
REGATTA SEASIDE HOA EARTHQUAKE PROGRAM

EARTHQUAKE EARLY WARNING FOCUS—PREPARED FOR EARLY WARNING ADVISORY BOARD MEETING, (FALL 2023)



PRESENTER

- Robert E Sides, CCAM-HR, AMS, PCAM
- **Over thirty years as an HOA General Manager**
 - Onsite mid-rise resort (three different properties on Maui)
 - Onsite GM resort/hotel (Outrigger Napili Shores Resort)
 - Large-scale community (the Kapalua Resort)
 - Residential High-Rise in Los Angeles (Regatta Seaside HOA)





WHY REGATTA IS THE FIRST RESIDENTIAL HIGHRISE TO ADOPT EEW

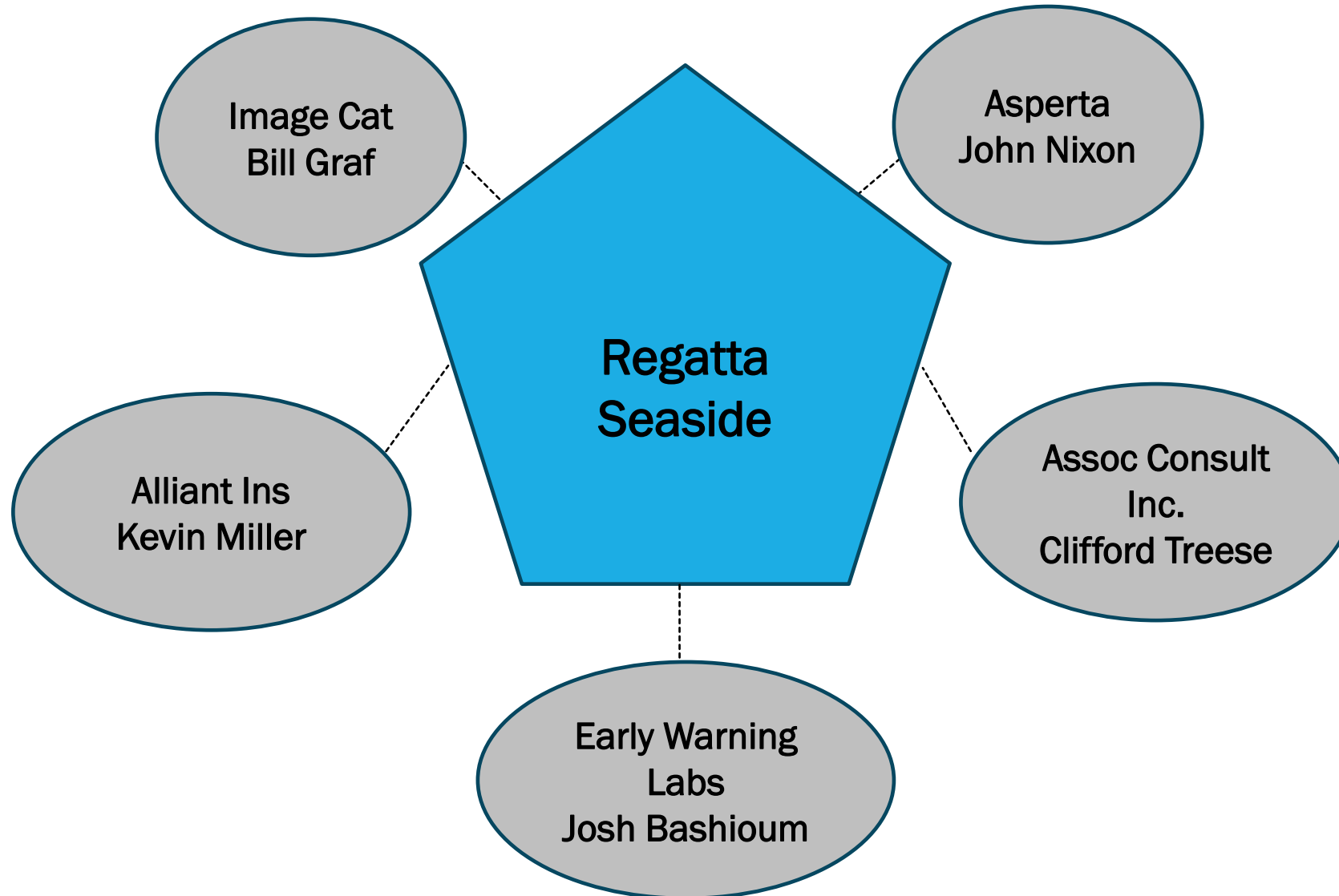
- In the early part of 2016, Tim Cline, a well-known insurance broker for HOAs, reached out to Robert Sides of Regatta and excitedly mentioned that a new Earthquake Early Warning (EEW) system that was now in the pilot stage in California and, knowing Regatta was very tech-forward community with a strong focus on Risk Management, that we might like to take a look into the program.
- Regatta had already partnered with a water sensor, tech company to develop a unique leak-detection system for high-rises which could be monitored at the front desk. Regatta was also an early adopter of control engineering and automation of critical systems for a high-rise.
- So, heck yeah! Why wouldn't we be interested in checking out EEW?

