

A black and white photograph of a man wearing a white hard hat and safety glasses. The hard hat has the "MarketOne BUILDERS" logo on it. The man is smiling slightly and looking towards the camera. The background is dark and out of focus.

MarketOne
BUILDERS

A COMPANY INTRODUCTION

MarketOne Multi-Family was created in response to the growing demand for high-density multi-family housing in the Greater Sacramento Area and the Bay Area. Joining with Sacramento-based builder, Jim Cuttle, whose expertise is residential, MarketOne Multi-Family is a local, community builder with over 90 years of combined experience.



Proven Leadership



TOM FORD

PARTNER, DIRECTOR OF OPERATIONS

Tom oversees the delivery of our projects, safety, quality, staffing to ensure successful delivery of our projects. Educated at California State University Fresno in Construction Management, Tom brings a passion for building and project delivery.



JAMES FITZGERALD, LEED AP

PARTNER, DIRECTOR OF PROJECT DEVELOPMENT

James manages the business development, preconstruction, estimating, design-build, and Integrated Project Delivery (IPD) services for the company. James has worked successfully with clients on strategy, business planning, and project development. James was educated at Cal Poly State University, San Luis Obispo in Construction Management.



JIM CUTTLE

PARTNER, DIRECTOR OF MULTI-FAMILY

Jim is responsible for communications with the project stakeholders and project team to ensure goals are principally being achieved on all multi-family projects. Jim has over 25 years of experience building commercial and residential projects locally in Sacramento and was educated at Cal Poly State University, San Luis Obispo in Construction management.

Partnering > Together We believe in collaborative relationships, strengthened through communication, trust and the understanding that your success is our success. By taking a leadership role in projects, we aim to streamline the building process through close collaboration amongst the project stakeholders - Owner, Architect, and Subcontractors. The results are shortened schedules, controlled costs, and higher quality despite the challenges that are inevitable along the way.

References

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MarketOne Multi-Family is committed to building together, innovating together and partnering together to ensure that – with our projects, our people and our clients – we are always moving **Forward > Together.**

2500 R Street



The 2500 R project consists of 34 single-family two- and three-story 1,300 sf and 1,800 sf homes in Midtown Sacramento. Built on a 1.2 acre parcel, each home includes rooftop solar panels and a unique lithium-ion battery energy storage system.

1813 Capitol Ave.



1813 Capitol features four luxury loft-style homes on a ground floor restaurant located on Capitol Avenue in Midtown Sacramento. The two- and three-bedroom units range from 1,400 sf to 1,900 sf and are finished with top-of-the-line fixtures.

Anton Menlo



Anton, Menlo Park is a 394-unit multi-family project consisting of three separate buildings with one of the buildings wrapping around a 5 1/2 tier parking structure.

Angelino Luxury Apartments

CLIENT: 48J LLC

OWNER: 48J LLC

ARCHITECT: Kuchman Architects

CONTRACT TYPE:
GMP

PROJECT AREA:
23,498 SQ.FT.

