



## REFERENCE PACKAGE

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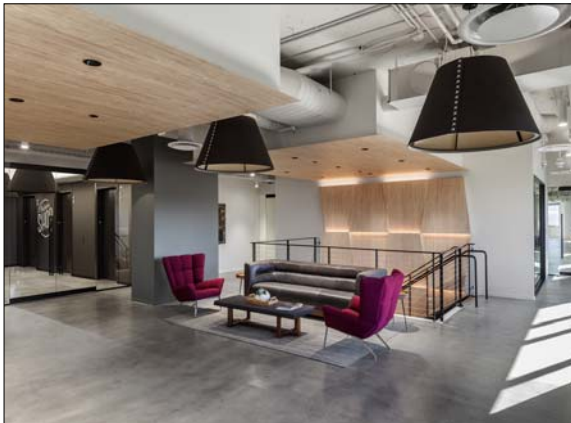
## COMPANY PROFILE



Founded in 1984, Warner Constructors set a goal to provide quality general contracting services to the greater Los Angeles area. Within a brief period of time, these goals solidified the foundation of the company as we know it today. Under the leadership of Eric DeWitt, Michael Hunt, Karl Jastrow, and Daniel Munoz Warner Constructors enters its 37th year of successfully servicing the business community of Los Angeles and boasts an unparalleled rate of repeat business.

Throughout the years, Warner has always experienced steady growth and today generates an average sales volume of more than \$50 million per year. The company has grown to over 50 talented and diverse construction professionals who collectively represent decades of experience in all phases of construction development.

Warner's core business is interior construction; however, we thrive on the challenges presented by our clients and have responded to their needs by broadening our range of construction services. As a result we are now a market leader in providing a comprehensive range of services. From interior build outs and exterior renovations, adaptive reuse, new building structures; critical facilities to retail and restaurant projects.



Warner's mission is to **build great projects with great people**. We achieve this mission by maintaining long term relationships with our customers, maintaining the highest levels of construction quality, providing focused dedication to each project and ensuring that work environments are always clean and safe.

Fostering strong and lasting relationships with our clients by delivering the best possible service is the foundation and defining success of Warner Constructors Inc.

## GREEN CONSTRUCTION



Warner fosters ideas and initiatives that advocate environmental responsibility and the company is committed to respecting and protecting the environment at individual, project and corporate levels. This includes source reduction, recycling, application of sustainable products and overall environmental awareness. Currently, over 70% of our construction waste is diverted from area landfills. Warner has LEED AP staff, and has successfully completed LEED projects annually since 2005.



FINANCIAL & LEGAL INFORMATION

COMPANY	Warner Constructors Inc. 6333 San Fernando Road Glendale, CA 91201 Tel: 818.244.4606 Fax 818.240.4716 www.warnerconstructors.com
ORGANIZATION	California Corporation (founded 1984)
GENERAL CONTRACTOR'S LICENSE	463497
OFFICERS	President - Mr. Eric DeWitt Executive Vice President - Mr. Michael Hunt Vice President, CFO - Mr. Karl Jastrow Vice President ,Project Management & Construction - Mr. Daniel Munoz
Bank of Southern California (Bank)	Ms. Jessica Batarseh Senior Managing Director 801 N. Brand Blvd Suite 180 Glendale, CA 91023 Tel:818.637.7054
BOLTON & COMPANY (Bonding Company)	Mr. Matt Chase Vice President 3475 E. Foothill Blvd., Ste 100 Pasadena, CA 91107 Tel: 626.535.1456
MILLER & COMPANY LLP (Accountant)	Mr. David Free Partner 21700 Oxnard Street Suite 1250 Woodland Hills, CA 91367 Tel: 818.449.7920
BOLTON & COMPANY (Insurance Broker)	Mr. Matt Chase 3475 E. Foothill Blvd., Ste 100 Pasadena, CA 91107 Tel: 626.535.1456
Liberty Surplus Insurance Corp. Type of Insurance Limit/Occurrence	General Liability \$1,000,000
General Insurance Company Type of Insurance Limit/Occurrence	Automobile Liability \$1,000,000
Liberty Insurance Underwriters Type of Insurance Limit/Occurrence	Excess Liability \$10,000,000
American Home Assurance Co. Type of Insurance Limit/Occurrence	Workers' Compensation & Employers' Liability \$1,000,000



