

# 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.

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