

nibbi *news*

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899

WEST EVELYN

From a prime location
to a living roof, this
“super-green” office
building has it all



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Cover: 899 West Evelyn in Mountain View, targeting LEED® Platinum, is four floors of super-sustainable, steel-frame, Class A office space over an underground garage and topped with a green roof.

 designates a sustainable project

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President's Letter



We know what we do well: Technically complex waterfront projects. Large-scale multi-family housing projects. Logistically challenging infill projects. Meaningful education and community-based projects. Within these core markets, we continually examine how to improve our methods and process.

Through those discussions, we articulated the following as a formula for our 64 years of success: **The Right Goals. The Right People. The Right Approach.** We have earned a reputation in the industry by relentlessly focusing on our clients'

goals, putting the most qualified and experienced people on our jobs, and maintaining an honest and collaborative project approach.

This formula is evident in every Nibbi project. More importantly, it's evident in the feedback we receive from our clients, best expressed through their repeat business. We are happy to announce the following awarded projects from new and repeat clients:

- The San Francisco Zoo's South American Tropical Rain Forest exhibit
- Boys & Girls Clubs of San Francisco's new 37,000-sq.-ft. Fulton Street Clubhouse
- Nancy and Stephen Grand Family House at Mission Bay serving families attending UCSF Benioff Children's Hospital
- Alice Griffith Housing Development
- Anchor Brewers & Distillers @ Pier 48 new production facility

Look for our new feature "Goal: Accomplished" on page 13, with focus on UDR's project, Channel (Mission Bay Block 2). In each upcoming issue, we will highlight a particular client goal and how we exceeded that goal.

We continue to deliver results for our clients based on the consistent application of the right goals, the right people and the right approach.

All the best,

Bob Nibbi
President



Exploratorium



Nancy and Stephen Grand
Family House @ Mission Bay

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899 WEST EVELYN

899 West Evelyn is what they call a “trophy” office in leasing circles. It’s located in downtown Mountain View, in the heart of Silicon Valley. It’s located virtually on top of a major mass transit hub — just half a block from Caltrain, VTA light rail and multiple bus lines.

This energy-efficient project is targeting LEED® Platinum and offering great environmental benefits that include structural steel construction with high recycled content; bicycle storage with showers; roof-mounted solar panels; high-performance operable windows; and energy-efficient heating, cooling and lighting systems.

The big story about 899 West Evelyn, which houses 70,232 sq. ft. of Class A office space, is its “living” roof — from how it was built to how it will be used.

As shown above, the 13,000-sq.-ft. roof space includes mature trees; native grasses, groundcovers, flowers and other plantings; a bocce ball court;

concrete hardscape elements; a terrace deck made out of sustainable wood; a wing-like, overhead, steel-and-wood trellis; and an indoor penthouse lounge that opens to the terrace through wide sliding doors.

The roof also includes multiple systems necessary to sustain a green roof. “It’s a sandwich of layers,” says Project Manager Jordan Drake. Layers include structural elements, waterproofing elements, a root barrier, a drainage system, planting medium, an irrigation system, and plants and trees. “The living roof added literally layers of complexity to the construction of the building,” Drake continues.

“Sequencing was our biggest challenge. We had to put down all the waterproofing. Then we had to build concrete walls on top of it, and those walls couldn’t penetrate the root barrier. To prevent that from happening, we had to support the formwork and

put drainage composite below the concrete so water could flow underneath the walls.”

Adding complexity to the project was the fact that the green roof was added after the design was complete and the project had been bought out. “We didn’t get the design sent to us until after we had started the project,” Drake says. “We had seen the preliminary design, but not the final design.” While the building’s owner, Daniel Minkoff of The Minkoff Group, wanted a green roof for his building, targeting LEED® Platinum, that decision was contingent upon his securing a lease. The building was preleased to a tech tenant, but the tenant did not give final approval until late in the process.

Nibbi’s preconstruction and construction teams had to quickly evaluate the components of the green roof and ensure the drawings were watertight prior to issuing subcontractor bids.

Constructability Review: Nibbi's Document Review Manager Kit Chang "played an integral part" in the process, Drake says. A licensed architect and LEED® AP, Chang conducted a detailed constructability review analyzing all angles of the roof, from waterproofing to product compatibility to ADA compliance to new structural, tenant and architectural demands.

