



PROJECT UPDATE

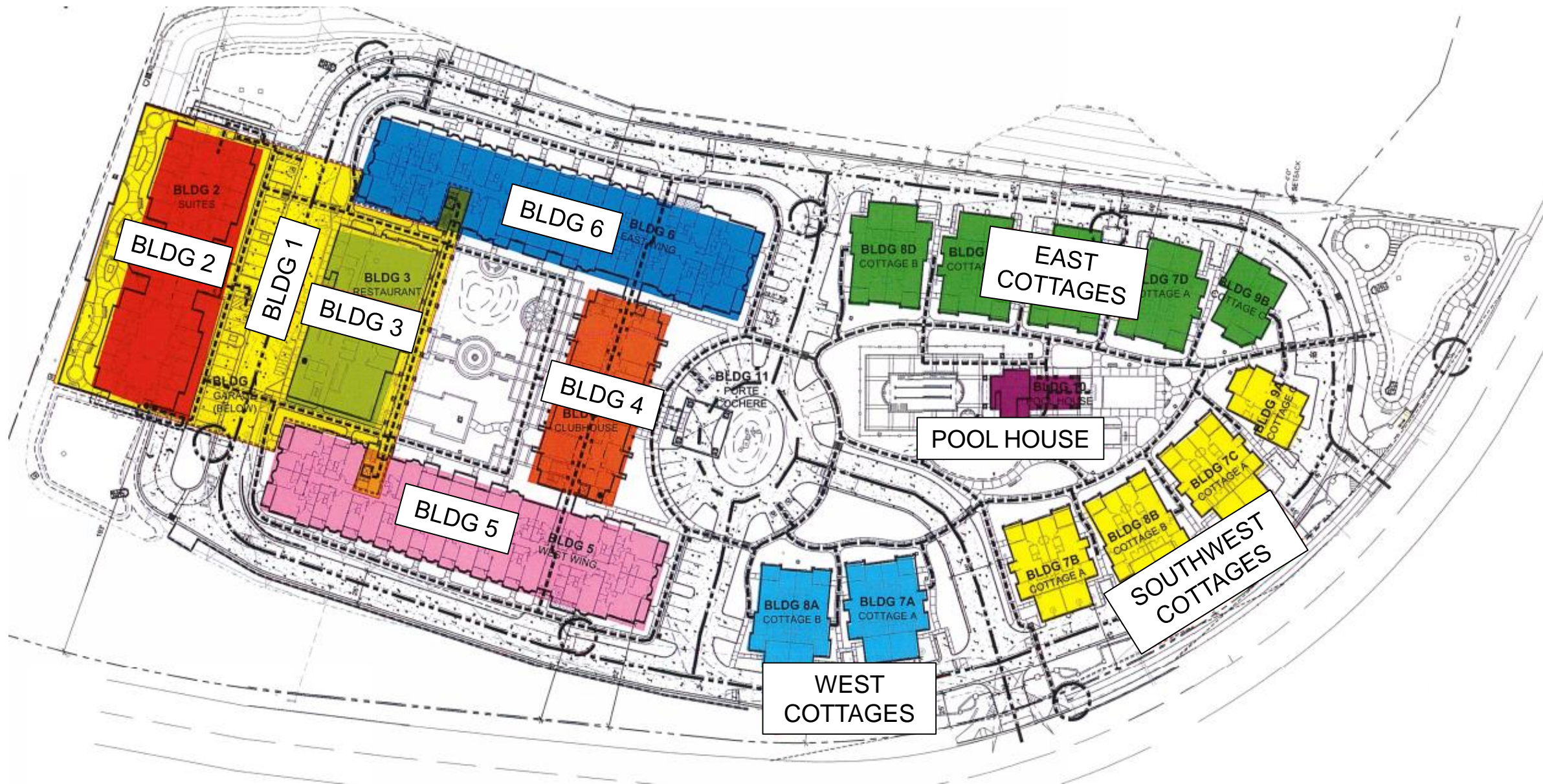
Silvergate Rancho Bernardo
San Diego, CA

