



PROJECT UPDATE

Silvergate Rancho Bernardo
San Diego, CA

October 2018



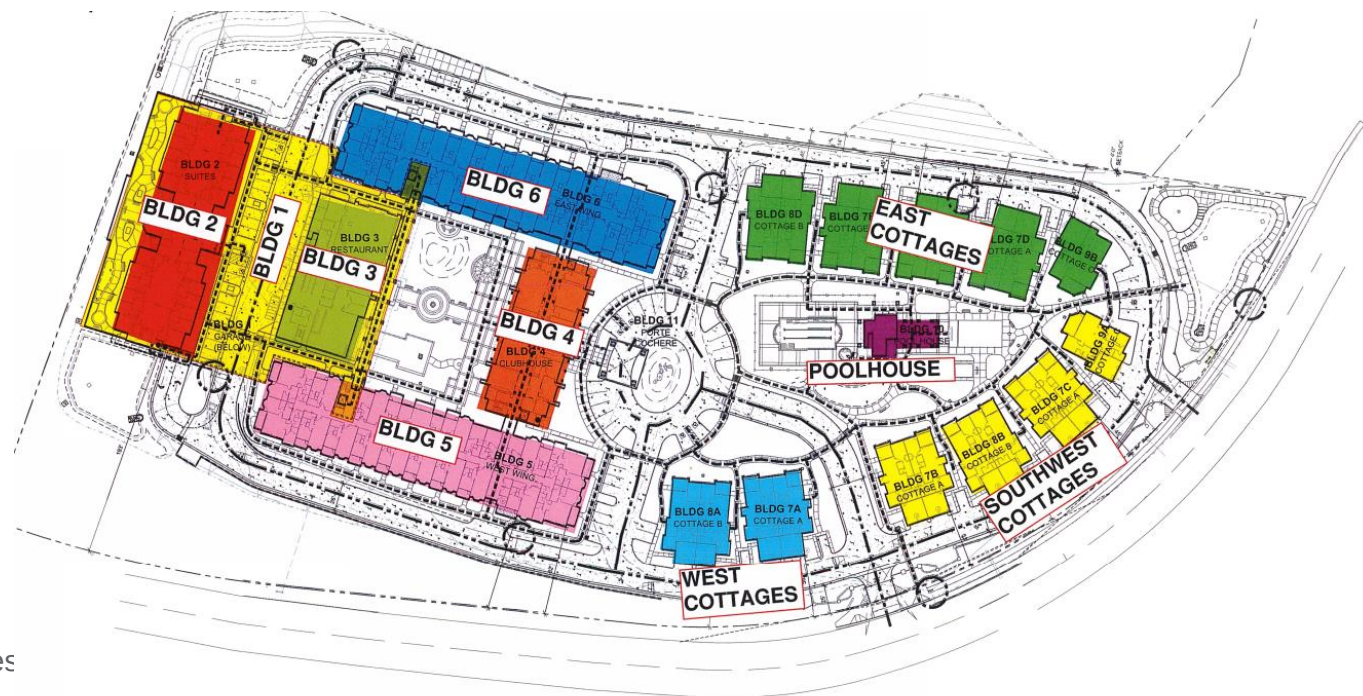
TABLE OF CONTENTS

- Current Highlights
- Safe Hours
- Project Photos
- Virtual Design Coordination
- Upcoming Highlights
- Ryan Companies Contact Information



CURRENT HIGHLIGHTS

- East Apartments (Building 6)
 - Foundation and S.O.G. concrete pour complete
 - Structural steel erection in progress
- Memory Care (Building 2)
 - Level 1 structural steel/panelized walls in place
 - L2 joist framing and metal deck in progress
 - L2 MEP sleeve layout in progress
- West Apartments (Building 5)
 - Foundation reinforcement and pour complete
 - S.O.G. conduit in progress. Slab forms in progress
- Clubhouse (Building 4)
 - UG plumbing and electrical in place
- E Cottages (7D, 7E, 8C, 8D, 9B)
 - Post Tension S.O.G. concrete poured. Wall framing in progress
- SW Cottages (7B, 8B, 7C, 9A)
 - UG plumbing and electrical in place
 - Footing excavation, final grade, reinforcement in progress



