ABHOW

American Baptist Homes of the West

Terraces at Los Altos - Construction Status Report – July 5, 2016

Over the months of May & June, Vance Brown (VBI) completed the skin system for Building A and continues to install the Architectural elements, corbels, gutters, down spout and decretive railings etc. We have completed the entire resident unit, sheetrock rated and non-rated assemblies and are currently working in the common spaces, dining and corridor areas, including the full service kitchen. Interior finishes, millwork, ceramic tile, hardwood flooring are being installed in sequence as we move through Building A. All Interior finishes throughout Buildings B & C are complete. The contractor (VBI) throughout the year has experienced rain delays. Although they have tried to work through the rain and mud, they have submitted and justified a 15 working day delay which affected the start of the podium water proofing system, site work and utilities.

Over the months of July and August, Building A resident Unit interior finishes will continue, including over $500K of personalization requests from our Terraces at Los Altos residents. The common areas, meeting rooms, dining facility, library and full service kitchen are the remaining focus for interior work in Building A. The podium waterproofing and exterior site work, backfill, drainage, concrete and landscaping have become the critical path. The contractor (VBI) discovered a few discrepancies in the podium design systems. ABHOW's commitment to a quality project and to minimize risk of water intrusion retained an outside waterproofing consultant to review the podium deck waterproofing and drainage designs. We have implemented their recommendations which involve an increase in the scope of work including revising the waterproofing material, adding additional layers of sheet metal flashings that require additional sequences/ application of the waterproofing system over the entire garage podium. The contractor advised the added materials and sequence will affect the installation schedule. The process has begun and we expect further updates from VBI on the specific time extension.

ABHOW continues to strive for timely completion and continues to authorize VBI to expend overtime hours to regain the lost days. With the justified rain delays and the redesign of the waterproofing system we are anticipating the completion of construction to be in mid-October, which is approximately one month later than our anticipated schedule.

ABHOW and VBI are starting communications with the City of Los Altos Building Department, Santa Clara County Fire Department, State of California Elevator Inspectors, Department of Environmental Health, Department of Social Services to discuss approval sequences, documentation requirements, testing etc. etc.

Due to the retirement of Rae Holt, the new contact at the community will be Karen Jenny. Ms. Jenny, a former executive director of TLA, will be filling the executive director role on an interim basis. If you have any questions or concerns she can be reached at kjenny@abhow.com or (650) 948-8291.

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Terraces at Los Altos - Construction Status Report – May 2, 2016

Over the months of March and April, VBI completed the roof systems for Buildings A, B & C, including new roof jacks and conduit for implementation of added solar panels throughout the campus. VBI continues to install the incidental trim, decretive corbels, roof gutters and down spouts. VBI has begun dismantling scaffolding in sequence to start installation of the podium deck waterproofing systems. The exterior windows are near complete, however we continue to hold out many openings to allow for access to each wing at each floor to stock materials and remove debris. VBI continues to compete the full service kitchen and major infrastructure to building A. Roof top equipment / condensers and fans are being installed. Rated sheetrock assemblies/ shafts are being completed; sheetrock is being applied to units getting ready for interior finishes.

Interior finishes have begun in Buildings B&C. Interior primer and first coat have been applied. Millwork, ceramic tile are being installed in unit floors, bathroom and kitchens.

Over the months of May & June, Vance Brown (VBI) will complete the skin system for Building A. Will continue to complete the interior rated and non-rated sheetrock assemblies working towards implementation of all interior finishes. We anticipate the start of Interior finish work, Millwork ceramic tile. The contractor (VBI) continues to experience random rain delays that effect site work and access. The remaining site work installation will begin including the on-site fire main, on-site sanitary sewer and storm water drainage systems.

The contractor is expending overtime hours on a regular basis to maintain schedule and to obtain necessary inspections from the City of Los Altos.

