



# WELCOME

You are currently muted.  
You will be unmuted during the Q&A session.





# Agenda

- **Construction project phasing review**
  - Kevin McKee, Chief Operating Officer
- **Renovation progress**
  - Kevin McKee
- **Construction precautions**
  - Kevin McKee
- **Village interior programming**
  - Stephanie Litka, Project Manager
- **Unit interiors – methodology and timing**
  - Stephanie Litka
- **Temporary relocation communication**
  - Kevin McKee
- **Introducing Resident Relations Manager**
  - Sucely Rodriguez
- **Q&A**



# Project Phasing Recap

Site work (utilities, roadways, etc.)

Staging/Set-Up

Common Area/  
Infrastructure

Building Exterior

Unit Interior

Staging/Set-Up

Common Area/  
Infrastructure

Building Exterior

Unit Interior

Landscape Refresh

Community Amenities (Village, dog park, promenade, etc.)

**Note:** This is a summary of the main phases and not intended to be all-inclusive.

# Renovation Progress (1<sup>st</sup> Quarter 2024)

- Contractor impact 
- Site work 
- Village 
- Common Areas 
- Exteriors 
- Unit Interiors 
- Landscape 





# Renovation Progress (2<sup>nd</sup> Quarter 2024)

- **Village – construction work continues**
- **Site work – utility infrastructure (electric & gas)**
  - Old Harbor Lane transformer to building connections
  - NW Passage – slot cuts, plates, jackhammering
    - Late April through end of 3<sup>rd</sup> Quarter
- **Building corridors – system upgrades**
  - Additional buildings in schedule
- **Vacant unit rehab - hospitality suites**
  - Buildings 1A & 1B - preparation ahead of relocation, etc.



# Quarterly Updates to Residents

- **What will be included in the quarterly updates?**

- A summary of renovation activities that occurred during that quarter.
- A general overview of expected renovation activities to take place during the next quarter.

- **When will the quarterly updates be issued?**

- Mid-month after a quarter ends (ex. Q1 updates will be shared mid-April)
- Quarterly updates will be available at [parcel113mdr.com/renovations](https://parcel113mdr.com/renovations)
- The first update memo will be released tomorrow following this meeting



# Construction Precautions

- **Health and Safety**

- Contractors follow OSHA/DOSH\* safety protocols
- Barriers and signage – for resident and construction employees

- **Asbestos Containing Materials**

- What are asbestos containing (construction) materials (ACM/ACCM)?
  - Federal – any material containing more than 1% asbestos (ACM)
  - State – any material containing more than 0.1% asbestos (ACCM)
- What are we doing about it?
  - Testing (recent) – performed by an independent industrial hygienist
  - Abatement – all required abatement follows SCAQMD/DOSH\* standards
- Where to get more information?
  - Reports are available for viewing at the Resident Services offices by appointment



