the PeopleSoft (now Oracle) corporate campus in Pleasanton, California. This campus included 1.5 million square feet of office space, associated parking garages and a data center; master planning and strategy for a major manufacturer's existing campus and manufacturing facilities, design and construction of a new 160,000 square foot office building for the campus, the restack/renovation of the existing office buildings and new parking garages; the renovation of the Fairmont San Francisco which included all public spaces, over 600 guest rooms, restaurants, meeting rooms and ballrooms. The Fairmont project included documentation for placing the building on the National Register of Historic Places and as well as a successful application for historic tax credits.

From 1993-1997, Betsy was a Construction Manager for Associated Project Control (APC) in Boston, Massachusetts. APC projects focused on retail properties, specifically large department stores. While at APC, Betsy's duties included early coordination with architects, designers and owners reviewing documents for constructability, phasing of the project if needed, long lead items, early pricing and value engineering, bidding, permitting, negotiating construction contracts and scheduling. During construction she managed the general contractors and their sub-contractors and acted as the liaison between the construction site and the owner. The majority of her projects were construction sites within fully operational facilities therefore, noise, dust control, access to the site and general site logistics were all critical to a successful project. Her most significant project involved building a three story atrium within an existing department store while the remainder of the store remained operational. Proper planning, phasing, logistics and communication with the store manager were critical to the success of this project. Betsy is a licensed architect in Washington and is pursuing her licensure in California

Betsy is an active member of the San Francisco AIA where she is the chairwoman for the Historic Resources Committee, Association of Preservation Technology, California Preservation Foundation and the National Trust.

Betsy was born in Indianapolis, Indiana and grew up in Seattle, Washington.

Washington State University
Bachelor of Architecture
Bachelor of Science in Construction Management.

KASAPARTNERS

PROJECT:	**The Peninsula Mandalay, South San Francisco**
PROJECT OWNER:	Myers Residential Ventures, LLC
ARCHITECT:	MBH Architects & LDA Architects
CONTRACTOR:	Webcor Builders
PROJECT SIZE:	112 luxury condominiums and 221 parking spaces
DATE COMPLETED:	2005

The Peninsula Mandalay is an 18-story, 112-unit luxury condominium project nestled at the foot of San Bruno Mountain and is part of the Terrabay Master Plan development. It was the first high-rise residential building constructed in north San Mateo County.

The project was delivered on-time and on budget under a design-build form of agreement. The building is a concrete structure with a combination glass curtainwall and window wall systems. This project was constructed under highly constrained conditions with an adjacent residential townhouse development under construction and road access for both projects of only 20 feet. Regulatory oversight played a major role on this project due to environmental, cultural and community issues.

This was a project of Myers Residential Ventures, LLC.

KASAPARTNERS

PROJECT:	**1168 Folsom Street (Folsom Lantern), San Francisco**
PROJECT OWNER:	1168 Folsom LLC
ARCHITECT:	Hauser Architects
CONTRACTOR:	The Baumeister Collective
PROJECT SIZE:	20 Multi-Family Units over Two Retail Spaces

1168 Folsom Street (aka Folsom Lantern) is a five-story building featuring 20 multi-family residences and two retail spaces in the heart of the hip residential neighborhood in San Francisco's South of Market. The Folsom Lantern has two and three-bedroom units with large windows, high ceilings, and private balconies. The project features a secure garage parking, elevator, and a common rear deck overlooking a quiet tree-lined street.

The project was entitled, designed and constructed within three years and was completed on time and within budget.

This was a project of 1168 Folsom LLC.

KASAPARTNERS

PROJECT:	**1595 Pacific Avenue, San Francisco, CA**
OWNER:	1595 Pacific Avenue LP
DEVELOPER:	Wilson Meany
PROJECT SIZE:	65,000 square feet, 41 Apartments over 2 retail spaces
DATE COMPLETED:	2013

Pacific Terrace is a newly constructed 41-unit mixed-use apartment building located at 1595 Pacific Avenue in the Russian Hill neighborhood of San Francisco, California. The building consists of four stories of residential apartments over a ground floor podium of retail and 35 parking spaces in a secure ground-level parking structure. The unit mix includes one studio unit, 23 one-bedroom units, 16 two-bedroom units, and one three-bedroom unit. The architecture is a traditional design that is compatible with the existing buildings in the neighborhood.

The project involved acquiring CEQA clearance and full entitlements, negotiations with neighborhood community stakeholders, and management of large teams of architects, engineers and contractors in due diligence, design and construction.

This was a project of Wilson Meany for which James was a Project Manager.

KASAPARTNERS

PROJECT:	**60 Rausch Street at The Mullin Buildings, San Francisco**
PROJECT OWNER:	60 Rausch LLC
ARCHITECT:	Hauser Architects
CONTRACTOR:	The Baumeister Collective
PROJECT SIZE:	39 Luxury Live/Work Lofts in a Historic Warehouse

60 Rausch Street at The Mullin Buildings is an adaptive re-use of a historic warehouse structure built in 1920 that was converted into 39 luxury live/work lofts in the heart of the South of Market neighborhood. Each loft unit has a unique floor plan with most units possessing exposed concrete walls and columns from the original historic structure. Seismically retrofitting and modernizing the existing concrete structures proved to be very challenging and required attention to each detail and condition.

The unit mix was a combination of studios, one, two and three bedrooms in a loft configuration. A semi-subterranean parking garage provided parking spaces at a 1-to-1 ratio plus 5 guest parking spaces.

This project required full entitlements including a discretionary review with the Planning Commission along with intense public meetings and negotiations with neighborhood groups.

60 Rausch was completed in 2002 and was developed and mapped as a condominium project.

This was a project of 60 Rausch LLC.

KASAPARTNERS

PROJECT:	**73 Sumner Street at The Mullin Buildings, San Francisco**
PROJECT OWNER:	73 Sumner LLC
ARCHITECT:	Hauser Architects
CONTRACTOR:	The Baumeister Collective
PROJECT SIZE:	16 Luxury Live/Work Lofts in a Historic Warehouse

73 Sumner Street at The Mullin Buildings is an adaptive re-use of a historic warehouse structure built in 1920 that were converted into 16 luxury live/work lofts in the heart of the South of Market neighborhood. Each loft unit has a unique floor plan with most units possessing exposed concrete walls and columns from the original 1920s structure. Seismically retrofitting and modernizing the existing concrete structures proved to be very challenging and required attention to each detail and condition.