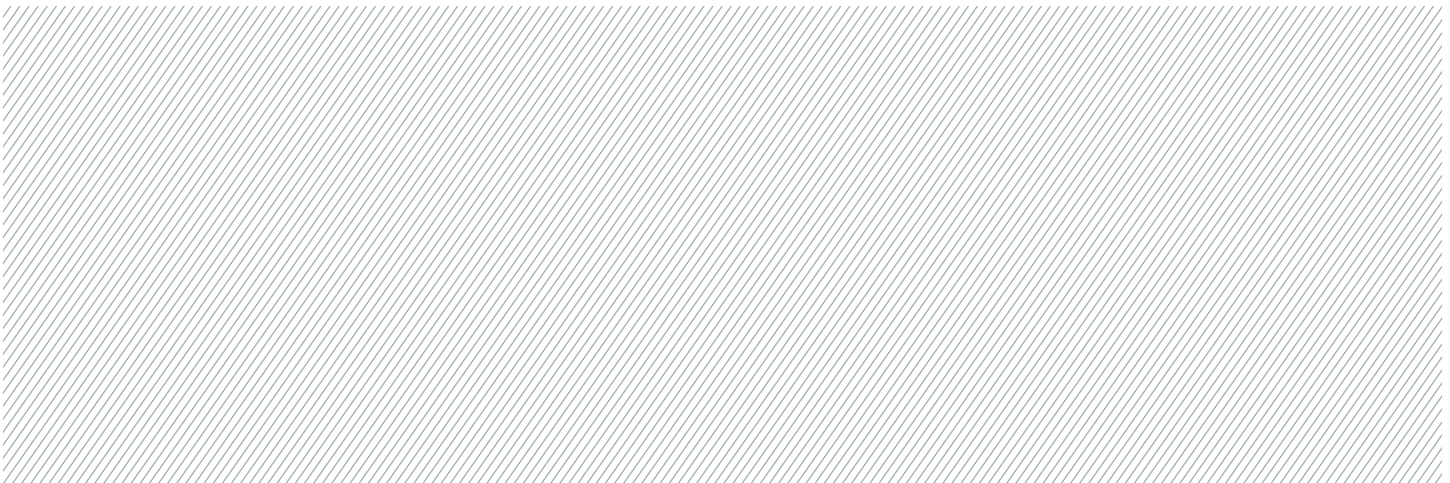
DURATION:
12 Months

MARKET/INDUSTRY:
Multi-Family

PROJECT VALUE:
\$5,540,990

SUSTAINABLE:
N/A

A striking modern adaptation of historical California architecture, The Angelino is East Sacramento's premier luxury rental community. Featuring 2-story townhouses and loft apartment homes above some of the best retail space along popular J Street, residents will enjoy a Spanish Revival-style private courtyard with lush landscaping and water features. Setting a new standard for quality, luxury and modern urban living, The Angelino will be the most desirable and newest destination in East Sacramento.



S3 Apartments

CLIENT: S3 Investments, LLC

OWNER: S3 Investments, LLC

ARCHITECT: Kuchman Architects

CONTRACT TYPE:
Preconstruction

PROJECT AREA:
136,653 SQ.FT.