PROJECT PORTFOLIO

**1000 Wilshire Lobby and Courtyard Upgrade**

Value: \$3,000,000 + Size: 25,000 sq. ft.  
LRG ARchitects

**2300 Empire Ave—Multiple Projects**

Value: \$2,000,000  
Wolcott Architecture + Interiors

**Allsteel Gunlocke Showroom LEED Silver**

Value: \$2,100,000 + Size: 17,000 sq. ft.  
Studley  
Hellmuth Obata & Kassabaum

**AGBO Films/NEWCO**

Value: \$5,000,000 + Size: 40,000 sq. ft.  
Bruce Bolander Architects

**Blackwelder 3.01**

Value: \$2,400,000 + Size: 37,000 sq. ft.  
Wolcott Architecture + Interiors

**Bolton & Company—Multiple Projects**

Value: \$4,000,000  
Wirt Design Group  
Moshiri Associates

**Brella**

Value: \$1,500,000 + Size: 10,000 sq. ft.  
Darien Williams Architect

**Caviar Content**

Value: \$2,000,000+ Size: 20,000 sq. ft.  
Bruce Bolander



**CalSTRS**

Value: \$1,000,000+ Size: 8,500 sq. ft.  
Jones Lang LaSalle  
Ex Novo

**CalSTRS—San Diego**

Value: \$1,300,000+ Size: 6,000 sq. ft.  
Ex Novo

**Cartoon Network**

Value: \$1,600,000 + Size: 15,000 sq. ft.  
Rapt Studios

**Colony Capital**

Value: \$2,000,000 + Size: 40,000 sq. ft.  
Gensler

**Com2US**

Value: \$2,000,000  
NXT Studio

**Community Bank**

Value: \$3,200,000+ Size: 78,500 sq. ft.  
Ex Novo

**Dignity Health**

Value: \$2,500,000+ Size: 30,000 sq. ft.  
Devenny Group

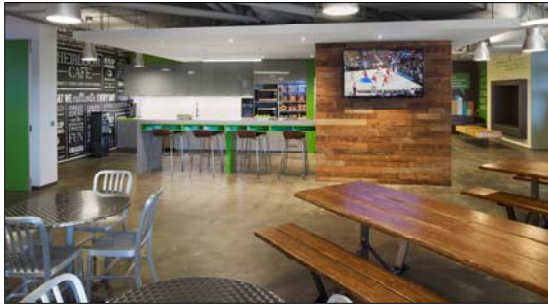
**Dolby Laboratories**

Value: \$2,000,000 + Size: 7,000 sq. ft.  
IA Interior Architects





PROJECT PORTFOLIO



**Edmunds.com**

Value: \$8,000,000 + Size: 75,000 sq. ft.  
Studios Architecture

**Flexogenix**

Value: \$700,000 + Size: 20,000 sq. ft.  
Ex Novo

**Foothill Family**

Value: \$1,000,000 + Size: 12,000 sq. ft.  
Sawasy Studio Partners Architects

**Fuhu**

Value: \$2,000,000 + Size: 20,000 sq. ft.  
Kamus and Keller

**Fuse FX**

Value: \$2,500,000 + Size: 25,000 sq. ft.  
Wolcott Architecture + Interiors

**Gentleman's Scholar**

Value: \$1,300,000 + Size: 10,000 sq. ft.  
The Whitehouse  
Bruce Bolander

**Health Net**

Value: \$2,000,000 + Size: 25,000 sq. ft.  
Russ Architect

**Hollywood Chamber of Commerce**

Value: \$500,000 + Size: 10,000 sq. ft.  
Kamus and Keller

**Hutchinson & Bloodgood**

Value: \$1,200,000+ Size: 18,000 sq. ft.  
Ex Novo

**IATSE Local #892**

Value: \$2,000,000+ Size: 15,000 sq. ft.  
Shepphird Associates

**IATSE West Coast**

Value: \$7,000,000+ Size: 20,000 sq. ft.  
CBA Partnership

**Jardine**

Value: \$2,000,000+ Size: 5,000 sq. ft.  
GBD Architects

**John Paul Mitchell Corporate Office**

Value: \$1,530,000 + Size: 25,000 sq. ft.  
Poliquin Kellogg Design Group

**Leonard Green—Multiple Projects**

Value: \$300,000  
Wolcott Architecture + Interiors

**Levels Audio**

Value: \$3,000,000 + Size: 20,000 sq. ft.  
Nonzero Architecture

**Liberty Travel**

Value: \$1,500,000 + Size: 10,000 sq. ft.  
Flight Centre USA, Inc  
Callison Architects

