

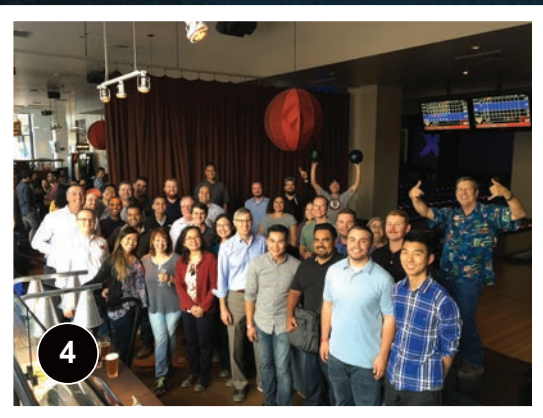
# nibbi *news*

Spring 2017

[www.nibbi.com](http://www.nibbi.com)



*An Inspiration*  
in the Bayview



**1. LEAP Imagination in Learning:** The theme for the recent LEAP “Sandcastle Classic” at Ocean Beach was “Makers and Movers – The People and Things that Move Us.” Together with students from Junipero Serra Elementary, the Nibbi / EHDD / KPFF team built “ThingamaBOBatron,” depicting a fantasy factory that magically builds all sorts of objects.

**2. TNDC Celebrity Pool Toss:** Bob and Mike Nibbi jumped at the chance to be part of the Tenderloin Neighborhood Development Corporation (TNDC)’s Celebrity Pool Toss! The event raised a total of \$340,000 to support the Tenderloin After-School Program and the hundreds of kids and families who call TNDC facilities home.

**3. Bike to Hope:** Our riders and volunteers were all smiles after the recent City of Hope, Bike to Hope ride. Almost 250 industry people participated and raised over \$243,000 for City of Hope’s lifesaving mission.

**4. Nibbi Employee Adventure Team (NEAT):** Nibbi employees and interns bowled at Intern Appreciation Night.

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Cover: Dr. George W. Davis Senior Center and Residences. (See our story on page 7.)

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# President's Letter



2016 was a very gratifying year for Nibbi — our busiest ever. We started the year with an enviable pipeline of important projects with some of our favorite clients, and some new clients as well.

On a larger note, the San Francisco Bay Area continues to outshine the national economy. We are fortunate to be working in such a prosperous, diverse region of our world.

To keep up with all the good work, we've added a number of construction professionals to our staff and have internally promoted several outstanding members of the Nibbi team.

Another key indicator of our success is Nibbi's steadily improving safety record. On January 3 of this year, we surpassed **one million manhours without a lost time incident**. The empowerment of everyone in the field to be safety personnel, along with our commitment to training and education, has positively transformed Nibbi's safety culture.

As builders, we have a unique role in making the world a better place for families, communities and the world in general. Throughout this edition of *Nibbi News*, you'll see how social and environmental values are embodied in our work. I hope you enjoy it and find it inspiring.

All the best,

Robert L. Nibbi  
President



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Free temporary housing is constructed for seriously ill children and their families