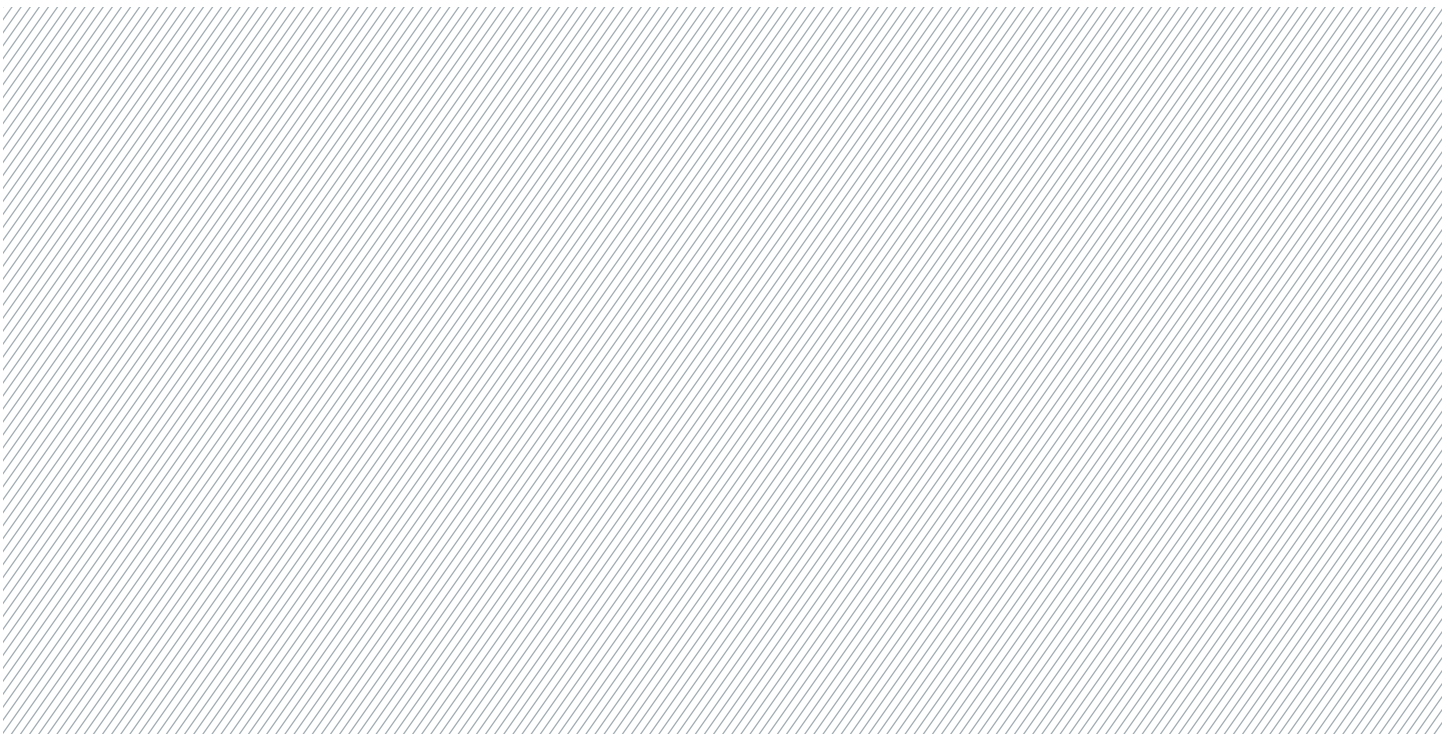
DURATION:
14 Months

MARKET/INDUSTRY:
Multi-Family

PROJECT VALUE:
\$28 Million

SUSTAINABLE:
N/A

This mixed-use apartment and retail project in bustling downtown Sacramento features studio, 1- and 2-bedroom apartment homes designed for downtown living, just five blocks to the downtown entertainment district Golden1 Arena and Downtown Commons. The commercial space along the 3rd street frontage will bring activity and opportunity for commercial, retail, and restaurant uses.



7700 College Town Mixed-Use

CLIENT: AKT Investments

OWNER: AKT Investments

ARCHITECT: Kuchman Architects

CONTRACT TYPE:
Preconstruction

PROJECT AREA:
139,930 SQ.FT.

SUSTAINABLE:
N/A

MARKET/INDUSTRY:
Mixed-Use

PROJECT VALUE:
\$30,000,000

Currently in Preconstruction, 7700 College Town will feature market rate student apartments with retail space on the ground floor. The 4-story, mixed-use project will include a mix of 1-bedroom, 2-bedroom and 4-bedroom apartments ranging from 504-1,220 sf. Common areas on each floor, a community and fitness center, and a bike room will be just a few of the amenities residents will have access to once the project is complete.



TEAM RESUMES >





JIM CUTTLE DIRECTOR OF MULTIFAMILY

Jim has 30 years of experience in the construction industry with 25 of them being local to Sacramento. His experience in the residential and multi-family industries has built a solid foundation of trust amongst owners and developers. Jim is committed to quality and communication to ensure each project's success.

> B.S. in Construction Management, California Polytechnic State University
San Luis Obispo

PROJECT EXPERIENCE

S3 APARTMENTS

Preconstruction; Downtown Sacramento; \$28m; Mixed-use apartment and retail project totaling 136,000 sf. The project will include a mix of market rate apartments homes and commercial space along the 3rd street frontage.

ANGELINO LUXURY APARTMENT HOMES

East Sacramento; \$5.5m; Ground-up construction of a 23,498 SF 20-unit, market rate apartment building with 5 retail spaces on the ground floor.

RIVERSIDE AT WASHINGTON SQUARE

West Sacramento; Features 24 single-family, three-story homes with a 3,000 sf mixed-use building on less than one acre of parcel.

9 ON F

Midtown Sacramento; Nine homes on an 80x160 parcel in Sacramento's Alkali Flat neighborhood. These LEED certified homes represent sustainable green building at its best, featuring built in solar and ground loop heating and cooling systems.

2500 R

Midtown Sacramento; Consists of 34 single-family two- and three-story (1,300 sf and 1,800 sf respectively) homes built on a 1.2 acre parcel. Each home includes rooftop solar panels and a unique lithium-ion battery, energy storage system.

HUNTINGTON AT SIERRA OAKS

Sierra Oaks, Sacramento; A gated enclave of 24 single-family homes with floor plans ranging from 1,400 to 1,900 sf.

1813 CAPITOL

Capitol Avenue, Midtown Sacramento; Features four luxury loft-style homes on a ground floor restaurant. The two- and three-bedroom units range from 1,400 to 1,900 sf and are finished with top-of-the-line fixtures.

27TH STREET COURTYARD

Sacramento; Five infill homes on .26 acres

WINN PARK LOFTS

Midtown Sacramento; 9 units with two-story town-homes stacked above first level studios. All units have ground level private entrances and the front yard setback was designed as a courtyard to complement the architectural design and provide outdoor leisure space for the residents.



