PROPOSAL FOR

DEVELOPMENT OF BLOCK 44
ORIGINAL TOWNSHIP, TULSA, OKLAHOMA
JUNE 10, 2016
3:00 PM CDT
December 15, 2016

O.C. Walker, Executive Director
Tulsa Development Authority
1216 N. Lasing Ave., Suite D
Tulsa, OK 74106

RE: Request for Proposal—Development of Block 44
Original Township, Tulsa, OK

Dear Mr. Walker,

The Pine Place Development Team (Team PPD) is elated to provide our revised submission regarding Block 44. Our enhanced vision and designs are provided alongside the original submission to provide a quick ease of reference. Your suggestions and feedback allow the B.C. Franklin Building to generate memories and become a destination for:

• Local Businesses (start up, established and others)
• Entertainment
• Meetings / Banquet
• Dining
• Retail

The President and Managing Partner of Pine Place Development, Mr. Michael Smith, is a product of North Tulsa, and brings a personal interest to bear in the sustainable and productive development of Block 44.

Pine Place Development and its affiliates will serve as the lead developer for this project, with TDA as co-developer and heavily supporting the community planning and outreach. Pine Place Development and Common Wealth Funding, LLC will provide all necessary development funding and guarantees.

Together, the Pine Place Development team brings the practical experience, efficient solutions, and an integrated, community-based design that can enhance and revitalize the Greenwood Business District.

Pine Place Development will safeguard, respect, and grow the financial, cultural and historic achievements of the Tulsa community. Mr. Smith has personally assembled a Team that leverages decades of experience in:

• Full-service community planning
• Development management
• Financing
• Designing / Building
• Operating & maintaining multimillion dollar projects
• Community Engagement & Outreach
• Marketing & Leasing

Mr. Smith understands the value of authentic, culturally significant development, and that has a focus on engaging minority and woman owned business enterprises. Currently, 60% of Team PPD is comprised of small, woman or minority owned and historically underutilized / disadvantaged businesses. Team PPD eagerly anticipates including additional local Tulsa small businesses for various roles and responsibilities upon project award.

Our team is respectful to the historic importance of the site, sensitive to the needs and desires of the community as well as the City’s economic development initiatives. We are flexible in our ability to re-work the design concept to better accommodate Tulsa Development Authority and Tulsans.

Thank you for the opportunity to present our qualifications, and proposed design for the Block 44 Development. The Pine Place Development team brings the experience, efficient solutions, and integrated capabilities that can transform this site into a vibrant mixed-use and office complex.

Included in our submission is one (1) original unbound, ten (10) copies as well as a memory stick.

Thank you for your consideration,

Michael E. Smith—President and Managing Partner
Data Disclosure Statement:
This proposal includes data that shall not be disclosed outside of Tulsa Development Authority representatives and shall not be duplicated, used or disclosed in whole or in part for any purpose other than to evaluate this proposal.
We thank the Tulsa Development Authority for your contributions, suggestions for an enhanced B.C. Franklin Building. The following pages reflect those requests and we look forward to additional collaboration upon award.

The B.C. Franklin Building will be the first true large-scale office tower in the Greenwood Business District. The inspiration for the design of this project came from the project site. The proposed building design located at Block 44 will have spectacular views of the ONEOK Field and downtown Tulsa. The proposed building design was created to captivate the views. The green space gives the tenants a front row seat to the Drillers baseball and Roughneck soccer games. The building location and design gives all tenants, shoppers, dinners and visitors a “million dollar” view of Tulsa.

The proposed retail, jazz cafe, test kitchen and meeting / banquet space gives downtown and the baseball stadium additional options of entertainment. The Seventh floor designated conference / meeting / banquet space; allowing the patrons of Tulsa the chance to have their next special event with the best view in Tulsa. The building also is a tribute to the legendary Buck Colbert Franklin, which brings an important part of Tulsa history into this sophisticated modern designed building.

Highlights include:
- 109,050 SF office and retail space
- Seven-story class “A” podium-style office building
- Pedestrian friendly dining, shopping, sports and entertainment
- Seeking LEED® Certification
- Structured parking
- Multiple floor plates ranging from 17,000 SF to 28,000 SF
- Incredible views of Downtown Tulsa and ONEOK Field
- Tall ceiling (14’ slab-to-slab) on floors 3 through 7
- Direct elevator access to office floors from every garage level

B.C. Franklin Building at a Glance

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<td></td>
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<tr>
<td>TOTAL NRA</td>
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<td></td>
</tr>
</tbody>
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**Executive Summary**

A Summary of the enhancements are illustrated on Pages 2 and 3; these enhancements and revisions impact the design, budget as well as financials.

Selected design enhancements are summarized in the table below:

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$ 32 Million Development

Seeking LEED® Certification

$ 50 Million Development

132 Parking Spaces

104 Parking Spaces
The following pages pay tribute and respect to both B.C. Franklin and John Hope Franklin and their contribution to the Greenwood Business District.
A Tribute to Buck Colbert Franklin

May 6, 1879
B.C. Franklin is born.

1905
Greenwood District gets its first business a grocery store. Soon the district flourishes.

1920
Greenwood District is dubbed America’s “Black Wall Street” by Booker T. Washington. The 35th Block in Greenwood District became a prosperous center for African Americans.

May 31, 1921
The Massacre began because of alleged assault of a white elevator operator by a black shoe shiner. Riot starts 300 dead, 50 blocks burned down, 1,000 homes/businesses destroyed.

May 31, 1921
National Guard is called in. Martial Law is declared at 11:49AM.
1921 | After Massacre
B.C. Franklin served his community by assisting victims of the massacre, he represented clients, filed briefs and fought back against the injustice of the riot. Working in a tent, because his office and home were destroyed.

1926
B.C. Franklin successfully sues the City of Tulsa for passing an ordinance that prevented black business owners from rebuilding after the massacre.

2000

2016
Pine Place Development develops the B.C. Franklin Building

“I learned valuable lessons from my personal experience of this frightful and bloody incident—far more valuable than my property loss.”—B.C. Franklin
We are excited about the real estate development in the Tulsa Area. According to CBRE, The Impact of Vision 2025 will result in $900 million real estate development in the following areas.

- Downtown Tulsa
- The Greenwood Business District
- Blue Dome District
- The Pearl District

The page to the right displays the current statics within the area. In developing our proposed B.C. Franklin Building we analyzed current and future market demand.

