



The Vineyards at Porter Ranch

PORTER RANCH

erched on a scenic hillside at the center of one of LA's most desirable suburbs, this welcoming community gathering place features a pedestrian-friendly, sustainable design providing family entertainment, dining, and neighborhood.

The open-air lifestyle center features an architectural character reminiscent of

WHO'S BUILDING SPOTLIGHT

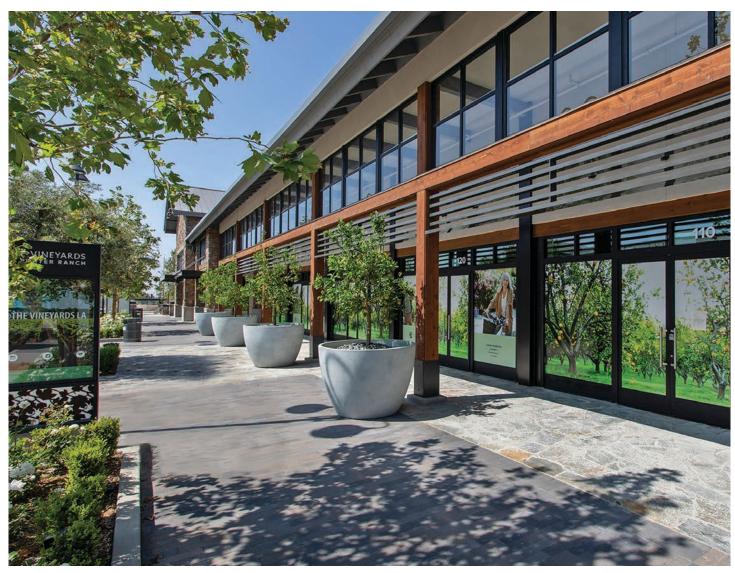
a contemporary vineyard. Raising the bar on sustainable retail, the developer carefully designed

and implemented a range of features and construction methods to ensure a lower ecological footprint and to create a thriving community as a focal point for the surrounding neighborhoods.

With an aesthetic inspired by California's elegant and eclectic wine-making regions, the project incorporates active vineyards and ancient field-grown olive and oak trees throughout. The Vineyards pamper and entertain its guests with an array of pedestrian amenities, play areas, gathering/event spaces, and dining experiences, while setting a new standard in sustainable development.

To complement the 220,000-square foot lifestyle center, The Vineyards at Porter Ranch includes a 100-room hotel, 50,000-square foot Kaiser medical office building and gated 266-residence luxury apartment community.

LEED Silver certified, the retail center features storm water capture systems for increased water efficiency, eco-friendly fixtures, car charging stations, photovoltaic systems, native and drought tolerant landscaping. All features integrate with some of the best and latest technologies for a sustainable operation.







PROJECT HIGHLIGHTS

- 220,000 sf lifestyle center
- 100-room hotel
- 110 bicycle storage lockers and racks
- 120 total electrical vehicle (EV) charging stations and clean air vehicle (CAV) parking stalls







601 Amalfi Drive | Palisades Riviera \$13,000,000 | Sold



600 Sweetzer | West Hollywood \$2,395,000 | Pending



1531 Lindacrest | Beverly Hills Post Office \$5,995,000 | Sold



9410 Duxbury Dr | Beverlywood \$3,595,000 | Sold



11426 Chenault St | Brentwood \$3,595,000 | Sold



10723 Le Conte Avenue | Little Holmby \$7,995,000 | Sold



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It's not who sold the most homes, it's who sold YOUR home for the MOST.



Pendry West Hollywood

WEST HOLLYWOOD

endry West Hollywood embraces the best of California modernism and the glamorous life in the Hollywood Hills. This storied location lies at the heart of LA's rich film, music and cultural history — and pulses with an energy all its own. With a fresh take on

WHO'S BUILDING SPOTLIGHT

modern luxury, Pendry West Hollywood elevates the Sunset Strip to a new level of sophistication.