S3 Apartments



Angelino Luxury Apartments



2500 R St.

REFERENCES

Jeremy Druker

Blomberg Window Systems
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Louis Kaufman

Louis Kaufman Architect
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Jim Bob Kaufmann

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STEVE CARISSIMI DIRECTOR OF ESTIMATING

Steve's twenty-two years of experience in the construction industry started in the field as a laborer and has progressed in to his current role as estimator. Steve continually uses his knowledge of value engineering, cost analysis, and constructibility to accurately estimate projects of all sizes and scopes. His attention to detail, education, and work experience have led to consistent, positive results.

- > B.S. in Construction Management; California State University Sacramento
- > LEED Accredited Professional, US Green Building Council

PROJECT EXPERIENCE

316 VERNON STREET OFFICE BUILDING

\$21m, Roseville, CA - A ground up, four-story 83,000 sf mixed use building. Tenants include Sierra College, retail, and offices for the City of Roseville.

CALIFORNIA HIGHWAY PATROL GRASS VALLEY FACILITY

\$7m, Grass Valley, CA - The new Essential Services Office Building includes office space and auto service bays along with new access drives that will extend into the site from the roadway.

ADMINISTRATIVE OFFICE OF THE COURTS NAPA REMODEL

\$703,000, Napa, CA - 7,000 sf remodel of juvenile courthouse facility including Judicial chambers expansion, court room and break room, and new ADA compliant restrooms.

ANNEX MATERIAL HANDLING EXPANSION PRECONSTRUCTION

\$103,309, Fairfield, CA - 1,500 sf

CALGENE RELOCATION

\$6m, Woodland, CA

MERCY GENERAL HOSPITAL ENDOVASCULAR OPERATING ROOM REMODEL

\$1m, Sacramento, CA - Conversion of an (e) catherization lab into a 1,160 sf endovascular hybrid operating room.

FULCRUM PROPERTY

Military Entrance Process Station Tenant Improvement - \$1.4, Sacramento, CA - The MEPS represents the state of the art in testing, examining and processing applicants for enlistment into the Armed Forces. Made structural improvements to the core and shell of the building before completing a 24,000 sf tenant improvement.

Military Entrance Processing Station Core/Shell - \$2.9m, Sacramento, CA - Built as a fruit and vegetable cannery in the early 1900s, the East Sacramento property was rehabilitated and converted to office use in the 1980s. Made structural improvements to the core and shell of the building, but still honored the building's historic character.

KAISER PERMANENTE (MORSE ADA CYCLE III)

Camellia - \$206,000, Sacramento, CA - ADA Cycle III Upgrades

Flats Building - \$1.4m, Sacramento, CA - ADA upgrades throughout an occupied hospital, a medical office building and other facility locations.

PW Medical Office Building - \$500,000, Sacramento, CA - ADA Cycle III upgrades to medical office building.



316 Vernon Street Office Building

REFERENCES

Ken Yamauchi

Hibser Yamauchi Architects, Inc.
530-758-1270

Mike Isom

Development Services Director -
City of Roseville
916-774-5257

Nick Carter

Fulcrum Property - Vice President
916-383-3333



STEVE CARISSIMI DIRECTOR OF ESTIMATING

PROJECT EXPERIENCE CONTINUED

KAISER MORSE AVE - INFRASTRUCTURE

Camellia Emergency Power Preconstruction Services

\$8,500 - Sacramento, CA - Part of Infrastructure project. Upgrade emergency power to the camellia building.

Camellia HVAC Preconstruction Services

\$47,000 - Sacramento, CA - Part of the Infrastructure projects. Upgrade existing HVAC system at the existing Camellia building.

Flats HVAC

\$47,000 - Sacramento, CA - Part of Infrastructure projects. CUP will drive this project.

New Chiller/Cooling Tower at CUP 20

\$52,000, Sacramento, CA - Preconstruction services to upgrade existing central utility plant.

Replace Emergency Generators, Switchgear & Fuel Tanks

\$8,500, Sacramento, CA - Part of Infrastructure project.

SEMINIS VEGETABLE SEEDS COMPANY - PI SEED STORAGE AND TEMPORARY LAB

\$515,000, Woodland, CA - 60'x40' Walk in box for cold room seed storage and temporary lab space.

NORTHBAY HEALTHCARE

Pharmacy & Micro Biology Remodel

\$2.8m, Sacramento, CA - Remodel of an existing pharmacy and microbiology area in existing hospital.

