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Counsel for the Official Committee of Unsecured Creditors

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
OAKLAND DIVISION**

In re:

THE ROMAN CATHOLIC BISHOP OF
OAKLAND, a California corporation sole,
Debtor.

Case No. 23-40523 WJL

Chapter 11

**MONTHLY FEE STATEMENT
FOR DOUGLAS WILSON
COMPANIES AS REAL ESTATE
CONSULTANT TO THE
OFFICIAL COMMITTEE OF
UNSECURED CREDITORS**

[JULY 22, 2024 – AUGUST 31, 2024]

MONTHLY FEE S
AS REAL ESTA



Case No. 23-40523

1 **TO ALL INTERESTED PARTIES AND THEIR COUNSEL OF RECORD:**

2 **NOTICE IS HEREBY GIVEN** that Douglas Wilson Companies (“**DWC**”),
3 real estate consultant to The Official Committee of Unsecured Creditors (the
4 “**Committee**”) of The Roman Catholic Bishop of Oakland (the “**Debtor**”), hereby
5 files its Monthly Professional Fee Statement for the Period of July 22, 2024 through
6 August 31, 2024 (the “**Monthly Fee Statement**”). Pursuant to the Order Authorizing
7 Retention of Douglas Wilson Companies as a Real Estate Consultant to The Official
8 Committee of Unsecured Creditors [Dkt. 1332] (the “**Employment Order**”) entered
9 by the court on September 5, 2024, the total professional fees and costs expended by
10 DWC on account of the Committee of the period of July 22, 2024 through August
11 31, 2024, is as follows:
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13
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Activity	Sum of Hours	Total Billed
Asset Analysis and Recovery	88.90	25,495.00
Case Administration	10.70	4,300.00
Grand Total	99.60	29,795.00

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19 The itemized billing statement for the fees and costs billed is attached hereto
20 as **Exhibit A**. The amount billed will be deducted from the retainer received by
21 DWC pursuant to the terms of the Employment Order. DWC is not seeking
22 additional payment at this time.
23

24 Dated: September 30, 2024

DOUGLAS WILSON COMPANIES

25 By: 

EXHIBIT

A



Douglas Wilson Companies

Services for month ending August 31, 2024

1620 Fifth Avenue, Suite 400
San Diego, CA 92101
Phone: 619 641-1141
Fax: 619-641-1150
douglaswilson.com

Invoice #: 92840
Invoice Date: 09/10/2024
Due Date: 10/10/2024

Roman Catholic Bishop of Oakland (RCBO)
Lowenstein Sandler LLP
c/o Brent Weisenberg
One Lowenstein Dr
Roseland, New Jersey 07068
United States

10166: Roman Catholic Bishop of Oakland

Date	Timekeeper	Description	Hours	Total
07/29/2024	MV	Case Administration: Call with counsel on consulting agreement. Draft consulting agreement, send to counsel. Review consulting agreement from counsel and redline.	1.00	\$425.00
07/29/2024	MV	Case Administration: Call with Ad Hoc Committee Counsel	0.50	\$212.50
07/29/2024	MDW	Case Administration: Discussed project and next steps with internal team.	0.40	\$100.00
07/30/2024	MV	Case Administration: Update consulting agreement. Work with counsel on redlines. Send to Lowenstein.	0.50	\$212.50
08/01/2024	MV	Case Administration: Review redlines to contract prior to call. (.4) Call with Committee's counsel regarding scope of work. (.4)	0.80	\$340.00
08/01/2024	MV	Case Administration: Call with counsel regarding redlines (.5). Call with DPW regarding same (.3).	0.80	\$340.00
08/01/2024	DW	Case Administration: Call with M.Vives regarding redlines	0.30	\$127.50
08/05/2024	MV	Case Administration: Respond to committee with available times for DWC team members and kick off meeting.	0.20	\$85.00
08/06/2024	MV	Case Administration: Review and redline application, order and declaration.	0.50	\$212.50
08/07/2024	MV	Case Administration: Finalize declaration for DPW	0.20	\$85.00

08/08/2024	MV	Case Administration: Call with Committee Representatives and project members. (1) Update NDA and conflict list for team (.5)	1.50	\$637.50
08/13/2024	DW	Case Administration: Comprehensive internal review of the status of the assignment, the allocation of the work and the current timeframe.	0.50	\$212.50
08/14/2024	MDW	Case Administration: Call with B.Weisenberg re: update to scope of work for DWC. (.5) Spoke with internal team after the call. (.3)	0.80	\$200.00
08/14/2024	DW	Case Administration: Prepare for Zoom Meeting (.2) Participate in a Zoom meeting to discuss some suggested modifications to the DWC engagement scope of work and terms (.5). Follow up internal discussions regarding the changes (.3).	1.00	\$425.00
08/14/2024	JC	Case Administration: Call with B. Weisenberg and DWC team.	0.50	\$175.00
08/16/2024	DW	Case Administration: Review the work completed by M. Wilson (.3). Review the final agreement that was submitted to the court (.3).	0.60	\$255.00
08/26/2024	MV	Case Administration: Review redlines to retention order and DWPs declaration.	0.20	\$85.00
08/28/2024	DW	Case Administration: Review various recent emails and update after discussion with CBRE.	0.40	\$170.00
TOTAL: Case Administration			10.70	\$4,300.00

