



MarketOne
BUILDERS



MarketOne
MULTI-FAMILY LLC

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 30 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

JOHN FITZPATRICK

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BUCK BUSFIELD

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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.**

Q Arts Lofts



The Q Art Lofts multi-family project is a 51-unit market-rate apartment building located in Sacramento's historic R Street District. The units will include a mix of studios, 1-bedrooms and lofts all with large windows and generous natural light.

16 Powerhouse Addition



The 16 Powerhouse project will consist of the addition of 23 dwelling units with amenity spaces along with a parking garage for 12 spaces and 2 future EVC spaces. The 4 over 1 podium construction will also include renovation of the existing podium courtyard and the addition of a spa.

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 Complete

PROJECT AREA:
23,498 sq.ft.

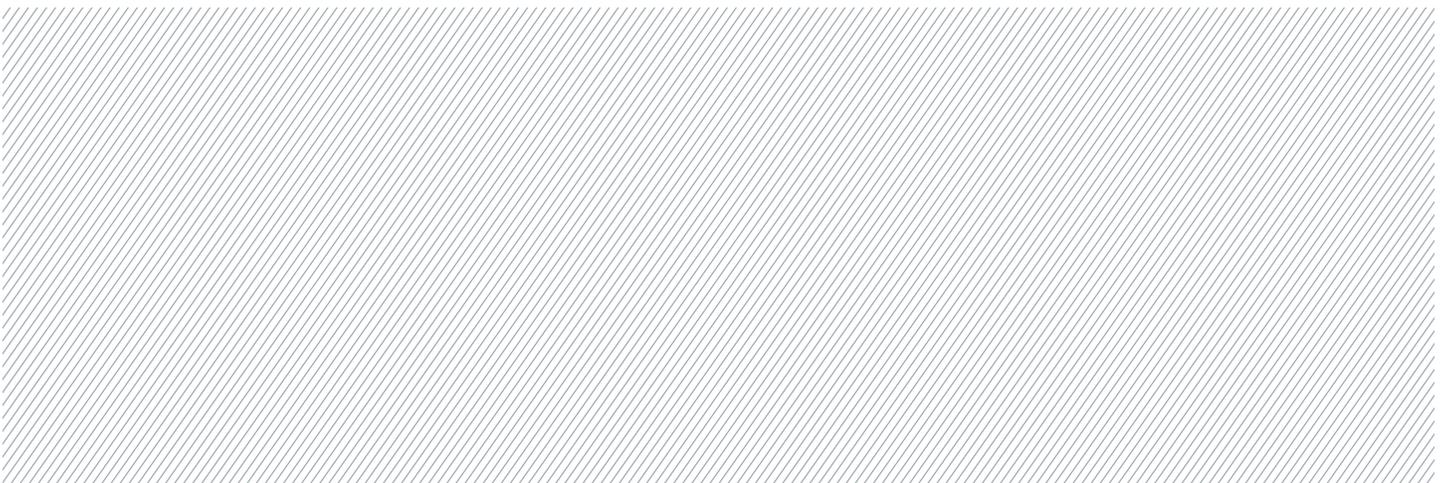
DURATION:
12 Months

MARKET/INDUSTRY:
Multi-Family

PROJECT VALUE:
\$5.5 Million

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.



Q Art Lofts

CLIENT: Urban Development + Partners

OWNER: Urban Development + Partners

ARCHITECT: Ellis Architects

CONTRACT TYPE:
GMP Under
Construction

PROJECT AREA:
48,885 sq.ft.

DURATION:
13 Months

MARKET/INDUSTRY:
Multi-Family

PROJECT VALUE:
\$12 Million

SUSTAINABLE:
N/A

The Q Art Lofts multi-family project is a 51-unit market-rate apartment building located in Sacramento's historic R Street District. The units will include a mix of studios, 1-bedrooms and lofts all with large windows and generous natural light.



Stanly Ranch Vineyard Homes

CLIENT: Nichols Partnership

OWNER: Nichols Partnership

ARCHITECT: EBTA Architects

CONTRACT TYPE:
Cost Plus GMP

PROJECT AREA:
3,854 SQ.FT.