**Loyola Marymount –School of Film and Television**

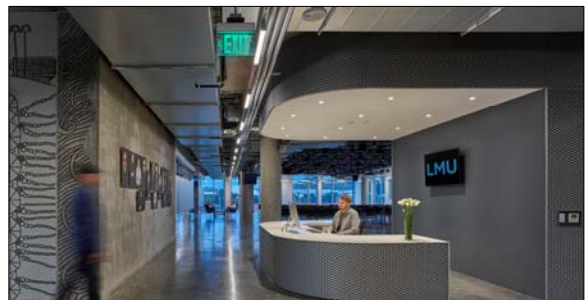
Value: \$7,500,000 + Size: 50,000 sq. ft.  
SOM—Skidmore, Owning's, and Merrill

**Loyola Marymount –University Hall**

Value: \$4,500,000 + Size: 40,000 sq. ft.  
SOM—Skidmore, Owning's, and Merrill

**Linqwest**

Value: \$5,000,000 + Size: 52,000 sq. ft.



PROJECT PORTFOLIO

**Manning and Cass**

Value: \$4,000,000 + Size: 100,000 sq. ft.  
KSG Design



**Mob Scene**

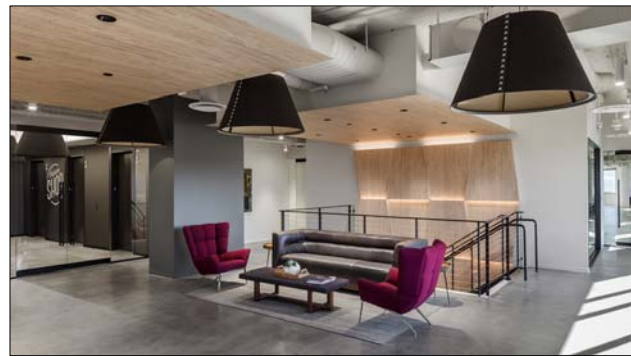
Value: \$5,000,000 + Size: 45,000 sq. ft.  
Shlemmer Algaze Associates

**Morgan Stanley—Miscellaneous Projects**

Value: \$10,000,000  
Klawitter

**Murchison and Cummings LP**

Value: \$2,500,000 + Size: 22,000 sq. ft.  
ASD / SKY



**Northern Trust—Miscellaneous Projects**

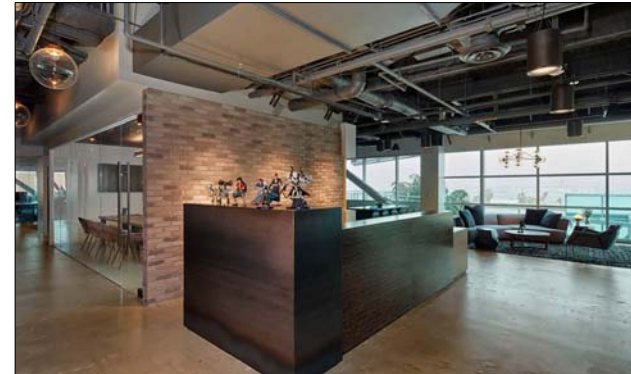
Value: \$4,500,000 +  
Glidden Spina

**NBBJ LEED**

Value: \$650,000 + Size: 8,000 sq. ft.

**Parson's Brinkerhoff**

Value: \$2,100,000 + Size: 30,000 sq. ft.  
Integra Construction  
Hellmuth Obata & Kassabaum



**Penny Lane**

Value: \$6,000,000 + Size: 40,000 sq. ft.  
Solerac Design

**Pepperdine University**

Value: \$3,000,000 + Size: 26,000 sq. ft.  
Various Architects

**Picture Shop**

Value: \$5,000,000 + Size: 50,000 sq. ft.  
HLW International



**Reed Smith, LLP,**

Value: \$2,500,000 + Size: 10,000 sq. ft.  
Gensler

PROJECT PORTFOLIO



Reliance Steel & Aluminum

Value: \$1,200,000 + Size: 27,000 sq. ft.  
Hellmuth Obata & Kassabaum

Rodgers Behavioral Health

Value: \$1,800,000 + Size: 12,000 sq. ft.  
Ware Malcomb

STX Entertainment

Value: \$1,600,000 + Size: 20,000 sq ft  
Wolcott Architecture + Interiors



Teknion LEED Gold

Value: \$1,700,000 + Size: 10,000 sq. ft.  
Jones Lang LaSalle  
Vanderbyl Design

The Sunset

Value: \$3,500,000 + Size: 120,000 sq. ft.  
Broadreach Partners  
Beckson Design Associates



