

Projects

ERRG provided all labor, materials, equipment, and supervision to renovate ten 6-plex townhouse buildings at Concord Housing, Concord, California. The renovation converted twenty 2-bedroom units into ten 4-bedroom townhouse units and combined two single car garages into 10 double car garages. Each conversion began with the removal of all appliances, cabinetry, and flooring. A stairway was then cut through the floor between the units and new walls were installed accordingly. The front door in the upstairs unit was then removed and the opening closed and covered with stucco. The upstairs kitchen was converted into a bedroom and a new sliding glass door was installed into an adjacent bedroom. All units were painted and new cabinets, fixtures, and flooring was installed. All of the conversions were completed simultaneously over a three month period.



All renovation work conformed to the applicable design drawings and specifications, as well as pertinent building and safety codes. Site activities were coordinated on a daily basis with USCG housing management staff. During construction, numerous concerns were identified with

the existing construction and the proposed renovation. ERRG addressed these issues with the USCG and identified solutions to allow construction to proceed with minimal impacts to cost and no impacts to schedule.

During each stage of construction, the ERRG team proactively identified potential issues related to future construction stages to provide the maximum possible time for USCG input and coordination without impacting the construction schedule. This proactive approach allowed the 10 townhouse buildings to be successfully renovated in a 90-day period when a previous contractor performing the same work on other units was unable to complete the conversions of only 5 buildings within 90 days. ERRG prepared as-built drawings at the completion of the project.

Military Family Housing Townhouse Conversion Repairs and Minor Construction

SUMMARY

Owner

U.S. Coast Guard
Civil Engineering Unit

Location

Concord, CA

Award Date

October 2005

**Actual Completion Date
or Projected Completion Date**
September 2008

Award Amount
\$3,000,000

Final Contract Price
\$1,484,319

Services Provided

Building Renovation, Alteration
and Repair
Building Demo and Recycling
Walls, Stairwell, Doors and
Sheetrock
Fixtures, Cabinets and Flooring
Painting
As-Built Drawings
Cut and Cap Plumbing
Incidental Engineering Services



Engineering/Remediation Resources Group, Inc.

Office Locations > Martinez, San Francisco, Los Angeles, Tustin, Seattle, Portland, Honolulu
Website > www.errg.com