The Greenwood Business District could greatly benefit from a unique mixed use project to provide Class “A” Office Space as well as retail for local and small businesses.
Blue Dome District
Pearl District

**Conceptual Design | B. C. Franklin Office + Retail Development**

31 May 2016

Hines Architecture Design

- **Apartment**
  - 1,670 units

- **Office**
  - 825,000sf

- **Retail**
  - 29,000sf
  - 17 Projects

- **Hotel**
  - 13 Projects

- **Restaurant**
  - 35+

**Narrative**
The entire Pine Place Development Team is honored and excited to pay tribute to the history as well as be a part of the Greenwood Business District’s exciting future. The page to the right illustrates proposed building proximity to areas of interest within walking distance.
Culture
1. Woody Guthrie Center
2. Philbrook Downtown
3. JHF Reconciliation Park
4. Guthrie Green

Retail
1. Tulsa Treasures
2. Lyon’s Indian Store
3. Boomtown Tees
4. Brother’s Hat Shop

Restaurants
1. Gypsy Coffee House
2. Spaghetti Warehouse
3. The Rusty Crane
4. James E. McNellie’s Public House
5. Fat Guy’s Burger Bar

Housing
1. GreenArch
2. Tribune Lofts
3. Metro at Brady Arts District Apartments

Sports
1. ONEOK Field

PROPOSED
B.C. Franklin Building
The Pine Place Development team is elated to be presenting the Tulsa Development Authority with an idyllic plan to rejuvenate the Greenwood District – bringing about the re-emergence of the neighborhood through four simple business philosophies – live, work, play and sustain.

Inspired by the original planning vision of the Greenwood Business District also known as the “Black Wall Street” by Bucker T. Williams, we believe our plan is a natural extension of the city’s evolution. Our design response for the proposed Block 44 Development endeavors to connect the historical Greenwood Business District community by providing an architectural design proposal, which offers space for:

- Local Food Incubator Test Kitchens
- Restaurants
- Musical Venues
- Class “A” Office
- Conference/Banquet

The development will have opportunities for community-based spaces such as:

An American Jazz venue is highly desired. The building intends to contribute to the creative and cultural development of the Greenwood District, which already includes:

- The John Hope Franklin Reconciliation Park
- Guthrie Green Park
- Living Arts of Tulsa
- Greenwood Cultural Center
- Oklahoma Jazz Hall of Fame

The new building’s role and opportunity to reinforce the Greenwood Business District’s historical context, which includes the traditions of:

- Street
- Wall
- Corner
- Materiality

Most importantly the Greenwood District was once a burgeoning social and economic hub for the African American community. The B.C. Franklin Building is a tribute to Buck Colbert Franklin: the main lobby is planned to give visitors and tenants a brief history of Tulsa and substantial contributions.
of Mr. Franklin. Our emphasis on the ground floor will be on local and community based small business and restaurants, returning to the original environment of the Greenwood Business District from the 1920s.

With multiple modes of access to the development, Block 44 is the western gateway to the Greenwood Business District. Located between downtown and the ONEOK Field this development lined with restaurants, shops, Class “A” office space, and conference/banquet space is a focus for vibrant community activities and events. The ground level as well as the entire second floor of the B.C. Franklin Building will be retail, restaurants, and parking.

With Class “A” office space and green space on the upper levels, the B.C. Franklin building will become a great place to shop, dine, work and play. The B.C. Franklin Building will become a beacon in the area and define the urban edge between the public realm and the deep set frontages of the historically significant Greenwood Business District.

Our vision for the Block 44 Development is to create a world class mixed-use building. We seek a rich and contextual architectural design, a mix of uses, a home for local businesses, entertainment, meeting / banquet facilities, open spaces, with a special focus on environmental sustainability. We will connect to the existing infrastructures of the Greenwood Business District, and create a new and great place that will enhance what exists, and bring day-long vitality to the city’s next great neighborhood.

Pine Place Development will seek LEED Certification and develop a sustainable place, to serve as a national model for beautiful communities and environmental stewardship. In the proposed B.C. Franklin Building sustainability becomes an experience, a lifestyle for tenants and visitors whom will experience sustainability models on a daily basis.

The proposed building for the Block 44 Development will bring the only Class “A” Office structure North of Archer Street. Coupled with Pine Place’s “Morton’s Reserve” project on the northern-end of Greenwood Boulevard, we are providing an asset to bring jobs into the Central Business District (CBD). This building will be the next generation Class “A” office space. Typically at completion, this project will provide an immediate property tax contribution to Tulsa County, while generating a robust sales tax revenue stream to the City of Tulsa. It will provide payback in half the time a residential development will. Pine Place Development wants to exceed the city’s expectations for this development.

DESIGN PRINCIPLES

Project Program:
The project program consists of an upscale commercial office and ground floor retail spaces as well as two levels of integrated parking. Each significant piece in the proposed B.C. Franklin Building enhances the existing community and provides new usable space. The building offers an ample amount of green space for community and tenant uses and programs, or simply a place to create memories on a sunny afternoon.

The site location, across from ONEOK Field offers, considerable views towards the multi-functional sports complex. The design takes advantage of the views forward facing N. Eglis Avenue, providing vibrant visitor and tenant activity serving the existing community. The building design responds by providing elevated public access areas with views and leasing space of the ONEOK Field.

On the west side of the site, views towards downtown Tulsa offer opportunities for considerable natural light and a panoramic view of the city. The design also offers a flexible development floor plate, that may accommodate upper floor levels of mixed use programs that will take advantage of the panoramic city skyline views.
Narrative

Identity:
The design of the proposed Block 44 Development is contemporary, yet respectful of history and context, thereby offering variety. The new building will uniquely express the transformative impact architecture can have on place making. Furthermore, the design will reinforce the creative revitalization efforts currently underway in the Greenwood Business District.

Simplicity:
Architectural simplicity calms and inspires. The design is modern and expressive of form and simplicity of materiality in its cladding. Greenwood embodies a culture of creative and historical significance incubated in spaces that are simple, yet refined. With the view of the proposed Block 44 Development the simplicity of the building design allows the surrounding community to shine. The beauty of the simplicity of the proposed building design connected to the surrounding environment, can be experienced from the interior of the building. The beautiful architecture of the proposed design is not confined to the indoors, but is extended to outdoor green space. The beauty of this proposed outdoor space lies in its simplicity. Simplicity requires considerable thought and effort.

Place-making:
The revised submission building design strengthens the connection between the people and downtown Tulsa. The design was created with Tulsa based at its center; it capitalizes on a local community asset, inspiration, and potential, and it results in the creation of a quality development that enhances the community. The architecture endeavors to convey a sensibility towards place and place making. The architecture intends to make an aggressive gesture towards further development opportunities for the Greenwood District. Design and engineering concepts will contribute to the development experience reflecting Tulsa creative and skilled demographic.

The Plaza design intends to form a central hub with its adjacency to the ONEOK Field. The response to these intersections and spaces reinforces a core point of interest in the Greenwood Business District and will ultimately provide a platform for further development initiatives.
Narrative

Test Kitchen:
To further integrate the Block 44 development into the Greenwood District community, ground floor space will include a planned incubator test kitchen program. The concept supports the notion that communities can be enhanced through sharing food. This will contribute to the burgeoning start-up culture within the district. The synergy between the active ONEOK Field and the proximity to other adjacent planned developments is anticipated to provide enhanced foot traffic. Pine Place Development’s vision sees a very robust environment where culinary skills can be tested and refined. The space will be very visible and easily accessible. Ample space will be provided for diners both indoors and outside. Vendors can experience an opportunity to network and exhibit Tulsa’s culinary talent. This approach provides an opportunity to seek an innovation point in the LEED certification process.