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Terraces at Los Altos - Construction Status Report – March 1, 2016

Over the months of January & February, Vance Brown (VBI) expended consistent Saturday overtime to complete the base wood frame construction for Building A. This includes the mansard roof structure / platforms to allow for installation of built-up roofing systems. The exterior skin, dens-glass is 90% complete to allow for all exterior windows to be installed. All rough–in mechanical, electrical and plumbing through to the third floor has started, including the detailed exhaust and ventilation system for the full service kitchen. The contractor (VBI) has experienced some rain delays but with the completion of the wood framing and current installation of the built-up roofing system, inclement weather will now only effect the site work construction.

Expending overtime hours for Buildings B & C has expedited the wood frame process that allowed VBI to complete the built-up roofing systems and the exterior skin, windows and siding to avoid rain delays. The interior finish process has started including interior finishes, sheetrock, incidental soffit framing etc.

For the months of March and April, VBI expects to complete the roof systems for Building A, install the remaining weather proof dens glass sheathing, complete installation of the exterior windows and building paper to keep the interior of Building A 100% weather proof. Building A residential unit infrastructure work will continue. VBI is scheduled to proceed with interior commons areas including soffit framing, and all interior specialized amities. Buildings B & C will receive interior finishes painting, ceramic tile and millwork.

Per State and City standards, VBI is managing and maintaining the SWPPP requirements through the winter months.

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Terraces at Los Altos - Construction Status Report – January 5, 2015

Over the months of November & December, Vance Brown (VBI) completed the raised post tension slabs, shear walls, elevator towers and poured in place concrete columns for Building A. The third floor wood frame wall assembly has started. Remaining structural systems, CMU stairwells, Elevator shafts are also being constructed up through the podium structure. Building utility work, plumbing risers, fire sprinklers, conduit infrastructure is on-going in the garage and ground floors when ever possible based on site inspections and city requirements.

Buildings B & C modular wood frame deliveries and erection continue to expedite the process per schedule. VBI is expending overtime hours and weekends in attempted to secure building skin and roof systems prior to the rain season on all structures.

For the months of January and February, VBI expects to complete the roof systems for Building B & C, install weather proof dens glass sheathing, exterior windows and building paper to keep the interior of the building as weather proof as possible. As the buildings become weather proof VBI can proceed with all interior infrastructure electrical, mechanical systems per NEC & SMACNA Standards, fire rated construction and finish activities, sheetrock, millwork etc.

Per State and City standards, VBI is managing our SWPPP requirements through the winter and within local community streets.

The installation of the new building management system in Phase 1 is complete.

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

Over the months of September and October, Vance Brown (VBI) completed the podium deck over the top of the garage for Buildings A (large 3 story middle bldg.) & B (2 story easterly bldg.) including the outside courtyard areas. The raised post tension slabs, shear walls, elevator towers and poured in place concrete columns in the middle of Building A are under way. Structural steel stairs are being installed to allow continued access between the garage and upper decks. VBI is continuing to complete garage utility work, plumbing risers, fire sprinklers, conduit infrastructure. Building C (2 story westerly bldg.) underground utility and foundations are also complete.

Wood frame deliveries and erection began on schedule. Building A: first floor West wing, Building A: East wing and Building C first floor walls have been erected. The installation of the second floor joist systems will allow VBI to continue to the second floors through the month of November.

For the months of November and December, VBI is pushing the wood framing construction as fast as possible to avoid any rain delays. As the building walls are plumbed and aligned, VBI will be installing weatherproof dens glass, exterior windows and building paper to keep the interior of the building as weatherproof as possible. The building skin and roof systems will be installed as quickly as possible in order to facilitate continuing installation of interior infrastructure and finishes through inclement weather. No site work can be completed at the current time due to limited access, parking requirement etc.

VBI updated the State storm water prevention plan (SWPPP) as required at the beginning of October and will monitor storm water protection measures throughout the winter months.

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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 1had 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.

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