The project consists of a 149-key, 12-story hotel tower, and a 12-story, 40-unit luxury condominium, designed by Cuningham Group Architecture, and features six levels of underground parking, restaurants, retail and a bowling alley.

The 149 hotel guestrooms and suites offer sweeping views across Los Angeles and up to the Hollywood Hills. With interiors inspired by ocean waves and dusky Southern California skies, the accommodations invite guests to relax in pure luxury.

Pendry Residences West Hollywood is a limited collection of only 40 luxury homes in an architecturally stunning building that terraces off Sunset Blvd down Olive Street. Imagined by renowned designer and architects Martin Brudnizki and EYRC, every residence offers spacious interior living with thoughtful touches and custom finishes, private elevator access, and large expansive terraces up to 3,400 square feet.

The entire project spans 476,000 square feet and is located on the Sunset Strip.

PROJECT HIGHLIGHTS

- Iconic Sunset Strip location
- 149-room, 12-story hotel tower
- 12-story, 40-unit luxury condominium
- Sweeping views across LA and the Hollywood Hills









Using Innovative Processes to Bring New Homes to the LA Community

uffolk is one of the most innovative and successful builders and real estate ventures in the country - continuously channeling the power of its high-performing team, innovative culture, and spirit of community. Within Los Angeles, Suffolk maintains a passion and dedication to building quality and sustainable projects for Angelenos to call

ADDRESSING THE HOUSING SHORTAGE

Affordable housing continues to be a growing need across the country, and especially in our own backyard in Los Angeles. Throughout the years, Suffolk has remained committed to revitalizing neighborhoods by constructing supporting housing for the city's most vulnerable individuals, families and veterans. Suffolk has led affordable housing projects totaling over \$1 billion across 11,000 residential unit builds. As a company, Suffolk believes in the potential of all people and takes responsibility to uplift one another and positively impact communities.

MODULAR CONTRUCTION AND DESIGN WITH MERCY HOUSING

Locally, Suffolk is doing its part to alleviate the housing shortage in partnership with Mercy Housing – an organization working to



RENDERING COURTESY OF MERCY HOUSING

eliminate homelessness and housing insecurity – and with support from the city through Proposition HHH, a \$1.2 billion bond to more than triple L.A.'s annual production of supportive housing.

Most recently, Suffolk broke ground on 6th & San Julian in downtown Los Angeles. This six-story building will include 94 housing units for low-income households, a 13-car subterranean parking lot, community room, resident art mural, outdoor courtyard, bicycle parking and on-site supportive services provided by The People Concern.

Suffolk is also working with Mercy Housing on the construction of a development of a new multi-family housing project at 3552 Whittier Boulevard. This development will provide 63 permanent supportive housing studio units to the local community in East LA. Other building features include common areas, permanent supportive housing services and outdoor landscaped areas.

These projects are made possible through Suffolk's commitment to building efficiently and most effectively using techniques like modular construction. This technique allows the foundation and other prep work to be done on-site while units are manufactured elsewhere. Once completed, the pieces are assembled at the job site. As a result, modular construction reduces project timelines,

saves construction costs, and reduces waste throughout the build process.

To ensure projects stay on track, Suffolk also brings stakeholders together early in the process. Collaboration between constructors, designers and contractors partner all aspects to align on a common goal to increase effi-

Both Mercy Housing projects are examples of Suffolk's ability to leverage 40 years of experience, while keeping an eye toward the future of construction.

PROVING IMPOSSIBLE WRONG

Suffolk is at the forefront of game-changing innovations that are impacting the world and changing the way the industry approaches new projects. In recent years, construction has been one of the slowest industries to digitize in the world. Suffolk's mission is to close the gap between the technology available and the potential for development in the future. Through a variety of technology-first programs both on-site and off, Suffolk has been able to make a lasting impact.

At its core, Suffolk has a mission to streamline the building lifecycle to bring much-needed projects to life - both in Los Angeles and across the world.

Learn more at Suffolk.com.



At Suffolk,

we've always sought

the most inspiring

solutions for our clients'

challenges. We pursue

better in an industry

ruled by the status quo.