Timeless:
The design will be relevant for generations and will outlast trends. The materials and methods used for the B.C. Franklin Building will last a century or more. The new architecture will dialogue with the surrounding historical context however will create a bridge between it and the modern aspiration of the CBD newer commercial. The design will ensure durability and a long life approach assuring relevance for decades to come. The design is open and flexible. The big open spaces allow the building to be altered and changed over time. This timeless design takes advantage of the natural light. It integrates the environment.

LEED® Certified:
As a sustainable model, the plan calls for the integration of both the cultural and environmental aspects of the Greenwood Business District. Our design for the building, green space will create a unique vision where sustainable models, elements and systems become integrated with the image of Greenwood. The building should express visible and meaningful sensitivity to environmental sustainability. The building design will include both energy and environmentally sustainable strategies shadowing the LEED® rating systems and local ASHRAE requirements. This will include active mechanical systems, efficient building envelope and green roof systems on this brownfield site. Green roof areas will be used passively for energy management as well as interactively for public spaces. Integrated urban design components such as bicycle racks and changing rooms will be integrated into the design.

Façade:
The architecture integrates localized vernacular such as masonry exterior walls which reflects the common building typology in this area. The predominance of the commercial and industrial buildings with very simplistic punched openings and building forms has influenced the proposed designs articulation. The design acknowledges this aesthetic and enhances this approach in a contemporary and modern way. The relationship between natural light and views contribute significantly to workplace environmental quality which promotes creativity and discovery, and the resulting stimuli, on workplace collaboration. The facade will consist of double glazed curtain and window wall systems meeting or exceeding required standards to insure that the demand on the mechanical systems is balanced and proportional.

Our proposal is intended to be a transformative design catalyst. Architecture for the modern world contributes to the development of future cities that are strategically planned for growth economies.

Development Area Summary (BOMA Standard)

<table>
<thead>
<tr>
<th>SITE</th>
<th>42,000 GSF</th>
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<tbody>
<tr>
<td>BUILDING AREA</td>
<td>GSF</td>
</tr>
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<td>TOTAL</td>
<td>177,950</td>
</tr>
<tr>
<td>LEVEL 1</td>
<td>39,000</td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>36,700</td>
</tr>
<tr>
<td>LEVEL 3</td>
<td>20,770</td>
</tr>
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<td>LEVEL 4</td>
<td>20,700</td>
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<td>20,700</td>
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<td>20,700</td>
</tr>
<tr>
<td>LEVEL 7</td>
<td>17,380</td>
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<td>MECHANICAL PENTHOUSE</td>
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104 Parking Spaces

### 7 Story Building
9 Story Building

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ARCHITECTURAL DESIGN

Our revised design endeavors to connect to the community by providing an architectural proposal offering commercial space for community retail, meeting, entertainment and food and beverages, other public facing common spaces, and opportunities for community based spaces. The building intends to contribute to the creative and cultural development of this district.

The B.C. Franklin Building consists of commercial office and retail spaces as well as two levels of integrated parking. The building design responds by providing elevated public access areas with views with considerable natural light, food and beverage and tenant space.

The building will seek LEED certification and the design will include both energy and environmentally sustainable strategies. This will be executed through:

- Active mechanical systems
- Efficient building envelope
- Green roof areas will be used passively for energy management as well as interactively for public spaces
- Integrated urban design components such bicycle racks and
- Changing rooms will be integrated into the design.

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<td>LEVEL 1</td>
<td>40,500</td>
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<tr>
<td>LEVEL 2</td>
<td>37,200</td>
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<td>LEVEL 3</td>
<td>27,150</td>
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<td>LEVEL 4</td>
<td>28,600</td>
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<td>LEVEL 9</td>
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<tr>
<td>TOTALS</td>
<td>252,250</td>
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<td>LEVEL 1</td>
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<td>24,150</td>
</tr>
<tr>
<td>LEVEL 8</td>
<td>20,500</td>
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<tr>
<td>LEVEL 9</td>
<td>17,400</td>
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<tr>
<td>TOTALS</td>
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PARKING

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<td><strong>Total:</strong> 104 Spaces + Optional Basement Spaces 76 = 180 Spaces</td>
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</tr>
<tr>
<td>Level 1: 29</td>
<td>Level 1: 37</td>
</tr>
<tr>
<td>Level 2: 75</td>
<td>Level 2: 95</td>
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LEED® for Neighborhood Development | Electronic Vehicle Charging (EVC) | Reduced Parking Footprint | Bicycle Racks | MTA
**ARCHITECTURAL DESIGN**
Sustainability Strategies

Sustainable Sites
- Construction Pollution Prevent
- Open Space
- Heat Island Reduction

Water Efficiency
- Outdoor Water Use Reduction
- Indoor Water Use Reduction
- Building Level Water Metering
ARCHITECTURAL DESIGN
Sustainability Strategies

Energy & Atmosphere
- Prerequisites
- Optimized Energy Performance
- Enhanced Commissioning

Materials & Resources
- Prerequisites
- Building Life Cycle Impact Reduction
- Building Product Disclosure
- Construction & Demolition Waste Mgmt
ARCHITECTURAL DESIGN
Sustainability Strategies

Indoor Environmental Quality

PreRequisites | Enhanced Indoor Air Quality | Low Emitting Materials | Construction Indoor Air Quality Management Plan | Thermal Comfort

Indoor Air Quality Assessment | Interior Lighting | Daylighting | Quality Views | Acoustic Performance
<table>
<thead>
<tr>
<th>Enhancement / Revision</th>
<th>Benefit / Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reduction of two floors (28 feet)</td>
<td>Allows the building to be seamlessly incorporated into the current environment</td>
</tr>
<tr>
<td>Reduction of two floors (28 feet)</td>
<td>A beacon in the Greenwood District that Tulsans and visitors will seek out</td>
</tr>
<tr>
<td>Shift the building from South to North</td>
<td>Provides line of sight from ONE OK Field to Downtown Tulsa</td>
</tr>
<tr>
<td>Building Massing shifted North 40 feet</td>
<td>Creates better views to Downtown Tulsa</td>
</tr>
</tbody>
</table>
### Architectural Design

**Before & After**

<table>
<thead>
<tr>
<th>Enhancement / Revision</th>
<th>Benefit / Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shift the building from South to North and Plaza Creation</td>
<td>Encourages pedestrian traffic from ONE OK Field to the B.C. Franklin Building at the corner of Elgin Ave &amp; Archer</td>
</tr>
</tbody>
</table>