Level II Trauma Surgery Suite & Electrical Upgrades

\$3.9m, 1,200 sf, Sacramento, CA

Storage

\$124,000, 370 sf, Fairfield, CA

Electrical Upgrades

\$2.4m, Fairfield, CA - Add a surgery suite dedicated for level II trauma adjacent to the existing surgery center.

Expansion Project

\$94m, 96,000 sf, Fairfield, CA - The project scope included the renovation and expansion of the existing emergency department. New construction included the expansion of the building lobby, admitting and registration and the building of a 3-story tower that houses the central sterile, diagnostic imaging, interventional platform, nursing units, nutritional services departments. IPD/Design Build team involved in the project from concept to construction.

UNIVERSITY OF CALIFORNIA DAVIS MEDICAL CENTER - CENTRAL PLANT UPGRADES

\$3m, Sacramento, CA - An expansion to an existing, operating central utility plant serving the whole UCDMC campus in Sacramento, CA. Includes installation of (1) new 2,000 ton chiller, (3) new 600hp pumps, 5MVA transformer, new switchgear cabinet and new 4.16KV motor controller. The project is OSHPD-I construction.



NICK LINKERT PROJECT MANAGER

Nick has experience primarily in multi-family and hospitality industries. As the project manager, Nick's primary duties include negotiating and administrating contracts, supervising superintendents and engineers, monitoring job costs and schedules, and working closely with the architect and the owner to ensure the project is completed on time and within budget.

> B.S. in Marketing, San Diego State University, San Diego

PROJECT EXPERIENCE

S3 APARTMENTS

Preconstruction; Downtown Sacramento; \$28m; Mixed-use apartment and retail project totaling 136,000 sf. The project will include a mix of market rate apartments homes and commercial space along the 3rd street frontage.

ANGELINO LUXURY APARTMENT HOMES

East Sacramento; \$5.5m; Ground-up construction of a 23,498 sf 20-unit, market rate apartment building with 5 retail spaces on the ground floor.

100 HOWE

Sacramento; \$3.5m; Multiple projects including exterior and lobby upgrades as well as tenant improvements throughout the building.

SMUD SUBSTATION E

\$5.4m, 8 months - Project includes ground-up construction of a 230kV Greenfield substation consisting of an 10,363 sf, two-story control building for the Sacramento Municipal Utility District. The control building incorporates heavy building material such as high-strength CMU, concrete footings, elevated decks and structural steel to provide tie-in points to site electrical cable trenches and housing for all control equipment.

APERCEN

Folsom; \$567,000, 3 months; Tenant improvement which included 18,366 sf of new office build-out with finish upgrades and MEP modifications.

CALIFORNIA DEPARTMENT OF INSURANCE

\$2.1m, 6 months, Sacramento; Tenant improvements to a two-story, 28,000 sf building which is currently in the process of becoming LEED Silver Certified.

CPS HR CONSULTING

\$2.6m, 4 months, Sacramento; Project consisted of upgrades to 31,000 sf of office space which now includes multiple meeting, break-out and training rooms, break rooms and an in-house print center.

JACKSON LABORATORY UPGRADES & EXPANSION

\$285k, 3 months; Sacramento; Multiple renovations in existing 157,100 sf building including the addition of a private office and open office space on the second floor.

ANTON MENLO

\$70m, 3 years; Menlo Park; 394 unit multi-family project consisting of three separate buildings with one of the buildings wrapping around a 5 1/2 tier parking structure.



S3 Apartments



Angelino Luxury Apartments



Anton Menlo

REFERENCES

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CPS HR Consulting
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Andrew Huie

Facilities Manager
The Jackson Laboratory
(916) 212-7618



NICK LINKERT PROJECT MANAGER

PROJECT EXPERIENCE CONTINUED

300 RAILWAY

\$25m, 2 years; Campbell; 119 unit multi-family project consisting of a subterranean parking garage with four wood framed levels over a concrete podium.

ANTON HACIENDA

\$30m, 2 years; Pleasanton; 168 unit multi-family project consisting of three and four story buildings with an additional community building and pool.

SHERATON FORT WORTH

\$3m, Fort Worth; Renovation of a 430 room hotel consisting of a complete remodel of the hotel's lobby, restaurant, fitness area, business rooms, and conference rooms.

ANHEUSER BUSCH TASTING ROOM

\$3m, Vacaville; Complete build out of Anheuser Busch tasting room consisting of complete interior demolition with construction of high-end tasting room and gift shop.



CPS HR Consulting



Anton Hacienda



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