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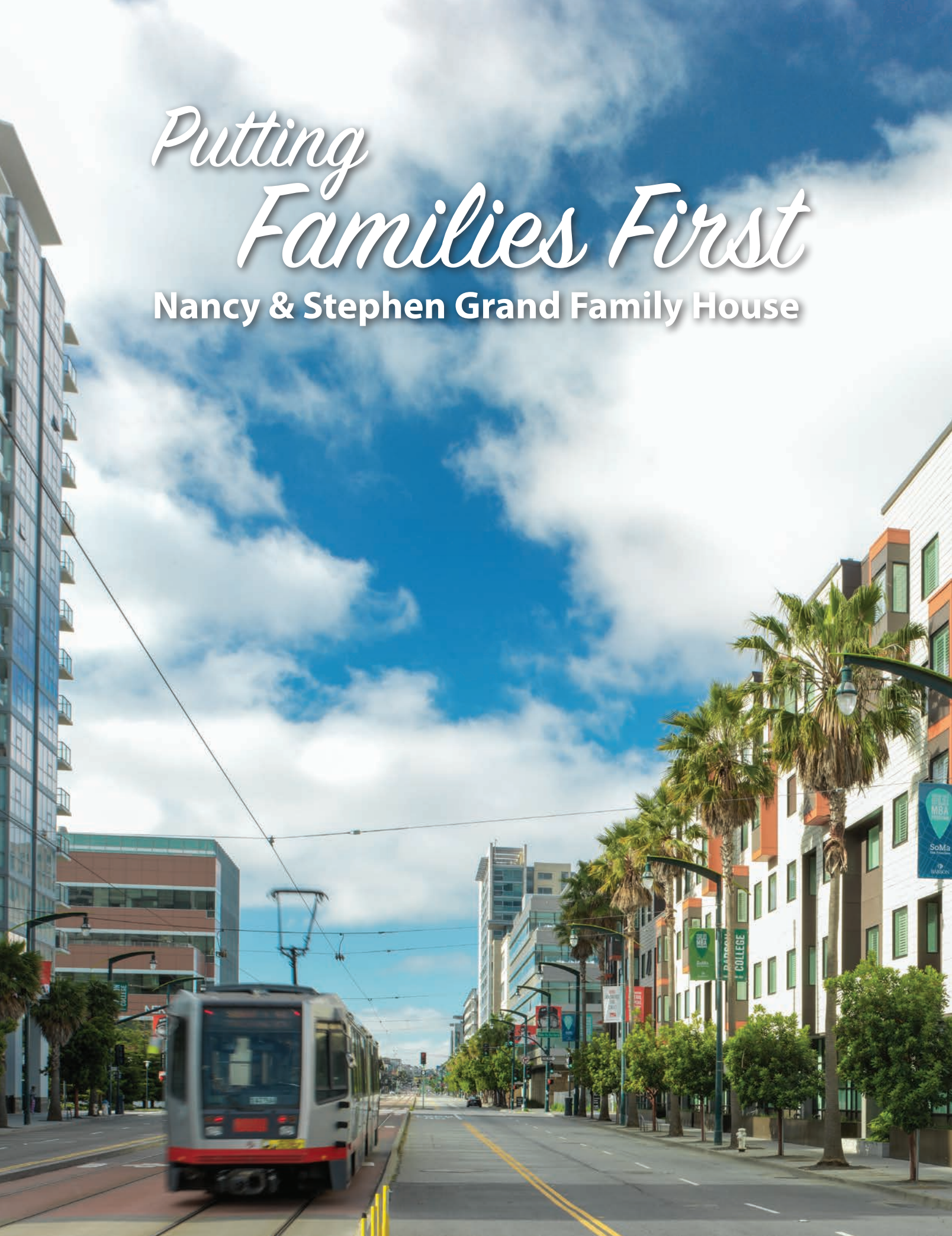
Matt Macko of **stok** introduces readers to this growing aspect of the real estate industry

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This contemporary art museum in Silicon Valley is an integral part of Bay Area's finest art culture

# *Putting Families First*

**Nancy & Stephen Grand Family House**





Every so often, we're asked to build something truly special, something designed to make an indispensable contribution to our community. In the case of the Nancy & Stephen Grand Family House, Nibbi has built a new facility that's an inspiring model of compassion.

Family House provides free temporary housing to families of seriously ill children receiving treatment at the University of California, San Francisco (UCSF) Benioff Children's Hospital. Before Family House was founded in 1981, these families struggled to find housing in San Francisco. For many families, staying in a hotel for days, weeks or months was completely beyond their financial means.

When the UCSF Benioff Children's Hospital announced plans to relocate to Mission Bay, Family House decided to leave behind its Irving Street and 10th Avenue homes and build a bigger, better new facility in the Mission Bay neighborhood. The goal at this new location was to provide no-cost housing to as many as 80 families at a time. That meant raising \$42 million — no easy task. In 2013, a breakthrough came when a significant donation from philanthropists Nancy and Stephen Grand provided a major catalyst for making this new Family House a reality.



## The Nancy & Stephen Grand Family House

Owner: Family House  
Architect: Leddy Maytum Stacy Architects  
Construction Cost: \$29 million  
LEED® Status: Platinum

photos by Roger Swanson AIA

The Family House mission stirred all of us at Nibbi. From the beginning, Project Manager Josh Bazinet and Assistant Project Manager Nick Turner were inspired to go beyond a normal building delivery scenario. They took site visits to the existing Family House to meet families and learn firsthand what was most important to them.

“We learned that Family House is not just a place to stay. It’s a place where families can find comfort and support each other when they are going through a difficult time,” Bazinet said. “At times during construction, I would visualize kids running around in the wide hallways, knowing we were working on a facility with great functionality.”

At five stories, the impressive new facility can accommodate 80 families, almost triple the capacity of the previous two buildings combined. It also accommodates all Family House staff in one office location. The U-shaped building design provides a central courtyard with plenty of natural light. With environmental features, including



Families are referred to Family House by social workers at the Children’s Hospital and must travel from at least 50 miles outside San Francisco. Recently, one of the families came from as far away as Tibet!

rooftop solar hot water, high-efficiency lighting and landscape reduction, the building is LEED® Platinum-certified.

