

# Project Profile

## Applegate Ranch - Atwater, California



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### Project Background

Applegate Ranch is a 50-acre retail center off of Highway 99 in Atwater (near Modesto in the Central Valley). Anchor tenants for this major retail site include SuperTarget® and Home Depot®. The Atwater SuperTarget® is currently one of only three in all of California.

### Scope of Work

Top Grade was the general contractor and managed all aspects of the project from start to finish, including:

- Rough grade
- Import
- Sewer, storm & water
- Joint trench
- Erosion/dust control
- On-site lighting
- Trash enclosures
- Landscaping
- Finish pads
- Site concrete
- Asphalt paving
- Signs & striping
- C/L fence
- Site furniture
- Mail boxes

Top Grade also performed numerous off-site improvements including various traffic signals and the construction of three intersections, each with their own unique set of circumstances.

### Challenges

There were a variety of challenges on this project including ongoing inclement weather conditions, tight schedules and the identification and logistics associated with importing 40,000 CY of sand to balance the site.

In addition, the import of 17,000 tons of special rock (not readily available) for the on-site storm retention system was unique and complicated.

### Solutions

Top Grade worked very closely with all of its subcontractors and suppliers to meet the demands of the client and project specifications while executing on time and under budget.

### Facts

Top Grade received a Certificate of Appreciation from the City of Atwater as well as a Certificate of Recognition from the California State Senate.

### Customer Testimonial

“Top Grade’s outstanding service consistently exceeded expectations despite the numerous challenges faced on this project. Their team developed innovative solutions to skillfully manage every facet of the work, keeping the job on schedule while maintaining the highest quality standards.”

- Rob Mokry, LEED AP  
Development Construction Manager  
Regency Centers

**Client:**  
Regency Centers

**Project Type:**  
Commercial

**Location:**  
Atwater, Calif.

**Duration:**  
April 2007-June 2008

**Value:**  
\$15,000,000