"899 West Evelyn began as a spec office building, designed, engineered and permitted without a green roof," Chang says. "With the green roof added, we had to make sure the new design did not upsize the structural system, which would have triggered significant re-engineering, cost and schedule delays."

"Nibbi's experienced team was able to meet the project's challenging fast-track schedule coupled with its complex green-roof deck design."

— Daniel Minkoff, The Minkoff Group president and building owner

Other demands requiring Chang's careful attention included tenant demands for visually unobtrusive office ceilings. "This constraint significantly restricted the amount of pipe penetrations (such as planter and storm drain pipes) that could be exposed below the green roof system," Chang explains. "The demand for clean ceiling aesthetics also eliminated the use of batt insulation in the office ceiling space."

Architectural demands required that the finished floor of the green roof match the level of the penthouse community lobby, which was raised 30 inches above the structural slab. "This exceeded standard paver pedestal heights," Chang says.

Meeting the demands of the project meant that Nibbi's preconstruction and estimating department needed to identify the optimal green roof

system. It needed to be lightweight, fire-safe, durable, drainable, watertight and constructible.

During preconstruction, Chang assembled various experts in the green-roof field and brought on board subcontractors, manufacturers, suppliers and Nibbi's Director of Quality Assurance & Control Randy Harpel to interface with the client and the design team. Through interactive collaboration, the preconstruction team suggested, vetted and priced various design possibilities for the client to review. The green-roof assembly was finely tuned into a ballast system set over a protected waterproofing membrane, which was laid over specialty lightweight concrete poured over high-density foam.

Chang was instrumental in helping to identify the high-risk areas of the project — such as durability, system compatibility, code compliance, waterproofing, accessibility, proper sequencing and coordination — by conducting a thorough constructability review and report. The process contributed to significantly improved bid documents.

Quality Control: Adding weight to Chang's constructability review was Harpel's input. Harpel attended all the pre-task meetings, and he was on-site frequently during the roof's construction to oversee inspections by both the manufacturers and the installers. "Careful adherence to both product and installation specifications was not only key to ensuring proper performance of

the roof's various elements and systems," Harpel says, "but also to validate the warranties."



"Nibbi was able to take our vision, provide value-engineering input and deliver a great project without compromising the design intent."

— Rob Zirke, Brick LLP founder, president and architect

The project's unique features required stringent planning and oversight, Drake adds. "Randy was on-site during difficult installations like the hardscaping, which was especially tricky. We had rebar coming up through the roofing to tie into the concrete, which meant we had to detail each penetration." Harpel was on-site during the detailing process to ensure that all penetrations were in line with specifications and warranty requirements.

Another system installation that required Harpel's oversight was the project's "vector mapping," a wired system placed below the roof membrane to detect leaks. "The system was required in order to receive a warranty from the roof membrane manufacturer," Harpel says, "but it needed to be installed with strict adherence to installation specifications in order to receive that warranty. I made sure the manufacturer of the system was on-site to inspect the installation."

899 West Evelyn

Mountain View, California

Owner: The Minkoff Group

Architect: Brick, LLP

Structural Engineer: Crosby Group

Geotechnical Engineer: JO Crosby & Associates

Civil Engineer: Sandis

Landscape Architect: Bionic

Contract Value: \$14 million

Square Feet: 70,232

New Exploratorium Wins Big in Annual *ENR* Project Awards

Garners Top Green Project in Northern California



Was it the 1.3 megawatts of solar panels? The ingenious mechanical system that heats and cools with bay water? The 27 miles of radiant tubing under the concrete floors? The 1.5 acres of newly accessible outdoor space now open to the public?

When judges were recently evaluating projects for the latest *ENR California* Top Projects Awards, it's likely that all of these stats (and many more, see sidebar) contributed to the new \$151.9 million Exploratorium @ Pier 15 winning the magazine's Top Green Project of Northern California award. The museum, located on San Francisco's waterfront and with 330,000 sq. ft. of indoor and outdoor space, recently

achieved LEED® Platinum and is aiming for net-zero-energy, making it one of the greenest museums in the country.

