

nibbi *news*

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Hitting a New
HIGH NOTE
with Azure



Construction on SFO's award-winning new Air Traffic Control Tower.
Pictured: Nicholas (Nico) Lopez and Jorge Benavidez of Nibbi Concrete

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Cover: Azure Apartments at Mission Bay – Nibbi’s tallest building as a general contractor. (See our story on page 9.)

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President's Letter



In case you were wondering what Nibbi's been up to lately, let's just say we've been very busy indeed.

In 2015, our revenues topped \$200 million for the third straight year. 2016 looks certain to be our busiest year ever.

Thanks in part to the Bay Area's continued surge in employment, housing construction is in high gear. Our housing expertise is in great demand, especially for new affordable housing developments and major rehabilitations of existing public housing.

We've also got exciting new commercial work in the city, including redevelopment of the historic Pier 70 site. And our design/build work for a new long-term parking structure at San Francisco International Airport is well underway. Nibbi Concrete's activities are equally diverse and thriving.

Keeping up with this workload is a happy challenge. We've promoted two more Nibbi leaders, Axel Boren and Tom Giarrusso, to project executive roles. We've also added experienced professionals in every department of our growing company.

We even moved our San Francisco headquarters last year. Moving is never fun, but we are thoroughly enjoying our fresh, new offices at Ninth and Brannan.

Our safety practices are also making great strides. A key part of our pursuit of a world-class safety profile is to achieve a zero-injury workplace. The numbers are backing us up on these efforts: As this edition of *Nibbi News* goes to press, we've gone 714 consecutive days without a "lost time" injury.

Everywhere you look at Nibbi, we're making improvements, and we're determined to remain one of the area's most highly regarded builders.

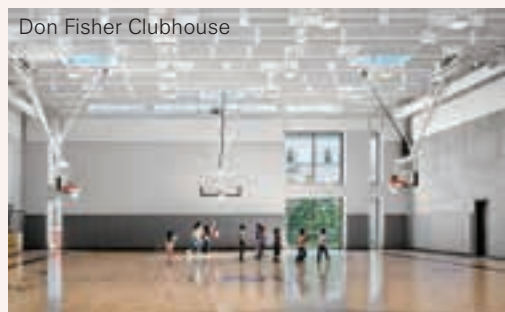
This edition of *Nibbi News* features some of our most recent achievements, as well as some new features we hope you'll enjoy.

All the best,

Robert L. Nibbi
President



The Yard



Don Fisher Clubhouse

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Tenderloin Transformation



The building has won a variety of national and local design awards.

As ribbon-cutting ceremonies go, few are as emotionally compelling as the grand opening of Vera Haile Senior Housing in San Francisco's Tenderloin district. This project was truly near and dear to many in this gritty, inner city neighborhood. It was also an important milestone for local civic leaders, who are under increasing pressure to help keep housing affordable for all residents of our city.

The 10-story building at Golden Gate and Jones is both impressive and welcoming. With a construction value of more than \$40 million, it could not have been built without a very creative approach to funding sources.

The approach was to form a strategic partnership between St. Anthony Foundation and Mercy Housing. St. Anthony's had long considered a seismic upgrade to its aging facilities at 121 Golden Gate Avenue, but a new plan emerged to entirely replace the building.

The new idea was to create St. Anthony's new kitchen and dining hall, with food, clothing distribution and employment facilities on the building's lowest levels, while providing a valuable "air rights" site for an affordable housing partner



St. Anthony's kitchen serves about 2,700 meals each day.

(Mercy Housing California) to develop very low-income senior housing.

The partnership was able to arrange an amazing variety of financial support, including funds from the U.S. Department of Housing and Urban Development, the city of San Francisco, various community loan and tax credit programs, and private donations.

The end result — a handsome, contemporary building — is a winner in many ways.

Clearly, it's a winner for the longtime senior residents of this economically challenged neighborhood. Units have full kitchens and are wired for Internet, cable and telephone. Shared amenities include laundry rooms, a computer room and a community room. And there is 24-hour front desk coverage — a boon to the building's security. Residents pay just 30 percent of their income for rent and utilities, and 18 units are reserved for formerly homeless seniors.