November 2019



TABLE OF CONTENTS

- Site Map
- Safety Hours
- Current Highlights
- Project Photos
- 360 Photos
- Upcoming Highlights
- Ryan Companies Contact Information



280,262

SAFETY HOURS
TO DATE

Current Highlights

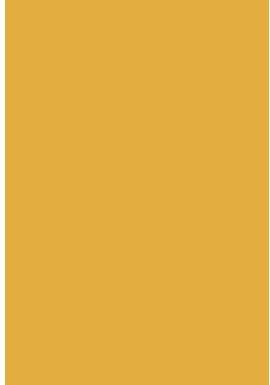
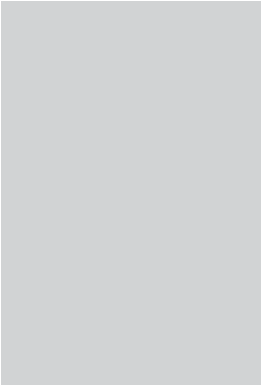
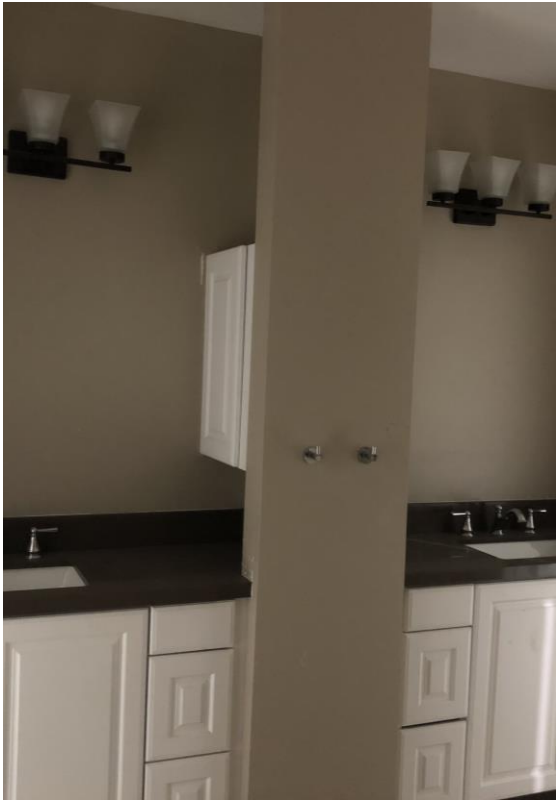
- Memory Care (Building 2)
 - Flooring, tile, counter, and door install in progress
 - Exterior Stucco Complete
 - Storefront Glazing Install Complete
- Restaurant & Colonnade (Building 3)
 - Interior drywall in progress
 - Ceiling soffit framing complete
 - MEP Rough-in Complete
 - Kitchen Grease Hood Installed
 - Kitchen walk-in Cooler & Freezer installed
- Clubhouse (Building 4)
 - Drywall/taping in progress at L3
 - Interior drywall install at L1 and L2
 - MEP rough in complete on L2 and L3
 - Exterior Lath in progress
- West Apartments (Building 5)
 - MEP rough in Complete
 - Soffit Framing Complete
 - Interior paint and millwork in progress
 - Exterior Lath and stucco in progress
- East Apartments (Building 6)
 - Interior painting complete (1st coat)
 - Interior finishes – cabinets, millwork, tile, lighting – in progress
 - Exterior stucco color coat in progress
- Cottages (Buildings 7A-E; 8A-D; 9A,B)
 - Exterior landscaping in progress
 - Interior Finishes complete
 - Owner Punch Walk Upcoming
- Porte Cochere & Walkway
 - Exterior Sheathing in progress
 - Exterior Lath and stucco upcoming
- Pool House & Pool (Building 10)
 - Kitchenette Cabinetry in progress
 - Lighting fixtures in progress
 - Courtyard Concrete ongoing
- Sitework
 - Curbs and gutter – 90% complete
 - 1st coarse of road asphalt complete site-wide
 - Landscaping – tree delivery and install – in progress
 - Bioretention basin material fill complete