The completely refurbished and seismically upgraded Pier 15 is also an interactive exhibit in itself, making visible the many systems that contribute to its highly energy-efficient design. The bay water heating and cooling system, for example, operates in a room with a large picture window. Museum-goers can see the vibrant blue panels, red valves and yellow piping that comprise the "deep green" mechanical system. The system pumps 74,000 gallons of bay water per hour through the building, using the cold temperature of the bay to cool the building and running it

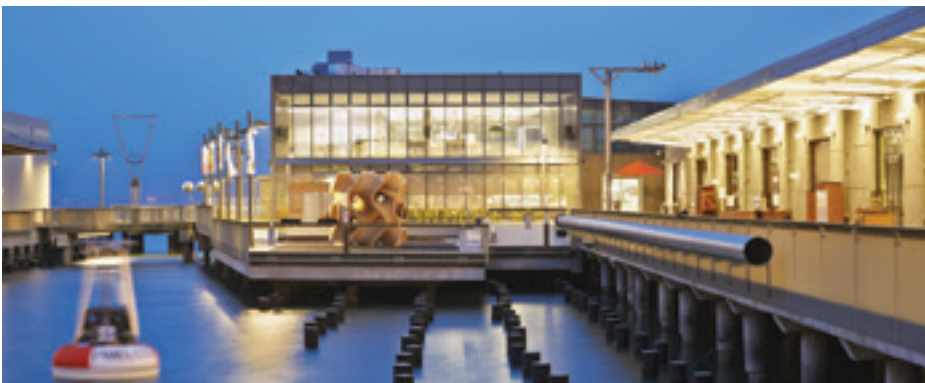
through titanium heat exchangers to warm it.

"By emphasizing sustainability in the design of our new facility, we have not only built a museum, we've also created a dynamic exhibit, an experiment in sustainability that will play out in real time, and in public," Exploratorium Project Manager Kristina Woolsey says.

To read more about the project, visit www.sustainpier15-digital.com/sustainpier15/sustain#pg1.

"This award reflects the success of a complex choreography of nine distinct architecture and engineering firms contributing their considerable problem-solving skills to the creation of the most technically challenging project on the San Francisco waterfront to date. Congratulations to Nibbi, EHDD and all the makers of this new, sustainable, global icon!"

— Dr. Dennis M. Bartels, Exploratorium executive director



Exploratorium

San Francisco, California

Owner: Exploratorium

Architect: EHDD Architecture

Historic Architect: Page & Turnbull

Structural Engineer: Rutherford

& Chekene

Geotechnical Engineer: Rollo & Ridley Inc.

Civil Engineer: Kennedy/Jenks Consultants

Marine: Power Engineering

Mechanical/Plumbing Engineer:

Integral Group

Electrical Engineer: Cammisa & Wipf

Landscape Architecture: GLS

Lighting Design: Dave Nelson & Associates

Solar Energy Provider: SunPower

Contract Value: \$151.9 million

Square Feet: 330,000

THE EXPLORATORIUM SUSTAINABILITY FACTS

ENERGY

- Net-zero-energy goal, when achieved, will make it the largest net-zero-energy museum in the United States.
- Building is predicted to use 57 percent less energy than a comparable space.
- A total of 5,874 solar panels cover 78,712-sq.-ft. roof.
- PVs will provide 1.3 megawatts of peak AC power annually, enough to power 1,000 homes.
- PVs will offset 33,150 tons of carbon dioxide emissions over the 30-year life of the system, equivalent to removing 5,910 cars from California's highways.
- Bay water used to heat and cool the building.

WATER

- Hot water is supplied by high-efficiency tankless electric water heaters.
- Total domestic water savings of 50 to 60 percent, or roughly 1 million gallons annually.
- Sixteen percent of roof area will capture and store up to 338,000 gallons of rainwater for toilet flushing. Unused runoff will be filtered before returning to the bay.
- A total of 2 million gallons of potable water will be saved annually by avoiding use of evaporative cooling towers for heat rejection.

PUBLIC ACCESS

- Accessible by public transportation; ample bike parking.
- Public plaza with educational exhibits that examine natural phenomenon (e.g., fog, wind, tides).



INDOOR ENVIRONMENTAL QUALITY

- Better indoor air quality achieved through ventilation of 100 percent outside air. No recirculation.
- Abundant use of natural daylight and access to views.
- Advanced lighting controls limit energy use.
- Low-emitting materials and those with recycled content used along with certified wood.

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Merritt Crossing®



Merritt Crossing is a new high-density, transit-oriented, affordable housing complex with 70 apartments and services for low-income seniors. It is also recipient of the 2014 AIA National Housing Award and the first multi-family development in California to receive an ENERGY STAR rating.