For St. Anthony's, the highlight of the building is the gleaming new kitchen facilities and a nearly 50-percent increase in dining room space. Open 365 days a year, St. Anthony's serves almost a million meals a year.

Bob and Mike Nibbi, as well as key members of Nibbi's project team, attended the grand opening and were publicly praised a number of times. In addition to kind comments from

keynote speaker Mayor Ed Lee and Mercy Housing California President Doug Shoemaker, Nibbi's work was noted by U.S. Department of Housing and Urban Development representative Larry Ferguson, who saluted "the hardworking contractors who put their hearts into this development and the stimulus to all levels of our economy that this project has provided so far."

Finally, Vera Haile's daughters spoke about the housing and the immigration rights organizer whose name graces the new facility. Diane Dalenberg noted that her mother, Ms. Haile, proudly attended the ground-breaking in 2012, but she passed away in 2014 before the building was completed. Dalenberg said the new facility was a fantastic culmination of her mother's work and dedication.



Inside St. Anthony's dining hall

Vera Haile Senior Housing / St. Anthony's Dining Room

Developer: St. Anthony Foundation/Mercy Housing
Architect: HKIT Architects
Construction Cost: \$43 million
LEED® Status: Silver



In a final, touching comment, she added, "This building embodies so much of what she worked for and what she fought for. The residents — the seniors — that's who she worked for and cared about."

Hanging Out in The Yard

On a corner of the site destined to become known as the Mission Rock mixed-use development stands The Yard. This trendy, inviting installation has transformed a tiny portion of a huge parking lot into an inviting space for locals and baseball fans to enjoy.

If you've been in the area south of the AT&T ballpark, you've likely seen The Yard's signature feature: repurposed shipping containers. This temporary village, with its vibrant colors, outdoor seating and plantings, features an Anchor Brewing beer garden, a posse of food trucks and lots of special events.

The Yard was developed by the San Francisco Giants, who are busy with plans for building out the Mission Rock area into a 16-acre mixed-use development and 5.5-acre waterfront park.

The Yard

Developer: San Francisco Giants
Architect: Gehl Studio and
OpenScope Studio
Interior Architect: UrbanBloc
Construction Cost: \$2.7 million

Nibbi and Hathaway Dinwiddie were responsible for site work, including connecting the containers securely together and to the ground.



Shipping Containers

Ride a New Wave

The aim of The Yard is to “bring a taste of Mission Rock to the site, and to start changing the character of the area and the way people use it,” according to Fran Weld, the Giants’ vice president of development. “Already the character is changing,” she said, “and families now come down to enjoy that part of the waterfront.”

A Nibbi and Hathaway Dinwiddie joint venture, the project is a small one by industry standards. A small, short-term project would seem straightforward; however, the unique nature of this temporary installation faced unexpected challenges.

Elizabeth Crockett, Nibbi’s project manager for The Yard, explained that San Francisco’s building code requires even temporary projects to follow the same robust guidelines as a permanent building. As a result, the Nibbi team faced a more time-consuming, expensive process than was originally deemed necessary. “For a \$2.7 million project, an extra \$15,000 here and there really matters,” Crockett noted.

In addition, numerous challenges surfaced for the team’s architects, Gehl Studio and OpenScope Studio. “Upcycling” 12 shipping containers into water-tight, attractive commercial buildings isn’t as easy as one would assume.

The aim of The Yard is to “bring a taste of Mission Rock to the site, and to start changing the character of the area and the way people use it.”

— Fran Weld, Giants’ vice president of development

Mark Hogan, OpenScope Studio’s principal architect, explained that containers have many flaws as a building material. However, “for a temporary facility, where an owner desires the shipping container aesthetic, they can be a good fit,” he noted.

“Working with the emerging trend of shipping containers was not just new to me or to Nibbi, but to the whole industry,” Crockett added.

Despite the hurdles, the team found creative solutions, and the project progressed without significant delay. The Yard’s timely opening, ahead of the start of the 2015 baseball season, helped cater to the ever-growing numbers of Giants fans.

