

## Park Avenue Apartments

The 254-unit complex of the Park Avenue Apartments in Long Beach, California received a complete exterior property remodel in May of 2008 the remodel included foam detail, windows, doors, stucco, iron work, and paint. The pool and leasing office were completely remodeled.



**Project Type:** Exterior Renovation  
**# of Units:** 254  
**Date of Completion:** May 2008  
**City:** Long Beach  
**State:** CA  
**Zip:** 90815  
**Amount:** 6.5 million

This project was the complete exterior remodel of a 254-unit garden style apartment complex in Long Beach, CA. The property had existing see-thru decorative CMU patio walls which needed to be updated as part of the renovation. The owners architect wanted to remove the walls completely and build new walls with CMU wall and plaster. MRC proposed a design change to work with the existing walls by using diamond lath over existing concrete block and stucco, thus eliminating the need and cost of removing the walls, constructing new footings and new wall. The architect also designed a new lighting package to enhance the existing lighting system which was quoted at approximately \$400,000. MRC was able to implement a "green" solution by redesigning the system with low voltage lighting for a savings of \$275,000, in addition to the monthly savings on the owner's electric bill.