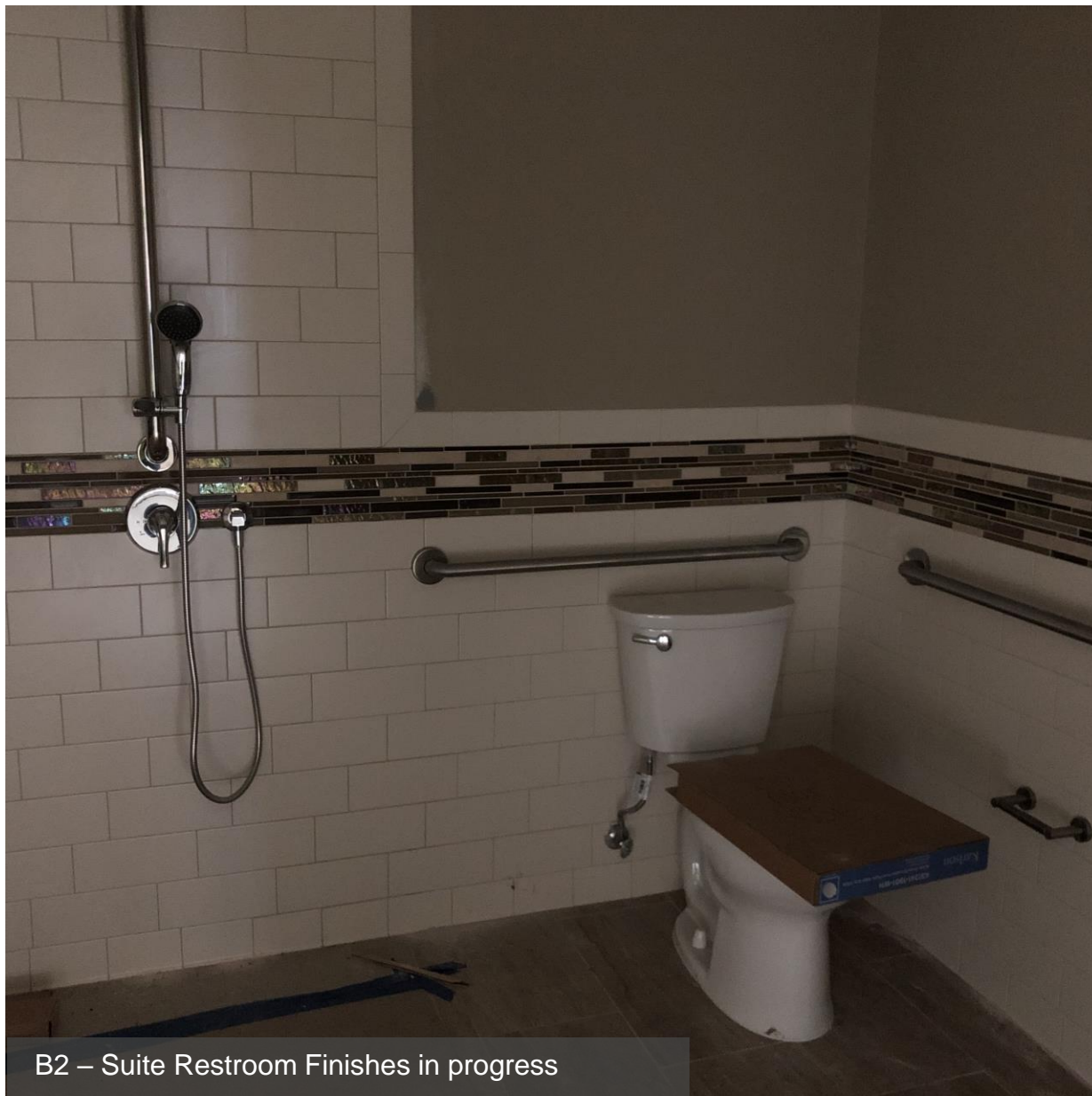
PROJECT PHOTOS

November 2019



MEMORY CARE





B2 – Suite Restroom Finishes in progress



B2 – Living Room Finishes in progress



B2 – Activities Room



B2 – Main Entryway – Storefront glazing in progress



B2 – Landscape planter forms in progress



B2 – Activities Room



Pool – Fence Pilasters



Pool and Pool House