Nibbi looks forward to continued partnership with Hathaway Dinwiddie and the San Francisco Giants in completing this voter-approved project, which will include 680 apartments and townhouses, 1.2 million square feet of office and retail space, and 8.7 acres of open space. Also planned is the adaptive reuse of historic Pier 48 for Anchor Brewers & Distillers’ new production facilities, restaurant and museum.

The Yard is expected to stay until Mission Rock construction starts in 2018.

Pardon the pun, but shipping containers certainly seem to be riding a new wave of popularity as one of the hottest trends in repurposed building materials. All over the world, shipping containers are being converted into habitable housing space, industrial offices, hospitality spaces and pop-up retail stores. Their rise in popularity is related to the low costs, environmental benefits and time savings associated with using containers as building modules. You can see them for yourself, right here in San Francisco!



Aether Apparel, Hayes Street, Hayes Valley



Private office, Freelon Street, SOMA



Future private office, Freelon Street, SOMA

photo by Campsyte

rendering by Campsyte



Hitting a *New High Note* with Azure

Although Nibbi's Mission Bay story reaches back over 15 years now, the Azure Apartments literally mark a new high point for us — our tallest building ever.

Needless to say, we were thrilled to be chosen to build this attractive addition to the Mission Bay skyline. Between the eye-catching, 16-story apartment tower and its stylish 5-story counterpart, there are 273 rental units in all. Surrounded on three sides by parks and open space, and with fantastic views of the city and the bay, it's a great place to call home.

Azure's exterior features a dynamic array of claddings, from metal and

corrugated panels to wood siding and plaster. Inside, the one- and two-bedroom units feature space-efficient kitchens with granite and other elegant finishes.

Spacious resident amenities include a gym and a stylish lounge with a demonstration kitchen. At the heart of the building is a skillfully landscaped courtyard with large-scale planters, a barbecue patio, a fire pit and a calming water feature.

At the main entrance lobby, a handsome glass staircase rises to a mezzanine lounge. Add an indoor dog wash and a dedicated bike repair room, and you have an ideal new environment for today's young urbanites.

One of the key advantages of Azure is its location. Major transit lines, the Caltrain station and the freeway are all nearby, so Azure's location is optimal for commuters who work down on the peninsula but want the big-city

photo courtesy of EOR



The beautifully landscaped courtyard is very popular with the tenants.

lifestyle. The building is attracting techies from all over, as well as workers from San Francisco's financial district and the new Mission Bay UCSF health care campus.

Axel Boren, Nibbi's project executive for Azure, said the main challenges facing the construction team were schedule-related. First, the owner had contractual obligations with the public-private partnership in charge of developing Mission Bay. One key provision was that at least 118 units needed to be complete by July 15, 2015.

Nibbi put a lot of resources into meeting this deadline. "It's normal to have people working on-site on Saturdays for the last few months of a construction project," Boren said, "but in the case of the Azure, we were working Saturdays for almost the entire duration of the construction schedule."

The accelerated schedule also provided new layers of complexity in design

coordination. For example, some layouts were revised after Nibbi had already poured four levels of concrete. Tearing out large portions of the structure would have dealt a costly setback to the project. So Nibbi's team set about working with the owner and architects to devise acceptable modifications over existing systems to accommodate the new layouts.

In mid-construction, another unexpected challenge presented itself: Labor contracts expired with the longshoremen at 29 West Coast ports, including the Port of Oakland. As some of Azure's upscale interior finishes were coming from Spain and other distant origins, the prolonged labor dispute (over four months) resulted in key construction materials sitting idly offshore in container ships. Expected delivery dates slipped at first, Boren recounted. As the situation worsened, some delivery dates expired entirely. "I was literally tracking port shipments every day," he said.

Azure

Developer: Equity Residential

Architect: HKS

Interior Architect: NC2 Studio

Landscaping: Cliff Lowe Associates

Construction Cost: \$120 million

Size: 400,000 square feet, 273 units

Nevertheless, through intensive and creative scheduling efforts, Nibbi turned over the first units on time. Full completion was achieved by September 2015.

Nibbi is proud of playing a key role in adding this popular new building to San Francisco's bustling Mission Bay area. We hope to use the experience and confidence we gained on this project on other tall buildings in the near future.



