

SPRING 2019

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news

**PRESERVING SAN FRANCISCO HISTORY
AND REHABILITATING IT FOR THE FUTURE**

PIER 70 Historic Re-Use

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PRESERVING SAN FRANCISCO HISTORY AND REHABILITATING IT FOR THE FUTURE



Pier 70, Buildings 113-116 | Photo by Billy Hustace

Pier 70 has been in the spotlight lately—buildings 113-116 won ENR’s 2018 regional and national Best Projects Award in the Interiors/Tenant Improvement category. But Pier 70 is more than just a restoration and adaptive reuse of dilapidated buildings. It’s a revitalization of an abandoned district into a vibrant, culturally rich neighborhood that embraces the character spanning three centuries of San Francisco. And Nibbi is contributing to this transformation in more ways than you’d expect.

Once a bustling complex of iron and steel workers building and repairing warships, Pier 70 is known for its role in San Francisco Maritime history. During World War II, over 18,000 people worked in the shipyard. 30 years ago, it was little more than a group of abandoned rundown buildings. Today, thanks to developers like Orton Development and Brookfield Property Management, formerly Forest City, the landmark transformation is taking place with objectives that preserve the original character and texture of the community while preparing it for the future.

Buildings 113-116 were the first buildings to be restored within the new master development framework. Orton selected Nibbi to restore and seismically upgrade the buildings. Among their objectives was to adapt the space to fit a broad client base, one of which was Uber Advanced Technologies Group. The project underwent a careful design process to ensure the buildings’ historical character remained intact and met the master development plan objectives.

Norm Hayes, Senior Project Manager for Nibbi, explained “the buildings were red-tagged. They were derelict and completely unsafe. We worked closely with Orton on project safety practices and developed Safety Best Practices for executing the work. The extra time we spent up front developing the approach and mapping out best practices really paid off.”

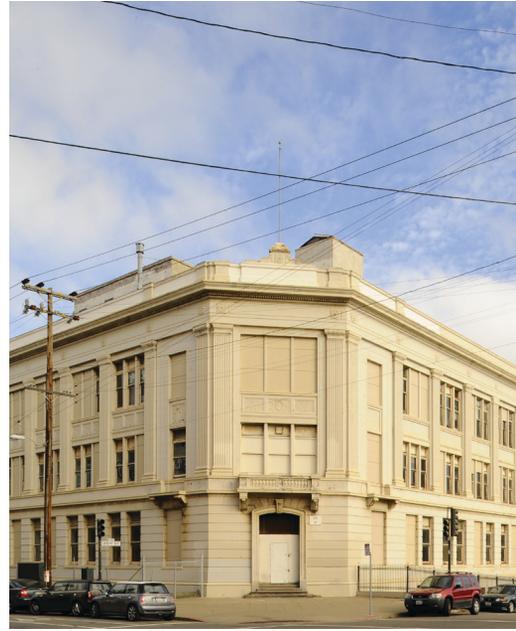
The project involved many different companies and required a great deal of collaboration to achieve the client’s vision. Hayes explained, “Maintaining the original structure of the historic buildings was a major feat. We brought creative solutions to the significant structural issues associated with the adaptive reuse of these buildings—we installed new columns and tied the historic exterior brick walls to them. We strengthened the existing cast iron columns, originally forged in 1885, by erecting over 100 tons of steel within the buildings.” Nibbi also repointed 26,000 sq. ft. of the exterior masonry, which required following specific structural and architectural guidelines to replicate historic mortar type and color.

“I’m really proud of how it turned out. Look at it—it’s just a beautiful transformation of a building that was considered a space in disrepair.” – Norm Hayes

Tying the historic exterior walls to the new and strengthened existing columns allowed for the addition of a mezzanine level that provides extra space for offices. Nibbi added the steel staircase that connects the mezzanine to the ground floor and installed customized steel mullions and muntins to create the atrium’s glass curtain walls, which separate tenant spaces within the large warehouse structure.

The Pier 70 projects have been remarkably rewarding for Nibbi. Our extensive historic and pier work positioned us well to be selected for Restoration Hardware’s adaptive reuse of Building 101—the former offices of Bethlehem Steel. Located at the corner of 20th and Illinois Streets, Building 101 is the first building you see as you enter the former shipyard. The Port of San Francisco says it “conveys prominence and success of the yard during WWI.” Built in 1917, the historic three-story steel-framed concrete and brick building will be Restoration Hardware’s dazzling new showroom featuring original pink marble floors and Art Deco doors.

The structural rehabilitation of Building 101 has been equally as challenging as that of Buildings 113-116 and Nibbi has been up to the task. The team has shown an unwavering dedication to the client by embracing the vision—despite seemingly insurmountable structural complexities associated with renovating a building of this type.