**Plaza - Original Proposed**

**Plaza - Revised Submission**

---

December 15, 2016 – Use or disclosure of data contained in this page is subject to the restrictions in the Table of Contents of this proposal.
Lobby
Major Corner
ARCHITECTURAL DESIGN
Revised Renderings

Street - Night View
Legend:


39,000 GSF
Legend:

36,700 GSF
ARCHITECTURAL DESIGN
Revised Floor Plan | Level 3
ARCHITECTURAL DESIGN
Revised Floor Plan | Level 3

Legend:

20,770 GSF
ARCHITECTURAL DESIGN
Revised Floor Plan | Level 4-6
Legend:


20,700 GSF
Legend:


17,380 GSF
Development of Block 44
original township, Tulsa

PROPOSAL FOR
Conceptual Design | B. C. Franklin Office + Retail Development

11 NOVEMBER 2016

HINES ARCHITECTURE    DESIGN

PERSPECTIVE - ELGIN AVE & ARCHER
Pine Place Development, LLC actively seeks development/redevelopment opportunities in underserved, undeveloped markets and communities, with the goal of bringing enhanced quality of life amenities to these areas. PPD’s targeted areas are Northeastern Oklahoma, Houston/Galveston, and South Texas.

Pine Place Development, LLC (PPD), along with our strategic development partners Hines Architecture + Design, and other design, engineering, real estate, legal and marketing companies (Team PPD), offers the right mix of expertise and capabilities to develop, own and operate the Development of Block 44. We are focused on client-centered project delivery to achieve equally beneficial outcomes for our clients, communities and constituents. We are industry experts with dynamic design and concept development ability, sound financial capability, economic sustainability and philanthropy initiatives, diversity partnerships and established community development relationships.

Development Focus Areas

- Commercial Offices
- Mixed-Use Facilities
- Hospitality
- Industrial
- Senior Lifestyle/Living
- Multi-Family
- Land Development

Project Experience

Morton's Reserve—Tulsa, OK
- 162,000 sq. ft.
- $21 Million Development
- 15 Month Development Schedule
- Mixed Use Development including:
  - Office/Commercial
  - Retail
  - Historic Renovation
  - Multi-Family

Imperial Sugar Market—Sugarland, TX
- 275,000 sq. ft.
- $175 Million Development
- 22 Month Development Schedule
- Redevelopment of Historic Imperial Sugar Production Factory, including:
  - Retail
  - Entertainment
  - Multi-Family
  - Office / Commercial

Kim Hung—Downtown Houston
- Upscale Boutique Hotel Concept
- 150 Guest Rooms
- 180 High End Condominiums (650-1,150 sq. ft.)
- 10,000 sq. ft. of Retail Space
- 25,000-30,000 sq. ft. of Grocery Space
Proposed Morton's Reserve

The proposed Morton's Reserve is an approximately 162,000 sq. ft. mixed-use development consisting of 28,000 sq. ft. of office/commercial and 21,000 sq. ft. of retail in a three (3) story configuration, along with a 96 market-rate apartments.

The site plan and renderings reflect an approximately 200,000 sq. ft. (gross) multi-level development on the 162,000 sq. ft. tract; the conceptual design retail/commercial fronting Pine Street bisected by a walkable plaza and surface parking to the north, 96 apartment units in a 4-5 level structure (with one level of underground parking) that would be built just north of the surface parking.

Option 1 includes 12,000 sq. ft. - 15,000 sq. ft. of historic renovation for the Old Morton Healthcare Facility. This space would be available for office/commercial use, and, for example, could potentially include both government offices and museum space.

At A Glance

<table>
<thead>
<tr>
<th>TOTAL DEVELOPMENT</th>
<th>162,000 sq. ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>OFFICE/COMMERCIAL</td>
<td>28,000 sq. ft.</td>
</tr>
<tr>
<td>RETAIL</td>
<td>21,000 sq. ft.</td>
</tr>
<tr>
<td>HISTORIC RENOVATION</td>
<td>12,000 - 15,000 sq. ft.</td>
</tr>
<tr>
<td>MULTI-FAMILY</td>
<td>96 Apartments</td>
</tr>
<tr>
<td>DEVELOPMENT DURATION</td>
<td>24 months</td>
</tr>
<tr>
<td>DEVELOPMENT COSTS</td>
<td>$21 Million</td>
</tr>
</tbody>
</table>
The building design elements of the retail/commercial portion of the Project reflect the original Morton Healthcare Facility (windows, brick, arches, etc.). A 30 ft. clock tower and a water feature (reflecting pool, pop-jet sprinkler, etc.) will be placed at the plaza entrance.

The Pine Place Development Team (Team PPD) estimates development of Morton’s Reserve, post-approval, would be approximately fifteen (15) months; Phase I would consist of retail/commercial development, inclusive of open spaces, landscaping, walkways and roads. Townhomes would be developed in Phase II (driven by market conditions).

Total development costs are approximate at this point, pending negotiations and final approved design, but Team PPD estimates total project cost at $21 Million.

Currently, 57% of Team PPD is comprised of small, woman or minority owned and historically underutilized / disadvantaged businesses. Team PPD eagerly anticipates including additional local Tulsa small businesses for various roles and responsibilities upon project award. At this point Team PPD cannot provide a true estimate of the number of temporary and/or permanent job opportunities the Project would generate, but Team PPD is committed to using local content and meeting or exceeding all targets for minority and women-owned business enterprise (MWBE) participation as deemed by The City of Tulsa.
Imperial Sugar Market

The historic structures of the former Imperial Sugar refinery will soon be restored to become the Imperial Market. An upscale shopping, dining, entertainment and cultural destination. Including a high-end boutique hotel, Class A office space, the Fort Bend Children’s Discovery Center and Sugar Land Heritage Foundation Museum, along with luxury/multi-family housing.

The project is approximately 777,500 sq. ft. and the project is due for completion Spring 2017. The project will be approximately 269,600 sq. ft. of upscale retail space and restaurants. The eight-story Char house, will be transformed into a luxury, 120-room Aloft Hotel. An adjacent 10,000 sq. ft. building will house conference/meeting space with a fitness center. Imperial Market will also include 86,400 sq. ft. of Class A office space over the first-floor retail and 27 luxury-style, multi-family residences. In addition, the site will feature the new home of the Fort Bend Children’s Discovery Center and the Sugar Land Heritage Society Museum.

Imperial Market development is in close proximity to Constellation Field, home of the Sugar Land Skeeters baseball club, which draws in excess of 500,000 fans per year.

Imperial Market will have multiple points of entry that connect to the major Highway 90, and South Texas 6. Once inside the development visitors will experience a family friendly environment with the finest shopping and dining along with cultural opportunities.