Outdoor space overlooking Mission Creek.



The well-appointed community room features an attractive fireplace.



Each unit features a spacious living area.



Sunlight fills the entrance foyer.

Nibbi and Rebuilding Together

Transforming Lives One Home at a Time

OK, here's the scenario: Take a kind-hearted team of home builders, and match them with a struggling homeowner whose house has fallen into disrepair. The builders bring the dilapidated home back to new life. Cue the tears of joy. It sounds like the TV series *Extreme Makeover: Home Edition*, right?

Well, long before the popular TV series debuted, Nibbi was helping this dream scenario come true.

The Rebuilding Together history stretches back to Texas in 1973, with the first "Christmas in April." Dedicated to repairing and rehabilitating local homes, the program quickly achieved national recognition. Assisted by corporate and community partners, Rebuilding Together is now a leading nonprofit in safe and healthy housing, with dozens of affiliates all over the U.S.

This past April, Nibbi marked its 25th year of helping Rebuilding Together fulfill this heartfelt mission.

Each year, Nibbi provides the materials and manpower for a rehabilitation project. Given our expertise in home building, we can take on the sorts of complex projects that amateur volunteers cannot tackle. As a result, Nibbi is routinely assigned some of the organization's most ambitious projects.

Each project has different components — which may include a new wheelchair ramp, window replacement, rehabilitating a bathroom or kitchen, painting, roofing, foundation work or even landscaping. Typically, the project requires careful coordination and takes weeks to build out.



As you can imagine, the results are astonishing. As the Rebuilding Together website points out, "Once a year, we change lives forever."

For more information, visit rebuildingtogether.org.



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A Building for the **Kids**

Two months ahead of schedule, after just 13 months of construction, the Boys & Girls Clubs of San Francisco was moving into its new Don Fisher Clubhouse in San Francisco's Hayes Valley neighborhood. What inspired Nibbi to achieve such amazing results?

"It was all for the kids," Nibbi Assistant Project Manager Mark Saldana said. In this instance, the kids range in age from 6 to 18, and the new clubhouse is a safe haven for them to relax, play sports and do homework. The larger intent is to help provide a pipeline for thousands of at-risk youth to succeed in life.

There was a pressing need for a new facility nearer to members' homes — mainly in the Tenderloin, Western Addition, Lower Haight and Hayes Valley. Before the Fisher Clubhouse was finished, kids would travel much greater distances to reach a much older clubhouse in Haight-Ashbury — if they visited at all.

Nibbi's team, together with a highly dedicated architect and an inspired client, felt driven to bring the move-in date forward as much as possible. Saldana explained that with these kinds of nonprofit projects, timing is critical. "Final signoff was achieved early, and the office staff and kids moved in only days later," Saldana said.

The new four-story clubhouse is named after the late Don Fisher, the Gap founder who served on the Boys & Girls Club Board for 46 years. Located on Fulton near Gough, it's close to City Hall and within easy walking distance for about 6,500 youths, most of whom are underprivileged and at-risk.

These kids are getting quite the clubhouse! With a swimming pool, gym, music room, art studio and games room, there are plenty of activities available. For homework or quietly relaxing with a book or laptop, there's a library and separate study halls for elementary, middle and high school students. The top floor of the building also houses the new headquarters for the Boys & Girls Clubs of San Francisco, whose staff oversees the operations of eight local clubhouses and a summer camp in Mendocino.

The building has many eye-catching elements: exposed beams, durable polished concrete flooring and uplifting color graphics. Especially attractive is the hardwood-topped reception desk, crafted out of redwood timber from the club's Mendocino summer camp.



The reception desk, crafted out of redwood timber from the club's Mendocino summer camp

Don Fisher Clubhouse Boys & Girls Clubs of San Francisco

Architect: TEF Design
Construction Cost: \$15 million
Size: 37,000 square feet

Every project has unique challenges, and in this case, it took some creative thinking from the Nibbi team to meet the project's ambitious schedule goals. For instance, installation of the gym's timber flooring required three days of constant humidity and temperature control. During this acclimatization period, however, a gym window needed to be removed in order to bring in the gym's bleachers. With lots of air pouring in and changing the climate, the new flooring could have buckled. Our team coordinated the task in such a way to maintain adequate environmental conditions, to load the bleachers efficiently and quickly reseal the space.

