

SANTANA ROW SAN JOSE, CALIFORNIA

Consolidated Engineering Laboratories (CEL) provided materials testing and inspection services on this massive complex that consists of 680,000 square feet of retail; 1,200 luxury rental units that include townhomes, lofts and apartment flats; 214-room hotel; 5,200 parking spaces; and a 1,500 foot long Mediterranean street. CEL's original scope of services included all materials testing and special inspection services associated with post-tensioned concrete, structural steel, reinforced concrete, shear wall diaphragm nailing, and masonry.

CEL also performed inspection and testing services for the preponderance of the tenant improvements working for a large number of clients as well as working with a multitude of general contractors. Subsequently, as a result of the Santana Row fire on August 20, 2002, CEL performed damage inspection services of the post-tensioned slabs and structural steel members.

Client: Federal Realty
Bruce Armiger – (408) 551-4603

Architect: Merrit & Harris, Inc. – (818) 500-1174
Blacken Arrigoni & Ross Inc. – (415) 441-4771
Sandy & Babcock International – (415) 673-8990

Structural Engineer: L.S. Mason & Associates
Mr. Bob Teal – (925) 283-8805

General Contractor: Bovis Lend Lease
John Chiaverini – (408) 551-4675

Duration: January 2001 – September 2005

Construction Costs: \$750 Million

CEL Fees: \$750 Thousand