A Glance

<table>
<thead>
<tr>
<th>TOTAL DEVELOPMENT</th>
<th>775,000 Sq. Ft.</th>
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<tbody>
<tr>
<td>OFFICE/COMMERCIAL</td>
<td>86,400 Sq. Ft.</td>
</tr>
<tr>
<td>RETAIL</td>
<td>269,600 Sq. Ft.</td>
</tr>
<tr>
<td>CONFERENCE/MEETING</td>
<td>10,000 Sq. Ft.</td>
</tr>
<tr>
<td>HOTEL</td>
<td>120 Rooms</td>
</tr>
</tbody>
</table>
Company Overview

Project Profiles
IHG Candlewood Suites Hotel

In 2006, Pine Place Development, LLC partnered with one of our current teammates, Mills-Holly Enterprises, to develop the IHG Candlewood Suites Hotel in the Katy/Houston metropolitan area.

The Candlewood Suites Hotel is a 126 room property on a four acre tract, affording future development opportunity. It caters to extended stay guests as well as transient guests. The hotel has accommodations for 24-hour free laundry facilities for all guests along with a 24 hour gym. The hotel also has a business center and an on-site meeting room. The hotel location allows guests to take a trip to Houston or enjoy any of the various area attractions, which include:

- Herman Park
- George Bush Park
- Top Golf
- Katy Mills Mall
- The Equestrian Center
- The Merrell Center

All which bring economic opportunity to the City of Houston/Katy and surrounding areas.

This $6.2 million, 100% minority-owned development was partially funded with $2.0 million of private equity.

A Glance

<table>
<thead>
<tr>
<th>TOTAL DEVELOPMENT</th>
<th>4 Acres</th>
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<tbody>
<tr>
<td>ON-SITE BUSINESS CENTER</td>
<td>1,200 Sq. Ft.</td>
</tr>
<tr>
<td>SUITES</td>
<td>4 Suites</td>
</tr>
<tr>
<td>FITNESS FACILITY</td>
<td>800 Sq. Ft.</td>
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<tr>
<td>HOTEL</td>
<td>126 Rooms</td>
</tr>
<tr>
<td>DEVELOPMENT DURATION</td>
<td>20 Months</td>
</tr>
<tr>
<td>DEVELOPMENT COSTS</td>
<td>$ 6,200,000</td>
</tr>
</tbody>
</table>
Kim Hung – Downtown Houston

Hotel
Red Lion Hotels will build its first Houston location, the upscale boutique hotel concept, “Hotel RL”. “Houston is the most diverse city in Texas, thus an ideal setting for the Hotel RL brand,” said Brian Quinn, RLHC Senior Vice President and Chief Franchise Officer.

Set to open in the second half of 2018, the future Hotel RL will have 150 guest rooms, retail space, restaurant and bar, meeting areas, business center and fitness center. The property will be located at 1005 St. Emanuel Street, in the up and coming EaDo District, ten miles from Houston Hobby Airport and within walking distance to BBVA Compass Stadium, Toyota Center, Minute Maid Park and the George R. Brown Convention Center. It will be Red Lion’s third Texas hotel and 125th nationwide.

Multi-Family
The Kim Hung project includes 180 high-end condominium units ranging from 650 SF to 1,150SF. Studio, 1 BR and 2 BR units, with multiple floorplans available. 24/7 concierge and security. Stunning views of the downtown skyline, Houston Medical Center, and the Houston Ship Channel.

Retail
Over 40,000 SF of retail space, including 25,000 SF - 30,000 SF allotted for a full-service grocery.

A Glance

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>HOTEL</td>
<td>150 Rooms</td>
</tr>
<tr>
<td>CONDOS</td>
<td>180 Units</td>
</tr>
<tr>
<td>RETAIL</td>
<td>40,000 Sq. Ft.</td>
</tr>
<tr>
<td>GROCERY</td>
<td>25,000 - 30,000 Sq. Ft.</td>
</tr>
</tbody>
</table>
After building a strong record of successful projects at YOMA SPAD (Yangon and Singapore) and large scale international firms in Chicago and Houston, Daimian founded Hines A+D in 2015. Hines A+D is an international consultancy of accomplished architects, specialists and designers collaborating to deliver architecture for a modern world.

Development Focus Areas

- Financing Structuring
- Commercial Real Estate Investment
- Advisory
- Consulting

Project Experience

Shell Oil Woodcreek
Energy-efficient
30,000 sq. ft. amenities Center
Fast-track construction

Chevron Midland, Texas
25-acre site
330,000 sq. ft.
Pre-cast parking structure

Chevron—Midland, TX

Shell Oil Building
Shell Oil Woodcreek

This expansion of Shell's Woodcreek campus in West Houston’s Energy Corridor District added space to house nearly 600 members of Shell’s Exploration and Production group.

The facility features an energy-efficient skin, high-performance glazing and energy-efficient mechanical and electrical systems. The landscape design uses native plant species, minimizing the water needed for irrigation.

This building is connected to a 30,000-square-foot amenities center that includes a gym and conference center.

The fast-track construction project was completed on time and within budget.
Chevron Midland, TX

The 25-acre campus features two four-story buildings totaling 330,000 square feet. The buildings are designed to accommodate 800 employees, giving Chevron Corp. room for anticipated growth over the next few years.

The campus features a pre-cast parking structure for 700 cars, a complete central plant and cooling tower yard, back-of-house operations and security. The buildings are connected by the conference center. Additionally, enclosed walkways extend between the second, third and fourth levels of the buildings. “Architecturally, they separate the two buildings,” he says.
Common Wealth Funding, LLC has structured financing and managed the construction process for the financings for over $2 Billion in commercial real estate projects. Common Wealth Funding, LLC serves clients in a variety of geographic markets in the United States, Australia and the United Kingdom.

**Development Focus Areas**

- Financing Structuring
- Commercial Real Estate Investment
- Advisory
- Consulting

**Project Experience**

Common Wealth Funding, LLC structures their financing models to the particular needs of the hospitality sector, both new build and historic renovation, and they are experts in the fields of Historic Tax Credits and New Market Tax Credits. Some notable hospitality transactions that Common Wealth Funding, LLC has structured, financed and/or provided consulting services include:

- Sam Houston Hotel, Houston, TX (Pictured)
- Crown Plaza Hotel, Houston, TX
- Hotel Savoy, Houston, TX
- Hotel Derek, Houston, TX
- San Diego Hilton, San Diego, CA
- Fontainebleau Hotel, New Orleans, LA
D.W. Gates Engineering Services is an electrical engineering design business focusing primarily on power design and telecommunications design. Customers of D.W. Gates include the City of Tulsa, Oklahoma Department of Transportation, Oklahoma State University, U.S. Army Corps of Engineers, U.S. Navy and Air Force.

Development Focus Areas

- Creation of electrical plans and specifications for the installation of new (and modification of existing) electrical power systems, including the following items:

- Complete building electrical design plans for buildings up to 100,000 square feet, including all power, telephone, data communication and Internet access.


- Electrical Schematics

- Electrical and mechanical systems design for multifamily units (apartments) including telephone and cable connections.