It's hard to not notice Merritt Crossing from the westbound lanes of Interstate 580 near Oakland's Chinatown. The building's vivid orange-, sage-, sky- and butter-colored exterior is a surprise burst of color among the surrounding Victorians. Inside the affordable housing complex, its 70 units and common spaces are equally sunny and colorful.

What isn't visually apparent about the 61,676-sq.-ft., six-story, light-gauge-metal-framed building is the amount of coordination that was required to put it together and its "extreme green" features.

First U.S. Installation of SWISSPEARL® Lap Siding

The colorful exterior skin of Merritt Crossing is a product called SWISSPEARL®. Produced in Switzerland, the cement-composite, lap-siding façade

system is widely used in Europe, but its installation on Merritt Crossing marked the first time it was installed on a U.S. project. The biggest challenge was alignment between all the flashings and openings (windows, doors and louvers), Project Executive Greg Narvick says.

"On projects that use typical lap-siding products, all of the pieces are butted together and overlap. If they are slightly off, it won't make a difference. On this project, all of the window edges and other openings had to line up with the SWISSPEARL® panel edges, creating what's called a *reveal*. Alignment of the panels had to be dead on. There was no margin of error," explains Narvick.

The project team met the challenge through extensive prework and preplanning. "We had to create a precise layout

and make calculations well in advance of any siding going onto the building," Narvick continues. That effort required a lot of coordination in dimensioning, achieved with the cooperation of the various foremen out in the field. Coordination among the trades was an integral part of the success of this project, Narvick adds, requiring the input of the siding, window, sheet metal and framing subcontractors. "They would meet in the field, take a portion of the exterior, and go out onto the scaffolding and snap a string line 70 feet high to make sure everything lined up. In fact, there was a lot of field coordination on the scaffolding itself."

The time taken to ensure the SWISSPEARL® panels would be installed correctly and expeditiously was well worth the effort, Narvick says, as the project not only achieved quality metrics

but also exceeded owner expectations. Susan Friedland, executive director of Satellite Affordable Housing Associates (SAHA), says, “Even given the complexity of this project, Nibbi was within budget and on schedule.” She says, “In fact, they finished ahead of schedule. We got our TCO a few days early.”

Narvick adds that the team’s success was rooted in a true partnership between Nibbi, SAHA, Leddy Maytum Stacy Architects and the subcontractors.

Detailed Drawings and Minimal RFIs

“SAHA’s in-house project manager was very savvy when it came to the industry and construction knowledge,” Narvick says. “Additionally, Leddy Maytum Stacy’s drawings were fantastic. In fact, they were the most detailed and complete drawings I personally have ever worked with. They covered just about everything. One of the partners, Richard Stacy, and their construction administrator were both very detail-oriented. They went through the drawings and made sure everything was included before the drawings went to press. I think we had 150 RFIs on the whole job, where it’s not uncommon to typically have 1,000.”

Nibbi and Leddy Maytum Stacy have worked together on a number of projects, including the award-winning Madison Apartments in Oakland and Plaza Apartments in San Francisco. The team also recently completed work on the 474 Natoma Street housing complex and the soon-to-be-constructed Family House in Mission Bay, serving UCSF.

As Green as It Gets

The finished product is also earning praise from architecture and sustainability circles. Merritt Crossing, named one of the 2013 Top Ten Projects by the American Institute of Architects’ (AIA) Committee on the Environment, has achieved multiple green firsts. The project achieved LEED® Platinum certification under the LEED® for Homes Mid-Rise Pilot Program, and it was the first ENERGY STAR-certified project in California, in addition to earning a GreenPoint rating and a Bay Friendly Landscaping rating. The AIA’s judges for the project say they liked the project’s noninstitutional design and green features. Merritt Crossing proves that

“you can build at a reasonable budget for a disadvantaged group,” one judge says, “and still create nice spaces that have a strong energy- and water-saving component.”

“Even given the complexity of this project, Nibbi was within budget and on schedule. In fact, they finished ahead of schedule. We got our TCO a few days early.”

— Susan Friedland, Satellite Affordable Housing Associates (SAHA) executive director

Green elements of the project include the SWISSPEARL® panels, which create a highly efficient building envelope and reduce heating costs; rooftop photovoltaic panels; a solar hot-water system; an innovative air-filtering system that ensures the highest indoor air quality for residents; and glass walls with high-performance glazing that provide a connection to the outside and insulation from noise. The project also has parking lifts to mitigate its parking footprint and is also within blocks from the Lake Merritt BART station.