DURATION:
36 Months

MARKET/INDUSTRY:
Multi-Family

PROJECT VALUE:
\$150 Million

SUSTAINABLE:
N/A

MarketOne Builders was engaged by Nichols Partnership to build the custom Vineyard Homes at the new Stanly Ranch development in Napa, CA. The floor plans include single story and two story homes with enhanced features and finishes to compliment the surrounding Auberge Resort lifestyle.



CTI - Stockton Blvd.

CLIENT: LW UC Davis Med, LLC.

OWNER: College Town International, LLC.

ARCHITECT: Lorcan O'Herlihy Architects

CONTRACT TYPE:
Preconstruction

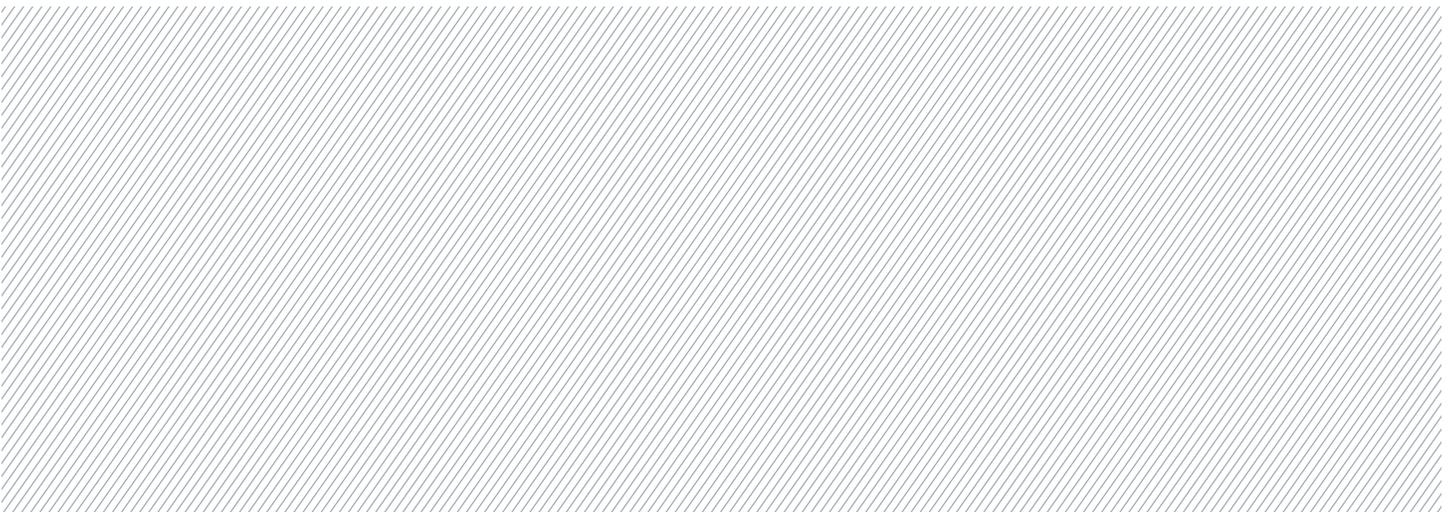
PROJECT AREA:
179,372 SQ.FT.

SUSTAINABLE:
N/A

MARKET/INDUSTRY:
Mixed-Use

PROJECT VALUE:
\$60 Million

Currently in Preconstruction, 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.



16 Powerhouse Addition

CLIENT: Demmon Partners

OWNER: Demmon Partners

ARCHITECT: LPAS Architecture + Design

CONTRACT TYPE:
GMP Under
Construction

PROJECT AREA:
33,353 sq.ft.