- Conduit and wire schedules for major municipal projects.

Project Experience

D.W. Gates Engineering Services offers a wide range of services in the field of electrical engineering and design. Here are some of the projects they have worked on:

### Langston University
- Police Station
- Langston, TX
- Electrical Design for 7,000 sq. ft. Facility

### Oklahoma State University
- Compressor Technology Building
- Warner, OK
- 24,000 sq. ft. Facility
- Complete Mechanical, Electrical, and Plumbing (MEP) Design

### Conners State College
- Student Union Renovation
- 19,000 sq. ft. Facility
- Complete Mechanical, Electrical, and Plumbing (MEP) Design

Years in Business: 23

Conners State College Student Union Renovation
Professional Engineering Consultants, PA (PEC) applies scientific principles to make things work. We communicate those principles in a way that promotes understanding and consensus to maximize opportunities.

Founded in 1965 as one of the first full-service consulting firms in the region, PEC’s knowledge is the cumulative effect of 50 years of experience. We offer comprehensive services conveniently located in one firm, an efficiency that translates into time and cost savings.

Development Focus Areas

- Structural Engineering
- Aviation Services
- Civil Engineering
- Electrical Engineering
- Energy
- Field Services
- Mechanical Engineering
- Planning and Community
- Transportation Engineering
- Water/Wastewater

**Project Experience**

- **BCS World Headquarters Renovation**
  - Wichita, KS
  - Mechanical, electrical and structural engineering services
  - Rehabilitation of building for offices
  - Kansas Preservation Alliance Award of Excellence in 2013

- **Royal Caribbean International Reservation Center and Training Center**
  - Wichita, KS
  - Mechanical and structural engineering services
  - HVAC, water, wastes, gas, exhaust systems and all utility inspection services

- **Wichita Area Realtors Association Office**
  - Wichita, KS
  - Mechanical, electrical and structural engineering services
  - 2-story new office building
  - 11,000 sq. ft.

- **Cessna Aircraft Company Multiple Office Renovation and Remodel Projects**
  - Wichita, KS
  - Mechanical, electrical, structural, and civil engineering services
  - Office Renovation/Remodel
  - Pawnee Administration Building legal Offices
  - Citation Parts Distribution (CPD) 2nd Floor Renovations
  - Pawnee Plant Office Remodel
  - Pawnee Experimental Flight Hanger Office Remodel
  - C-1 Lower Level Offices
In 2002, Julie Irvin founded the agency on three philosophies to be Creative, Dedicated and Responsive.

**About Keystone Resources**

Keystone Resources’ drive is to be the most creative agency, by providing exceptional design that generates revenue, and creates lasting relationships with clients. Our responsive action and dedicated approach to each client’s needs has given them boutique service coupled with exceptional value. Keystone Resources is the product of these philosophies and many of the clients that were with us in the beginning are still with us today.

The Keystone Resources team is compiled of experienced professionals with creative, business and web strategy experience in global, national and local Houston markets. The team listed below will be dedicated to the successful and timely delivery of all project scope with a friendly, professional, and creative attitude.

Our 14 member team is well versed in Adobe Creative Suite, Microsoft Office and various programs and technologies used in our business, design, development and administrative duties. All are able to provide any assistance needed throughout the duration of this project and will be easily accessible should any concerns arise.

**Years in Business:**
14

**Number of Employees:**
14

**Brand Interactive Proposal**

No matter what industry or project size, our process has been tested and refined so that we can dedicate more time to solving creative problems.

Our crew is equipped with the knowledge and skills needed to accomplish anything thrown our way. We love the challenge of a tough project and our process is constantly in Beta mode.

**List Of Services**

- Logo & Brand Development
- Stationery Packages
- Brochures
- Infographics
- Custom Illustrations
- Packaging Design
- Seasonal Promotions
- Full Marketing Sites
- Micro Sites & One-Page Sites
- Content Management Systems
- Presentation Design & Development
- Trade Show Booth Design
- PowerPoint Presentations
- Annual Reports
- Long Documents
- Custom Responsive Design
- Retina-ready Graphics
- Electronic Invitations
- Newsletter Campaigns
- Proposal Design & Development
Avenu Consulting is a boutique consulting firm specializing in political consulting, campaign management, public relations, business & non-profit development and government relations. All services are provided with a unique strategy in mind.

Charity Marcus represent clients in the non-profit, political and business industries in various facets including, campaign development, public relations, social media, press releases, community relations, mail, T.V., radio, and much more.

**Development Focus Areas**

- Political Consulting
- Campaign Management
- Public Relations
- Business Development
- Non-Profit Development
- Center Wichita, KS
- Government Relations
- Planning and Community

**Years in Business:**
10

**Number of Employees:**
1

**Project Experience**

- Avenu Consulting, LLC-Tulsa, OK
  - Founder and CEO
  - 10+ years in public relations, event planning, political campaigns and non-profit business development.
  - Experience in managing teams of individuals to complete successful campaigns
  - Produced & managed over 50 successful events
  - Successfully placed clients in various media outlets over 100 times

**List Of Skills**

- Media Relations
- Community Relations
- Crisis Management
- Branding Consulting
- Image & Reputation Management

**Affiliations**

- PRSA
- Greenwood Chamber of Commerce
- Tulsa Young Professionals
- NAPW
Disclosure

Appendix I. Developers Statement of Public Disclosure

The name, address, telephone number, e-mail and fax number of each principal and partner developer and of each professional partner associated with the team involved in design, construction management and market analysis of the project.

Pine Place Development LLC
Michael E. Smith, President and Managing Partner
PO Box 214, Thompson, TX 77481
P: 832.774.2730

Identification of any affiliation or other relationship between any of the members of the team responding to this offering and any company, parent company, subsidiary or other affiliate.

There is no identification of any affiliation or other relationship between any of the members of the team responding to this offering.

Identification of any past or present business, familial or personal relationship between any of the design firm employees, principals or partners responding to this opportunity and any employee or officer of the Tulsa Development Authority.

Not applicable

If the developer is not an individual doing business under their own name, a description of the business organization (whether a corporation, non-profit or charitable institution, partnership, business association, joint venture or other entity) indicating the jurisdiction under whose laws it is organized and operating and a brief history of the organization and its principals.

Not Applicable.

Identification of the principals, partners or professionals participating in the design, construction management and market analysis who have entered into or intend to enter into an agreement to be part of the design team and a copy of any executed agreement.

Please see the attached copies of executed agreement following Appendix I. Developers Statement of Public Disclosure.

The names, address, telephone number, e-mail and fax numbers of at least three (3) references for each participating principal, partner and a letter authorizing each reference to respond to inquiries from the Tulsa Development Authority. Two (2) of the references shall be employees of lending institutions from which the firm previously obtained construction and permanent financing.