Challenges to Super-Green Details

Providing those green features at times proved challenging. The insulation install for a metal-frame building was new to



the Merritt Crossing team. On a wood-frame building, the insulation has six touchpoints inside a framed wall (the two sides of drywall and the four framing members). On a metal-frame building, the drywall doesn’t lay flat against studs, as in a wood-frame building. Instead, it lies against furring strips, or long strips of metal used to make backing surfaces to support the drywall. This assembly creates open spaces between the drywall and the framing for better sound absorption; however, those open spaces are difficult to insulate, since they are not simple, flat surfaces. “A lot of modifications had to be made to the conventional insulation install to allow the insulation to be molded around the furring strips so it could touch on all six sides,” Narvick explains. “This challenged the schedule, as we had to coordinate multiple inspections that were required before we could start the drywall.”

Another challenge was the blower door test, required for certain indoor-air-quality LEED® points. The process is challenging on a metal-frame building because there are many pre-engineered holes within metal-stud framing. Once air gets behind the sheetrock, there are more avenues for it to escape to other floors. Nibbi solved the problem by installing putty pads at every single one of the project’s electrical boxes and placing sealant at the tops and bottoms of walls.

It was efforts such as these that helped the project earn its LEED® Platinum rating. More importantly, the efforts helped SAHA provide the kind of housing for which it is known.

“SAHA believes that high-quality housing transforms lives,” Friedland adds. “Merritt Crossing was thoughtfully designed and carefully built, providing its residents with a supportive and energizing community and also providing SAHA a highly efficient, low-maintenance structure that will last for decades.”

Merritt Crossing

Oakland, California
Owner: Satellite Affordable Housing Associates
Architect: Leddy Maytum Stacy Architects
Structural Engineer: KPFF Consulting Engineers
Geotechnical Engineer: Alan Kropp & Associates
Civil Engineer: Luk & Associates
Contract Value: \$18.6 million
Square Feet: 61,676

Making a Mark in Mission Bay

Nowhere in San Francisco is Nibbi's presence more apparent than its 18 projects in booming Mission Bay.



Venue (Mission Bay Block 3)

The 303-acre development, once an abandoned railyard, is now one of the fastest-growing districts in the city. Called “Mission Bay 2.0” in a recent *San Francisco Business Times* article, the transformed Mission Bay skyline now includes the San Francisco Giants AT&T Park; the new University of California, San Francisco (UCSF), Benioff Children’s Hospital; UCSF biotechnology buildings; headquarters for large pharmaceutical companies Bayer and Pfizer; office complexes; retail space and amenities; open space; new infrastructure; and roughly 5,000 to 6,000 built and planned housing units.

While Nibbi routinely builds and renovates challenging urban infill and waterfront projects that require just-in-time deliveries and involve complicated agency approval processes, Mission Bay offers its own unique stamp on the challenge ledger. Those challenges include:

- Close proximity to other construction sites
- Methane barriers and long piles driven deep into bedrock (as Mission Bay is on landfill)
- Heavy SFRA/successor agency involvement to meet SBE and local hiring mandates

Venue, Mission Bay Block 3 RECENTLY COMPLETED

“Building in Mission Bay is not easy,” says Catherine Stock, the project manager for Venue (Mission Bay Block 3). Venue is a 228,715-sq.-ft. building with 147 units of market-rate apartments and amenities. Owned by Summerhill Apartment Communities and designed by Steinberg Architects and Seidel Architects, the \$48.3 million project includes five stories of Type III (metal stud) construction over a two-story concrete podium, of which the first level is subterranean.

One of the project’s challenges was its variety of materials. The building’s high-level exterior finishes included three separate rain screen materials (zinc metal panels, terra cotta tile and SWISSPEARL® — a high-end fiber cement board panel). However, the true challenge on Venue was the pile driving.

As Stock explains, “The pile-driving operation for this project had to be very carefully coordinated in a complex rotation of the pile-driving rigs around the site in order to avoid fall zones for

Venue

San Francisco, California

Owner: Summerhill Apartment Communities

Architect: Steinberg Architects and Seidel Architects

Structural Engineer: KPFF Consulting Engineers

Geotechnical Engineer: Langan Treadwell Rollo

Civil Engineer: Freyer & Laureta Inc.