Toyota Sports Center

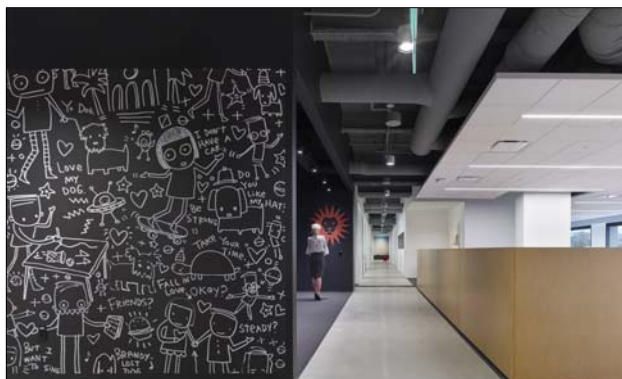
Value: \$3,000,000 + Size: 20,000 sq. ft.  
Pica and Sullivan Architects

Thomas P. Cox Architects LEED Silver

Value: \$550,000 + Size: 8,000 sq. ft.  
City Spaces

USC –Miscellaneous Projects

Value: \$15,000,000  
Gensler/ SAA /Klawitter



Visual Data Media Services

Value: \$3,200,000 + 60,000 sq. ft.  
Shlemmer Algaze Associates

Warner Brothers - Miscellaneous Projects

Value: \$3,000,000  
Johnson Fain Partners

Wells Fargo—Miscellaneous Projects

Value: \$10,000,000  
Wirt / Klawiter /SAA



CLIENT REFERENCES

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President  
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Ms. Jenniffer Haberlin  
Associate  
3859 Cardiff Avenue  
Culver City, CA 90232  
310.204.2290



# City of Los Angeles State of California

RESOLUTION

## Warner Constructors Inc.

WHEREAS, Warner Constructors Inc. was founded on February 1, 1984 by Eric DeWitt and Michael Hunt; and

WHEREAS, Warner Constructors Inc. appointed their goals in providing quality general contracting services to the greater Los Angeles area and is pleased to be regarded as "One of the premier tenant improvement general contractors in the City of Los Angeles; and

WHEREAS, Warner Constructors Inc. has developed successfully with the over thirty talented and diverse construction professionals who greatly represent decades of experience in all phases of construction development and professionalism; and

WHEREAS, Warner Constructors Inc. is acknowledged for being strong believers of taking a collaborative team approach to projects and developing relationships of respect and cooperation with project team members; and

WHEREAS, Warner Constructors Inc. has established their core business in interior design but thrive on the challenges presented by their clients and have responded to their needs by broadening their range of construction services; and

WHEREAS, Warner Constructors Inc. bears achievements in the building in excess of twelve million square feet of commercial office interiors, data centers, tele-com, audio post production and studio tenant improvements, leading the way to sale volumes exceeding seven hundred million dollars in the past years; and

WHEREAS, Warner Constructors Inc. as a result is now admitted as a market leader in providing a comprehensive range of services that involve interior built out, exterior renovations, or new building structures with their clientele dimensioning in critical facilities, retail, and restaurants;

NOW THEREFORE BE IT RESOLVED, by the City of Los Angeles, that the Los Angeles City Council highly commends WARNER CONSTRUCTORS INC. for their 30th year anniversary of outstanding achievement in sincere dedication and devotion of the renovation and creating of the history and present of our city that exists through wonderful scenery of buildings:

BE IT FURTHER RESOLVED, that Councilmember José Huizar, on behalf of the people of the 14th Council District, extends a special thank you to WARNER CONSTRUCTORS INC. for the contributions they have and will continue to make to our beloved city that will be long cherished by many. Best wishes for long, happy, and rewarding endeavors.

RESOLUTION BY

*José Huizar*  
Councilmember 14th District

*E. Garcera*  
MAYOR

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Los Angeles at its meeting held January 31, 2014.

*Hubert Wesson Jr.*  
President of the Council

SECONDED BY ALL COUNCILMEMBERS:

<i>Silbert Godillo</i> Councilmember 1st District	<i>Paul Krutz</i> Councilmember 5th District	<i>Hubert Wesson Jr.</i> Councilmember 10th District
<i>Paul Krutz</i> Councilmember 2nd District	<i>Nancy Martinez</i> Councilmember 6th District	<i>Mike Bonin</i> Councilmember 11th District
<i>Bob Brumman</i> Councilmember 3rd District	<i>John F. ...</i> Councilmember 7th District	<i>Mark ...</i> Councilmember 12th District
<i>Tom ...</i> Councilmember 4th District	<i>Samuel ...</i> Councilmember 8th District	<i>Mark ...</i> Councilmember 13th District
<i>Al ...</i> Councilmember 9th District	<i>Joe ...</i> Councilmember 15th District	



ATTEST:

*Hubert Wesson Jr.*  
City Clerk