Pool – Decorative Concrete



Pool – Spa Coping complete



Bioretention basin fill in progress



Bioretention basin fill in progress



Roadway grading



Roadway curb and gutter



Curb, Gutter and Asphalt in progress



Curb, Gutter and Asphalt in progress

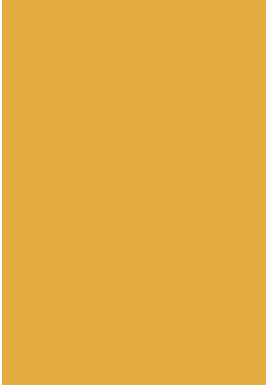
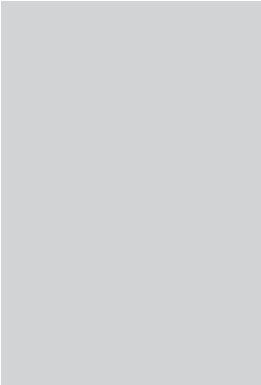
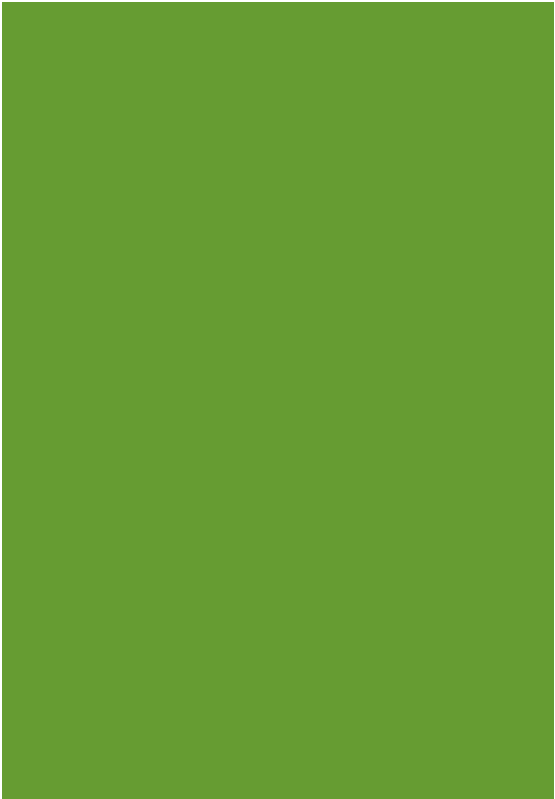