Contract Value: \$48.3 million

Square Feet: 228,715

the adjacent Block 2 (Channel) project. Safety required that our workers had to be 100 feet away from each pile, which was tricky. With Block 2 less than 100 feet from our site, it was a daily challenge to coordinate our work with the operations at Block 2 in a way that didn’t overly constrain either project.” To put that challenge in proper perspective, there were 226 steel H-piles under the project, each driven an average of 245 feet into bedrock.

Proof of Nibbi’s preconstruction strengths was also evident on this project. There was an engineered partnering of the architect, Nibbi Superintendent Craig Goebbel, the structural engineer and the framing subcontractor to integrate the same progressive metal details into this project that were developed by the team that worked on the Merritt Crossing project (profiled on pages 8 and 9). “It really made a difference,” Stock says. “Craig Goebbel spent

a great deal of time in preconstruction with the team making sure that the details that he’d developed on the Merritt Crossing project with the structural engineer and framing subcontractor were applied to this site. Collaboratively, the team was able to integrate ideas and efficiencies into the design that helped us work faster and better.”

Nancy and Stephen Grand Family House @ Mission Bay IN PRECONSTRUCTION

Nibbi was recently awarded the new Family House @ Mission Bay, a project that has great meaning to us. For years, Nibbi has supported the efforts of Family House, which serves as a home away from home for families of children with cancer and other life-threatening illnesses.

Family House currently has two locations — one on 10th Avenue and the other on Irving Street — near the UCSF Medical Center in the Richmond District. These two facilities serve 34 families per night. With the completion of the new UCSF Benioff Children’s Hospital in Mission Bay, Family House will be able to serve 80 families a night in a new 92,125-sq.-ft., five-story building.

Designed by Leddy Maytum Stacy Architects, with which Nibbi has partnered on numerous award-winning multi-family housing projects, the new wood-frame-over-concrete-podium building will include two clusters of guest rooms and common areas on each of the upper four floors, for a total of eight clusters. Each cluster will include 10 guest rooms and shared living, dining, kitchen and play areas, as well as laundry rooms. The clusters surround



Nancy and Stephen Grand
Family House @ Mission Bay

a large, landscaped multi-use courtyard at the second floor. The ground floor will contain the main lobby, a variety of activity rooms, administrative offices, storage and utility spaces, and a parking garage for staff members and guests. The ground floor also contains small rental space for retail that will serve the needs of guests and neighbors.

"We are delighted to be working with Family House to better serve the needs of the UCSF Benioff Children's Hospital pediatric population," says Nibbi President Bob Nibbi. Before Family House, parents who lived far away from the hospital had to participate in a lottery for a mat to sleep on the floor of a UCSF conference room while their children received medical treatment. With the establishment of Family House in 1981, families have been able to stay in the organization's houses near the UCSF Parnassus campus, but those houses were not large enough to serve all the families in need. Bob adds, "With the

Nancy and Stephen Grand Family House

San Francisco, California

Owner: Family House

Architect: Leddy Maytum

Stacy Architects

Structural Engineer: OLMM

Consulting Engineers

Geotechnical Engineer: Rockridge

Civil Engineer: Luk & Associates

Contract Value: \$29 million

Square Feet: 92,125

construction of the new Family House @ Mission Bay, the vast majority of the families who need housing during their children's medical treatment will have not only a place to stay but one that

offers them compassion, empathy and mutual support during perhaps the most difficult time of their lives. Being a part of that is extremely gratifying to us."

Alexandra Morgan, Family House CEO, announced Nibbi's participation in the project in a capital campaign update: "After an exhaustive and competitive bidding process, Nibbi Brothers General Contractors won the Family House contract to build our new facility. Jeff Hoopes, president of Swinerton Construction, participated in contractor interviews and selection. Nibbi, long a generous member of the Family House family, didn't have to rely on family ties to win the job. We look forward to working with the Nibbi team to make a building that's attractive, efficient and comfortable for our families."

To read more about Family House: www.familyhouseinc.org. To follow construction of Family House: buildingfamilyhouse.wordpress.com.



Goal: Accomplished

Featured Project: Channel (Mission Bay Block 2) 🌱

When people say they have “a little skin in the game,” they usually mean they take some responsibility for the outcome. It’s a phrase, however, that took on new meaning on Nibbi’s \$96 million Mission Bay Block 2 market-rate apartment project.