Because we've never seen

impossible as an obstacle,

but as an invitation.

To take your vision

and find new ways to

make it a reality.

To look impossible in the eye,

and prove it wrong.



Invest. Innovate. Build. Challenge your idea of what a construction company can do. | suffolk.com

Transparency In Construction Management: An Open Book Methodology

ccurate or not, the construction industry has historically been faced with unfavorable perceptions. In Southern California, Clune Construction has been combating these perceptions for its entire 24-year history through its award-winning company ethics and open book methodology.

When assembling a Guaranteed Maximum Price, Clune's strong industry relationships translate to subcontractors wanting to be on the company's bid list and to work on their jobsites. Clune's project managers and superintendents work tirelessly to provide the highest quality spaces and utmost client satisfaction. Making their client's lives easier has always been Clune's end goal.

SUBCONTRACTOR SELECTION

To provide the highest quality finished product for its clients, Clune works with Southern California's top tier subcontractors. The company's pre-qualification process thoroughly evaluates each subcontractor to confirm they have the required financial security, safety record and manpower before they are allowed to bid on a project.

Clune's market leverage helps them get the most competitive pricing. Subcontractors also know that Clune always runs a safe and clean jobsite, allowing them to put together pricing without having to factor in potential issues, down-time or mis-coordination of work.

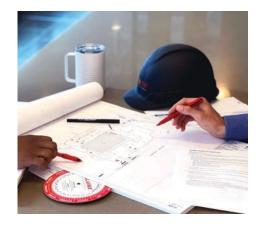
AWARDING A JOB

Clune has adopted a purposeful bidding and scope review process to buy the job correctly upfront. From the beginning, they put together a detailed bid package allowing each trade to provide accurate pricing and clarify which trade is handling each specific scope item. Clune sources competitive pricing from three-to-five qualified bidders, levels the bids, and invites the two lowest bidders to a scope review meeting. Architects and clients are also invited to this meeting.

"This further promotes transparency and assists the team in ensuring every box is checked," said Randy Starbird, president of Clune West Region.

Schedule, logistics, safety, material purchasing and lead times are all discussed in a scope review. They also determine potential value engineering opportunities to lower the overall project's costs, while maintaining design intent. This level of detail helps determine anything that could impact cost down the road, allowing Clune to cover and buy from the subcontractors in a competitive environment.

For example, on a build-out of 12-floors, the design intent of the drawings was to reuse existing perimeter soffit. However, when meeting with subcontractors during scope reviews, the team realized that reusing the soffit was not feasible and would have been more costly to retain. They were replaced.



"Had that conversation not happened, there would have been a major cost and schedule implication to the job when the team was already on-site and ready to build," said Starbird. "Scope reviews are a significant tool for mitigating this risk."

After a scope review, Clune can confidently recommend the most competitively priced sub-contractor knowing t they have the full scope bought, and the project can be completed as intended.

TRACKING EVERY DOLLAR

Clune's clients benefit from the same transparency throughout the duration of their proj-

ect. Weekly updates are provided, showing the schedule overview and upcoming tasks, safety record, architectural progress and overall financial health of the job. Project stakeholders are able to see where every dollar is allocated and where the project stands at any given moment.

To Clune however, full transparency means more than just financial reports. Their teams want clients to know everything about their project.

"Even if there is a change that doesn't impact the project's budget, clients still receive a detailed explanation of the change," Starbird explained.

THE VALUE

Clune's clients in Southern California have the secure knowledge that any construction intangible will be bought up front, rather than dealing with change orders down the road. Clune goes beyond what is shown on the drawings to account for every potential cost.

"Transparency is just one of the behaviors that contribute to the Clune Way Values of Service, Teamwork, Respect, Excellence, Leadership and Innovation," said Starbird. "These values are the foundation of who Clune is as a company, and among the reasons that a large percentage of our clients are repeat clients."

Learn more at clunegc.com.