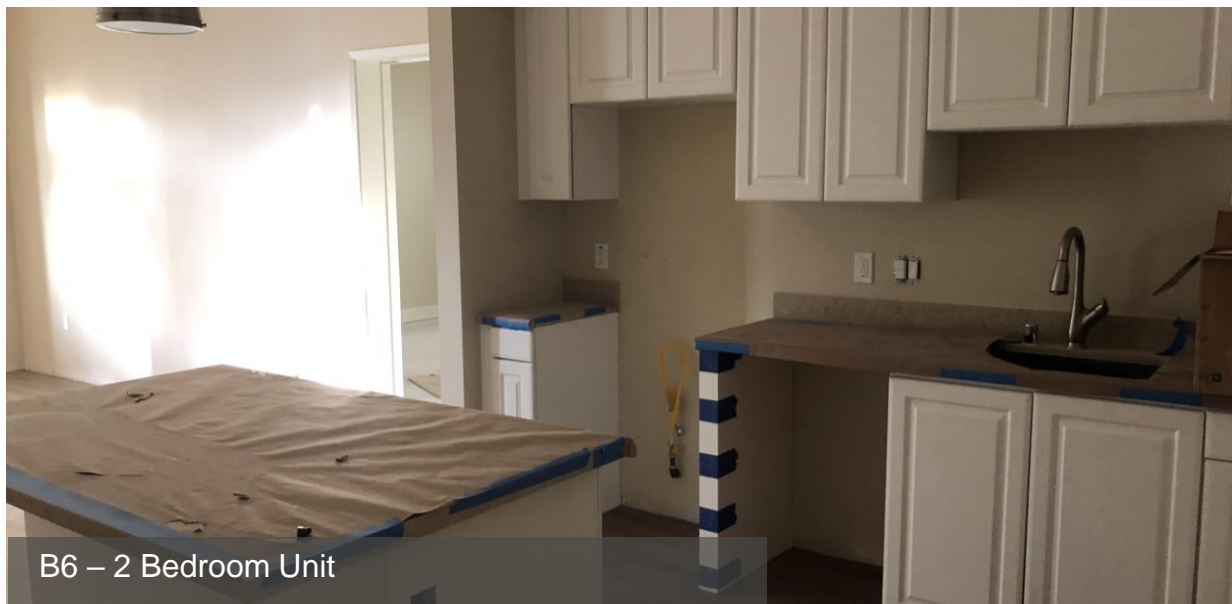
Curb, Gutter and Asphalt in progress



Site Entry – CMU wall and Pilasters in progress

EAST APARTMENTS

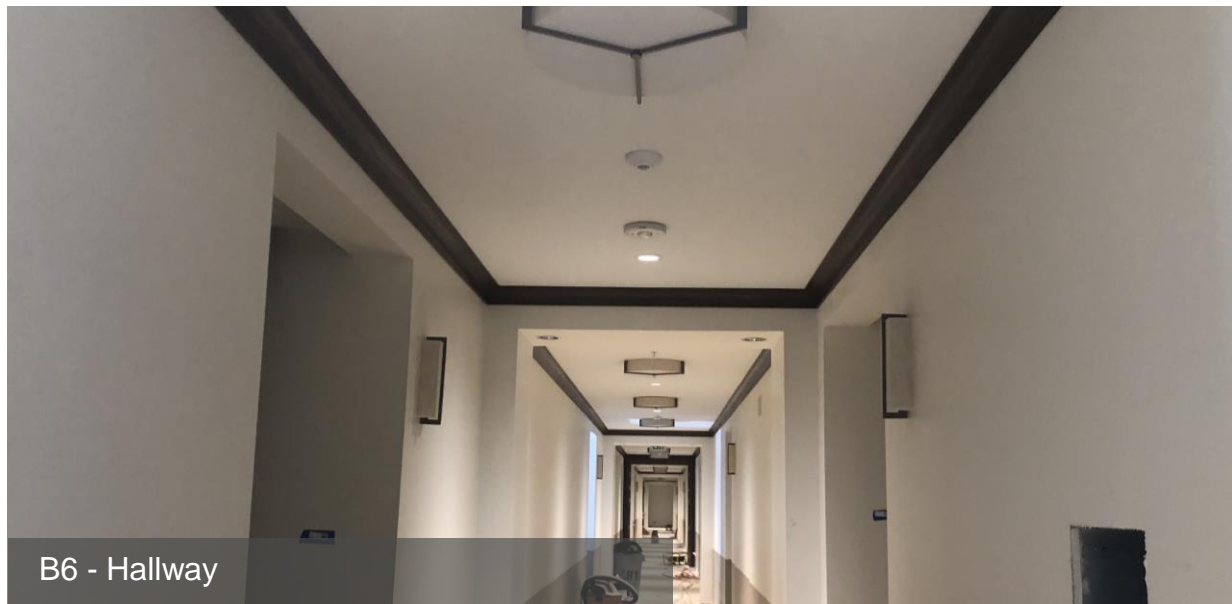




B6 – 2 Bedroom Unit



B6 – 1 Bedroom Unit



B6 - Hallway



B6 – Entrance



B6 exterior stucco – scratch



B6 exterior stucco - lath



B6 – Stucco Color Coat Complete



B3 and B6 Exterior Progress



B5 (left), B4 (center), B6 (right) progress



Courtyard Exterior



B5 exterior lath in progress



Clubhouse HVAC unit hoist in progress



B4 – Salon Progress



B4 – Yoga Room Progress



Clubhouse – Hallway Progress



B4 – Game Room Progress

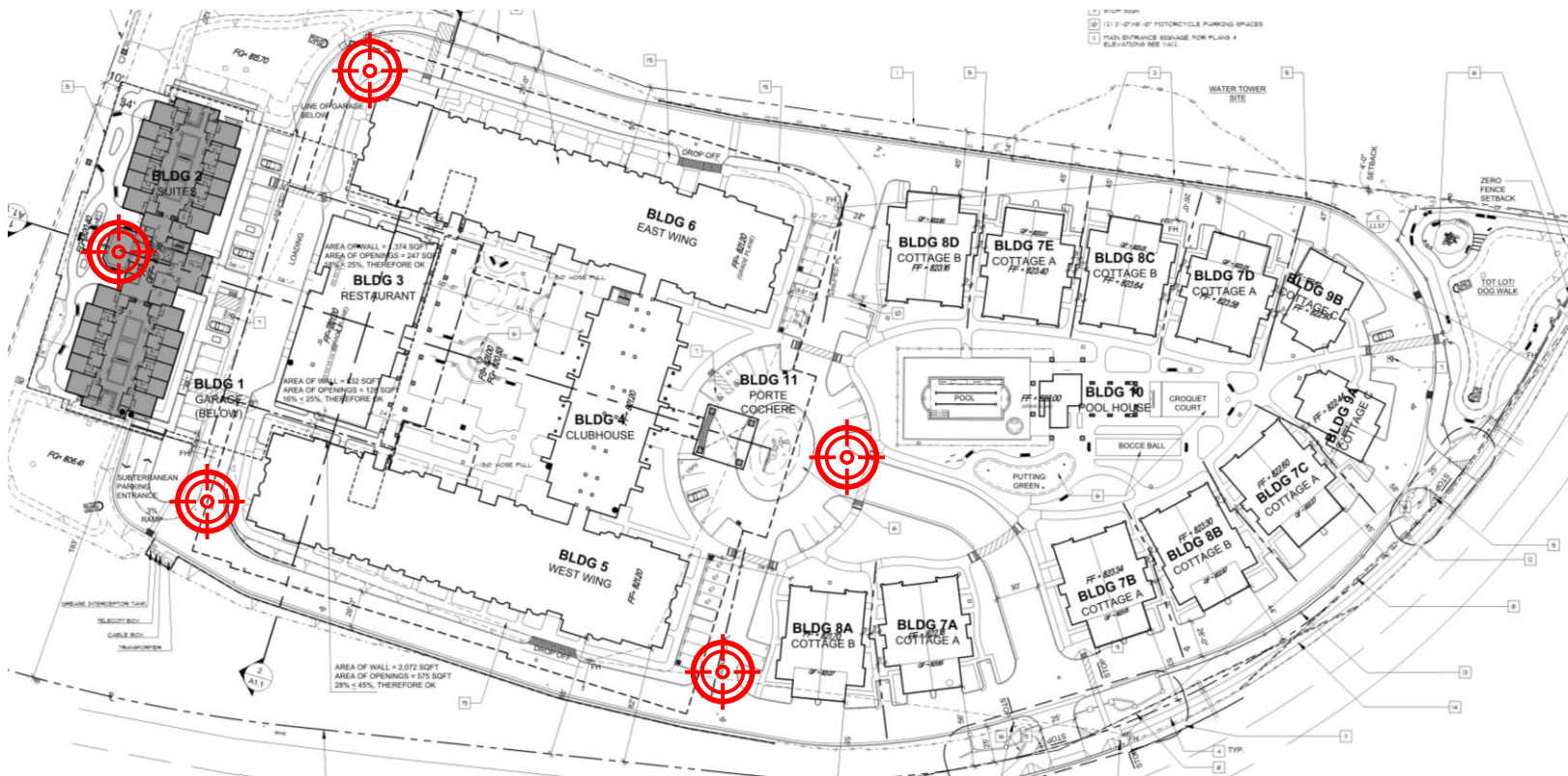


B5 – HVAC Condenser – Electrical Startup Prep



Site Looking South

360 PHOTOS



Click on the targets to view
360 degree images of the
site.

The link will take you to your
web browser to view the
photo.

Then use your cursor to pan
around the photo in any
direction you like.

Upcoming Highlights

- Memory Care (Building 2)
 - Flooring Completion and Entertainment Center Install
 - Interior Finish Completion
 - Owner Punch Walk
- Restaurant & Colonnade (Building 3)