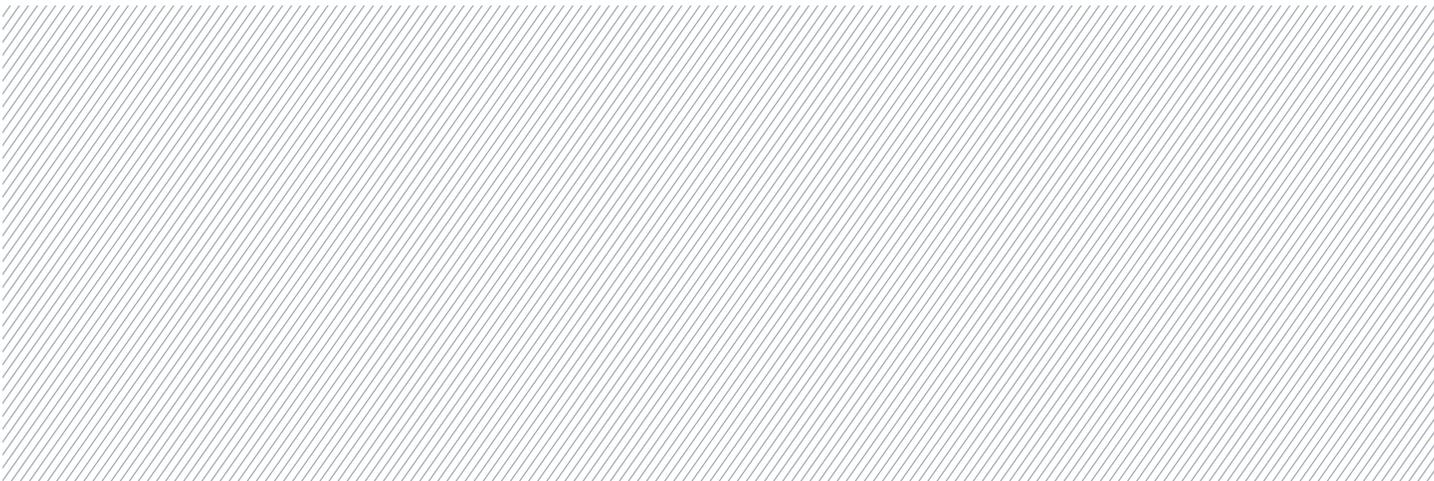
DURATION:
14 Months

MARKET/INDUSTRY:
Multi-Family

PROJECT VALUE:
\$8.8 Million

SUSTAINABLE:
N/A

The project will consist of the addition of 23 dwelling units with amenity spaces along with a parking garage for 12 spaces and 2 future EVC spaces. The 4 over 1 podium construction will also include renovation of the existing podium courtyard and the addition of a spa.



Midtown Hotel

CLIENT: Capitol 28 LLS

OWNER: Capitol 28 LLS

ARCHITECT: Vrilakas Groen Architects

CONTRACT TYPE:
Complete

PROJECT AREA:
3,854 SQ.FT.

