

NEWS RELEASE

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LOWNEY ASSOCIATES' HIGH CAPACITY PILE DESIGN RECOMMENDATIONS REDUCE FOUNDATION COSTS

MOUNTAIN VIEW, Calif – February 27, 2001 – Lowney Associates provided recommendations for 170-ton high capacity piles at a proposed multi-family residential development in Foster City. High capacity piles are unique because they offer major savings in material and installation costs. The site's highly compressible Bay Mud and the piles' high capacity added complexities to the pile design.

Based on dynamic capacity measurements obtained during the installation of test piles, Lowney further decreased the high capacity pile lengths by 9 percent. Lowney's design innovation saved Prometheus Real Estate Group, Inc. a proportional reduction in pile costs and construction time, over more conventional piles. The total cost savings over conventional piles therefore amounted to over \$200,000.

Prometheus is redeveloping a former Port O'Call retail center. A 159-unit, multi-family complex, Miramar apartments, will be constructed. Planned structures include three 2 and 3 story buildings totaling 75,400 square feet. The site is underlain by up to 40 feet of soft compressible Bay Mud, a common soil type encountered at developments along the margin of San Francisco Bay.

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Founded in Santa Clara County in 1969, Lowney Associates provides geotechnical engineering and environmental consulting services focusing on adding value to its clients' efforts. With office locations in Mountain View, Oakland, San Ramon and Fullerton, Lowney delivers services throughout California and the West.