



» Nibbi Bros. is helping redevelop dilapidated public housing buildings.

## *Nibbi Bros. – Hunters View Phase 1*

*www.nibbi.com*

- *Project cost: \$62 million*
- *Location: San Francisco*
- *Scope of work: Multifamily residential revitalization*

Residents of the demolished phase 1 buildings have been relocated to vacant units in buildings that will be transformed during future phases of the project after residents move into the new phase 1 buildings. Future phases of the project will also contain market-rate and for-sale units, as well as retail, community centers, and open space.

Founded in 1950 by Marino Nibbi, Nibbi Brothers General Contractors has specialized around the San Francisco Bay Area on a few core markets, including the key mixed-use/multifamily market. In recent years, Nibbi has completed more than 3,000 units of multifamily housing, with another 1,500 units under construction or in preconstruction. That depth of experience, coupled with a thorough understanding of the challenges that are common to building apartments in San Francisco, are among the reasons The John Stewart Co. selected Nibbi for the 22-month, \$62 million Hunters View project.

### **Project Challenges**

Among the challenges Nibbi and its construction team have encountered on the project were a hilly site and adverse ground conditions. A San Francisco builder, Nibbi commonly builds on steeply graded sites. On the Hunters View project, which had grades as steep as 20 percent, Nibbi added on-site stairs, as well as taking other precautions to ensure the safety of workers and schedule momentum. In fact, Project Manager Phil Raymann says the safety protocols used on the site will be incorporated into Nibbi's safety manual for future projects.

Nibbi also had to take great care with the "serpentine rock" to prevent the spread of naturally occurring asbestos during construction on this project. When soils with these proper-

# Building Hope

**SAN FRANCISCO'S HUNTERS VIEW PROJECT AIMS TO TRANSFORM PUBLIC HOUSING INTO A VIBRANT COMMUNITY.**

**W**ith the infrastructure and vertical work close to being completed, the multiple-phase Hunters View Hope SF Redevelopment Project in San Francisco is beginning to show signs of new life. Previously 50 dilapidated public-housing buildings on 22.7 acres in one of San Francisco's most impoverished districts, Hunters View Redevelopment is part of an ambitious plan to take the city's most worn-out public housing

projects and transform them into lively mixed-income communities and reconnect them with surrounding neighborhoods.

Nibbi Brothers General Contractors broke ground in 2010 on phase 1 of three of the projects, which includes new infrastructure, a new park, demolition of 19 buildings and construction of three new buildings that will comprise 148,709 square feet and contain 107 units of affordable housing, a community room and management offices.

# 'At Nibbi, safety is more than a priority; it is one of our most tightly held values.'

ties are excavated on a job site, potentially toxic particles can become airborne. As a preventative measure, the construction team is watering the site to contain the rock and monitoring wind patterns.

A high-tech truck wash also was installed on site. Every truck and vehicle must enter the wash and have its body and tires thoroughly rinsed down before exiting the site to ensure that no contaminated soil leave the contained area.

A conveyor belt collects the runoff water and accumulated silt and distributes it into a holding pond. The silt is then discharged, and the water is filtered and reused. The process is regulated by a full-time, on-site air-quality agent.

## Sustainability Target

Although Nibbi broke ground on the project in 2010, the company was providing preconstruction services since 2007. The company worked with joint-venture partner Cahill and The John Stewart Co. to drive value and quality, and minimize resident disruption.

The project is pursuing LEED certification, in an effort to provide a healthier, high-quality environment for residents, as well as minimize energy costs. Some of the sustainable elements for the project include the use of low volatile organic compound materials, greater insulation

in walls and roofs, energy-efficient double-glazed vinyl windows and lighting, water-conserving plumbing fixtures, and Nibbi's own Air Quality Management Plan.

The overarching goal of the Hope SF program is to break the cycle of poverty that occurs in neighborhoods such as San Francisco's Bayview-Hunters Point by providing a mix of housing options: low-income, affordable and market-rate, and creating a sense of community by incorporating retail and providing abundant open space. That goal, while ambitious, not only is being realized, but also is fostering new hope on this grassy hillside overlooking the San Francisco Bay.

## Safety is a Priority

Nibbi Bros. says it is committed to maintaining the safest possible job-sites for its employees, subcontractors, clients and the community.

"At Nibbi, safety is more than a priority; it is truly one of our most tightly held core values," the company says. "As such, we constantly strive to improve awareness and accident prevention through integration of safety into our work and through programs aimed at staff training and pre-planning efforts. A safe project is a successful project and cleaner and more efficient worksites help ensure the project is completed on-time and on-budget. ♦



**EDWARD W. SCOTT ELECTRIC CO.**

1150 25th Street  
San Francisco, CA 94107  
Phone: (415) 206-7120  
Fax: (415) 206-7140

INDUSTRIAL

INDUSTRIAL  
CLEAN WATER

COMMERCIAL

PUBLIC WORKS

RESIDENTIAL

EDUCATIONAL

PHOTOVOLTAIC/  
LEED



CONNECTING THE BAY AREA

**SAN FRANCISCO BAY AREA INDUSTRIAL, COMMERCIAL, PUBLIC WORKS & RESIDENTIAL ELECTRICAL CONTRACTOR**

Established in 1935, Edward W. Scott Electric specializes in all aspects of electrical contracting. Our client relationships have been built steadily on our core values of integrity and trust, and our focus has always been on sound and rational business planning and execution for our customers. We are as adept at participating in a design/build project as we are at working with an engineered set of drawings. Our projects range from commercial to multi-unit residential, educational tel/data to industrial water-treatment facilities. We pride ourselves on our excellent safety and hazardous material accident-prevention program (we proudly earn a safety rating of less than 1.0). Edward W. Scott has the following California state contractors' licenses: A1, B1, C-10 Electrical.

GENERAL  
ENGINEERING  
CONTRACTORS

LIC. #481228

## DEES-HENNESSEY, INC

Some things should never change

**Safety - Quality**

**Scheduling - Budget**

Committed to our clients.

Proud of our people

- **Structural Shotcrete**
- **Channel Lining**
- **Shoring & Underpinning**
- **Drilled Piers**
- **Micropiles**

(650) 595-8933 Office  
(650) 595-0204 Fax  
200 Industrial Rd., Ste. 190  
San Carlos, CA 94070  
dhi@deeshenn.com