

# Project Profile

## Airport Gateway Areas 2 and 4 - Stockton, California



**By thinking outside the box, Top Grade overcame challenging schedule requirements and successfully expedited the timeline to pave the job in record time.**

### Project Background

The Airport Gateway Center project included grading and paving work in two major commercial/industrial development areas totalling 32 acres situated near the Stockton Metropolitan Airport in California's central valley.

### Scope of Work

Top Grade was the general contractor and managed all aspects of the project including the site concrete, underground, and striping sub-contractors.

In the two areas, Top Grade installed over 630,000 SF of building pad, over 600,000 SF of AC paving and over 124,000 SF of concrete paving.

### Challenges

The biggest challenges on this project involved major scheduling coordination. In Area 4, Top Grade needed to complete the building pad for the general contractor so that they could pour the footings and slab prior to the impending inclement weather.

Additionally, plans for the entire project called for a retaining wall with curb and gutter on top and a 2 ft. thick "modified" curb and gutter to be installed. These are very costly and time consuming to install.

On top of all of this, the utilization of a chemical treatment mixture of quick lime and cement was required for both the building and asphalt/concrete paving subgrades. After the treatment is complete, there is only a small window of time to fine grade the sub grade.

### Solutions

Although work on Area 4 began in late September, Top Grade developed an accelerated schedule that allowed us to complete the building pad before the arrival of the rainy season.

Working with with the civil engineer, general contractor, and our concrete sub-contractor, Top Grade also developed a revised plan to install standard curb and gutter. The aesthetic impact on the project was minimal, but the time and cost savings were significant as a result of the change.

For the chemical treatment, Top Grade scheduled the chemical treat sub-contractor to start the cement area at midnight so we could begin fine grading the subgrade at 7:00 a.m. By thinking outside the box, Top Grade field management successfully expedited the schedule and paved the job in record time.

### Facts

With one site lacking dirt and the other having excess, balancing the sites was an issue from the beginning. Top Grade developed a creative solution including a schedule that utilized the excess dirt from Area 4 to fill Area 2. This plan utilized all dirt while achieving balance on both sites, resulting in substantial cost savings to the owner.

**Client:**  
Panattoni

**Project Type:**  
Commercial/Industrial

**Location:**  
Stockton, Calif.

**Duration:**  
May 2007-July 2008

**Value:**  
\$4,000,000