# Construction Precautions (cont.)

## • **Ecological Impact**

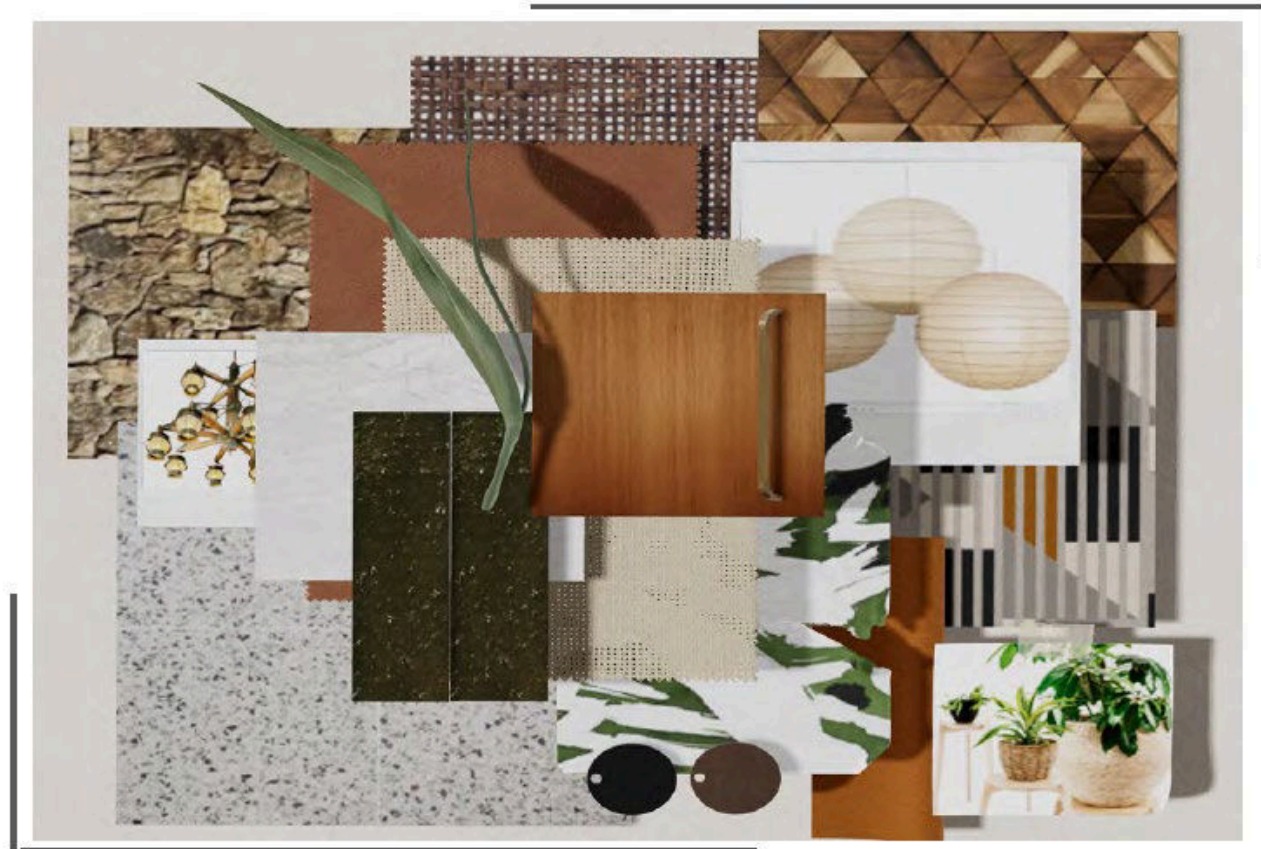
- Marina Del Rey tree trimming policy followed each year
- Required wildlife training for all construction personnel
- Ongoing monitoring by our licensed biologists and arborists
  - Protection of birds and trees – tree health, nesting, etc.
  - Biological monitoring – wildlife, water, general environment, etc.
  - Noise pollution
- Existing water-based wildlife (fish and turtles) will be protected during any required moves and restored when work is complete.



# Village Design

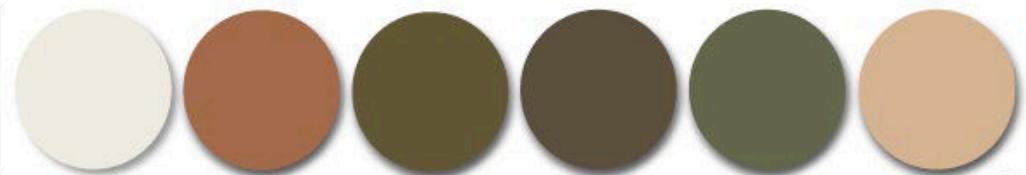
Mood board colors, textures and patterns that inspired the design for The Village interior spaces.

OVERALL FINISH BOARD



**Key Colors:**

Terracotta | Olive Green | Caramel |  
Dark Bronze | Creamy White





# Village Programming – Upper Level

Conceptual layout of each space.

Diagram is intended to show ways the space can be used, not an exact representation of the finish or furniture.