Global Experience Adapted for Local Communities

ilbane Building Company is honored to be part of a group of contractors dedicated to growing the LA community. Working in Southern California for over 30 years, Gilbane continues to build upon its success and proven track record here. The company's diverse portfolio in California includes higher education, corporate/commercial, and life sciences. Gilbane's cutting-edge technologies and investment in innovation keep us at the forefront of award-winning buildings that owners are proud to call their own.

In business for 150 years and operating in 45 offices worldwide, Gilbane has deep experience that it pulls from and then seamlessly adapts to meet the needs of projects within the local communities. Gilbane's Los Angeles team lives, works, and plays here, and is invested in its LA community both personally and professionally. As a family-owned business for six generations, Gilbane strives to treat everyone it works with like family.

GILBANE CARES: INCIDENT AND INJURY FREE CULTURE

"Gilbane Cares" means the safety of everyone on its project sites is the number one priority. Gilbane has developed award-winning programs to protect the health and safety of every single person on its sites with a significant investment made in training employees and partners in JMJ Associate's Incident and Injury Free (IIF) methods. Gilbane has been honored by the Associated General Contractors, Construction Users Roundtable and others as one of the safest companies in the construction industry.

COMMITMENT TO SUSTAINABILITY

Gilbane's commitment to sustainability is underpinned by its corporate social responsibility and core values. In its offices and on its projects, Gilbane is dedicated to eliminating waste, reducing pollution, promoting recycling, utilizing repurposed materials, and increasing energy efficiency to reduce its carbon footprint.

DIVERSITY AND INCLUSION

Gilbane's commitment to economic inclusion and equal opportunity extends beyond policy. It's embedded into the culture and part of everything Gilbane does, from hiring practices and internal employee training initiatives, to engagement with local business communities in the places in which it works, lives and builds.

As part of this commitment to inclusionary



business practices, Gilbane encourages woman-owned, minority-owned, veteran-owned, and small business participation on all projects regardless of funding requirements. To reinforce this, Gilbane has established a 20% companywide small and diverse participation goal.

One expression of this commitment is the establishment of Gilbane's Employee Resource Groups (ERG), which allow employees to join as either active members or supportive allies.

COLLABORATION INHERENT IN THE PROCESSES

From the start, Gilbane partners with its clients to meet their goals, design intent, budget, quality, and schedule targets. Throughout the planning process, Gilbane brings the right people to the table to provide their valuable input. Every impact of this process is considered, developed, and shared with clients.

TRANSPARENCY & COST CERTAINTY

Gilbane prides itself on the reliability of its commitments. This behavior translates in the firm's history of repeat business as well as consistent procurement of best subcontractor pricing, which is directly passed on to customers. The firm's practice of Target Value Design ensures that the design is informed by the cost model. In doing so, Gilbane consistently closes holes and bridges gaps ensuring airtight scopes, resulting in greatly reduced contingencies allowing funds to be optimized and work for clients rather than sit in a contingency fund.

ABOUT GILBANE

Gilbane Building Company provides a full slate of construction and facilities-related services – from pre-construction planning and integrated consulting capabilities to comprehensive construction management, general contracting, design-build, and facility management services – for clients across various markets. Founded in 1870 and still a privately held, family-owned company, Gilbane has more than 45 office locations worldwide.

As a construction industry leader for six generations, Gilbane continues to deliver innovative building solutions – from state-ofthe-art high-rises to LEED-certified sustainable buildings. Comprised of over 3,000 multidisciplinary professionals operating in 45 offices worldwide, its teams deliver complex, geographically dispersed projects across the U.S. and internationally in countries such as Japan, Ireland, and Mexico.

Across the globe, Gilbane's best-in-class teams remain committed to the highest standards of quality with a commitment to exceed clients' expectatio

Client advocacy is the cornerstone of Gilbane's tagline, Building More Than Buildings. As a people-focused organization, the firm builds its client relationships on trust, continuous improvement, innovative solutions, and teamwork. Repeat work driven by long-term relationships is the foundation of its business.

For more information, visit gilbaneco.com.