Goal

To begin with, Channel had an extremely complex skin system. The project’s skin included:

- Three different types of metal panel (standing-seam panel; 12-, 14- and 16-inch panels; and flat panel, with five different custom colors)
- Aluminum composite panels
- Aluminum perforated screening
- Thin-brick veneer
- Stucco with five different colors
- Curtainwall with five different glazing types and colors
- Comp Channel Windows in three different colors, with color tinted glazing at various locations

Initially, the design also included a complicated rain-screen system in which the skin was separated from the actual building face. “We took a hard look at the skin in preconstruction,” Senior Project Manager Tom Giarrusso says. “The waterproofing consultant wanted a rain-screen system where all the skin is actually separated from the actual building face, and the

building wall becomes one big waterproofed membrane with the finishes detached from it. That was the original intent, but it was cost-prohibitive. We had to make that change fairly quickly and have all the details revised to reflect the change.”

The project’s client, UDR, Inc., was also looking to Nibbi for other ways to align costs with the budget.

Accomplished

The process required significant value-engineering and brainstorming sessions with Nibbi’s subcontractors. The team started by looking at the rain-screen system and created a creative and workable option: to replace the two-coat stucco behind the thin-brick veneer with a cement board product. This decision alone saved UDR, Inc. more than \$200,000 (without impacting quality or durability) and improved the project schedule.

Proving that Nibbi had more than a little skin in the game, Giarrusso says the Channel team removed a total of \$2.5 million in four weeks to get the budget number where it needed to be.

Channel

San Francisco, California

Owner: UDR, Inc.

Architect: Ankrom Moisan Associated
Architects and Ignition Architecture

Structural Engineer: KPFF

Consulting Engineers

Geotechnical Engineer: Langan

Treadwell Rollo

Civil Engineer: Freyer & Laureta Inc.

Contract Value: \$96 million

Square Feet: 455,000



Nibbi Concrete, a division of Nibbi Brothers General Contractors, recently completed the structural concrete at the new San Francisco International Airport Air Traffic Control Tower (ATCT), a project with Hensel-Phelps.



Now clearly visible from Highway 101, the new torch-like tower structure stands 221 feet tall. The 18-month project included a cast-in-place concrete core that is 30 inches thick through level 4 (of 12) and 18 inches thick through the top of the tower. The base of the tower is surrounded by three levels of free standing, cast-in-place shear walls,

which tie into the tower core via a structural steel and slab on metal deck (SOMD). There is SOMD at every level of the interior of the tower core and on the exterior from level 8 through level 12.

Substantial completion of the blast walls was achieved at the end of May of last year. The work totaled more than 1,000 cubic yards of cast-in-place concrete over 800 embedded plates for structural steel connections.

The tower core, completed at the end of September, used a Doka (preassembled) crane set formwork system, custom engineered for the unique geometry of the structure. The core was completed in 12- to 16-foot lifts, taking workers to heights over 200 feet.

Challenges included a tight project site, requiring Nibbi Concrete to maintain maximum efficiency and coordination of on-site materials, as well as quick demobilization of no-longer-needed equipment.

"But by far the biggest challenge on this project was safety," Division Manager Jeff Hartman says. "We were working at a height where many unique conditions added to the already technically complex work. Access to the tower via a man lift and stair tower had to be properly maintained to provide the required egress. Additionally strict attention to perimeter/leading edge protection is paramount. As such, we used a cocoon of debris netting on the form system."

Nibbi Concrete also was recently awarded the SFO Terminal 3 Expansion project.

Other Current Projects

MISSION BAY BLOCK 13

San Francisco

- 17- and three-story apartment complex
- Concrete foundations, walls, columns and decks

BOYS & GIRLS CLUBS OF SAN FRANCISCO, FULTON CLUBHOUSE

San Francisco

- 37,000-sq.ft., four-story, steel-frame clubhouse
- Foundations, slab on grade, architectural concrete walls, shotcrete walls, slab on metal deck, swimming pool deck

OHLONE GARDENS

El Cerrito

- Four-story apartment complex
- Design/build cast-in-place podium

Recently Completed Projects

KAISER REPLACEMENT HOSPITAL

Oakland

- 12-story structural steel hospital
- Foundations, slab-on-grade walls, topping of metal deck