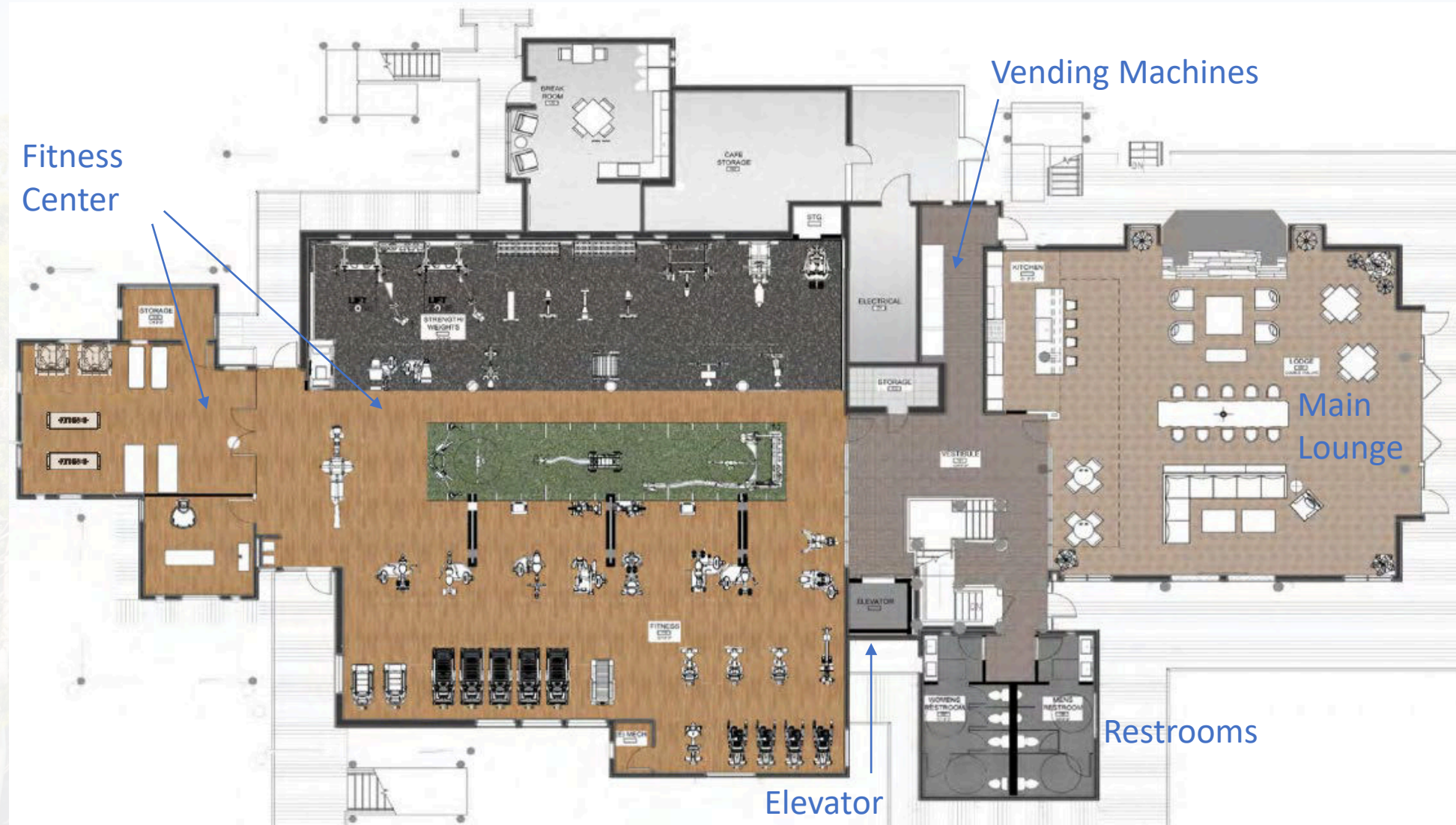




# Village Programming – Lower Level

Conceptual layout of each space.

Diagram is intended to show ways the space can be used, not an exact representation of the finish, furniture or fitness equipment.