 - Exterior stucco
 - Additional structural framing at entry
 - Restaurant drywall and taping completion
- Clubhouse (Building 4)
 - Drywall and taping completion
 - Porte Cochere and Walkway stucco
- West Apartments (Building 5)
 - Begin painting
 - Tile, Flooring, Cabinets, Counter in progress
- East Apartments (Building 6)
 - Tile, Flooring, Cabinets, Counter Complete
 - MEP Trim Complete
 - Exterior Sidewalk Pour
- Cottages (Buildings 7A-E; 8A-D; 9A,B)
 - Exterior light fixture installation
 - Interior Finish Completion
 - Owner Punch Walk
- Porte Cochere & Walkway
 - Exterior Stucco
 - Install precast columns
- Pool House (Building 10)
 - Millwork and counter installation
 - TP&A installation
 - MEP finish trim
 - Owner Punch Walk
- Sitework
 - Continue curb, gutter, and sidewalk
 - Base layer paving

Contact Information

Hans Muecke**Senior VP Operations, Western US**

(p) 858-812-7964

(c) 630-606-2503

Hans.Muecke@ryancompanies.com

Michael Beadle**Director, Construction**

(p) 858-812-7926

(c) 612-239-5547

Michael.Beadle@ryancompanies.com

Niels Zwinkels**Field Coordinator, Western US**

(p) 858-812-7910

(c) 760-815-0615

Niels.Zwinkels@ryancompanies.com

