



Terraces at Los Altos - Construction Status Report – September 1, 2015

Over the months of July and August, Vance Brown (VBI) completed the installation of under-slab utilities, garage foundation, garage level footings, elevator pits and garage slab on grade. The waterproofing at garage walls and concrete walls, columns and shear walls were also completed. Podium decking has been delivered and installation of the reinforcing steel for the podium deck has begun, along with the grading for Building C slab on grade.

For September and October, VBI will continue with the podium deck for Buildings A & B that includes the outside courtyard areas. The podium scope of work (est. 2,400 cubic yards of concrete) will require extensive coordination of rebar, structural steel, post-tension cabling, mechanical, plumbing and electrical infrastructure and penetrations. VBI will also start Building C foundations and prepare for the erection of the wood frame.

Because of the vast area and volume of concrete required to complete the podium deck, VBI has broken the pour areas into smaller segments in order to not overburden the site as well as to moderate construction traffic through the neighborhood. VBI anticipates that concrete pours will be occurring, on average, about every other week during the next two months.

The Terraces has implemented additional remote parking requirements for staff which has resulted in a number of neighbors reporting that the parking situation has improved. Additionally, it has been determined that the building management system installed in Phase 1 had been running the heating and air-conditioning system excessively which may be part of the reported noise concerns. This system is to be replaced within ninety days which is expected to mitigate these concerns to some degree.

If you have any questions or concerns please contact Rae Holt, Executive Director – Terraces at Los Altos, rholt@abhow.com or (650) 948-8291.