

PROJECT HIGHLIGHT – MUNICIPAL INFRASTRUCTURE PROJECTS

MT. EDEN BENEFIT DISTRICT

HAYWARD, CALIFORNIA

The KSD Group was engaged by KB Home in early 2007 to manage a major infrastructure improvement project on their behalf. As a condition of approval for their Mt. Eden Subdivision, the City of Hayward required offsite improvements to incorporate several streets that were formerly within unincorporated county limits. The Mt. Eden Benefit District was created to fund the work, with a firm budget of \$9.2 million.

Most of the existing streets had to be widened, requiring right-of-way rights to be acquired from private land owners. Once granted, demolition and restoration work were completed on 111 private lots to install new public curb/gutters, sidewalks and street trees. The challenge was conforming to existing private driveways, walkways, and landscaping to the satisfaction of the land owners. The scope of work also included installing new storm, sewer, and water lines, new paving, street lights, traffic signals, and undergrounding most of the overhead utility lines on eight city streets.



The street improvements were done in four phases and had to enable the private land owners access to their homes and businesses at all times. KSD's role was to plan check the civil plans, develop and solicit the bid documents, subcontract the items of work acting in the role of general contractor, develop and maintain the project cost control, scrutinize all change orders, process pay applications and coordinate the design consultants.

The work was successfully completed under budget in the Summer of 2009.



Location:

Saklan, Eden, Middle, West, Denton,
Mohr, Claywitter,
West Winton Streets, Hayward, CA

Client/Developer/General Contractor:

KB Home South Bay, Inc., Pleasanton,
CA

Municipal Partner:

City of Hayward

Civil Engineers:

RJA & Associates, Pleasanton, CA, and
BKF Engineers, Redwood City, CA

Completion:

September 2009

Constructed Value:

\$9.2 Million