Keith Pitts**Project Executive, Construction**

(p) 858-812-7970

(c) 619-385-9587

Keith.Pitts@ryancompanies.com

Travis Urig**Project Manager**

(p) 858-812-7920

(c) 602-329-2044

Travis.Urig@ryancompanies.com

Cody Vander Veen**Project Manager**

(p) 858-812-7953

(c) 612-400-5121

Cody.VanderVeen@ryancompanies.com

Jerame Carlson**Senior Project Engineer**

(p) 858-812-7951

(c) 641-231-1208

Jerame.Carlson@ryancompanies.com

Katerina Grengs**Virtual Design Coordinator**

(p) 612-492-4713

(c) 651-472-1915

Katerina.Grengs@ryancompanies.com

Nick Cap**Superintendent**

(c) 602-513-3235

Nick.Cap@ryancompanies.com

Paul Stykel**Superintendent**

(c) 619-385-1115

Paul.Stykel@ryancompanies.com

Ed Souza**Superintendent**

(c) 858-245-4874

Ed.Souza@ryancompanies.com

Tommy Sewell**Assistant Superintendent**

(c) 619-380-1203

Tommy.Sewell@ryancompanies.com

Heather Sullivan**Project Coordinator**

(p) 858-812-7963

Heather.Sullivan@ryancompanies.com

Taylor Barton**Project Engineer**

(p) 607-425-0101

Taylor.Barton@ryancompanies.com

Katerina Petrova**Assistant Superintendent**

(c) 858-230-9080

Katerina.Petrova@ryancompanies.com