The unit mix was a combination of studios, one, two and three bedrooms in a loft configuration. A semi-subterranean parking garage provided parking spaces at a 1-to-1 ratio plus 4 guest parking spaces.

This project required full entitlements including a discretionary review with the Planning Commission along with intense public meetings and negotiations with neighborhood groups.

73 Sumner was completed in 2002 and was developed and mapped as a condominium project.

This was a project of 73 Sumner LLC.

KASAPARTNERS

PROJECT:	**150 Hooper Street, San Francisco**
OWNER:	SFMade/PlaceMade
ARCHITECT:	Pfau Long Architects and Forge Architects
CONTRACTOR:	DPR Construction
PROJECT SIZE:	56,185 square feet
COMPLETION DATE:	In-Construction

The 150 Hooper Project was developed and is being constructed as part of the 100 Hooper Project by Kilroy Realty. PlaceMade, a subsidiary of SFMade, will become owner of the 150 Hooper building and will lease the space to various PDR companies that are members within SFMade's large network.

PlaceMade hired KASA to be their owner's representative providing oversight of the developer's architectural and construction team. KASA's real estate industry knowledge is also used to advise PlaceMade on making value based decisions on the base building. KASA continues its involvement today, providing project management for the industrial tenant improvements.

KASA performs an ongoing advisory role to PlaceMade on future real estate endeavors.

KASAPARTNERS

PROJECT:	**Pier 29, San Francisco**
OWNER:	Jamestown
ARCHITECT:	ASD SKY
CONTRACTOR:	Plant Construction Company
PROJECT SIZE:	24,000 square feet
COMPLETION DATE:	Active - Entitlements

Pier 29 is an existing historic building in the vibrant northeast waterfront of San Francisco adjacent to the new SF Cruise Terminal. The project will be an adaptive reuse to house San Francisco beverage retailers. The vendors will produce and sell coffee, beer, and wine to showcase local fermentation manufacturing. The space will be integrated with a retail shop that will sell SFMade member's goods and wares.

KASA was retained by Jamestown as a Project Manager for the entitlements, design oversight and to assist in lease negotiations with the Port of SF. KASA was retained due to our experience with waterfront entitlements, over-water construction, the Port of SF process, and historic rehabilitation experience. KASA is responsible for CEQA approvals and acquisition of a BCDC regulatory permit. Future phases will entail building permits and construction management.

KASAPARTNERS

PROJECT:	**Treasure Island Redevelopment, San Francisco**
OWNER:	Treasure Island Community Development (Wilson Meany/Fivepoint)
ARCHITECT:	CMG, AECOM, OCB, ACLA, Hood Design, DE+, Page & Turnbull, Hart Howerton
CONTRACTOR:	Multiple
PROJECT SIZE:	500 Acres
COMPLETION DATE:	1st Horizontal Phase in Construction or Permits

The Treasure Island & Yerba Buena Island Redevelopment is a Public Private Partnership entitled for 8,000 residential units, 450,000 sq. ft. of commercial, 300 room hotels, and 300 acres of park and open space. KASA was retained in 2013 to join the senior project management team of Wilson Meany to oversee the first phase of the development. Responsibilities included design and cost management of five new parks, streetscape and infrastructure, and a new ferry terminal all of which is currently being permitted. KASA was also tasked to analyze and run the due diligence of the three historic administration and hanger buildings for future adaptive reuse. KASA was successful in acquiring regulatory permits for the master plan including those for BCDC, RWQCB, and the Army Corps of Engineers.

Current responsibilities include senior project management of the first 300 units of housing on Yerba Buena made up of townhomes and podium buildings on difficult sloping sites. This first vertical build-out will set the stage and brand for the overall project.

The project involved management of large teams of architects, engineers and consultants and working in partnership with the Treasure Island Development Authority.

KASAPARTNERS

PROJECT:	**Centennial Towers – South Tower, South San Francisco**
PROJECT OWNER:	Myers Peninsula Venture, LLC
ARCHITECT:	Skidmore, Owings & Merrill LLP
CONTRACTOR:	Hathaway Dinwiddie Construction Company
PROJECT SIZE:	305,000 net square feet

The development of the South Tower of Centennial Towers is part of a 665,000 square foot campus nestled on a 21-acre site at the foot of San Bruno Mountain fronting US-101. Designed by Skidmore, Owings & Merrill LLP (SOM), the total project consists of two asymmetric towers to be built in two phases. The South Tower is a twelve-story building including a shared-use 200-seat Performing Arts Facility, a childcare facility for up to 100 children and just over 12,000 square feet of ground level retail space. A typical floor plate is about 27,000 square feet. The Project was designed to take full advantage of the high visibility aspects of the site by incorporating a very elegant curtainwall system that features dramatic diagonal translucent glass fins with soaring glass pediments punctuating the Project's preeminence as a landmark on the Peninsula.

The project was constructed by Hathaway Dinwiddie Construction Company and was completed on-time in February 2009 and under budget by approximately $3 million.

This was a project of Myers Peninsula Venture, LLC and work undertaken included feasibility, entitlements, design management, sourcing financing, construction management and close-out.

KASAPARTNERS

PROJECT:	**Salesforce Tenant Improvement at Salesforce Tower, San Francisco**
PROJECT OWNER:	Salesforce
ARCHITECT:	Mark Cavagnero Associates and Interior Architects
CONTRACTOR:	Hathaway Dinwiddie Construction Company
PROJECT SIZE:	Approximately 900,000 rentable square feet of tenant improvement

KASA is Salesforce's project manager and strategic real estate advisor for its 900,000 square foot headquarters campus expansion in its namesake Salesforce Tower in downtown San Francisco. This is the largest lease and tenant improvement project in the history of San Francisco.

In its role, KASA's team advises Salesforce on strategic and tactical real estate issues and manages all its project management responsibilities. This includes identifying obstacles and developing solutions to complex real estate issues, obtaining internal stakeholder and Board-level decisions, developing project plan schedules and budgets, collaborating on corporate finance objectives as they relate to real estate, obtaining entitlements and permits, design and construction management and facilitating the transition from construction to first-day-of-business operations. KASA's main responsibility is to ensure that approximately 4,500 employees are able to start working without a hitch on the exact date outlined in Salesforce's project plan.