Pier 70, Building 101



Pier 70, Building E2

Rendering Courtesy of Kennerly Architecture and Planning

Pier 70, Buildings 113-116 | Photo by Billy Hustace



OWNER

Orton Development

ARCHITECT

Marcy Wong Donn Logan

CONSTRUCTION COST

\$47 million



Pier 70, Building 101 | Photo by Todd Simon



Pier 70, Building 101 | Photo by Todd Simon

One of the more significant challenges was completing the foundation. Getting the materials in the building, in the basement, where we drilled 30 micropiles to bedrock, was a feat in itself. The basement had limited access and low ceilings, so Nibbi brought the materials in by hand.

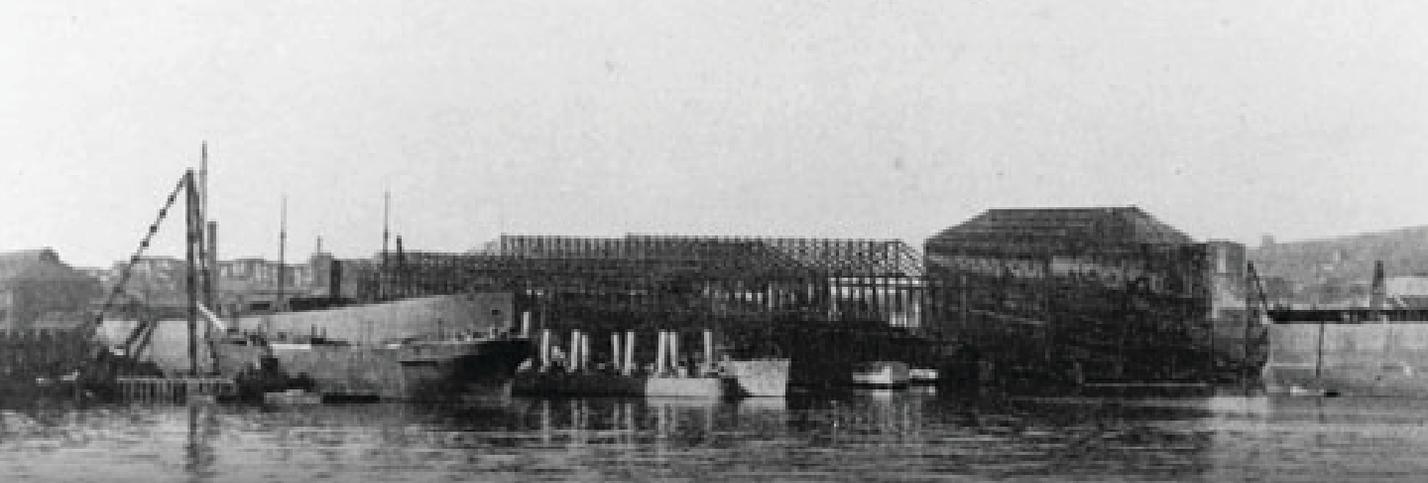
Nibbi is adding a new steel-framed concrete pavilion at the top of the L-shaped building, a rooftop deck and a new 2-story café to the north. Project Manager Randall Thompson says when complete, “this place is going to be a work of art—a true San Francisco attraction.”

It’s not only the addition of high-end retail to our growing Tenant Improvement portfolio that has made Pier 70 so rewarding for Nibbi. Brookfield Properties chose Nibbi to be the General Contractor on the first new multi-family building within the new multi-block development.

It took Brookfield 10 years to get approval for the master development plan from city planning. It includes objectives for sustainability, sea level rise and earthquakes preparation, and housing—at all price levels.

The building, Block E2, located on the corner of Maryland and 22nd Streets, is currently in the preconstruction phase. It will be a five-level, 255-unit wood-framed building over a concrete level of above grade parking, residential and retail spaces. The new market-rate building will feature rooftop terraces, green skyways, and high-end finishes in the studio, one- and two-bedroom units.

Pier 70 has been called the “most intact 19th-century industrial complex west of the Mississippi River” and has been identified as a future National Historic District. No wonder Nibbi is so proud of being a part of the landmark transformation—Pier 70 is going to be one of the trendiest ‘new’ parts of the city!



Union Iron Works Docks, 1900s

2018 HIGHLIGHTS

Take a look at some of our greatest highlights from 2018!

- **Nibbi's Safety Program Excels**
 - CEA 2018 Excellence in Safety Award
 - Achieved a 0.56 EMR

- **SFBT Book of Lists Recognition**
 - 75 Largest Bay Area Contractors (#17)
 - Top 100 Bay Area Corporate Philanthropists (#74)
 - Top 100 Fastest Growing Private Companies (#78)

- **Nancy and Stephen Grand Family House Wins Awards!**
 - AIA Top Ten Award
 - Committee on the Environment (COTE) Top Ten Award

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