

# Project Profile

## Delta Coves Subdivision - Bethel Island, California



**Top Grade managed the complex Delta Coves project, one of the largest residential developments built in Northern California at the time.**

### Project Background

Delta Coves at Bethel Island is a 320-acre residential waterfront community situated in Northern California. The development includes 494 lots (416 with docks), 19 new streets, and a marina.

### Scope of Work

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

- 6,000,000 CY of excavation (35' average cut depth)
- 2,000,000 SF of deep dynamic compaction
- 600,000 SF of stone columns (18' average depth)
- 14,000 LF of slurry wall (45' average depth)
- 225,000 tons of rip-rap placement
- 20,000 tons of asphalt paving
- Breach of the existing levee

In the beginning, controlled grading of rolling terrain under the direction of archaeologists and Native Americans was completed in three months. Mass excavation using scrapers, backhoes, and trucks consisted of over 6,000,000 CY of earth moved at an average depth of 35 feet.

Complex work included deep dynamic compaction, stone column and slurry wall installation, rip-rap lay down, asphalt placement, and a breach of the existing levee.

### Challenges

In addition to working very closely with the city, the local community, and our client to ensure that all agendas were met, there were many challenging aspects to this unique project.

One of the major challenges was the fact that no sub-surface water was allowed to leave the site unless it was treated by reverse osmosis.

### Solutions

Over and above the ongoing dewatering efforts, Top Grade developed an innovative plan using coffer dams and lagoons to create detention basins which eliminated the need for reverse osmosis. This creative solution saved the owner \$15M.

### Facts

The cutting-edge utilization of GPS technology in multiple phases of this project ensured the efficient and precise movement of dirt and placement of materials.

Top Grade completed the project ahead of schedule and well under budget.

### Client:

Delta Coves LLC

### Project Type:

Residential Subdivision

### Location:

Bethel Island, Calif.

### Duration:

March 2006-May 2008

### Value:

\$140,000,000