Salesforce will occupy 36 floors in the Tower including the top two floors, which are the highest office floors west of Chicago. While most of the space will be employee workspace, much of the space will be allocated to collaboration areas, social spaces (coffee bars, kitchens, flex rooms), meeting and training rooms and a town hall space.

Owen Kennerly, AIA
Principal

Mr. Kennerly has worked in architecture in the San Francisco Bay Area since 1992. His innovative design and professional achievements have been recognized through numerous awards and published articles.

Mr. Kennerly's passion for architecture has led to a complex and varied collection of completed works grounded in a sensitive yet progressive attitude toward context. His approach is collaborative and rigorous, emphasizing communication and the thorough evaluation of ideas, materials and assemblies. Craft and cost effectiveness are not seen as mutually exclusive. To achieve both, Kennerly works closely with builders and craftsmen to achieve timeless results within tight budgets.

Prior to founding Kennerly Architecture & Planning in 1999, Kennerly was a Senior Associate with Solomon Architecture & Urban Design in San Francisco where he was a project architect and designer working on numerous residential and mixed-use developments in San Francisco, Hong Kong and Los Angeles.

Mr. Kennerly received a Bachelor of Arts degree in Fine Arts from Northwestern University and a Master of Architecture degree from the University of California at Berkeley.

Mr. Kennerly is a licensed Architect in the Satate of California, and continues to lead design and execution of the firm's projects.

Sarina Bowen Kennerly, AIA
Principal

Sarina Kennerly has 20 years of experience in architectural design and joined partner Owen Kennerly in 2005. Through a combination of strong management and communication skills combined with her thoughtful approach to the design process, Ms. Kennerly successfully leads project teams as well as the firm's operations.

She is particularly interested in exploring issues of tectonics, materiality, and sensory experience as well as sustainable design.

Prior to 2005, Ms. Kennerly worked with noted San Francisco Bay Area architects, Daniel Solomon, Adele Naude Santos, Robert Swatt and Kava Massih, on projects ranging in scale from distinct custom single family homes to larger commercial and multi-unit housing facilities. She also worked in France for a couple of years where she had the opportunity to explore the intersection of contemporary design within an historic urban fabric, while appreciating the challenges of working in a foreign culture and language.

Ms. Kennerly received a Master of Architecture degree as well as a Bachelor of Architecture from the University of California at Berkeley and is a licensed architect in the state of California.


Infill: 1020 Pine


Interiors: 149 Albion

FIRM EXPERIENCE

Founded in 2000, Kennerly Architecture & Planning, Inc. has made the design and construction of innovative, mixed-use and multi-family buildings a cornerstone of its practice. Working primarily in San Francisco, the work reconciles the sensitivities of context with the high level of design and amenity which developers and end-users demand in this City.

Starting with smaller multi-unit infill buildings, the projects have grown to include complex multi-family and mixed-use projects on challenging infill and brown-field sites throughout the City, utilizing a range of construction types including Type-1 concrete, and Type-3 metal framing. Starting in 2004, we completed the 201 Guerrero Street mixed-use development that re-invented the corner building type with vertical town-homes in the Mission District. Followed by 1020 Pine Street in San Francisco's Nob Hill that inserted stylish, efficient flats into a glowing lantern of a building with elegant, well-proportioned interiors.

Since 2013, Kennerly has completed six new mixed-use, multi-family projects with several more under construction or on the boards. Highlights include 300 Cornwall Street which cantilevers 6 interlocked townhomes above gardens and retail near the Presidio; 1180 Fourth, a new city block in Mission Bay with 150 affordable family dwellings, retail space and a community center. Avalon Hayes Valley was a collaborative effort with other architecture firms, using Revit modeling for the design and construction of two larger buildings which bookend townhouses and to bring 180 units, retail and parking to the one-acre parcel ojn the site of the old central freeway off-ramp.

The two most recently completed projects include: the 116 units at 660 Indiana Street that bring an urbane street presence and a rich matrix of courts, lofts and flats to the Dogpatch Neighborhood; and the ten-story, mixed-use building at 200 Sixth Street developed by Mercy Housing for 67 low-income families will also finish in March.

Complimenting the multi-family / mixed-use work, the firm's portfolio of custom residential, comercial interiors and high-end townhome buildings provide an opportunity to develop new design ideas and finishing methods that cross-fertilize the larger projects. The office utilizes both AutoCAD and Revit, depending on the needs of the project and the qualifications of the design and construction team.

SUSTAINABLE DESIGN

Sustainable design is not merely an overlay of products and systems, but a way of thinking about buildings and their design that users can appreciate with their bodies and their wallets. It begins with a concept of value and efficiency that minimizes material and embodied energy. Specialized areas of focus within the firm include Building Sciences / Passive design, Rain-water harvesting and retention, Renewable energy, and Healthy Building as it relates to materials, assemblies, and methods.

Optimizing the interior experience including ventilation, day-lighting, and air-quality further endears a building to its users, thereby reducing obsolescence and the need for alteration or replacement. Currently, 200 Sixth Street is on track to be Green-point rated with 156 points; 660 Indiana is Green-point rated with 151 points certified Platinum level; 1180 Fourth Street is a LEED for Homes Mid-rise pilot project; and Avalon Hayes Valley is certified LEED Platinum. A current custom home project is rooted in the Healthy Building movement using the Living Building Challenge as a template. The firm is working with specialized materials consultants, specification writers, and mechanical engineers to develop a toxin-free environment.

Left to Right: 300 Cornwall and 2290 Third Mixed-Use

1180 4th Street San Francisco, CA

Project Type: Affordable Rental and Retail
Year of Completion: May 2015
Scope: 150 units with Townhouses, Flats, Retail + Garage
Size and Cost: 216,000sf and $55 million
Software Used: AutoCAD
Client Referral: Mercy Housing California
Jennifer Dolin, Regional Vice President of Operations
415.355.7100

On a gateway site in the emerging Mission Bay neighborhood, 1180 4th Street is a new mixed-use development consisting of affordable rental housing for 150 families, retail space and a community center. The design reconciles the realities of affordable housing with the civic obligations of its site. With retail frontage along 4th Street, a glass community room facing Channel Park and town-homes wrapping the other sides, this block-sized project proposes a fine-grained yet bold, and cost-effective response.