Asset Analysis and Recovery:

07/22/2024	RW	Asset Analysis and Recovery: Calls with Ad Hoc Committee counsel regarding RCBO	0.50	\$175.00
07/22/2024	MV	Asset Analysis and Recovery: Calls with Ad Hoc Committee counsel regarding RCBO	0.50	\$212.50
07/29/2024	MDW	Asset Analysis and Recovery: Briefly reviewed asset analysis after meeting.	0.40	\$100.00
08/02/2024	MV	Asset Analysis and Recovery: Email correspondence regarding liquidated damages provision in contract.	0.40	\$170.00
08/05/2024	JC	Asset Analysis and Recovery: Review of materials provided by RCBO.	1.00	\$350.00
08/08/2024	MV	Asset Analysis and Recovery: Review Schedule A-1: Real Property	0.90	\$382.50
08/09/2024	JC	Asset Analysis and Recovery: Discussion with Landon Browing on Livermore property	0.50	\$175.00
08/08/2024	MDW	Asset Analysis and Recovery: RCBO valuation kick off with internal team and counsel.	1.00	\$250.00
08/08/2024	JC	Asset Analysis and Recovery: Valuation kickoff meeting	1.00	\$350.00
08/09/2024	JC	Asset Analysis and Recovery: RCBO Meeting discussion	1.00	\$350.00
08/09/2024	MDW	Asset Analysis and Recovery: Internal meeting discussing spreadsheet breakdown and next steps on reviewing asset types.	1.00	\$250.00

08/09/2024	MDW	Asset Analysis and Recovery: Worked on parcel search and confirmed campuses on external spreadsheet for broker information.	1.50	\$375.00
08/09/2024	MDW	Asset Analysis and Recovery: Discussion with Shay Homes on providing broker information.	1.00	\$250.00
08/9/2024	MV	Asset Analysis and Recovery: Begin analysis on Schedule A-1 testing uses APNs various data components for accuracy. (1 hr) Team meeting (1 hr)	2.00	\$850.00
08/12/2024	MDW	Asset Analysis and Recovery: Worked on parcel search and confirmed campuses on external spreadsheet for broker information.	2.00	\$500.00
08/13/2024	JC	Asset Analysis and Recovery: Call with JLL to discuss property appraisals	0.50	\$175.00
08/13/2024	MDW	Asset Analysis and Recovery: Worked on parcel search and confirmed campuses on external spreadsheet for broker information.	2.00	\$500.00
08/14/2024	MDW	Asset Analysis and Recovery: Worked on parcel search and confirmed campuses on external spreadsheet for broker information.	2.50	\$625.00
08/15/2024	MDW	Asset Analysis and Recovery: Worked on parcel search and confirmed campuses on external spreadsheet for broker information.	3.00	\$750.00
08/16/2024	MDW	Asset Analysis and Recovery: Worked on parcel search and confirmed campuses on external spreadsheet for broker information (1.4).	2.00	\$500.00
08/19/2024	MV	Asset Analysis and Recovery: Call with committee counsel (1). Follow-up internal discussion with D.Wilson (.2) Review master spreadsheet asset allocation completed by MDW (.3)	1.50	\$637.50
08/19/2024	DW	Asset Analysis and Recovery: Prepare for and participate in the Zoom meeting with the lawyers and the DWC team for an update on the recent adjustments to the scope of work (1). Internal discussions regarding how best to staff the project going forward (.2).	1.20	\$510.00
08/20/2024	JC	Asset Analysis and Recovery: Review of BGR template with J. Grosh	0.80	\$280.00
08/20/2024	MV	Asset Analysis and Recovery: Call with J Corcoran regarding land analysis.	0.50	\$212.50
08/20/2024	MV	Asset Analysis and Recovery: Call with CBRE, DPW and JC (.6). Develop campus library on Google Earth (.3)	0.90	\$382.50
08/20/2024	MV	Asset Analysis and Recovery: Research Livermore General Plan	2.00	\$850.00
08/20/2024	DW	Asset Analysis and Recovery: Participate in the Zoom meeting with CBRE regarding the valuation approach to the various properties including the Livermore parcel.	0.60	\$255.00

