



COMMERCIAL CONSTRUCTION

T O D O S S A N T O S P L A Z A

CONCORD, CALIFORNIA



The core of historic downtown Concord receives structural and façade renovations

Four separate buildings had been knitted together over the past 75 years under one 30,000 square foot roof. The wood, unreinforced masonry and newer concrete structures were in need of seismic retrofitting, ADA compliance and aesthetic enhancement. Demolition revealed insufficiencies in shear walls, foundations and steel bracing. Because the project directive was to achieve as much open glass store frontage as possible, the simpler K-brace reinforcement technique was replaced with wide-flange steel moment frames to allow for full storefront accessibility.

New storefronts and entryways to newly-defined tenant spaces meant ADA compliance challenges as well. In one case, MXL built a ramp, seat wall and raised sidewalk to accomplish full ADA compliance and to correct the deficiencies in a city sidewalk.

MXL was closely involved with the architect, engineer, utility companies and city planners to meet each challenge with design and implementation solutions that avoided long delays and large cost overruns.

Project Summary

Structural, architectural and cosmetic renovation of downtown street frontage, including moment frames and foundations, a two-story façade renovation and restoration, wood and glass storefronts and interior tenant improvements.

Project Attributes

- \$2.1 million total cost
- 30,000 square feet of renovated tenant-ready interiors
- 250 linear feet of storefront
- New electrical, gas and water services
- Fabric, glass and steel awnings
- Completed April of 2007

For information contact MXL at 510.522.3400 or mxlconstruction.com

Client: M.E. Lyon Co.
Architect: SZFM Design Studio