Kennerly Architecture & Planning acted as Associate Design Architect with Daniel Solomon Design Partners (now Mithun-Solomon) as Executive Architect.

Green Design: This housing project is on track to achieve a Gold rating in the LEED for Homes mid-rise housing pilot program. The methodology for reaching this goal is an interdisciplinary approach requiring design integration at all scales and phases.

1180 4th Street San Francisco, CA

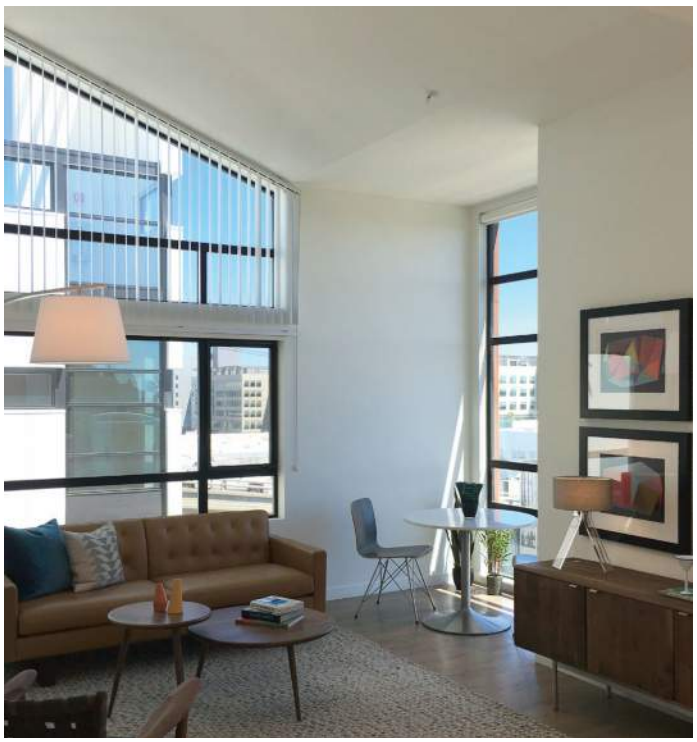
660 Indiana Street San Francisco, CA

Project Type:	Multi-Family Rental + Garage
Year of Completion:	Completion March 2017
Scope:	61 townhomes and flats for M-building
Size and Cost:	52,300sf and $20 million
Software Used:	AutoCAD
Client Referral:	Build Inc Lou Vasquez, Principal/ Managing Partner 415.551.7610

The 660-690 Indiana Street project transforms a block along the neighborhood's western edge with two unique mixed-use residential buildings set above a destination Arts Café, and weaves a series of new courtyards and gardens into the urban fabric. The entire Project consists of 116 new apartments including 16 on-site BMR units. Set kitty-corner from Esprit Park, the design proposes the future Dogpatch Arts Plaza at the stub-end of 19th Street, designed by CMG landscape architects.

Each of the two buildings is designed by a separate architect. Kennerly is the Architect for the 61-unit "M" Building, extending down Indiana to 18th street with vertical bars of glass & corten steel, rolling wave-form roofs, and finished off by a crisp white tower that signals the lobby and a roof top party space with downtown views. Dwellings are a mix of flats and townhomes, with studios, one-bedroom and two bedroom units.

Green Design: The proposed project is on track to be Green-point rated with 151 points certified Platinum level.



660 Indiana Street San Francisco, CA

200 6th Street San Francisco, CA

Project Type: Rental/Retail
Year of Completion: March 2017
Scope: 67 Flats, Retail + Garage
Size and Cost: 70,700sf and $29 million
Software Used: AutoCAD
Client Referral: Mercy Housing California
Barbara Gualco, Director of Real Estate Development
415.355.7100

This new 9-story mixed-use building will re-animate the abandoned corner of Sixth and Howard streets with 67 affordable family apartments, including 14 for developmentally disabled adults, over restaurant, retail, and community space.

To resonate with the rhythms of the surrounding historic district, the design begins with a double-height commercial space above which the building breaks into two brick-clad volumes, the taller marks the intersection as a tower; the other steps down with a roof terrace. Residential amenities include private balconies, two common roof gardens, day-lit corridors, and flexible spaces for community gathering, offices, and exercise.

Green Design: On track to be Green-Point rated, 200 Sixth will provide an ambitious combination of energy efficiency, air-quality, storm-water management, and grey water re-use.

200 6th Street San Francisco, CA

Response to Request for Qualifications
201 Baden, South San Francisco

Octavia Boulevard - Parcel P San Francisco, CA

Project Type: Rental/Retail
Year of Completion: Fall 2014
Scope: 41 units - Townhouses, Flats, Retail + Garage
Size and Cost: 34,000sf
Software Used: Revit BIM
Client Referral: Lou Vasquez, Build Inc., 415.551.7610
Meg Spriggs or Joe Kirchofer, Avalon Bay, 415.284.9080

In the years after the Loma Prieta earthquake, the Hayes Valley neighborhood fought to demolish the elevated Central Freeway and stitch their community back together. A grand tree-lined boulevard was built in its place with mixed-use housing planned on the parcels once occupied by the freeway.

Following our initial successful bid for the site in an RFP process in 2007, Kennerly Architecture & Planning continued working with Avalon Bay Communities to develop the design for a 182 dwelling unit mixed-use rental community based on the original successful proposal. Working with executive architect, Pyatok Architects, and consulting architect, Jon Wordon, the current scheme consists of six different buildings that define a series of mid-block courts and public passages. Kennerly's scope as Design Architect includes the design of the 41-unit, 34,000 square foot mixed-use Octavia Building that fronts the new boulevard. The design features ground floor retail, expansive roof decks, and a dramatic 24-foot tall portal that links the inner courtyards to the street life beyond.

The design process is a collaborative one with the developers and other architects where all design team members contributing to a master Revit BIM model that is the basis of all regulatory submittals, design review, and cost estimating.

