

# PROJECT HIGHLIGHT – MUNICIPAL INFRASTRUCTURE PROJECTS

## TERRA SERENA

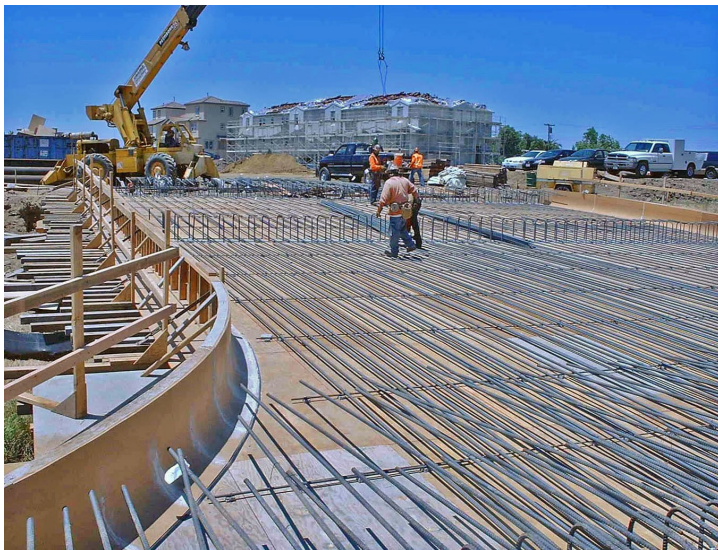
MILPITAS, CALIFORNIA

The KSD Group was retained by KB Home in 2005 to manage a complex two-year construction process to build the public street improvements adjacent to their three subdivisions, collectively named Terra Serena, in the City of Milpitas. Our role included managing the general contractor and the various design consultants and to act as liaison between KB Home, the City of Milpitas and Santa Clara County, who jointly funded the project with a budget of \$26 million.

The scope of work included installing new underground and street improvements serving major arterial streets fronting KB's project, Thompson and Machado Streets, in addition to undertaking the City's extensive reconstruction and beautification of one-half mile of Abel Street, a major five-lane street.

A new median island was installed, new storm, sewer, water lines, street lights, phone and TV fiber-optic lines, electric (including overhead to underground conversion), gas, traffic signals, curb, gutter, sidewalk, paving, soundwalls, landscaping and signage. In addition, a poured-in-place bridge was constructed over Penitencia Creek, linking the Terra Serena subdivision to Abel Street.

One of the many challenges in managing this project was obtaining encroachment and construction permits from several public agencies and coordination thereof, including with the City of Milpitas, the County of Santa Clara, the San Francisco Public Utilities Commission, the Santa Clara Valley Water District, the Santa Clara Valley Transit Authority, CalTrans and the Department of Fish and Game. Another challenge was maintaining vehicular and pedestrian access while the construction was in progress. KSD worked closely with the consultants, public agencies, the City and County to provide value engineering, coordinate the numerous scope changes, and maintain the budget on behalf of KB Home, the City and the County. Daily onsite supervision was required to manage the general engineering contractor and to maintain the construction schedule.



Abel Street, Thompson and Machado Streets,  
Milpitas, CA

*Client:*

KB Home South Bay, Inc., Pleasanton, CA

*Municipal Partners:*

City of Milpitas, County of Santa Clara

*Civil Engineers:*

RJA & Associates, Gilroy, CA, and  
JMH Weiss, Inc., San Jose, CA

*General Contractor:*

DeSilva Gates Construction, CA, and  
Jones Brothers Enterprises, Inc.,  
Morgan Hill, CA

*Completion:*

December 2007

*Constructed Value:*

\$26 Million

*Location:*

**The KSD Group Inc.**  
**1200 Concord Avenue, Suite 170**  
**Concord, CA 94520**