



Letter from the Partners

Over time, XL Construction has developed the workforce necessary to effectively perform many types of construction work, including concrete, demolition, doors, frames, and hardware, carpentry and other work with its own employees rather than subcontracting this work to others. We call this “self-performed work” and it directly benefits our clients in several ways.

Schedule. Performing certain types of work ourselves helps us set a faster pace on projects. It provides increased control over the schedule and materials procurement and it also gives us the flexibility to change the sequence of work if the need arises.

Quality. Self-performing some types of work also helps us ensure that quality is a key objective of the craftspeople employed on a project.

Safety. Our safety record is excellent. We credit that in large part to our ability to self-perform many types of

work and maintain a strong field presence. Having numerous XL craftspeople working on a project who are trained in our safety culture increases our ability to prevent or react quickly to potentially hazardous situations.

While our clients select XL for our project management and supervision expertise, XL’s ability to self-perform many types of work provides clients with significant additional benefits.

Sincerely,
Eric Raff, Dave Beck, and Mario Wijtman

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XL Construction received more kudos for its commitment to preserve the heritage trees on the Saint Andrew’s campus, including a 300-year old heritage oak under the protection of the Village of Saratoga. To ensure that construction activities would not harm the trees, XL Construction collaborated with the village arborist and also engaged an independent arborist. Following the experts’ advice, crewmembers performed hand-digging for utilities or construction anywhere within the trees’ drip lines.

XL Construction complements its industry-leading expertise in ground-up construction with careful planning, creative ideas, and meticulous attention to quality. For Saint Andrew’s, XL Construction’s personalized service helped erect its buildings on time and on budget-and without disrupting the church services, school, inconveniencing parents, or compromising the oldest wood structure on campus, the heritage oak.

featured project photography
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XL Construction
1500 Berger Drive
San Jose, CA 95112
Tel 408-271-2425
Fax 408-271-2426
xlconstruction.com

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Featured Project

After 44 years of service, the facilities at Saint Andrew’s Episcopal Church and School of Saratoga, California were due for an upgrade. Read about the innovative approaches XL Construction took to build two buildings from the ground-up on time, on budget, and without disturbing ongoing church and school operations.

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By the Book – and Beyond for Saint Andrew’s School

Like academic excellence, construction excellence demands steady, high-quality effort coupled with creative thinking. XL Construction approached the Saint Andrew’s ground-up projects with its hallmark zeal for quality and an innovative approach to avoiding disruption to school and church activities.

Making the Grade: Enabling Continued Operations in an Occupied Campus. At the outset of the project, XL Construction built a two-story, metal stud-and-plywood fence to protect students, teachers, and parishioners from construction activities. “Rather than completely blocking the view, we cut view holes into the wall and covered them with thick, transparent plastic,” says Scott Pisani, project manager. “Kids are curious about big equipment and big construction projects, and the portals let them look and learn in a safe manner.”

The new Parish Center would displace three portable classroom buildings, so XL Construction coordinated their relocation to another area on campus. During construction of the new gymnasium, additional temporary portables were set-up that could be used for indoor physical-education classes on rainy days.

To not interfere with available parking or student drop-off patterns, XL Construction scheduled all deliveries to the site either before school hours or on weekends when no church activities were scheduled.

Doing Our Homework. The aggressive building schedule left no time for error. Therefore, XL Construction Superintendent Tim Merrell worked closely with the steel fabricator to ensure precise structural steel detailing on the 100-foot steel trusses for the Parish Hall, which were fabricated offsite and then craned into place. When a crane swings a long truss to the building, crewmembers insert bolts to connect them temporarily until the welding crew takes over. The dimensions of the trusses and the location of the connection points must be perfect—and they were, thanks to the due diligence.

Another critical aspect of steel-frame construction is the accuracy of the building layout. As an added precaution

after creating the layout, XL Construction hired a third-party surveying company to confirm its accuracy. The precautions paid off when the structural steel of the building closed with zero modifications to the foundation or any of the foundation walls.

Another way that XL Construction controlled project quality was by self-performing the concrete, carpentry, doors, frames, and hardware-tasks. “XL Construction’s concrete crew has the ability to build ground-up buildings,” says Pisani. “Performing certain types of work ourselves gives us better management of materials procurement as well as complete control over installation quality.”

Finally, to confirm that the building would be weather tight through the test of time, XL Construction built and tested a mock-up of the exterior wall assembly, complete

with a small window and door opening. Trades could also consult the model when they had questions about details such as window trim or flashing.

High Marks. Attention to these and numerous other details helped XL Construction complete the project on time and on budget, scoring high marks from its client, Saint Andrew’s. Timely completion required some creative approaches. For example, the work was scheduled to begin before a building permit could be issued because the design was not 100-percent complete. To avoid delays and expedite the city plan-check review process, XL Construction divided construction packages into multiple permits, first obtaining the demolition permit, then the foundation permit, and finally the building permit.

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Featured Project

Saint Andrew’s Episcopal Church and School. In 2005, Saint Andrew’s prepared to upgrade the campus it had built in 1961 and since outgrown. To meet the needs of students, faculty, staff, and programs, Saint Andrew’s planned two new buildings: a 4000 square foot, wood-frame Parish Center, and a 19,000 square foot, steel-frame Parish Hall that would house a gymnasium and multipurpose room.

The challenge? Elementary school students would continue to attend class just 25 feet away from the construction site. Therefore, XL Construction would need to devise some way to protect the students, teachers, and staff from equipment, debris, and excessive noise. “It’s one thing for an organization to simply remain open during construction,” says Scott Pisani, project manager. “It’s far more challenging to manage the project in a way that avoids disruption to classrooms, pedestrian traffic, parking lot availability, and normal operating hours.”

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XL Construction enabled Saint Andrew’s to function as usual by building a two-story metal stud-and-plywood wall separating the construction site from the classrooms. All workers, equipment, and material remained behind additional fencing built around the perimeter of heavy construction areas. In addition, XL scheduled deliveries to the site to not interfere with school drop-off and pick-up hours or weekend church activities. Through careful coordination and attention to a myriad of small details (see *By the Book—and Beyond—for Saint Andrew’s School*), XL Construction safely completed the project on time and on budget.

Recently Awarded Projects

Applied Materials. B2 office modifications within an occupied building.

Blood Centers of the Pacific. A new Millbrae office and lab for donation, testing, and distribution.

Harker School. A new LEED certified Science and Technology Building with classrooms and auditorium.

Lockheed Martin. B153, an 18,000 s.f. office renovation and B157 renovations for an executive conference center.

Palo Alto Medical Foundation. Medical office building interior improvements.

PDL BioPharma. A 450,000 s.f. campus relocation within two buildings, including data center, pilot plant, fill and finish, vivarium, research laboratory and office space.