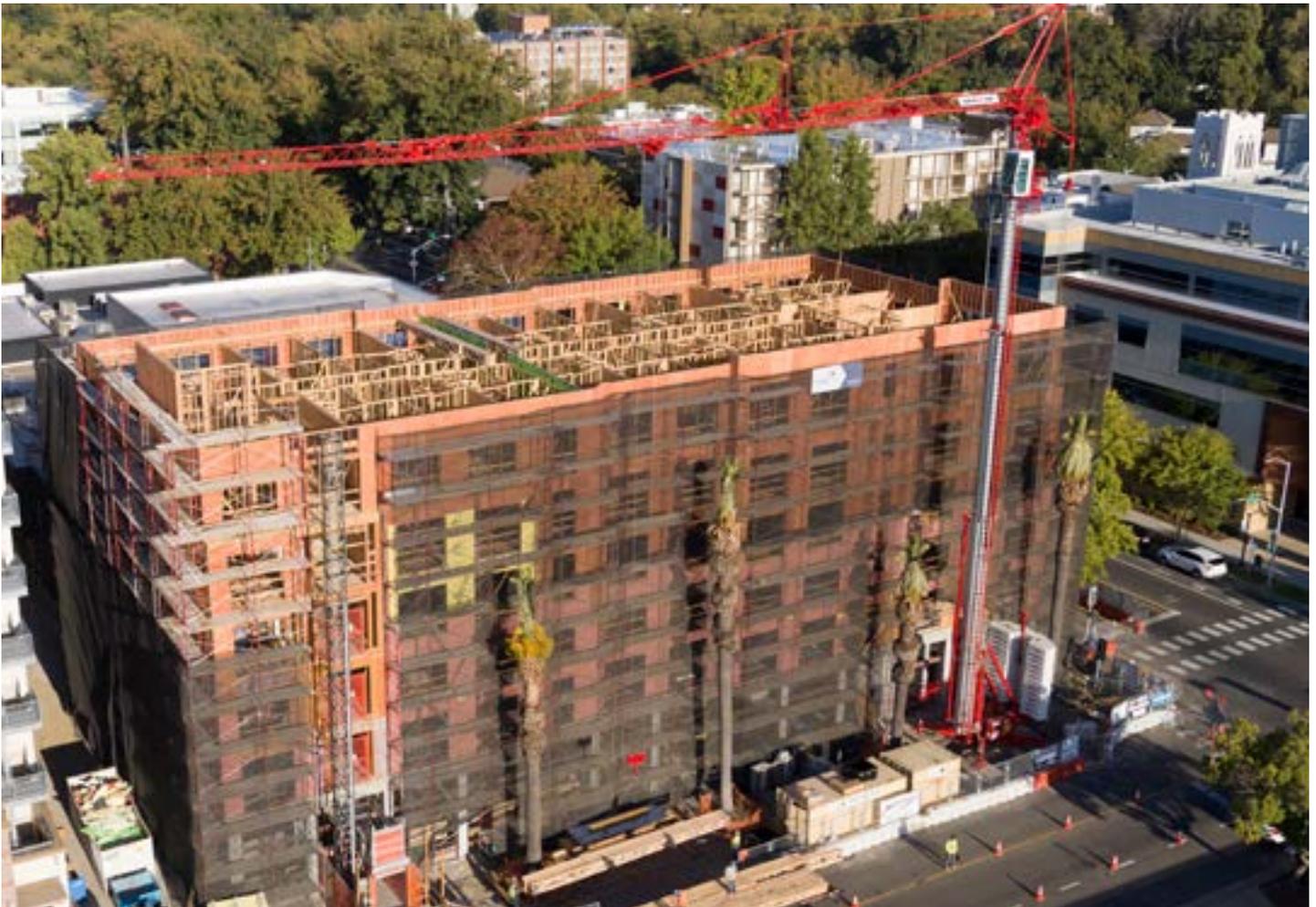
DURATION:
xx Months

MARKET/INDUSTRY:
Single-Family Home

PROJECT VALUE:
\$18.6 Million

SUSTAINABLE:
N/A

MarketOne Builders worked closely with the the Paragary Group and Vrilakas-Groen Architects to build this 95 room Tapestry Hotel project at the corner of 28th and Capital in downtown Sacramento, CA. The project was 5 floors of Type 3 wood construction over one floor of podium and a basement.



Hyatt House Hotel

CLIENT: Hume Development

OWNER: Hume Development

ARCHITECT: Vrilakas Groen Architects

CONTRACT TYPE:
Construction
Management

PROJECT AREA:
82,700 SQ.FT.

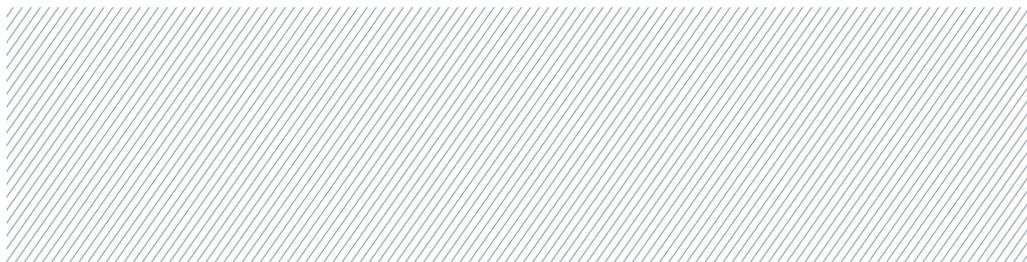
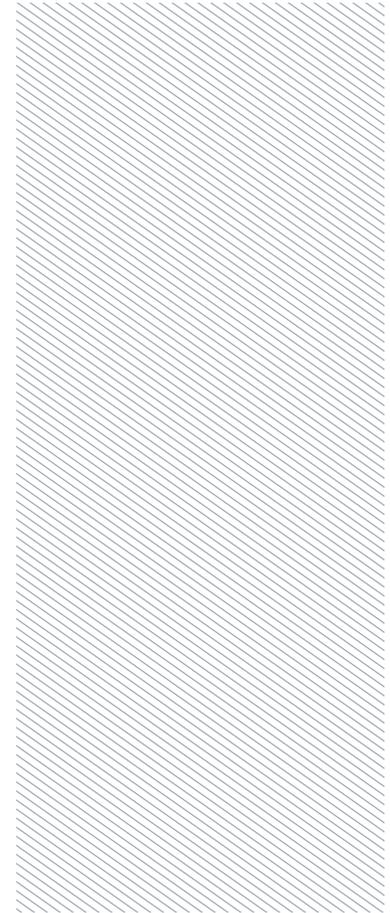
PROJECT VALUE:
\$832,000