James Murnane, President & Managing Principal
Commonwealth Funding, LLC
5305 Narvarro Street, Houston, TX 77056
713.589.5823
jmurnane@cwfunding.com

Geoffrey Jones, President
Texas Real Estate Fund, Inc.
249 Split Rock Road, The Woodlands, TX 77381
713.614.9112
gpj@hpavilions.com

Reed Miller, President
Hanover Real Estate Partners
P.O. Box Greenwich, CT, 06830
203.661.6076

Tim McCabe, Senior Vice President
Comerica Bank - Texas
1900 West Loop South, Houston, TX
tjmccabe@comerica.com
Identification of any previous federal, state, or local government projects and any projects taken under the auspices of any governmental or quasi-governmental entity in which the firm or its principals, partners or affiliates have been involved, including a description of any failures in performance in accordance with the original timetable or original terms of the transaction.

Pine Place Development | Morton's Reserve | Tulsa Memorandum of Understanding
Executed December 15, 2015.

Description of any completed, pending, or threatened criminal or civil governmental investigations or proceeding against the firm or any of its principals, partners, or affiliates by the United States Government, the State of Oklahoma, the County of Tulsa and the City of Tulsa, including any unpaid income taxes, sales taxes, employment taxes, real property taxes, and water or sewer assessments which are not being contested pursuant to appropriate and lawful means.

The proposer, Pine Place Development LLC, has no completed, pending, or threatened criminal or civil governmental investigations or proceedings.

Description of any unfilled obligations proffered to any governmental body in connection with any project by the firm or any of its principals, partners or affiliates.

The proposer, Pine Place Development LLC, does not have any unfilled obligations proffered to any governmental body in connection with any project.

Proposer: Pine Place Development, LLC

By: [Signature]

Michael E. Smith
Name

President and Managing Partner
Title

Date: December 15, 2016

Attest: [Signature]

Vanessa Perez
PO Box 214, Thompson, TX 77481

Telephone: 832.774.2730

December 15, 2016 – Use or disclosure of data contained in this page is subject to the restrictions in the Table of Contents of this proposal.
## Schedule

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposal Submission Due</td>
<td>December 15, 2016</td>
<td>Community Engagement</td>
<td>June 2017</td>
</tr>
<tr>
<td>Interview / Presentation</td>
<td>January 2017</td>
<td>Marketing &amp; Leasing</td>
<td>June 2017</td>
</tr>
<tr>
<td>Expected Award</td>
<td>February 2017</td>
<td>Loan Payments Begin</td>
<td>2020</td>
</tr>
<tr>
<td>MOU Engagement</td>
<td>March 2017</td>
<td>Construction Duration</td>
<td>18 - 24 months</td>
</tr>
<tr>
<td>Project Kick-off</td>
<td>March 2017</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Engagement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marketing &amp; Leasing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Loan Payments Begin</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction Duration</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The excitement and progress of the B.C. Franklin Building will be communicated through extensive coordination and outreach with the people that will directly benefit from the new construction:

- Residents & Neighbors
- Elected Officials
- Stakeholders
- Surrounding Communities.

Thoughtful development of the B.C. Franklin Building cannot occur without the continuous input and participation of the entire community and adjoining residents and neighbors. Team PPD will convene an Advisory Committee made up of the relevant stakeholders.

This Advisory Committee will meet early in the redevelopment process, and will continue to convene periodically throughout the development of the B.C. Franklin Building. The goal of the Advisory Committee will be to provide a forum for site neighbors and users to have a proactive, encourage small business participation, two-way dialogue about the ongoing development plans and updates on construction. This Committee will also create an effective forum for the resolution of issues and coordination of operational challenges. Ultimately, it will create a forum for stakeholders to be critical partners in the creation of Morton’s Reserve and be able to feel a true sense of community and ownership. It is this partnership model that is the hallmark of the way Team PPD does business.

Understanding

Community engagement and outreach is a critical component to developing project in a way that lives up to the expectations and needs of the community and the local stakeholders. We believe this proposal represents a well-conceived starting point for the entire development. The ideas and compromises that come from the community engagement process will help refine and complete the vision, ultimately resulting in a better B.C. Franklin Building than could be conceived in the developers’ eyes alone. The final development plans will reflect the continuous dialogue the Team PPD has with Tulsa Development Authority and The City of Tulsa, the community, neighbors, and stakeholders.

Key Objectives

- Inform through numerous and flexible mechanisms for continuous information sharing between the community, key stakeholders, The Tulsa Development Authority, The City of Tulsa, and Team PPD
- Engage through a variety of responsive forums for community and stakeholder input throughout the development and construction process
- Empower with a project benefiting the community directly through new jobs, community amenities and public benefits

Outreach and Engagement Strategies

**Advisory Committees** – Often times, a mega-sized committee will be convened that is long on membership but short on effectiveness. Instead, we propose the coordinated use of three separate committees centered on the committee members’ common relationships to the project. The committees will operate as separate working groups to identify and resolve issues that arise throughout the project life cycle.

**Community Stakeholder Committee** – Active members of the surrounding neighborhoods will be engaged to be a part of this committee for their input and advice. Their involvement will occur from the early stages of the project and throughout the development of the project. Team PPD, with a particularly strong role played by our local development team partners, will lead this committee and work closely with The City of Tulsa.

**Governmental Agencies Committee** – The successful planning and implementation of the redevelopment of Morton’s Reserve requires careful coordination of local and federal agencies and departments. Many issues can be avoided and/or resolved by using this working group to spot and solve inter-agency challenges. Team PPD will closely coordinate with The City of Tulsa in leading this committee.
Users and Neighbors Committee – This Committee, more particularly described above, is made up of representatives of all of the surrounding landowners and organizations to be impacted by the redevelopment and construction processes. Team PPD will work closely with The City of Tulsa in leading this committee.

Design Charettes – These charettes will allow continuous community input in the overall design, character and feel of the new neighborhood. The charettes will be organized in a way that promotes community brainstorming, open and frank dialogue and meaningful community input. This input will be used to refine the development plan throughout the development process.

Public Community Update Meetings – Often held in the evenings, these meetings will give community members the opportunity to receive a comprehensive update on the project status. These community meetings will also allow neighbors and stakeholders to provide public feedback on the process, the project and the results.

Other Activities – Team PPD is committed to becoming a visible and engaged member of the Central Business District and adjoining communities. The following activities will increase the diversity of ways interested parties can gain access to valuable information and to seize contracting and other opportunities arising from the project. In addition, Team PPD intends to be symbolic of the future vibrancy of the neighborhood by hosting events designed for the youth and community to have fun together. These events will also provide additional opportunities for community members to gain valuable information about the project and possible opportunities.

