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ALAMEDA BOYS & GIRLS CLUB RECOGNIZED AMONG LANDMARK REAL ESTATE DEALS FOR BEST COMMUNITY IMPACT

SAN FRANCISCO, CA., MARCH 23, 2012—The Alameda Boys & Girls Club last night received recognition for “Best Community Impact/Outside San Francisco” at the *San Francisco Business Times* Real Estate Deals of the Year Awards.

While dealmakers were arranging the lease of 1355 Market St. for Twitter (Deal of the Year and Best Office Lease/San Francisco) and planning for Target to lease space at the Metreon (Best Retail Lease), the Alameda Boys & Girls Club was quietly changing the lives of at-risk youth—an effort that was recognized at the Real Estate Deals of the Year event at the Palace Hotel in downtown San Francisco.

“We brought a first-rate facility to a neighborhood in Alameda that didn’t have anything like this,” says Alameda BGC Director George Phillips. “Kids feel good about it. People from other neighborhoods are coming over here... We’ve become a gathering place for community events.”

The colorful and inviting building, which opened in May 2011, serves youth aged 6-18, six days a week, 52 weeks out of the year. Sustainable features include abundant day-lighting and operable windows in the gymnasium (providing natural ventilation and completely eliminating the need for heating and cooling). At 24,780 sq. ft, the building is three times larger than the old Alameda Boys & Girls club—a crowded, 1950s tilt-up on Lincoln St. “The kids are proud of this building and take care of it,” says Phillips.

The \$8 million Alameda Boys & Girls Club, designed by LDA Architects and built by Nibbi Brothers General Contractors, faced significant construction challenges, including the need for approval by the Division of the State Architect (DSA). The new clubhouse was built on an old Alameda Unified School District site. And while DSA leased the property for free to the Club (for 99 years), it meant that the structure was technically deemed a DSA project and as such had to go through the rigorous and lengthy DSA approval process. Nibbi and LDA collaborated fully to make sure the drawings submitted to DSA were “bulletproof,” meaning that there were no constructability issues that could potentially hold up an already tightened schedule.

Another challenge was that Nibbi acquired the project from another firm during the construction document phase, a process that could have negatively impacted the budget and schedule. Nibbi, however, leveraged its considerable constructability and cost-estimating experience on the project, working hand-in-hand with LDA Architects and the engineers to bring new efficiencies and savings to the project. “The client got a lot for their money,” says LDA Architects Principal Tom Lee, “which is a well-designed, solidly built, highly energy efficient building that will have a long life span.”

Founded in 1950, Nibbi Brothers is a builder of technically complex urban projects whose singular objective is getting the job done right. It's a philosophy that guides every action on every Nibbi project. By relentlessly focusing on the right goals, the right people and the right approach, we help our clients find the best solutions to their project needs. Nibbi's primary market sectors include commercial, community-based, education, mixed-use and multi-family, seismic/historic and waterfront. We currently are building the new Exploratorium @ Pier 15 (\$140M), which is targeting LEED Gold, with possible Platinum, and is striving to become the first net-zero energy (NZE) museum in the world.