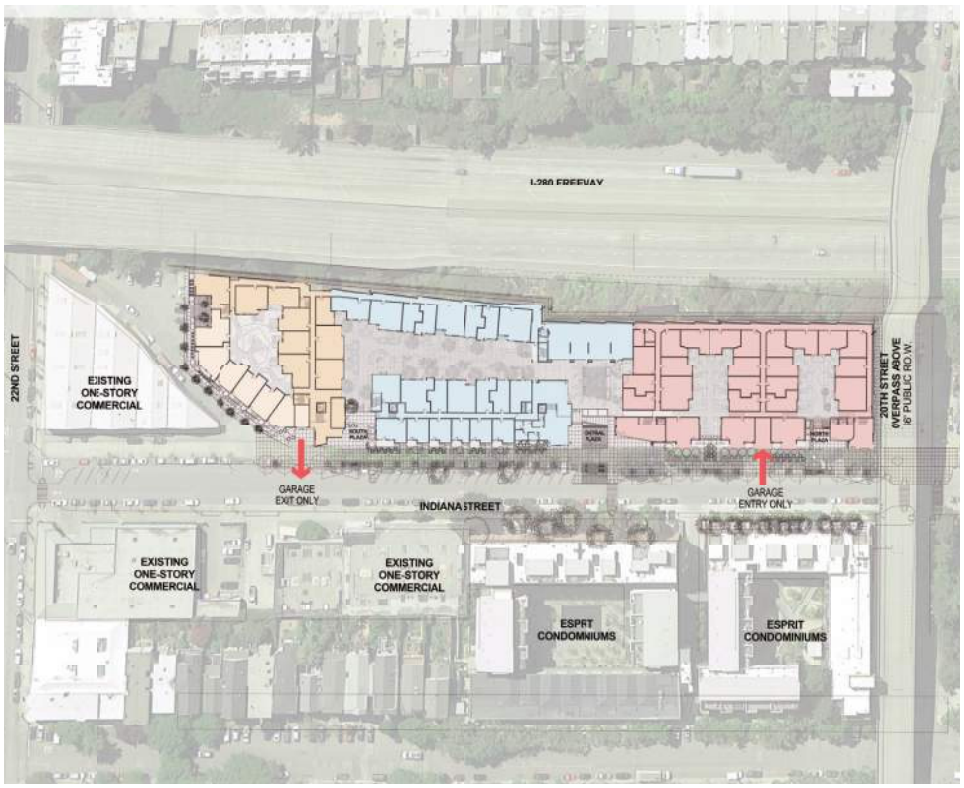
Octavia Boulevard - Parcel P San Francisco, CA

800 Indiana - Avalon Dogpatch San Francisco, CA

Project Type: Rental/Retail
Year of Completion: Fall 2017
Scope: 85 units - Townhouses, Flats, Retail + Garage
Size and Cost: 115,000sf and $50M
Software Used: Revit BIM
Client Referral: Joe Kirchofer, Avalon Bay, 415.284.9080

A 700-foot long parcel in the once industrial Dogpatch neighborhood, where once stood the San Francisco Opera's set-building warehouse, three new multifamily buildings are now rising. The site borders Interstate 280 to the west and the 20th Street overpass to the north. Placing circulation along the west and north buffers traffic noise; the 330 market-rate apartments face Indiana Street and internal courtyards. Kennerly Architecture & Planning, Pyatok Architects, and Mithun | Solomon master-planned the site collaboratively; each designed one building. Our 85-unit structure curves along an abandoned rail easement and includes three-bedroom townhomes facing a pedestrian mews.

The design process is a collaborative one with the developers and other architects where all design team members contributing to a master Revit BIM model that is the basis of all regulatory submittals, design review, and cost estimating.


I-280 FREEWAY
22ND STREET
EXISTING ONE-STORY COMMERCIAL
20TH STREET (OVERPASS ABOVE 16' PUBLIC R.O.W.
GARAGE EXIT ONLY
INDIANA STREET
GARAGE ENTRY ONLY
EXISTING ONE-STORY COMMERCIAL
EXISTING ONE-STORY COMMERCIAL
ESPRIT CONDOMINIUMS
ESPRIT CONDOMINIUMS

2290 3rd Street San Francisco, CA

Project Type:	Rental/Retail
Year of Completion:	Fall 2018
Scope:	71 units - Townhouses, Flats, Retail + Garage
Size and Cost:	71,000sf and $30M
Software Used:	Revit BIM
Client Referral:	Mark Macdonald, DM Development, 415.692.5069

Having been stuck in the entitlement process for five years with previous developer/ architect teams, we reconceived this mixed-use project and won Planning Department approval. We clarified the design and added 5,000 rentable square feet through enhanced internal efficiency, and the addition of large bay windows veiled with perforated panels. The seven-level building includes 71 apartments ranging from studios to three-bedroom units, retail space, parking garage, and a rooftop deck with bay views.

1020 Pine Street San Francisco, CA

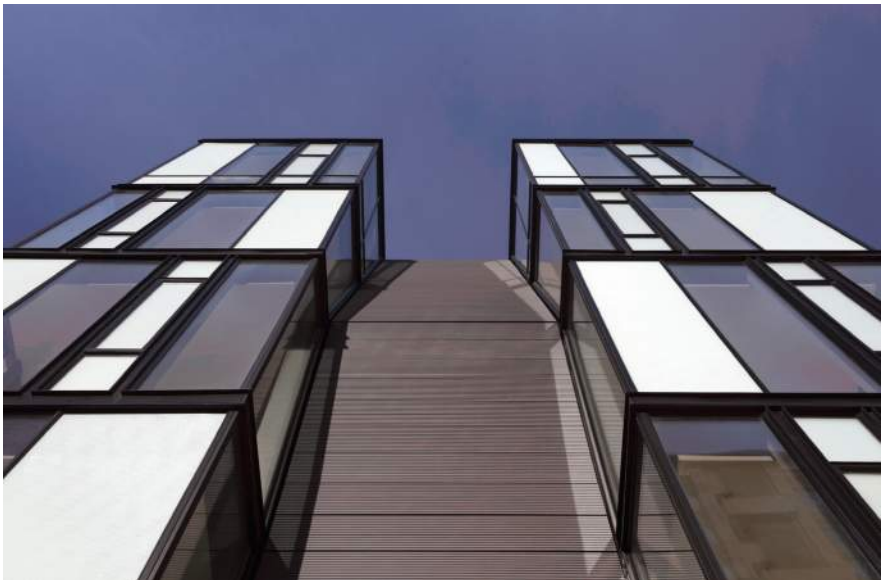
Project Type: Rental
Year of Completion: 2010
Scope: 8 units
Client Referral: Buena Vista Builders
Gerry Agosta 415.863.6550
Gerry@bvbuilders.com