- Attendance at existing community meetings or forums
- Host Contractor, Business and Retailer Opportunity Forums
- Host Minority Contractor, Service Provider and Business Opportunity Forums

Varied Media Outreach – The key to ensuring all interested parties are informed is to use a variety of methods to communicate with them. The methods below will provide neighbors and stakeholders a number of ways to be continually informed and to provide comments and input. Team PPD will produce the following tools to quickly and easily distribute and disseminate information

- Project Website
- SMS Text Messaging
- Newsletter
- E-newsletter
- Blog

PPD will create a responsive (mobile and tablet adjustable) website for the Block 44 Development (B.C. Franklin Building). Our past experiences with these interactive websites have proven to be a great way to:

- Market The Development For Future Tenants
- Inform The Community
- Engage Stakeholders
- Attract Potential Tenants

Proposed Website Sections and inspiration are below:

- Home Page
- The Vision Of The Development
- The Project Team (with links to individual team member’s websites)
- Contact Information
- Leasing Information
Website inspiration samples from other developments are included on the following pages:

1. Floor Plans With A Description & Interactive Zoom Option
2. Neighborhood Amenities—Dining, Hotels, Residential, and Culture
3. Building Illustration with the Floor Location, Square Footage, Availability Date, Floor Plan & a Short Description
4. Building Views
5. Building Location
6. Gallery
7. Building Profile
8. Contact information
Community Engagement, Marketing & Leasing

HIGH RISE TOWER - FLOOR PLAN
28,073 RSF / FLOORS 36

10’ minimum finished ceiling height with floor-to-ceiling windows

Optimal exterior column spacing of 30’ and average bay depth of 42’

Highly efficient 5’ planning module

Pass-through resort style water closets with full height partitions

Over-sized stairwell for multi-floor users

1. Floor Plans with description and interactive zoom option
2. Neighborhood Amenities—Restaurants, Retail, Hotels, Corporate Neighbors

2. Neighborhood Amenities—Dining, Hotels, Residential, and Culture
### Community Engagement, Marketing & Leasing

#### Building Illustration with the floor location, square footage, availability date, floor plan, and short floor description

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<th>SQUARE FEET</th>
<th>AVAILABILITY DATE</th>
<th>FLOOR PLAN</th>
<th>NOTES</th>
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</tbody>
</table>

**DOWNLOAD**

21st century workplace experience in a 20th-century New York landmark.

**SPECIFICATIONS**

3. Building Illustration with the floor location, square footage, availability date, floor plan, and short floor description
4. Building Views—Low Rise

4. Building Views—Mid Rise

4. Building Views—High Rise
5. Building Location
6. Gallery

A magnificent, light-infused lobby features a beautiful water feature, collaborative seating areas and retail amenities.
November 15, 2016 – Use or disclosure of data contained in this page is subject to the restrictions in the Table of Contents of this proposal.

Community Engagement, Marketing & Leasing

7. Building Profile

**Year Built:** 1987

**Building Size:** 116,143 SF

**Height:** 36 Stories

**Architect:** Edward Durand Stone & Associates

**Ceiling Heights:** 13'-6" to 16'-6" slab to slab

**Column Spacing:** Column-free interior space

**Floor Sizes:** 23,404 – 38,750 SF

**Floor Load:** 100 lbs psf live load capacity

**Heating:** Perimeter hot water convection system heated by Con Edison steam through a heat exchanger, enters the Building on the C level. The Building’s heat exchangers are located on the 3rd floor.

**Air Conditioning:** Recuperation type system for energy savings

**BMS:** Andover & Siemens Building Management System (BMS)

**Security:**

24/7 manned security desk plus building patrol & closed circuit television (CCTV); security card access; controlled turnstiles; web based visitor pass system.

**Life Safety:** Class E Fire COMTREK alarm system; fully sprinklered. The Building’s emergency generators backing up the life safety systems are located on the 3rd and 37th floors. The fuel storage tanks are located on the SC level, as mandated by NYC Building Code. A new redundant and submersible fuel oil storage and delivery system was installed on the SC level.

**Elevators:**

26 high-speed passenger elevators each with 4,000 lb capacity; 2 freight elevators; 2 garage elevators; 1 messenger elevator. A new master Elevator Management System is located in the Building’s 11th floor elevator machine room with a secondary control panel located in the lobby as required by NYC Building Code.

**Telecom:**

A new telecom room has been constructed on the 3rd floor of the Building. All carriers are 100% fiber.
8. Contact information

For leasing information, please contact:

Name
Email
Phone Number

RXR
Team PPD is comprised of small, woman or minority owned and historically underutilized / disadvantaged businesses (S/M/D/V). Team PPD eagerly anticipates including additional local Tulsa small businesses for various roles and responsibilities upon project award. Team PPD is committed to partnering and sharing in the success of our projects with (S/M/D/V) businesses. For Team PPD, diversity partnership is more than a utilization measurement, it is simply good business practice. Team PPD will pursue finding M/WBE businesses though Community engagement & Outreach efforts. Team PPD’s process has extensive outreach into the community and can also assist in reaching out to potential bidders. Our team member, Keystone Resources will develop a project website dedicated to employment and business opportunities. This website will allow M/WBE businesses to submit emails of their information to the development, estimating and construction divisions to advise them of any interest by a small business to participate in this project. This is an immediate way for M/WBE businesses to learn of contact information and receive an acknowledgment of their submission.

Examples of types of work performed by M/WBE firms on previous Team PPD projects include:

- MEP and HVAC
- Architecture (Design, Interior & Landscape)
- Civil, Structural & Geotechnical Engineering
- Environmental / Survey
- Move Management & Cabling Management
- Community Engagement
- Public Relations
- Marketing
- Other civic associations to identify qualified individuals and firms for employment and subcontracting on the project.

Our approach to diversity is to make our best effort to hire businesses and contractors from the communities in which we work.

M/WBE Outreach Process

Team PPD will take affirmative steps to assure that M/WBE businesses are afforded contracting opportunities by including them on solicitation lists. We will:

- Outline specific needs
- Examine team flexibility for additional opportunities
- Advise subcontractors of outreach goals and methods
- Solicitations – internal, external and within The City of Tulsa as well as the following:
  - Oklahoma Minority Supplier Diversity Council
  - Women’s Business Enterprise Alliance
  - Greenwood Chamber of Commerce
  - LEAD North
- Area small business conferences to identify and solicit these entities for all areas of the contract
- Team PPD’s in-house list of small business subcontractors solicited and / or awarded on previous projects.

Training Opportunity for Construction Trades

Team PPD believes that the key to a successful project is early implementation of a program that links job training programs directly to specific jobs that will be available through the entire project (pre-construction, construction and operations). In this manner, training leads to actual job opportunities in Tulsa rather than simply providing generalized training. The Pine Place Development team will seek partnership opportunities with the following to identify candidates for internships and temp/permanent job positions on this project:

- Langston University
- Oklahoma State University - Tulsa
- Tulsa Community College
PROPOSAL FOR

DEVELOPMENT OF BLOCK 44
ORIGINAL TOWNSHIP, TULSA, OKLAHOMA