



**GRIFFITH
COMPANY**

Belmont Shores Mobile Estates Infrastructure Upgrade

Location:	Long Beach	Total Value:	\$25 mil
Owner:	Belmont Shores Mobile Estates	Completed:	2019



The Belmont Shores Mobile Estates Infrastructure Upgrade project was part of a larger Park Improvement Plan. The 33 acre property is located in the Belmont Shores area of Long Beach and is a 55+ senior living community. The park started operating in the early 1960s. Since then, the park experienced severe differential settlement due to poor subgrade conditions. As a result of the settlement, many of the major utilities experienced significant

damage in addition to normal wear and tear. The expiration of the useful life span of the original infrastructure necessitated a complete replacement of the failing infrastructure.

The project was completed in 5 phases over a period of 25 months. Project phasing was done in a manner to reduce inconvenience to park residents as the park remained fully operational during

construction. New construction consisted of approximately 2 miles of main sewer line, 6 acres of road paving, 3 acres of driveway paving, 1.5 miles of storm drain line, 2 miles of water line, 19 miles of electrical conduit, and 60 miles of electrical wiring. In addition to these mainline installations, 347 mobile homes were switched to the new systems including new residential water, sewer, and electric services.