Delivering Innovative Buildings In Our Southern California Communities

At Gilbane, we are committed to strengthening our communities through partnership, inclusivity, innovation, and hard work. It's just how we're built. Serving multiple markets in LA including:

- Higher Ed
- Entertainment
- Hospitality
- Healthcare
- Life Sciences
- Aviation









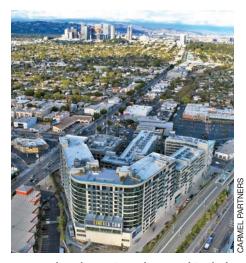
Fifty Years of Award-Winning Design and Leadership in Mixed-Use

Wan Tilburg, Banvard & Soderbergh, AIA / VTBS Architects is an architectural firm committed to service, quality and integrity. Its primary goal is to provide meaningful design solutions that effectively respond to the needs of its clients, while respecting the balance of community and the environment. VTBS is widely acknowledged to be a creative design firm with substantial technical abilities. Few other firms share its experience in designing a wide range of low and high density residential and mixed-use buildings.

The multi-talented design firm was founded by Johannes Van Tilburg, FAIA, Navy F. Banvard, FAIA, and L. Gustaf Soderbergh, AIA, LEED AP. All are former partners of Johannes Van Tilburg & Partners, a firm founded by Van Tilburg in 1971. Since the founding of the firm two satellite offices have been opened and thrive in San Jose, CA and Denver, CO.

With its diverse residential and commercial portfolio, VTBS is one of the most accomplished and recognized residential architects in the nation with tens of thousands of units designed for the Los Angeles Basin. It currently has dozens of residential and mixed-use projects totaling several thousand units in various stages of design, approval and construction.

A strong focus of the firm for many years has been infill and mixed-use projects. VTBS believes these projects hold great promise for



Linea Mixed-Use / Transit-Oriented at Pico and Sepulveda

inner-city and other urban areas where redevelopment sites offer the possibility of mixed housing typologies, sometimes with neighborhood-serving retail and commercial development, many of which are often transit-oriented. While the possibilities for these types of projects are tremendous, the environmental and political challenges can be significant. VTBS has an excellent record of successfully obtaining the most difficult of entitlements for these and all project types.

VTBS is committed to the preservation of natural resources with its focus on sustainable design. More than one third of its professional staff are LEED Accredited Professionals and on each project VTBS can achieve the level of sustainable design that its clients desire. In the area of sustainable design, VTBS views its role as advisors, offering ideas and concepts to clients from which they can make an informed decision as to which elements are to be incorporated in the project.

VTBS' experience with multi-use project typologies and solutions is broad. Its multi-family experience includes walk-up style garden apartments, three and four story 'wrap-around' projects with free-standing parking structures, three to eight story mid-rise podium projects both in wood frame and concrete, and high-rise apartments and condominiums.

These examples range from thirty to more than two-hundred units per acre. The firm's projects have targeted a wide range of social and affordability categories including market-rate and upscale projects at many price points, as well as affordable, student housing communities and all components of 'extended living' housing including independent living, assisted living, skilled nursing facilities and memory care.