CHANNEL (MISSION BAY BLOCK 2)

San Francisco

- Eight- and six-story apartment complex
- Cast-in-place, post-tensioned concrete structure with slab-on-grade over pier caps and grade beam

LION CREEK CROSSING PHASE V

Oakland

- Four-story senior housing
- Post-tensioned slab-on-grade foundation

THE HIGBY

Berkeley

- Five-story apartment complex
- High Bay cast-in-place podium with car stackers

Upcoming Projects

APPLE HEADQUARTERS (AC2)

Mountain View

- Structural grouting of approximately 700 base isolators

SFO TERMINAL 3 EXPANSION

South San Francisco

- Design-build, structural foundation, slab on grade, pile caps, grade beams, slab on metal deck

Inside nibbi

NIBBI AWARDS AND HONORS

The Exploratorium

ENR California: 2013 Top Green Project of Northern California
San Francisco Business Times: 2012 Real Estate Deals of the Year, Best Rehab/Renovation
AIA San Francisco: 2013 Design Awards, Special Achievement

Merritt Crossing

AIA National Housing Award, 2014
AIACC Committee on the Environment: 2013 Top Ten Green Project
AIA East Bay: 2013 Regional Design Honor Award, "Exceptional Residential"

Hunters View Redevelopment

San Francisco Business Times: 2012 Real Estate Deals of the Year, Best Community Impact

Joseph P. Mazzola Training Center

Commercial Interiors Contractors Association: 2012 Best Bay Area Adaptive Reuse

NIBBI IN THE COMMUNITY REBUILDING TOGETHER PENINSULA 2014

Rebuilding Together, a national nonprofit with a vision of a safe and healthy home for every person, provides critical repairs, accessibility modifications and energy-efficient upgrades to low-income homes and community centers at no cost to service recipients. In support of this extraordinary organization, Nibbi continued its more than two decades of participation this past April by always selecting the most needy and challenging renovation projects. Yes, painting and other cosmetic work are important, but if we're going to provide assistance, our attitude is to tackle the essential labor-intensive projects, which have included items such as a new drainage system, retaining walls, structural modifications, etc.

This year's assistance went to a family in San Mateo, California. Their single-family home needed a good deal of work, which included elements to support a wheelchair-bound family member. With 50 Nibbi employees working over an eight-week period, work included renovating the kitchen and bath, installing new flooring and a new wheelchair ramp, interior and exterior painting, installing appliances, and replacing the windows to keep the house warmer. Nibbi also installed a new electrical service; a

furnace and a water heater, as the house had no heat and limited hot water; and a new roof on the garage. Nibbi hauled away more than 100 yards of debris and yard waste.



Last year, as part of 2013 Rebuilding Together, Nibbi assisted a family in Belmont, California. By the end of the renovation, the house had a new retaining wall in the crawl space, reinforced support beams, a drainage system, entrance handrails, a yard fence, all new ENERGY STAR kitchen appliances, interior and exterior painting, and a clutter-free garage. "This is such a blessing," said the owner, hugging the volunteers. "My family is so grateful — thank you, thank you."

PROJECTS

RECENTLY COMPLETED PROJECTS

- 474 Natoma Street
- 899 West Evelyn, Mountain View
- Boston Private Bank
- Channel (Mission Bay Block 2)
- Hunters View Redevelopment, Phase I
- Koret Foundation HQ
- Lion Creek Crossings, Phase IV, Oakland
- Madonna Residence
- Merritt Crossing, Oakland
- Potrero Launch
- The Exploratorium
- Venue (Mission Bay Block 3)

CURRENT PROJECTS

- Azure
- Boys & Girls Clubs of S.F., Fulton Clubhouse
- Dr. George W. Davis Senior Housing and Senior Center
- Hunters View Redevelopment, Phase II
- Lion Creek Crossings, Phase V, Oakland
- Ohlone Gardens, El Cerrito
- St. Anthony Foundation Dining Room and Senior Housing

UPCOMING PROJECTS

- 1601 Mariposa
- Alice Griffith Housing Development
- Anchor Brewers & Distillers @ Mission Bay
- Edgewater Isle, San Mateo
- Heritage Point, Richmond
- Hunters Point Block 52
- Nancy and Stephen Grand Family House @ Mission Bay
- Pier 70 Rehabilitation
- Salesian Boys & Girls Club
- S.F. Zoo South American Tropical Building

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