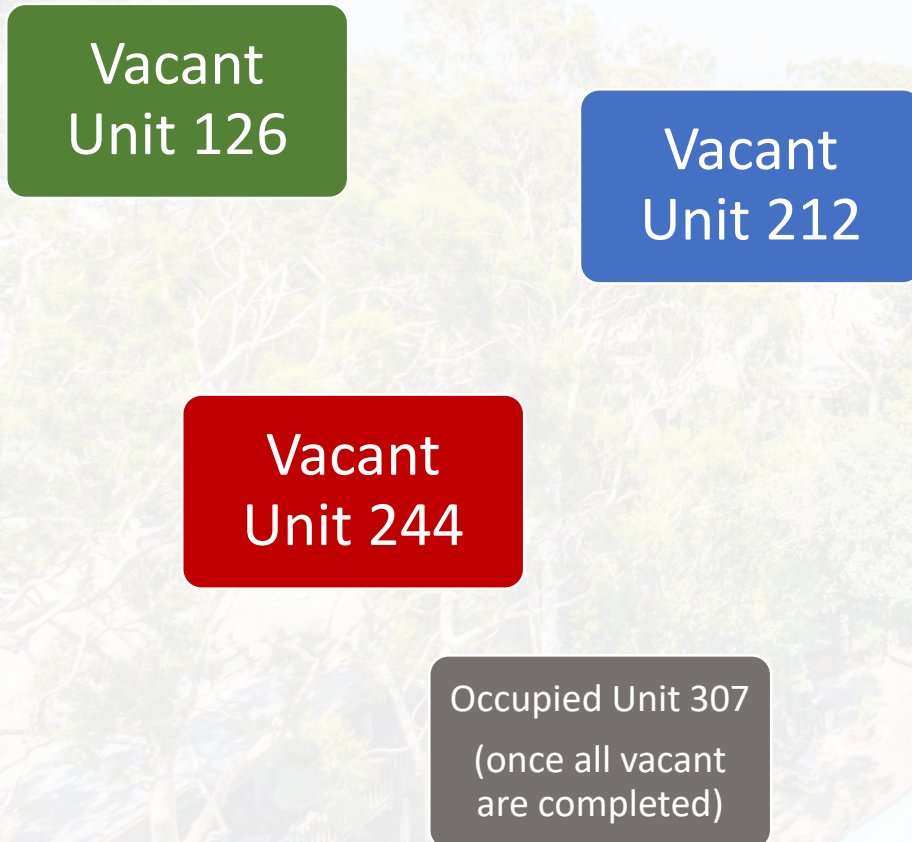




# Renovation Methods – Recap

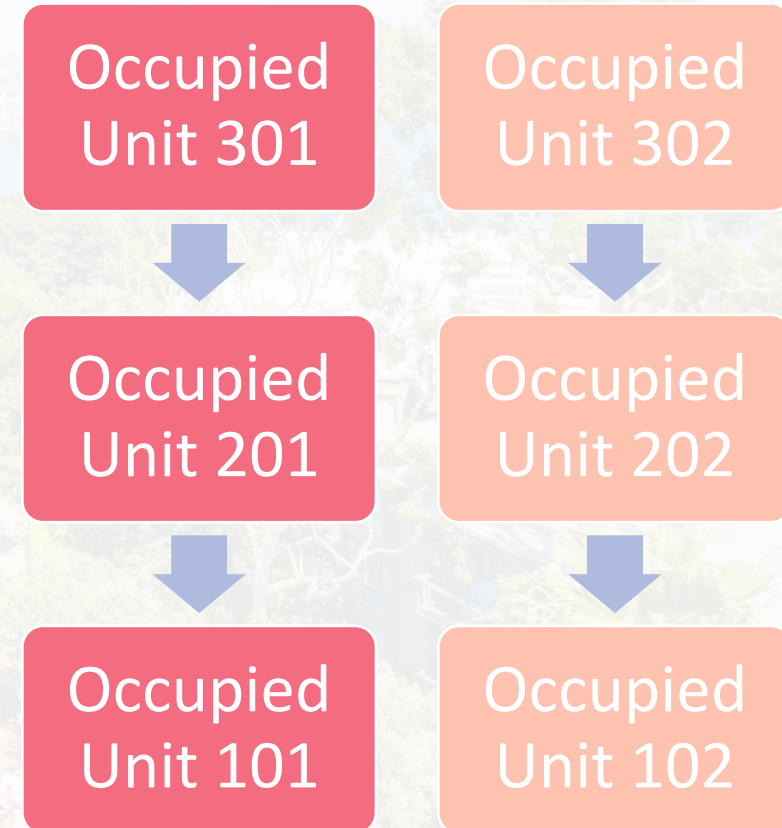
## PROGRAM #1

### BUILDINGS 1A AND 1B (UNIT-BY-UNIT)



## PROGRAM #2

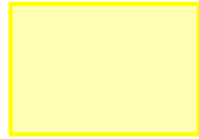
### BUILDINGS 2-9 (STACKING METHOD)





# Renovation Methods – Site Map

- Program 1
  - Unit-by-Unit
- Program 2
  - Stacking Method





# Unit Interior Start Dates

## 2024-2028

Building 1A  
Building 1B  
Vacant Units  
Ongoing

Building 1A  
Building 1B  
Occupied Units  
Starting in 2025

## 2024

Building 3B  
Early Sep. 2024  
*(pending utility  
upgrades)*

Building 4A  
TBD 2024-2025  
*(pending permits)*

## 2025

Bldg. 2E – Q1 2025  
Bldg. 3A – Q1 2025  
Bldg. 2G – Q2 2025  
Bldg. 4B – Q2 2025  
Bldg. 3C – Q3 2025  
Bldg. 6A – Q3 2025  
Bldg. 6B – Q3 2025  
Bldg. 6C – Q4 2025

## 2026

Bldg. 2F  
Bldg. 4E  
Bldg. 9A  
Bldg. 2A  
Bldg. 2B  
Bldg. 4D  
Bldg. 5B  
Bldg. 4C  
Bldg. 2C  
Bldg. 2D

## 2027

Bldg. 5C  
Bldg. 5A  
Bldg. 7A  
Bldg. 8A  
Bldg. 8B  
Bldg. 7B

**Important: Phasing and dates are subject to change. Later buildings will get more specific date ranges in future quarterly reports as we monitor progress.**



# Temporary Relocation Communication

- **Building-specific Relocation Meetings\***
  - Meeting #1: In-Person
    - Approximately 1 week before the 90 day notice you will be invited to an in-person resident meeting.
  - Meeting #2: Virtual
    - Approximately 30 days after the in-person meeting.
- **Packing and Moving**
  - After Meeting #1
    - Residents will be asked to start scheduling pre-move unit inspections with the Resident Relations Manager and the Moving company.
  - Packing Materials
    - Provided approximately 6-8 weeks prior to your individual relocation.

*\*Personal relocation questions should be reserved for the 1:1 appointments to be scheduled with the Resident Relations Manager when your building is within the 90 day notice period.*



# Introduction to Sucely

- **Role of the Resident Relations Manager**

- **Resident liaison** – primary point of contact throughout project
- **Project bridge** – working jointly with Construction Management to maintain alignment of all parties.
- **Communicate** – notify upcoming renovation activities
- **Coordinate** – resident meetings, relocation, and other activities
- **Email:** [mvreno@esring.com](mailto:mvreno@esring.com)