MARKET/INDUSTRY:
Multi-Family

DURATION:
Phase 1 - 16 Months &
Phase 2 - 18 months

SUSTAINABLE:
N/A

Currently under construction, this 133-room extended-stay hotel in the vintage 1928 Eastern Star Hall faces Sutter's Fort on K Street. The 82,700 sf project involves rehabilitating the front elevation, interior lobby and staircase, as well as some new facades.



Ice Blocks

CLIENT: Confidential Services Client

OWNER: Ice Shops, LP

ARCHITECT: HGA Architects & Engineers

CONTRACT TYPE:
GMP Complete

PROJECT AREA:
9,971 SQ.FT.

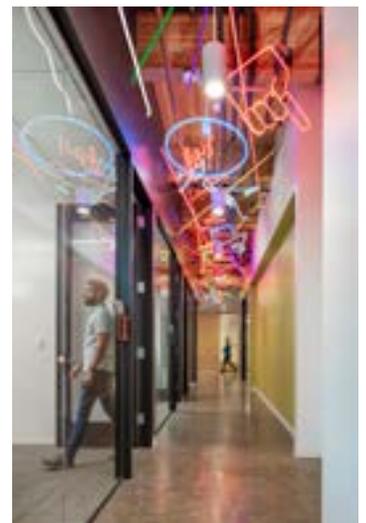
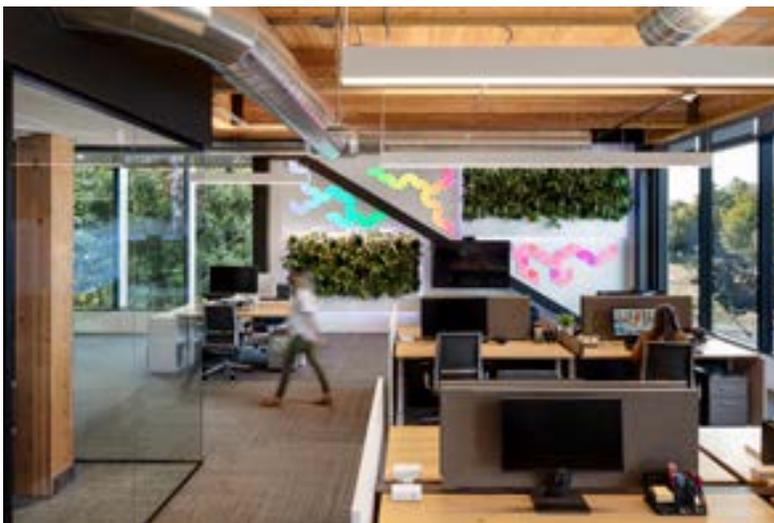
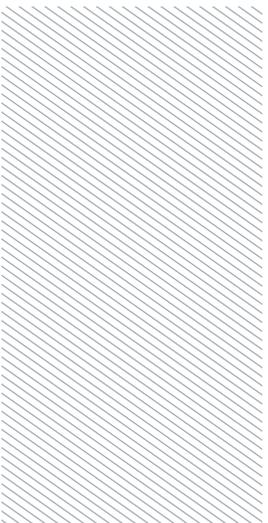
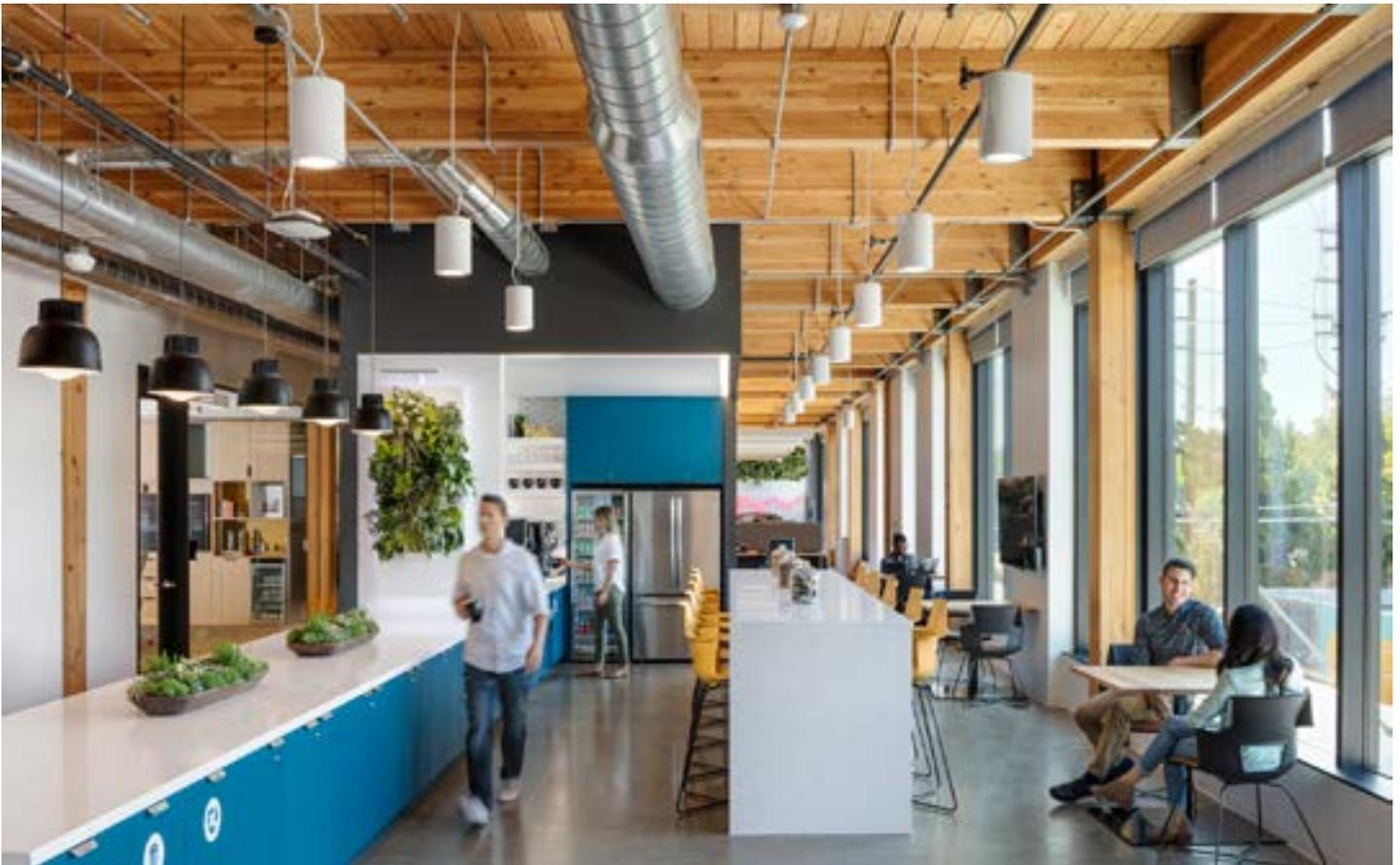
DURATION:
4 Months