08/20/2024	JC	Asset Analysis and Recovery: Call with M Vives regarding land analysis.	0.50	\$175.00
08/20/2024	JC	Asset Analysis and Recovery: Call with CBRE, DPW and M.Vives	0.60	\$210.00
08/20/2024	JC	Asset Analysis and Recovery: RCBO discussion with M.Vives	0.50	\$175.00
08/21/2024	JG	Asset Analysis and Recovery: Familiarized with county and city GIS websites (.3) Started initial mapping of existing zoning type and land use around locations (.7)	1.00	\$225.00
08/22/2024	JG	Asset Analysis and Recovery: Called county and city planning & information desks for cities that did not have zoning information readily available (.5) Continued charting zoning and uses for different properties in the Bay Area (1.9)	2.40	\$540.00
08/22/2024	MV	Asset Analysis and Recovery: Meeting with K. Cuevas regarding mapping all properties into campuses	1.00	\$425.00
08/22/2024	KC	Asset Analysis and Recovery: Meet with M. Vives on creating site maps of all RCBO properties (1). Create individual and overviews of all property locations (2.5).	3.50	\$875.00
08/23/2024	KC	Asset Analysis and Recovery: Continue creating acreage maps of all locations.	4.80	\$1,200.00
08/23/2024	JG	Asset Analysis and Recovery: Charting of zoning classification for multiple city properties around the Bay Area.	1.70	\$382.50
08/23/2024	MV	Asset Analysis and Recovery: Review initial work with K. Cuevas for comments. Follow up with J Corcoran and J Grosh on status of analysis.	0.50	\$212.50
08/26/2024	JG	Asset Analysis and Recovery: Searches of zoning by city, approximately 20 city searched (3.8). Called city of Pittsburg to navigate website to find zoning information (.3).	4.10	\$922.50
08/26/2024	KC	Asset Analysis and Recovery: Create image files of property locations and boundaries.	6.00	\$1,500.00
08/27/2024	JG	Asset Analysis and Recovery: Recording zoning and neighborhood information for remaining properties (3.3). Calling CC county for information on several properties that I was having difficulty zoning (.2). Searching municipal code books for various cities for zoning terms and definitions (.5)	4.00	\$900.00

08/27/2024	KC	Asset Analysis and Recovery: Continue creating site maps and overviews for all campuses.	5.90	\$1,475.00
08/28/2024	MV	Asset Analysis and Recovery: Prep for meeting with CBRE (.4). Meeting with CBRE (1). Answer questions for teams as they develop analysis and data (.6).	2.00	\$850.00
08/28/2024	KC	Asset Analysis and Recovery: Continue creating site maps of campuses.	7.00	\$1,750.00
08/28/2024	JC	Asset Analysis and Recovery: Review materials provided by J. Grosh	0.40	\$140.00
08/29/2024	MV	Asset Analysis and Recovery: Meet with K Cuevas regarding merging Land Use zoning information with updated spreadsheet.	0.40	\$170.00
08/29/2024	KC	Asset Analysis and Recovery: Merge spreadsheets to include zoning types and land use for all locations (3.1). Discussion with M.Vives on schedules (.4)	3.50	\$875.00
08/29/2024	JC	Asset Analysis and Recovery: Review of materials produced by J. Grosh	0.50	\$175.00
08/30/2024	KC	Asset Analysis and Recovery: Finalize spreadsheet of locations and zoning (3.2). Meeting with CBRE (.8).	4.00	\$1,000.00
08/30/2024	MV	Asset Analysis and Recovery: Call with CBRE and DWC team regarding valuations.	0.80	\$340.00
08/30/2024	JC	Asset Analysis and Recovery: Call with CBRE to discuss appraisals	0.80	\$280.00
08/30/2024	JC	Asset Analysis and Recovery: Call with JLL for San Fran office intro	0.30	\$105.00
08/30/2024	JC	Asset Analysis and Recovery: Compile information requested by JLL.	0.50	\$175.00
TOTAL: Asset Analysis and Recovery:			88.90	\$25,495.00

Time Keeper	Hours	Rate	Total
Joe Corcoran	9.4	\$350.00	\$3,290.00
Kristine Cuevas	34.7	\$250.00	\$8,675.00
Joseph Grosh	13.2	\$225.00	\$2,970.00
Michele Vives	19.6	\$425.00	\$8,330.00
Rene Weidman	0.5	\$350.00	\$175.00
Douglas Wilson	4.6	\$425.00	\$1,955.00
Michael Wilson	17.6	\$250.00	\$4,400.00
		Subtotal	\$29,795.00
		Total	\$29,795.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
92840	10/10/2024	\$0.00	\$29,795.00	\$0.00
			Outstanding Balance	\$0.00
			Total Amount Outstanding	\$0.00