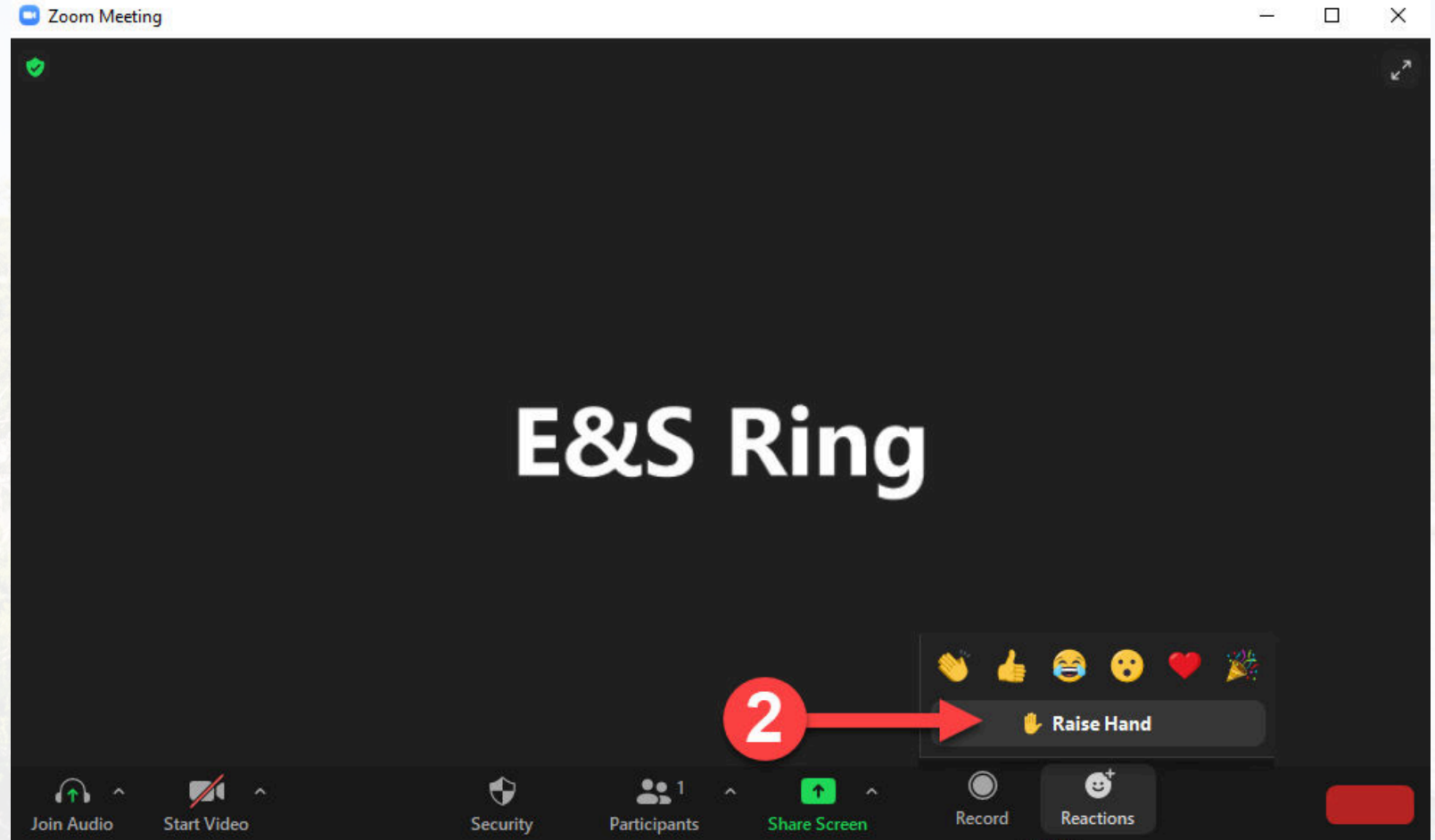


# Q&A





1. Please use Zoom to “Raise Hand”
2. You’ll be unmuted in the order of “Raise Hand”
3. Limit one question per person





# Thank You

## Questions About the Renovation

- Visit [parcel113mdr.com/renovations](https://parcel113mdr.com/renovations)



- Email [mvreno@esring.com](mailto:mvreno@esring.com)



# Amenity Updates

## The Village Renovation Temporary Alternative Locations for Amenities





# Building Numbers





# Renovation – mock-up units

