

Case Study

LAS POSITAS COMMUNITY COLLEGE: LIVERMORE, CA

Quick Facts

2011

Date of Completion

\$1.616 million

Total cost of repairs

+ **Peer Review**

+ **Construction Compliance Assessment**

+ **Destructive Testing**

+ **Water Testing**

Services Provided

Joe Garcia
Dan Chekene

Principal Architects

Steve Penland

Principal Construction
Consultant

Background

Founded as an extension center of Chabot College in 1963, Las Positas College has since developed into a fully accredited comprehensive institution. Today it boasts nearly 8,500 day and evening students. Over the years, new structures had been added and Chabot/Las Positas had asked Richard Avelar & Associates (RA&A) to conduct a peer review of several that were under construction including the Aquatics Center, Child Development Center, Arts Building and Information Technology Building.

Actions Taken

RA&A conducted a review of architectural plans for each building to identify problems that may arise during construction. They included:

- + The exterior envelope
- + Cladding
- + Waterproofing and roofing systems

In addition, RA&A conducted construction compliance assessment of two finished buildings to identify the source of water intrusion and other potential deficiencies. The facility assessment included:

- + Visual observation
- + Destructive testing
- + Water testing of windows and storefront systems to evaluate the performance of the exterior envelope, windows, doors and roofing



The Result

Following the assessment, RA&A acted as Architect of Record for the remediation of both buildings.

Richard Avelar & Associates
318 Harrison Street, Suite 103
Oakland, CA 94607

Email: info@ravelar.com
Phone: 510-893-5501
Fax: 510-893-5874
www.ravelar.com



RICHARD AVELAR + ASSOCIATES
ARCHITECTS