42,200

SAFETY HOURS
TO DATE

PROJECT PHOTOS

October 2018





B6 slab on grade Prep



B6 Foundation and Final grade



B6 slab on grade pour



B6 slab on grade pour



B2 Structural steel and L1 Panelized wall erection



B2 – Structural Steel L1 Panelized walls



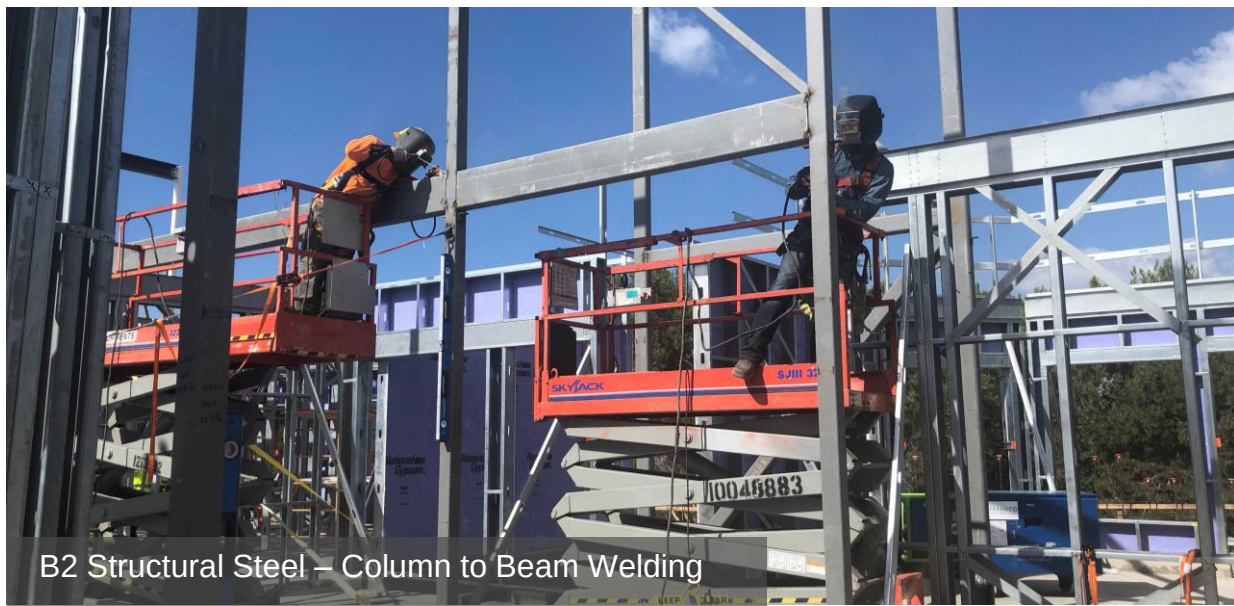
B2 – Structural Steel Intumescent Paint



B2 – Brace Frame Infill Framing



B2 – Structural Steel Intumescent Paint



B2 Structural Steel – Column to Beam Welding



B2 Wall Panel Erection



B2 Joist Framing



B2 Joist Framing



B2 – L2 Deck in progress

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B2 – Joist Framing/L2 Deck in progress