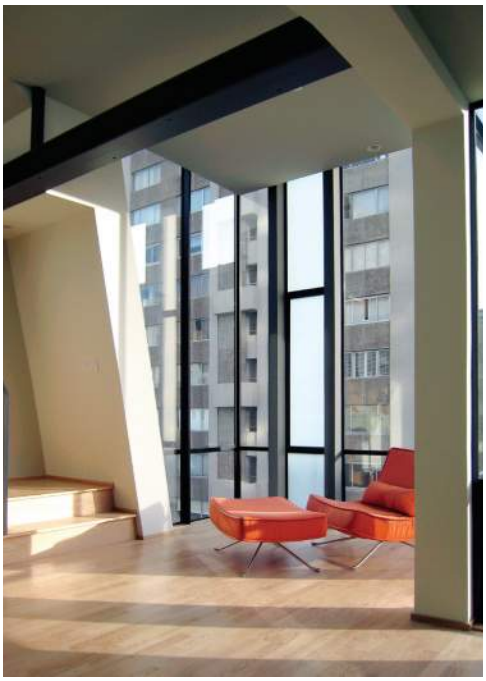
Project Honors:

2010 AIA San Francisco Design Awards, Merit Award
2010 Golden Nugget, Award of Merit
Published in Architectural Record
2010 Building Type Study

Inspired by San Francisco's fine grain urbanism and the spirited Pre-War apartment buildings found therein, 1020 Pine inserts 8 modern dwellings into a postage-stamp parcel on the south slope of Nob Hill. Accessed through a double-height lobby, the dwellings above draw daylight and views through prismatic bay windows of clear & silk-screened glass. Penthouses emerge from the top of the building with double-height spaces, mezzanines and roof decks with views across downtown.

Green Design: Although the owner did not pursue LEED Certification, Kennerly Architecture & Planning made conscientious decisions to enhance Water Conservation, Material & Resources and Indoor Environmental Quality to achieve a positive result without a premium to the cost.





895 sf 2-bedroom, 2 bath flat. Double aspect,
with private roof deck access

Response to Request for Qualifications
201 Baden, South San Francisco

300 Cornwall San Francisco, CA

Project Type: Mixed-Use Condominium
Year of Completion: July, 2013
Scope: 6 Townhomes, Garage, and Retail
Client Referral: Buena Vista Builders
Gerry Agosta 415.863.6550
Gerry@bvbuilders.com

Project Honors:

2014 AIA San Francisco Design Awards, Merit Award

Here was a hiccup in the fabric where two broad streets slide together at an awkward angle, creating a mini district with unrealized potential as an urban place.

The narrow rhomboidal parcel is spanned by 3 wide bays that each holds two interlocked 3-bedroom townhomes. The building is cleaved by landscaped courts to soften the transition from city to home. Suspended between these gardens each of the six homes is clearly expressed as a 2-story box of wood, stucco and glass. A retail storefront space and parking garage are tucked beneath.

Interlocked in section, the living spaces of each townhouse stretch from street to street and open directly to private patios.

3-bedroom 2-level townhomes starting at 1,175 sf. Interlocking townhomes allow all entry and vertical circulation to be centralized with virtually no hall-ways. The result is surprisingly spacious homes in very small floor areas.

All units are triple-aspect.

14th & Guerrero Street San Francisco, CA

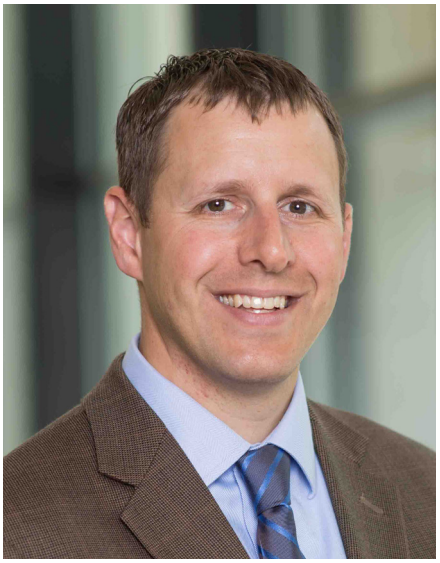
Project Type:	Condominium/Retail	**Project Honors:**
Year of Completion:	2004	
Scope:	Townhomes, Garage, and Retail	**AIA California Council Design Awards, Honor Award**
Client Referral:	Werner and Associates	**Published in Architecture Magazine**
	Jan Werner 415 990 9496	**Published in Architectural Record Online**

The project proposes a new corner building type that responds to the inherent lack of privacy and open space on corner lots. The design up-ends the front-back relationship of the typical row house to create three vertical homes flowing from a formal entry court to roof gardens with panoramic views. Retail space activates the corner below with private garages tucked behind. The corner dwelling is a copper boomerang extending over the property lines within allowable bay-window contours. The other dwellings are fronted with glass alternating with recessed planes of black stucco that confer a rhythm sympathetic with the older urban fabric.

1,350 sf 3 bed-room 2-1/2 bath townhomes on 3 levels. Flexible layout for families or unrelated adults. Private roof decks, and two-car parking

JEFF BRINK, PE, SE, LEED® AP

SAN FRANCISCO, CALIFORNIA



TITLE: Principal

EDUCATION: M.S., Structural Engineering; Illinois Institute of Technology, 2001; B.S., Civil Engineering; Michigan State University, 1998; M.S. Civil Engineering; Washington State University; 1999

REGISTRATION: Structural: CA, WA
Civil: CA, WA

PROFESSIONAL SOCIETIES: Urban Land Institute (ULI); Structural Engineers Association of California (SEAOC); Council on Tall Buldings and Urban Habitat (CTBUH); American Concrete Institute (ACI)

PUBLICATIONS:

High-Tech High Rise; Modern Steel Construction (2005)
Bast, William D.; Brink, Jeff D.; ***Performance Based Design***; Structural Engineer (2009) Brink, Jeff D.; Talati, Anish K.; ***The Bravern – A World-Class Superblock for Seattle's East Side;*** Structure Magazine (2009) Brink, Jeff D.; Talati, Anish K.

