

WINTER 2019

nibbi *news*

626: THE HEART OF MISSION BAY
MAKING AN EMERGING SF NEIGHBORHOOD HOME

626 MISSION BAY BLVD, TNDC

626 MISSION BAY BOULEVARD

**BUILDING COMMUNITY
IN AN EMERGING NEIGHBORHOOD**



626 Mission Bay Blvd | Photo by Bruce Damonte

Did you know Nibbi has completed more than 20 projects in Mission Bay? 626 Mission Bay Boulevard (626) is Nibbi's most recently completed project in the up-and-coming neighborhood. Nibbi partnered with game-changing non-profit developer Tenderloin Neighborhood Development Corporation (TNDC), Mithun in association with Studio Vara Architects, and Regent Construction Management to build this beautifully designed and constructed affordable housing project.

Just across the street from Spark Social, a neighborhood food truck park, and a block down from the soccer fields—sits 626, right in the heart of the community. The project is comprised of two wood-framed buildings, a building with nine 3-story townhomes, and a 6-story building with five floors of one-, two- and three-bedroom affordable apartments above 10,000 sf of ground-floor retail space. 20% of the 143 residential units are reserved for formerly homeless families that earn below 30% of the Area Median Income (AMI) and the remaining units are for households at 50% AMI or below. One of the retail spaces is home to 826 Valencia, a non-profit afterschool program that supports under-resourced students, and teachers.



“ TNDC is a great client with whom we really enjoy working, and the architect and CM team were best in class. We had a synergy that resulted in us overcoming large project hurdles to deliver their project on time. The building came out looking amazing! ”

-PHILLIP RAYMANN
Senior Project Manager



626: QUICK FACTS

29

units for household <30% AMI

114

units for households <50% AMI

10,000 sf

retail space

826 Valencia

after-school space

“Facilitating and making sure everyone was accountable for their impact on the neighborhood was rewarding and eye-opening. We saw how as competing professionals we could still align ourselves to best practices in the spirit of community, professionalism and a common goal.”

-VALERIE ADLER

Assistant Project Manager

Mission Bay construction has been booming. In fact, there were 30 other projects under construction in the neighborhood at the same time as 626! To contextualize that, at one point there were 40 permit applications for crane work in San Francisco—25 of which were for work in Mission Bay.

Some of the hurdles the team faced were the multitude of projects, which included the infrastructure work by the Master Developer, and the schedule set forth by the City to accommodate Giants games. Nibbi formed the Mission Bay Coordination Group (MBCG), a group of General Contractors working in the vicinity that met monthly to address and resolve the foreseeable challenges that come with such conditions.

626 Mission Bay Boulevard turned out stunningly, much to the credit of Mithun and Studio Vara’s design and the collaborative efforts of the entire project team.

PRESIDIO GORGAS WAREHOUSES: *Reviving History*

Recently, Nibbi completed the rehabilitation of The Presidio Trust’s Gorgas Street Warehouses and Administrative buildings—which was truly a ‘special’ project. Surrounded by the striking scenery of the Presidio and a picturesque backdrop of the Golden Gate Bridge, the project consisted of renovating four historic buildings: an administrative building and three warehouses constructed in 1919.

Some of the buildings were in a state of disrepair. Working in a century-old building presents a unique set of challenges. In this case, there were dozens of differing site conditions and the historical guidelines established by The Presidio Trust often meant the simplest solution wasn’t historically accurate. But these types of challenges are what keep things interesting. Projects offer a deep sense of satisfaction when they come out as exquisitely as this—another reason why it’s special. As challenges arose on the project, Nibbi turned to The Presidio Trust Director of Architecture as well as the Historic Preservation Officer for input. This resulted in a great relationship built on mutual respect and trust.

For APM, Mike Joyce, “the historic preservation was the most rewarding. We felt more connected to the original builders. It was like stepping back in time as we refinished their spaces.”

MORE SPECIAL PROJECTS AT CITY CENTER

We continue to grow our retail portfolio with our recently completed addition to City Center right on the bustling Geary Blvd and Masonic Ave! The project involved tenant improvements to an existing three-story commercial pad building and addition of a new two-story retail building on an existing parking lot. Nibbi completed all work during normal business hours and all the projects were completed concurrently.

A major area of concern for the project team was making sure existing tenant operations would not be affected. Impacting operations and loss of revenue for Target could have resulted in an assessment of heavy fines. Despite having the top floor of the center open during the rainy season, Nibbi succeeded in preventing water intrusion from affecting Target's operations. The team did this via a system of pumps, Visqueen, 24-hour water watches, and other special techniques.

Project Executive, Tom Giarrusso says "We've got a good team. Our client, Acadia Realty, the architect Studio 111, and the CM Pound Management—they've all been great to work with. We collaborate well, which simplifies resolving the inevitable challenges that are bound to arise." Nibbi is looking forward to completing more projects with this client and team.



City Center



City Center



City Center



The project was loaded with history, funky details, and interesting artifacts in the walls and crawl spaces. We found what we suspected was an explosive and called the bomb squad. It turned out to be a beer can.

-MIKE JOYCE

Assistant Project Manager



Presidio Gorgas Warehouses



SFO Long Term Parking Garage No.2

2019 HIGHLIGHTS

Take a look at some of our greatest highlights from 2019!

- **626 Mission Bay Blvd Wins Awards**
 - SFBT Real Estate Deals of the Year, *2018*
 - PCBC Award of Merit: Best Affordable Housing Community, *2019*
- **SFO Long Term Parking Garage No. 2 Takes Off!**
 - ENR Northern CA Overall Project of the Year *FINALIST*
 - ENR Regional Best Project Award: Airport/Transit in Northern CA, *2019*
 - ENR Northern CA Overall Project of the Year, *2019*
 - SFCPSC Best of Buildings, *2019*
 - SFCPSC San Francisco Collaborative Partnering Award, *2019*
 - ASCE Airports & Ports Project of the Year, *2019*
- **Hunter's View Block 10**
 - AIASF Special Commendation Award: Commitment to Community Spaces, *2019*

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