FOUNDATIONAL INFORMATION

- **Regatta Seaside HOA is a 224 Unit High-Rise Condominium in Marina del Rey, CA**
 - Built in 1998-2000 under existing codes at that time
 - Approx Insurable Replacement Cost, \$240M
 - Occupancy Started at the end of 2000
 - Fifteen residential floors and four parking and common area floors
 - Residential floors with fourteen unique floorplans, ranging from one bedroom to three bedroom units
 - Large and expansive lobby with glass atrium overhead, common area pool, spa, library, recreation room, screening room, gym
 - Glass and Alucoban exterior
 - Post tension concrete construction



RISK MANAGEMENT FOR REGATTA



FIRST RESIDENTIAL HIGHRISE IN THE NATION WITH EEW

The Challenge

- ❖ Southern California, and especially the LA basin, is susceptible to devastating earthquakes
- ❖ Although Regatta is strong and stable, some seismic waves can be amplified in a High-Rise setting
- ❖ Regatta has some unique, and potentially dangerous, designs; including a large, glass atrium
- ❖ The exterior of Regatta, as well as the neighboring buildings, is composed of many glass panes
- ❖ Strong ground motion often knocks people over during seismic events

The Opportunity

- ❖ Early Warning can offer precious seconds that allows people to get to safe areas and/or protect themselves
- ❖ A focus on Earthquake Preparedness provides an opportunity for continual training of residents/staff
- ❖ Early Warning allows for the system to automatically shut trigger safety items

PLUGGING INTO THE SHAKE ALERT SYSTEM

Identifying a Qualified LTO to Partner with Regatta

- ✓ With the idea in place and understanding that an early warning system was feasible,
 - ✓ Management reached out to Josh Bashoum of Early Warning Labs (LTO)
 - ✓ After onsite meetings, a way forward was developed
 - ✓ EWL would design, install, and maintain an interface with ShakeAlert
 - ✓ After installation, EWL would assist in training residents and staff on Earthquake safety
 - ✓ Although initially installed under a pilot program back in 2016, the system has remained active (and monitored) by EWL since
 - ✓ Cost is \$12,000/yr

Implementation Details

- ✓ A hardware box was installed in the Fire Control Room and links Regatta with ShakeAlerts
- ✓ When triggered at MMI IV, the box engages an audible warning through the fire alarm system (speakers in common areas, as well as residential units)
- ✓ Staff trained in proper protocols from the initial alarm to the aftermath

REGATTA WARNING



[Video of Earthquake Warning Test Residential Condo High Rise](https://www.youtube.com/watch?v=hMOhhaHrKwc) (<https://www.youtube.com/watch?v=hMOhhaHrKwc>) demonstrates a test of an alarm system for an Earthquake in a building. An overhead speaker announces “Earthquake” accompanied by sirens.

BENEFITS OF HAVING EEW

- Number 1 is the ability to save lives and prevent injury, to both residents, as well as staff
 - Naturally, some wonder, “How much difference can 10-60 seconds of advance warning really make?”
 - Studies reflect that this warning time IS sufficient to make a difference
 - Drop, Cover, Hold-on
 - Get out of hazardous areas such as Regatta’s front desk (under a glass atrium) or pool deck
 - Alerts persons to stay still till shaking stops, hence preventing falls
- Automate safety features that are integrated into Regatta’s safety system
 - Gas line shut-offs
 - Elevator recalls (hopefully, we can get authorities to approve)
 - Opening gates, preventing cars from being trapped in the building
- Provides an Earthquake Preparedness platform for the community
 - Training
- Real Estate Value-Ad
 - In an article by ABC-7 published on Feb 26, 2018, A Regatta Owner, who left a neighboring building for Regatta because Regatta had EEW stated, “I expect and earthquake. I am worried. I would carry a lot of anxiety, but I know how well-prepped our building is.”

SUGGESTIONS & HOW CAL OES CAN HELP

How can Cal OES help?

- ❖ Community Outreach
- ❖ Interface with local officials to expand usefulness of system (clear the way to make elevator recall functional operational)

Suggestions for Cal OES

- ❖ Adopt a formal set of policies to get high-rises started with EEW and ShakeAlert
- ❖ Legislative Options
- ❖ Outreach;
 - ❖ There are over 50,000 homeowner's associations in California alone
 - ❖ CAI (Community Association's Institute) There are eight chapters in the State
 - ❖ CACM (California Association of Community Managers)
 - ❖ Insurers
- ❖ Offer some sort of financial incentive to offset cost