Jeff Brink has nearly 20 years of experience in the design of high-rise, residential, office and mixed-use developments. His technical expertise in structural system design, along with his comprehensive knowledge of construction costs and preferred construction techniques, ensures that the structural solution best suited for the project goals and architectural demands is incorporated. Jeff's integrated design approach allows him to understand issues and concerns facing the entire design team and provide proactive structural solutions. His focus on team collaboration ensures constructibility, sustainability, and value are achieved.

BLOCK 48 - 2-5 STORIES, San Francisco, CA, FivePoint, Pyatok Architecture
Mixed-use, multi-family residential project over 300 units of Type V construction spread over 12 buildings. The buildings range from two to three story townhomes and wood-framed podium structures over Type I parking garages.

1500 MISSION TOWERS, San Francisco, CA, Related Companies, SOM
38-story residential tower and 18-story office tower over a common podium. Two-stories of below-grade parking and retail included within the podium.

923 FOLSOM, San Francisco, CA, Solomon Cordwell Buenz
Nine-story and five-story residential buildings situated over a common podium with 115 residential units and one-story of below-grade parking. This design-build delivery system utilized a highly efficient cast-in-place post-tensioned concrete system to reduce building mass / number of piles.

SAN JOSE TOWERS, San Jose, CA, Steinberg Architects
Two, 28-story residential towers utilize Performance Based Design to take advantage of non-code compliant design and maximize efficiencies.

1321 MISSION, San Francisco, CA, Panoramic Interests
11-story, 88,000 square foot, residential tower with 187 units. Post-tensioned concrete slabs designed at only 6 ½" thick to reduce scale and cost of the building's shear walls, columns, and the foundation system.

250 FOURTH STREET HOTEL, San Francisco, CA, Paradigm Hotels
12-story, 220 key, 110,000-sf hotel directly across from Moscone Center, this square foot project utilizes an efficient concrete shear wall layout to minimizes fabrication and forming costs and reduce seismic design forces.

350 SECOND STREET, San Francisco, CA, SOM
21-story hotel utilizes 7" thin post-tensioned concrete slabs and a small central core to maximize floor-to-ceiling height and usable square footage.

1545 PINE, San Francisco, CA, Trumark Urban
12-story condominium tower with 105 residential units, two stories of below-grade parking with stackers. A highly efficient central core provides architectural flexibility for the unit layouts.

DEAN LEWIS, PE, SE

SAN FRANCISCO, CALIFORNIA

TITLE: Project Manager

EDUCATION: M.S., Civil Engineering, Structural Engineering & Engineering Education, Washington State University, 2010;
B.S., Civil Engineering, Structural Engineering, 2008

REGISTRATION: Structural: CA, WA
Civil: CA, WA

PROFESSIONAL SOCIETIES:
Structural Engineers Association of Northern California (SEAONC);
San Francisco Bay Area Planning & Urban Research Association (SPUR);
San Francisco Housing Action Coalition (SFHAC);
National Association for Industrial and Office Parks (NAIOP);
American Institute of Architects (AIA);
Structural Engineers Association of Washington (SEAW)

Dean has over 6 years of experience in the design and management of a wide array of residential and mixed-use projects. His knowledge of wood, steel, masonry, and other building systems, along with his construction administration experience, gives him the expertise to mitigate potential issues before they arise. Dean consistently demonstrates the ability to communicate effectively with others throughout project development, while emphasizing teamwork, proactive communication, and the application of the latest technologies. Each project is approached with a commitment to excellence. His focus on team collaboration ensures that constructability, sustainability, and value is achieved.

BLOCK 48 - 2-5 STORIES, San Francisco, CA, FivePoint, Pyatok Architecture
Mixed-use, multi-family residential project over 300 units of Type V construction spread over 12 buildings. The buildings range from two to three story townhomes and wood-framed podium structures over Type I parking garages.

1314 FRANKLIN - 8 STORIES, San Francisco, CA, Carmel Partners, SCB Architects
Mixed-use, multi-family residential project. Type III, wood-framed podium over a Type I parking garage. The wood-framed residential portion of the project will include approximately 205 units within 155,000-gsf.

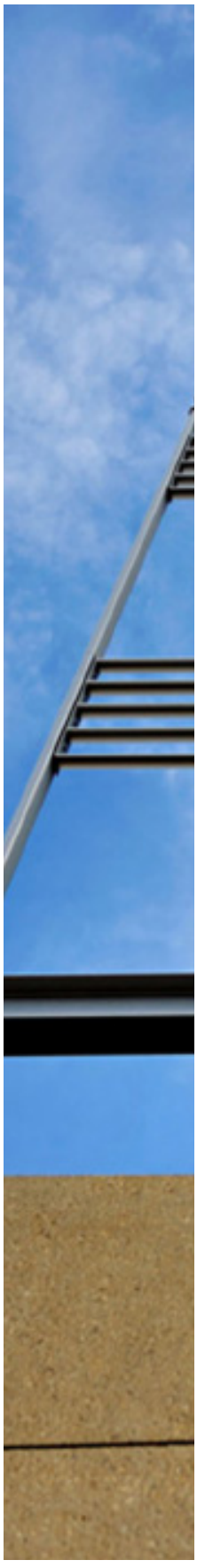
1298 VALENCIA - 6 STORIES, San Francisco, CA, Ian Birchall and Associates
Five stories of residential units, Type III-B, over one level of retail and parking, Type I-A. The building will be mixed-use with 35 total residential units, nine (9) parking stalls, retail and utility spaces at the ground level, and a roof terrace. The approximate total gross square footage is 42,500-gsf.

103RD AVE NE APARTMENTS - 6 STORIES, Seattle, WA, GGLO
A 175-unit, 127,000-sf residential complex with five levels of wood frame construction over a one-story concrete parking podium of 99,390-sf.

777 TENNESSEE - 5 STORIES, San Francisco, CA, Axis Development Group
A 96,000-gsf. multi-family development with four residential levels with one level of at-grade amentity area/parking utilizing stackers.