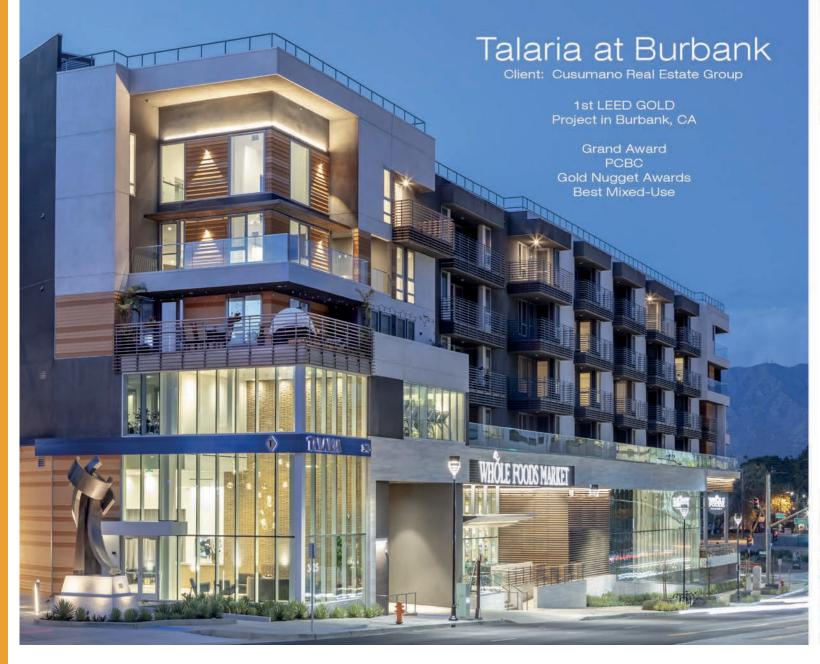
Recognized formally through a wide array of professional, community and industry commendations, VTBS has received awards from the American Institute of Architects; and from cities, counties and Chambers of Commerce throughout California and Colorado. In addition, design awards have been received from several professional builder organizations such as the Pacific Coast Builders Conference Gold Nugget Awards, The National Association of Homebuilders, the American Planning Association, and the National Commercial Business Council.

A further testament to VTBS' design ability and technical competence is the fact that vast majority of its work comes from satisfied repeat developer clients.

Many projects are often transit-oriented which opens up multiple opportunities and benefits. VTBS has designed over 62 transit-oriented projects throughout the greater Los Angeles area, providing opportune housing within walking distance of public transportation.

The design philosophy is simple: Van Tilburg, Banvard & Soderbergh, AIA will bring something unique and special to every project it designs. This goal is consistent from the most budget-conscious affordable housing project to major mixed-use and commercial developments that strive to make a statement for a particular client. VTBS believes firmly that its services are a vehicle to help clients achieve their project goals.

Learn more at vtbs.com.





VTBS Architects

Pioneering the mixed-use building typology in the Los Angeles area, first in 1988 with Janss Court comprised of retail, theaters, offices and residential uses, VTBS has subsequently provided Architectural Design Services for completing dozens of mixed-use projects in Los Angeles.





Building for Certainty of Delivery and Outstanding Value

athaway Dinwiddie is proud to be associated with co-developers McCarthy Cook and Northwood Investors on the Lumen West LA Project. Lumen West LA is a completely re-imagined first class amenity-rich workspace, with over 500,000 square feet of space including office and retail, with 65,000 square feet of private outdoor amenity space, including a one acre amenity deck, creating a balanced interaction with outdoor workspace and social / entertainment areas. Some project highlights include indoor and outdoor bridges connecting the two towers, grand staircase leading to 3rd floor amenity deck and Conference Center, open floorplate design, ample parking and much more. On track to be completed in 2022, Lumen will be the crown jewel of the Olympic Corridor. Upon completion the project will seek a certification of LEED Silver. Gensler is the architect, John A. Martin and Associates is the structural engineer.

HATHAWAY DINWIDDIE AT A GLANCE

Hathaway Dinwiddie is one of the most respected construction companies in California. For over a century, it has helped the nation's premier corporations and institutions develop landmark buildings throughout California. With offices in San Francisco, Santa Clara and Los Angeles, the company has over 400 salaried employees, over one third of which are LEED

Accredited Professionals. The firm is privately held and senior management continues a tradition of hands-on involvement on every project. Over the years, it has created many of the landmarks that define California's skyline, project types that include commercial office, higher education, bio-pharmaceutical, LEED / sustainable, healthcare, technology, entertainment, finance, and special use facilities. Hathaway Dinwiddie's leadership in the California construction industry is built upon a belief that the professionalism and dedication of its employees, combined with the integrity of client relationships, will continue to be the cornerstone of its success. This belief has engendered a project management style that integrates client focus, innovative thinking, teamwork and leadership to deliver better projects. This attitude is rewarded in that the majority of its work is for repeat clients. From preconstruction planning through project completion, Hathaway Dinwiddie makes the client's goals its own.

