

10 best of
awards
Recognizing Excellence

Ladera Oaks Swim & Tennis Club

Winner: Sports/Recreation

Submitted by W.L. Butler Construction



The \$6.5-million project consisted of a complete renovation of a 50-year-old private athletic club in Menlo Park.

The project consisted of extensive site work adjacent to Los Trancos Creek, ADA parking upgrades and additional stalls at the main entry, demolition of existing buildings and renovations to an existing 115,000-gallon Olympic-size pool.

A major challenge included the fact that the site sits over two counties, requiring a detailed SWPPPS plan. Some of the land was under the control of Stanford Univer-

sity, so trenching on its land required an archeological expert to make sure the contractor did not discover any Indian bones. In addition, the project ran parallel to an existing creek so workers had to construct barriers so the frogs and snakes would stay in their natural habitat and not enter the construction area. This all had to be reviewed and approved by a local naturalist.

Phased construction required to keep portions of the existing 50-year-old private athletic club in operation while a new

Project Team

Developer/Owner: Ladera Oaks Swim & Tennis Club, Menlo Park

General Contractor: W. L. Butler Construction Inc., Redwood City

Architect: CJW Architecture, Portola Valley

Civil Engineer: BKF Engineers, San Jose

Structural Engineer: BCA Structural Engineering Inc., San Carlos

MEP Engineer: TMAD-Taylor & Gains, San Francisco

Subcontractors: Aberle-Scrodin Inc., Livermore; Air Systems Inc., San Jose; Bay Area Concretes, Livermore; Benchmark Steel, Hollister; Jos. J. Albanese Inc., Santa Clara; Mission Electric Co., Fremont; SDI Plumbing, Redwood City

main clubhouse, dressing rooms, locker rooms, dining area, kitchen, ballroom and offices for staff were added.

The pool area received a new equipment room, skimmers, filters, drains, lights, plaster, tile, coping, deck, fixtures, mechanical, plumbing, electrical and finishes. A new fire suppression and sprinkler system was added to the entire three-building facility.

Says Mike Miller, chairman of the board of the Ladera Oaks Swim & Tennis Club, "Despite the problems and challenges, [W.L. Butler's] team of Lee Elsner, Jaime Perez and Tim Silva have worked very hard not just to resolve problems but to keep the club informed... They have made suggestions and have proposed good solutions. Most of all, they have worked with good humor which has allowed us to keep a good, open and mostly collaborative relationship with the company." <<

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AC Transit Central Maintenance Facility Spray Booths

Award of Merit: Industrial

Submitted by W.L. Butler Construction



The project involved the demolition of the existing spray booths at the AC Transit Authority Central Maintenance Facility in Oakland and the construction of a new paint booth with an underground exhaust structure.

The new spray booth was designed for re-painting of articulated buses for the Transit District. The spray booth was de-

signed with down-draft air flow and heated air replacement system.

The booth will be used with EPA and local air pollution control authority water borne paints, making it environmentally state-of-the-art.

Construction highlights included an exhaust pit in the floor, directly fume laden air through high efficiency air filters before exhausting to the atmosphere above the building.

The paint booth operates via a main control panel integrated with the compressed air system.

The contractor provided a sleeper mode for the booth. This monitors air flow and when the sleeper mode senses a stoppage

Project Team

Developer/Owner: AC Transit District, Oakland

General Contractor: W. L. Butler Construction, Inc., Redwood City

Architect: Parsons Brinckerhoff, Oakland

Subcontractors: SprayKing Contractors Inc., Oceanside; Alarcon Bohm, Oakland; Denton Inc., Modesto; Power Source Electrical Contractors, Pittsburg; R.D. Concrete, Stockton; Simplex Grinnell LP, Livermore

of air flow, the system will reduce the system air flow to booth by 80%, turns off excess lights, reduces gas usage to achieve desired temperature, and prevents the booth from cooling too much during operation. <<

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