3355 GEARY - 4 STORIES, San Francisco, CA, Ian Birchall and Associates
Four-story, 59,000-gsf. mixed-use project with 23 total residential units [seven (7) three-bedroom units, 13 two-bedroom units and three (3) one-bedroom units], 33 parking stalls, and retail at the ground level.

RICHARDSON HALL- 3 STORIES, San Francisco, CA, Van Meter Pollack
Retrofit and sesimic upgrade of a historic, 80-year old, 47,500-sf to provide 40 affordable housing units for Seniors.



FIRM PROFILE

DCI Engineers provides client-focused structural engineering services. Over the course of **30 years**, our office locations have expanded from Seattle up and down the West Coast from Alaska to Washington, Oregon to Northern and Southern California, across the Mountain States of Colorado and Montana; as well as into Texas. These fourteen offices employ over **340** engineers and technical support staff.

Throughout our geographic growth, DCI's offices remain highly connected. As a result of close collaboration and shared resources, our team has the assets and leverage necessary to successfully complete large-scale projects. DCI's core value is to provide Service, Innovation, and Value to our clients and teammates:

• Service – Comprehensive understanding of project goals and challenges, that go beyond a structural standpoint, distinguishes the level of service DCI provides. Our engineers function as a proactive part of the design and construction team.

• Innovation – DCI's depth of experience, combined with our breadth of company-wide technical knowledge, allow us to provide efficient and creative structural systems. We offer our clients opportunities to incorporate new products or strategies in order to add value to their projects.

• Value – DCI strives to positively affect construction costs, project schedules, and the long term value for our projects. By establishing transparent communication throughout the design proccss we are able to help the project team meet and often exceed the goals necessary to ensure a highly successful outcome.

• Operating from 14 offices with projects throughout the US
• Licensed in all 50 States as well as several Canadian Provinces

RELEVANT EXPERIENCE

BILL SORRO COMMUNITY | 200 6TH, San Francisco, CA, Kennerly Architecture, Mercy Housing
150 AIRPORT BOULEVARD, South San Francisco, CA, DNA Architecture
HUNTERS VIEW HOUSING - BLOCKS 5 & 6, San Francisco, CA, Paulett Taggart Architects
HUNTERS VIEW HOUSING - BLOCK 4, San Francisco, CA, Mithun | Solomon (WRT/Solomon)
PACIFIC POINTE APARTMENTS, San Francisco, CA, David Baker Architects
MISSION BAY BLOCK 7, San Francisco, CA, David Baker Architects
AVALONBAY DUBLIN STATION, Dublin, CA, AvalonBay Communities
COLISEUM TRANSIT VILLAGE, Oakland, CA, Pyatok Architects
JACK LONDON SQUARE PARCELS F2 & D, Oakland, CA, CIM Group, SCB Architectss
1001 TEXAS, San Francisco, CA, Ian Birchall and Associates
1298 VALENCIA, San Francisco, CA, Ian Birchall + Associates
1301 SIXTEENTH, San Francisco, CA, Wood Partners, BDE Architecture
1601 MARIPOSA, San Francisco, CA, Related California, Ankrom Moisian Architects
1601 LARKIN, San Francisco, CA, Ian Birchall + Associates
2301 LOMBARD, San Francisco, CA, Handel Architects LLP
2465 VAN NESS, San Francisco, CA, Handel Architects LLP
280 SEVENTH, San Francisco, CA, Workshop1, Dragonfly Investments
2800 SLOAT | OCEAN PARK, San Francisco, CA, ATI Architects + Engineers
345 6TH STREET, San Francisco, CA, SST Investments, LLC, domusstudio
363 SIXTH STREET, San Francisco, CA, SST Investments, LLC
3701 NORIEGA STREET, San Francisco, CA, 3701 Noriega Street, LLC
600 20TH, San Francisco, CA, Workshop1, Mindful Investments
645 TEXAS | THE KNOX, San Francisco, CA, BDE Architecture
72 ELLIS, San Francisco, CA, Handel Architects
777 TENNESSEE, San Francisco, CA, Axis Development Group
923 FOLSOM, San Francisco, CA, SCB Architects, Align Real Estate
975 BRYANT, San Francisco, CA, CRP/Maple Bryant Street, LLC
1314 FRANKLIN STREET, Oakland, CA, Solomon Cordwell Buenz (SCB)
1500 SAN PABLO, Berkeley, CA, Pyatok Architects
16TH & MLK, Oakland, CA, Oakland, CA, Wood Partners, BDE Architecture
2711 SHATTUCK MODULAR, Berkeley, CA, Panoramic Interests, Lowney Architecture
3706 SAN PABLO AVENUE, Emeryville, CA, KTGY Group, Inc.
CRESCENT COVE APARTMENTS, San Francisco, CA, David Baker, Related California
ST. ANTHONY HOUSING, San Francisco, CA, Mercy Housing, St. Anthony Foundation, HKIT
ARNETT WATSON APARTMENTS - 650 EDDY, San Francisco, CA, HKIT Architects
CURRAN HOUSE - 145 TAYLOR, San Francisco, CA, David Baker Architects, TNDC
MARY HELEN ROGERS SENIOR COMMUNITY, San Francisco, CA, HKIT Architects
RICHARDSON APARTMENTS - FULTON & GOUGH, San Francisco, CA, David Baker Architects
ARMSTRONG SENIOR HOUSING, San Francisco, CA, Bridge Housing, David Baker Architects

KASAPARTNERS

SUPPLEMENTAL

Experience, Wages, References

PAST EXPERIENCE

Completed mixed-use projects similar in scale to KASA's vision for this project site are shown on the KASA, Kennerly, and DCI portfolios.

PREVAILING WAGE

KASA will comply with all municipal codes, local hiring ordinances, and conditions of approval as part of the project. KASA will also honor agreements that are negotiated as part of local hiring initiatives.

REFERENCES

Jack Myers
President & Chief Executive Officer
Myers Development Company
Email: jmyers@myersdevelopment.com
Phone: (415) 644-8330

Chris Meany
Principal
Wilson Meany
Email: cmeany@wilsonmeany.com
Phone: (415) 905-5300

George Kreitem
Senior Vice President, Global Real Estate
Salesforce
Email: gkreitem@salesforce.com
Phone: (415) 536-7125