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Mr. John A. Buckel  
**CAPITAL PARTNERS DEVELOPMENT COMPANY, LLC**  
2890 Kilgore Road, Suite 115  
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John:

The City of Oakley sincerely appreciates the part Capital Partners Development Company has played in helping us create a sense of community and permanence for our relatively new city through the development of our Civic Center complex.

Starting back in 2002, when we had only been incorporated for a few years, Capital Partners answered a design-build RFQ that led to your establishing a great working relationship as a trusted advisor to City staff; and, probably more importantly, with the members of the City Council. With the initial two buildings, you guided the City by bringing a dose of the realities of the real estate market to the process and by creating a very functional, flexible, cost-effective and responsible project. Phase I allowed the City to consolidate from multiple make-shift quarters to a central office location.

When I arrived as City Manager in 2005, we were bursting at the seams of Phase I and needed more space. Because of the relationship you built with the City and the trust you established, we decided to work with your team again to design and develop Phase II, the completion of our Civic Center complex and downtown park. Your team's professional, careful and conscientious work and collaborative approach with me and my staff throughout the entire process was invaluable in helping us create a very innovative, aesthetically-pleasing, highly-functional and very cost-responsible facility that will serve our City, its staff and citizens for years to come.

Through my similar positions with other cities, I was quite familiar with the advantages of the design-build process. Working with the Capital Partners team further convinced me that this is the best way to develop civic projects --

or any project for that matter. In conversations with my counterparts in other cities in the area, I've found that we were able to accomplish what we did for costs of as much as 50% less than some of their similar projects. Also, with the design-build process, we were able to have significant, ongoing design input *and* the ability to make informed decisions about changes early, before they became costly.

I have recommended you and your team to several of my counterparts in other cities and will continue to do so. We hope to have the opportunity to work with you again in the future. When you're in the area, please stop in and say hello.

High regards,

A handwritten signature in blue ink that reads "Bryan H. Montgomery". The signature is written in a cursive, flowing style.

Bryan H. Montgomery  
City Manager

cc: CM file  
Civic Center Project File