B5 – Footing excavation



B5 – Footing reinforcement



E Cottages – PT Reinforcement in place



E Cottages – Final Grade



E Cottages – S.O.G. Pour



E Cottages – S.O.G. Pour



E Cottages – Slabs Poured, Framing Layout



E Cottages – Wall Faming



E Cottages – Wall Framing



B6 – Structural Steel Erection



B6 – Structural Steel Erection



B4 – Underground Plumbing

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B4 – Underground Plumbing



SW Cottages – Footing Excavation



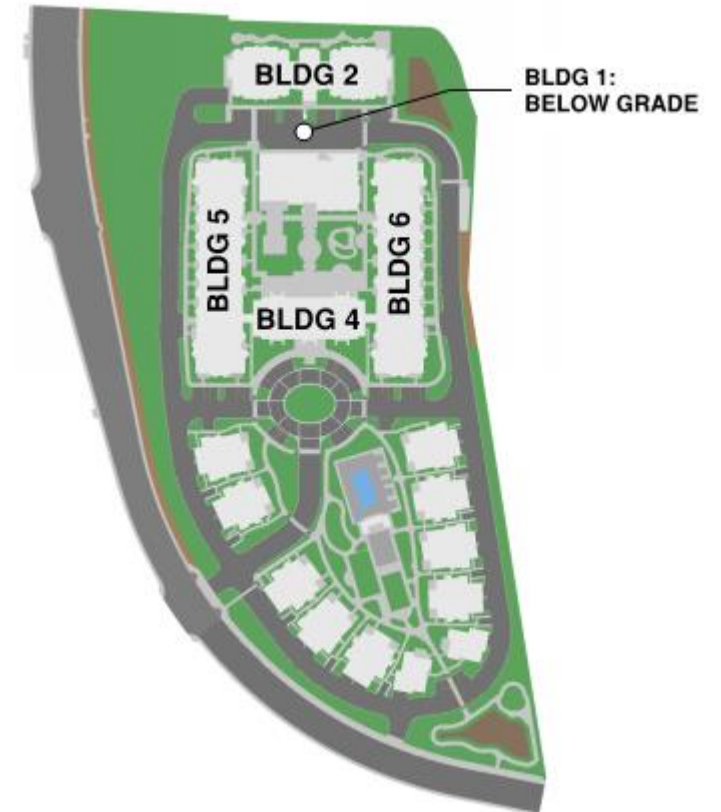
SW Cottages – Footing Excavation



Virtual Design Coordination

- Current Coordination Status:

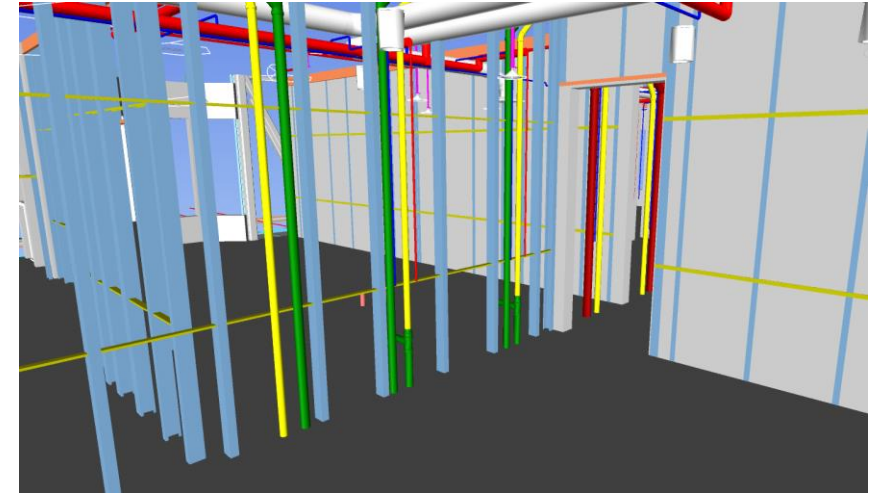
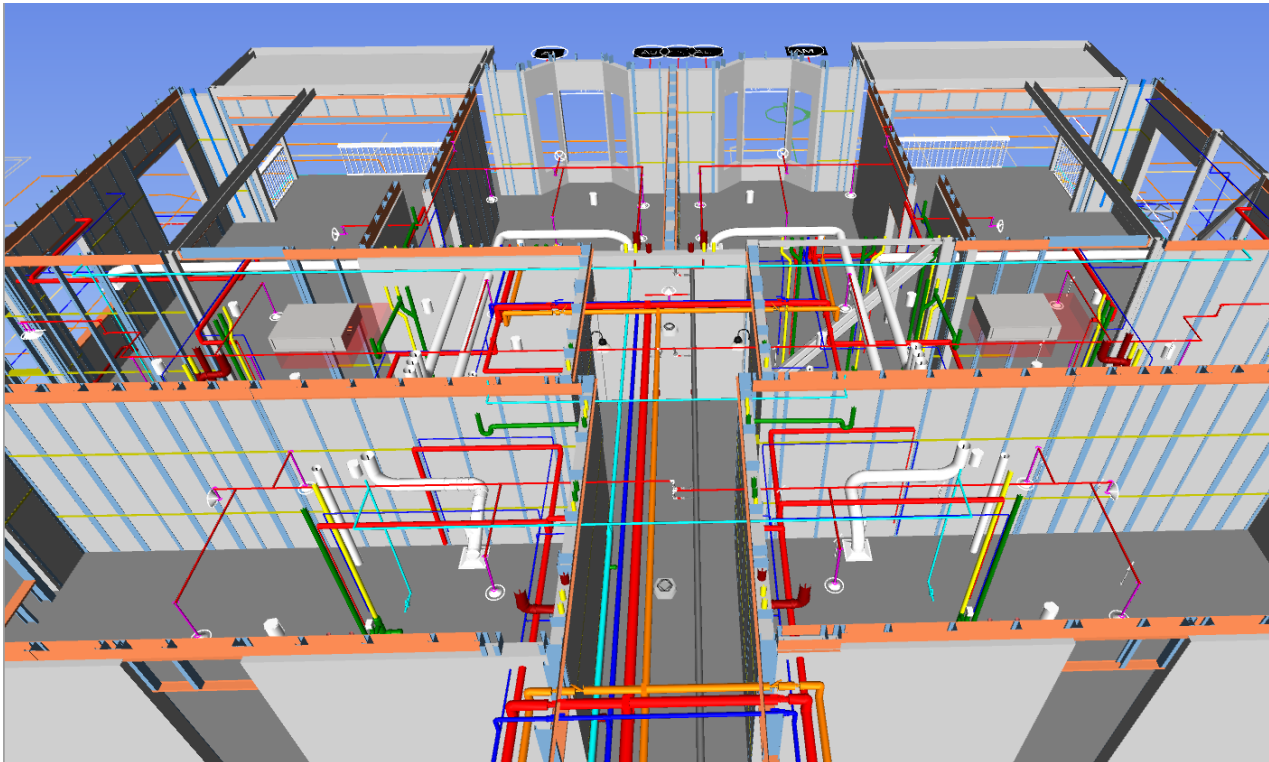
- Garage (B1)Complete
- Memory Care (B2).....Complete
- Apartments (B5/B6).....In Progress
- Clubhouse (B4).....In Progress
- Restaurant (B3)Upcoming





Virtual Design Coordination - Highlights

- East Apartment Wing (Building 6)



Panelized stud walls were coordinated with plumbing, mechanical, electrical, and fire-protection design.

Accuracy of this multi-system coordination is critical to ensure proper pre-fabrication and layout for maximum field efficiency.



UPCOMING HIGHLIGHTS

- East Apartments (Building 6)
 - L1 Panelized wall erection
- Memory Care (Building 2)
 - L2 Deck Pour and MEPF layout
 - L2 Panelized wall erection
- West Apartments (Building 5)
 - Slab on grade formwork, reinforcement, and pour
- Clubhouse (Building 4)
 - Foundation excavation, reinforcement, and pour
- E Cottages
 - Complete roof trusses, sheathing
 - MEP&F Rough-in
- SW Cottages
 - S.O.G. formwork, reinforcement, and pour
 - Wall Framing
- W Cottages
 - Grading, footing excavation, formwork, reinforcement, and pour
- Pool House (Building 10)
 - Grading, footing excavation, formwork, reinforcement, and pour



CONTACT INFORMATION

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