QUALITY CONTROL

Quality starts with the company's people and the dedicated resources made available on a daily basis, from preconstruction through construction. Quality is about the dedication of individual team members, who take the time to assure that every detail is reviewed. Beginning in the preconstruction phase, the firm's experienced team per-



forms constructability reviews and uses BIM tools to analyze all systems and details. This ensures that final fit and finish meet or exceed architect and owner expectations. Hathaway Dinwiddie studies options for materials, details, phasing and sequencing to maximize overall value. To monitor and improve the finished product, it employs rigorous quality at the source measures. In short, the team strives to leave no detail unchecked to ensure the best possible results.

SUSTAINABILITY

Hathaway Dinwiddie has ranked as high as #2 in Green Educational Facilities and as a "Top 5 Overall Green Contractor" by Engineering News

Record. The firm understands that the environment matters so it takes the time to seek out and recommend the most sustainable solutions for its clients' projects, and the settings in which they reside. This is a reason Hathaway Dinwiddie is often sought out by owners and architects for its sustainability expertise. Over 35 percent of its staff members are LEED Accredited Professionals, and all of the project teams are knowledgeable about the LEED Certification System. This experience enables the firm to provide clients with the most advanced ideas in green building and sustainable construction practices.

Learn more at hathawaydinwiddie.com.



Meet the **Builders** Behind LA's Most Luxurious Hospitality Properties

cGuire Builders, Inc. has repeatedly been recognized as one of Los Angeles' top general contractors, specializing in luxury hospitality construction and renovation projects for the last 35 years. Based in Los Angeles County, the mid-sized firm is staffed by a team of industry veterans with decades of experience focused on the niche market of high-end hospitality.

The McGuire Builders project portfolio is loaded with world-renowned properties, many of them located here in Los Angeles and throughout Southern California. McGuire Builders renovated the Beverly Wilshire Four Seasons, the Viceroy L'Ermitage, the SLS Beverly Hills, and built the iconic members-only club, SOHO House West Hollywood, to name a few.

BUILDERS VS. CONTRACTORS

While the McGuire team takes pride in perennial recognition for their exceptional general contracting services, they remain adamant about what it means to be a Builder:

"We are a builder, not a contractor," senior estimator, Dean Zeiger elaborated. "Contractors are often paper contractors that process plans and specs onto a field of trade professionals, shoving timelines, clauses and fine print down their throats. We actually study the plans deeply, and in doing so, we are able to envision the process ourselves, the sequence of events that will guarantee success. We communicate that



vision to our trade partners early on, inviting their professional input rather than dismissing it. This dialogue is imperative to us, because it fosters a collaborative environment and a shared vision that every member of the project team can buy into."

Zeiger emphasized the McGuire team's

common denominator, "We have all personally built something at some point in our careers — especially hotels. There is a roll-your-sleeves-up, get engaged mentality that we possess, one that is not found in all contractors. We know the details, means, and methods behind what our trade partners are doing. Our team executes

projects in large, actively operating commercial superstructures, but we work like a craftsman building your custom home."

MORE ON THE WAY

Entering Q4 of 2021, McGuire Builders finds itself back in the driver's seat as travelers and vacationers begin their descent upon Los Angeles and surrounding cities:

"After the pandemic's direct hit on the hospitality industry, tourism is finally making a steady comeback," said McGuire Builders CFO, Paul F. Allen, "There has been a gradual shift from the 'all-hands-on-deck' short-term revenue mentality of hotel owners to a more balanced approach with an increased focus on property development efforts that will lead to greater, more sustainable revenue over the long term. McGuire is positioned perfectly to help these owners execute their visions."

"We have definitely seen more opportunities in the Los Angeles hospitality market of late," shared McGuire Builders CEO, Michael S. Tande, "We recently mobilized on a project at Brentwood Country Club, which we are very excited about, and we are currently ironing out the details of a contract with another luxury AAA 5-Diamond hotel, an absolute icon in this city."

Learn more at mcguirebuilders.net.





The Industry
Leaders in Hospitality
Construction and Renovation



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