Construction of the swimming pool posed another potential challenge. Saldana explained that swimming pools can require a lot of precise work, especially the concrete coping around the pool. If any area of the concrete failed to drain properly, the pool deck would have to be chipped out and re-poured. This would have caused significant delays, but Nibbi Concrete performed the job perfectly the first time, and the pool was signed off without delay.

This attractive new destination is open every day after school and all day during summer and breaks. It will accommodate thousands of young clients at a cost of just \$10 a year. That's the deal of a lifetime, thanks in large part to Don Fisher and other generous donors, as well as the dedicated folks at the Boys & Girls Clubs of San Francisco.

The clubhouse is a special oasis for the kids of the community, helping them toward a brighter future. As both builders and corporate sponsors, Nibbi is proud of our efforts to help those dreams come true.



The building is certified LEED® Gold.



The basketball court is a very popular space.

Boudin Bakery is one of Fisherman's Wharf's most popular spots.



nibbi Flashback Boudin Bakery

Landmark Project as Popular as Ever

Over the years, Nibbi has built a number of landmark buildings that help define the unique culture of our city. And when it comes to unique cultures, there's nothing like San Francisco sourdough bread.

The Boudin name is synonymous with San Francisco sourdough. Boudin bakers follow a centuries-old tradition of setting aside a portion of dough from the previous day to provide a natural yeast starter for the next batch. The company was established in 1849, so there's a little piece of history baked into every loaf.

Nibbi built Boudin's flagship bakery and retail outlet at Fisherman's Wharf in 2005. Mike Nibbi led our construction team, working closely with EHDD architects and Boudin's owners, the Giraudo family. The iconic, two-story, 25,000-square-foot building still looks fresh and inviting, and it's as popular as ever.

The building's standout element has to be its demonstration bakery, which pedestrians can enjoy watching via a 30-foot-long street-side window. Each day, Boudin's artisan bakers produce up to 20,000 pounds of dough, and the loaves are still made by hand. The building includes a museum and bustling café.

This charming addition to the waterfront may not be the grandest of Nibbi projects, but we're especially fond of it. As President Bob Nibbi put it, "The bakery is still looking good and is a classy addition to Fisherman's Wharf."

And that sourdough bread just smells so darn delicious!

nibbi Honors and Awards

Don Fisher Clubhouse

- AIA San Francisco: 2016 Design Award, Citation Award with Social Responsibility, Architecture

Vera Haile Senior Housing

- AHF: 2015 AHF Readers' Choice Award for Best Senior Housing

San Francisco Zoo, South American Rainforest Exhibit

- ACEC: 2016 Engineering Excellence Award

San Francisco International Airport Air Traffic Control Tower

- ACEC: 2016 Engineering Excellence Award
- ACEC: 2015 Top Engineering Project in the State of California – Tallest structure in the United States to employ a cutting edge vertical post-tensioned system

474 Natoma Street

- AIA San Francisco: 2016 Design Award, Special Commendation, Social Responsibility
- AIA East Bay: 2014 Exceptional Residential Bay Area Design Award, Honor Award

The Exploratorium

- AIA Committee on the Environment: 2016 Top Ten Green Projects Award
- AIA San Francisco: 2015 Design Award, Special Commendation, Architecture

Nibbi Concrete

- ENR California: 2015 4th Top Specialty Contractor for the Concrete Sector



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- We understand that it all starts with the "contract" and our people from the account assistants on up, understand the importance of contract terms and conditions in our clients contracts with insurance and non-insurance implications and know we must READ the contract not just the insurance requirements.
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- We have brought alternative risk solutions to our clients including captives, risk retention groups, large deductible programs, self-insured programs, CIPs that have resulted in long term gains for our clients.
- Our SDI practice includes the most clients (30+) of any brokerage group with over \$8B of enrolled subcontract volume in 2015, and over \$80B since our SDI team's creation.
- Our Wrap-up Team manages in excess of \$4 Billion in construction values annually.