MARKET/INDUSTRY:
Commercial Office

PROJECT VALUE:
\$1.2 Million

SUSTAINABLE:
N/A

Located on the second floor of the Ice Blocks in the R St. corridor, this 9,971 sf tenant improvement incorporates part open-layout and part innovation hub. The design and construction of the dynamic workspace aims at promoting innovative thinking and unconventional tactics.



DOCO Retail Mall

CLIENT: JMA Ventures

OWNER: JMA/Sacramento Kings

ARCHITECT: House & Roberts

CONTRACT TYPE:
GMP Complete

PROJECT AREA:
143,000 sq.ft.

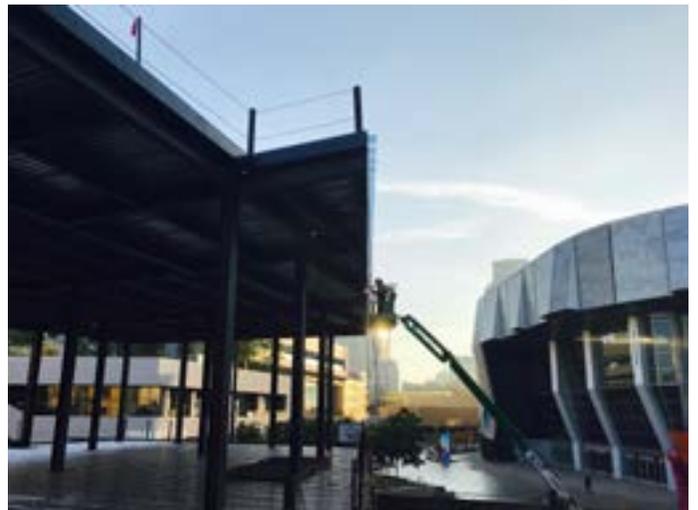
DURATION:
14 Months

MARKET/INDUSTRY:
Retail

PROJECT VALUE:
\$34.3 million

SUSTAINABLE:
N/A

The Sacramento Kings and regional developer JMA Ventures turned to MarketOne Builders as their builder on the 143,000 sf retail mall project adjacent to the new Golden One Center.



The Sofia

CLIENT: B Street Theatre

OWNER: The Theatre for Children

ARCHITECT: Vrilakas Groen Architects

CONTRACT TYPE:
GMP Complete

PROJECT AREA:
43,000 sq.ft.

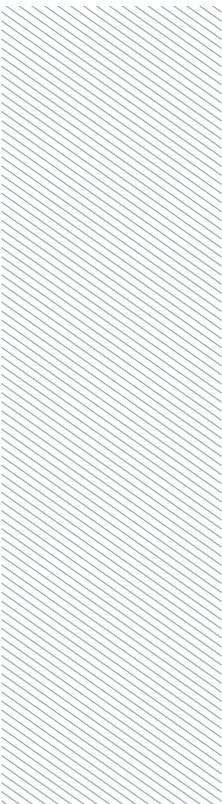
DURATION:
18 Months

MARKET/INDUSTRY:
Entertainment

PROJECT VALUE:
\$17.5 million

SUSTAINABLE:
N/A

Completed in early 2018, the B Street Theatre embarked on a new generation of theatre production in Sacramento, bringing their award winning performances to a new complex with a Proscenium and Thrust style theater with capacity for more than 700 loyal patrons. The new project includes much needed rehearsal space, administrative offices and restaurant to complement the day and evening performances.



TEAM RESUMES >





JIM CUTTLE DIRECTOR OF MULTIFAMILY

Jim has over 30 years of experience in the construction industry 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

Q ARTS LOFTS

Under construction; Downtown Sacramento; \$12m; A 51-unit market-rate apartment building located in Sacramento's historic R Street District. The units will include a mix of studios, 1-bedrooms and lofts all with large windows and generous natural light.

CTI - STOCKTON BLVD.

Preconstruction; Downtown Sacramento; \$53m; 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

16 POWERHOUSE ADDITION

Under construction; Downtown Sacramento; \$8.8m; 23 dwelling units with amenity spaces along with a parking garage for 12 spaces and 2 future EVC spaces. The 4 over 1 podium construction will also include renovation of the existing podium courtyard

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.

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.



Q Arts Lofts



16 Powerhouse Addition



1813 Capitol Ave.

REFERENCES

Jeremy Druker
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Louis Kaufman
Louis Kaufman Architect
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Jim Bob Kaufmann
Kaufmann Architects
jbk@kaufmannarchitects.com



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

Q ARTS LOFTS

Under construction; Downtown Sacramento; \$12m; A 51-unit market-rate apartment building located in Sacramento's historic R Street District. The units will include a mix of studios, 1-bedrooms and lofts all with large windows and generous natural light.

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Under construction; Downtown Sacramento; \$8.8m; 23 dwelling units with amenity spaces along with a parking garage for 12 spaces and 2 future EVC spaces. The 4 over 1 podium construction will also include renovation of the existing podium courtyard

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.

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.



Q Arts Lofts



Angelino Luxury Apartments



Anton Menlo

REFERENCES

David Powell
Director of Information Technology
CPS HR Consulting
(916) 471-3107

Andrew Huie
Facilities Manager
The Jackson Laboratory
(916) 212-7618



NICK LINKERT PROJECT MANAGER

PROJECT EXPERIENCE CONTINUED

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.

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.



Anton Hacienda



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MULTI-FAMILY LLC

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