

## SAN MARTIN DE PORRES

*116 Units - Spring Valley, California*

*Developer: MAAC*

### PROJECT SUMMARY:

The San Martin de Porres renovation project presented significant challenges, including structural instability, comprehensive renovations, and site-wide improvements. Through technical expertise, collaboration, and innovative solutions, the project team successfully delivered a revitalized property, setting a new standard for addressing complex construction challenges.

### CHALLENGES FACED:

- 1. Structural Stabilization and Vertical Lifting:**
  - Two residential buildings suffered severe structural instability due to the partial failure of a 15-foot-high retaining wall. Uneven foundation settling and shifting required immediate attention.
  - The critical task was to stabilize and lift the structures to restore integrity without causing additional damage.



*We build meaningful projects through meaningful relationships.*

# SUCCESS STORY

## RENOVATION



## SAN MARTIN DE PORRES

### 2. Comprehensive Interior and Exterior Renovations:

- Post-structural repairs, extensive interior and exterior upgrades were necessary across the affected two buildings.
- An additional 16 buildings, housing 100 units, also required significant renovations to modernize and enhance the entire property.



### INNOVATIVE SOLUTIONS:

#### 1. Structural Stabilization and Vertical Lifting:

- Partnering with a structural engineer and specialized subcontractor, the team designed and installed 207 piers, some driven nearly 50 feet to bedrock, to stabilize the buildings. These piers were installed through the slab inside the units/buildings.
- Using advanced techniques, the buildings were lifted by up to 8 inches, and voids were filled with high-strength expansive polymer to ensure soil stability.



*"We had two buildings where the foundations were shifting. The team was there every step of the way." - Rachel Loader, Project Manager, MAAC*



**SUCCESS  
STORY**  
RENOVATION



**SAN MARTIN DE PORRES**

**2. Interior Renovations:**

- All 116 units underwent extensive upgrades, including drywall repairs, fresh paint, complete flooring replacement, and installation of new windows, doors, cabinetry, countertops, and appliances.



**3. Site-Wide Enhancements:**

- Renovations extended to all units on the property, accompanied by landscaping improvements, parking lot upgrades (curbs, gutters, full grind and asphalt overlay), and repairs or replacement of over 1,000 feet of steel tube fencing and gates.



*"I truly appreciate everyone's hard work and dedication to not only finish in time with all my additional requests but do it with a smile and such professionalism." - Rachel Loader, Project Manager, MAAC*

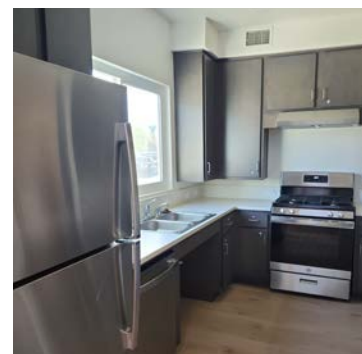
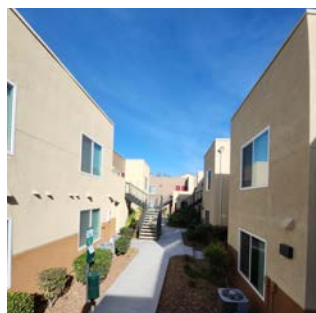
**SUCCESS  
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## SAN MARTIN DE PORRES

### REMARKABLE OUTCOMES:

- **Structural Integrity Restored:** The innovative stabilization and lifting solution ensured long-term safety and usability of the buildings. The buildings were saved rather than demolished.
- **Enhanced Living Spaces:** Comprehensive renovations delivered modern, functional, and aesthetically pleasing units for residents.
- **Improved Site Aesthetics:** Landscaping and exterior upgrades transformed the property into an appealing and well-maintained community.
- **On-Time, Within Budget Completion:** The project was delivered on schedule and met budgetary targets, despite its complexity.



### CONCLUSION:

The San Martin de Porres renovation highlights the power of technical expertise, meticulous planning, and effective teamwork in overcoming significant construction challenges. Through seamless collaboration among developers, design team, and Sun Country Builders, this project not only resolved critical structural issues but also revitalized the property, creating lasting value for residents and stakeholders.

This achievement stands as a benchmark for executing complex rehabilitation construction projects with precision and excellence.

*We build meaningful projects through meaningful relationships.*

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