

Project Profile

ProLogis Park Building Two - Tracy, California



Client:
ProLogis

Project Type:
Commercial/Industrial

Location:
Tracy, Calif.

Duration:
March 2007-April 2008

Value:
\$5,100,000

Top Grade Construction developed a solution to relocate and utilize excess dirt on site, resulting in less impact on the environment and huge cost savings for the owner.

Project Background

ProLogis, the world's largest owner, manager, and developer of distribution facilities, selected Top Grade to execute work at their new 32-acre industrial park in Tracy, California.

Scope of Work

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

- Clear and grub
- Rough and fine grade
- Lime treating
- Site concrete
- Rock and paving
- Striping and signage
- Storm, sewer, water and fire
- Erosion and dust control

Top Grade installed 550,000 SF of building pad, 465,000 SF of AC paving and 135,000 SF of concrete paving.

Challenges

There were a number of challenges on this project, including the installation of an irrigation line for the surrounding agricultural areas; but the biggest challenge was the high ground water.

In order to install the underground utilities, the ground water needed to be lowered through the installation and maintenance of dewatering wells. The problem was that the cost for the dewatering wells was extremely high.

Solutions

Top Grade determined that by maintaining the dewatering wells themselves, as opposed to subcontracting the work, the owner would realize savings of over \$100,000.

Facts

After consulting with the owner, Top Grade was able to develop a solution to relocate and utilize a large amount of excess dirt for a future phase of the project.

The up front planning reduced the need for off-haul and provided the client with an immediate cost savings on the next phase of the project.