This new facility also got some major help from all sorts of other businesses. All mattresses were supplied by European Sleepworks, modern Elfa closets were provided by The Container Store, and many stylish furnishings were donated by Pottery Barn. The result is

a dynamic, attractive and supportive community of exceptional quality.

The staff at Family House is also aided by over 2,500 volunteers a year, including several Nibbi employees who continue to volunteer for various support activities.

*More about Family House can be found online at [www.familyhouseinc.org](http://www.familyhouseinc.org).*

# Past the Punch List

## We Do More Than Just Build

**People say that anyone who is touched by Family House’s mission is drawn to help in some way — and that’s certainly true for three young Nibbi employees.**

Kira Feuz, Josh Bazinet and Nick Turner were on Nibbi’s Family House project team. Although construction has ended, each of them volunteered to serve on the Family House Young Professionals Advisory Council (YPAC), with Bazinet taking the lead as the new co-chair.

The YPAC coordinates fundraising events and activities benefiting the families staying at the house. A recent achievement of the YPAC was the

coordination of this year’s annual Fall Gala (at The Fairmont Hotel), attracting more than 400 guests and raising more money than any Family House gala to date.

Spending time with the families is one of Feuz’s favorite aspects of volunteering. “I think it’s been really gratifying to speak with and help the families,” she said.



Occasionally, they volunteer their time for other tasks — like recently painting the columns in the garage a vibrant orange, with the Family House logo spray-painted onto them. “Now, they pop,” Turner reported.

Nibbi President Bob Nibbi is proud of Feuz, Bazinet and Turner, among other employees, for building lasting relationships with the community through volunteering. He said, “It’s exciting to see our younger employees getting involved with organizations that they feel passionately about and continuing our firm’s tradition of community involvement that we’re so proud of.”

At right: Preparing dinner for families at Family House



# *An Inspiration in the Bayview*

## **New Senior Center and Housing Opens to Acclaim**

There's nothing commonplace about the new Dr. George W. Davis Senior Center and Residences on Carroll Avenue near Third Street. This inspiring new building in San Francisco's Bayview District is an amazing achievement on many levels.

In addition to providing 121 units of affordable housing for seniors, the building contains a bustling senior activity center for the surrounding community and serves as a new headquarters for Bayview Senior Services' various programs.

The building itself is visually awesome. Cathy Davis, Dr. Davis' widow and the executive director of

Bayview Senior Services, recently summed it up: "The building says, 'Hi, how are you? Welcome — be a part of this.'" She added, "A lot of what is built into this building is really from the conversations we had with the architects a long time ago."

The building is graced by a handsome collection of donated and commissioned paintings, sculptures

and artifacts. Many of these pieces have African origins or inspiration. The building's exterior colors also underscore this African American identity.

This has been an exciting project for everyone involved. At the 2014 groundbreaking ceremony, U.S. House Democratic Leader Nancy Pelosi reflected on her many



***“We are very pleased not only with the beautiful building that Nibbi built, but also their active support and follow up efforts. Unlike most builders, Nibbi maintains a strong commitment to the owners after their buildings are completed.”***

— Cathy Davis, Bayview Senior Services Executive Director

recollections of Dr. Davis, calling him a true teacher. “This is an incredible person.... A man with a heart, who knew that people needed not help — but cooperation to have their ideas turned into a better life for themselves and the community.”

Two years later at the grand opening ceremonies, the spirit of the assembled crowd was of pure joy. There were plenty of rousing speeches by dignitaries, community leaders and residents. As the ceremonial ribbon was cut, a choir enthusiastically sang “Movin’ On Up” — the theme song from the ground-breaking ‘70s TV show “The Jeffersons.”

Reactions of the new residents have been heartwarming. Woodrow Hesling, one of the first to move into the new facility, said, “This was Dr. Davis’ dream, and I’m part of that dream right now. This is the best thing for seniors that’s happened in the Bayview that I’ve ever seen. I’m so grateful. I can’t say that too many times.”



Pastor Arelious Walker, Tony Salazar, Cathy Davis, Supervisor Malia Cohen and Mayor Ed Lee cut the ribbon at the grand opening ceremony

“I don’t know another building that’s this fabulous,” resident Ira Watkins said, adding, “It’s a miracle.”

Thanks to the vision of the late Dr. Davis, the political determination of an entire community, a

dedicated developer, a highly responsive design architect and the construction know-how of the Baines Group/Nibbi Joint Venture, Bayview seniors now have a beautiful new home in which to age in place with dignity and respect.



# More About Bayview Senior Services

**For over 44 years, Bayview Senior Services (aka Bayview Hunters Point Multipurpose Senior Services) has responded to community needs and served as a catalyst for neighborhood activism and advocacy.**

Programs are designed to enhance and retain the health, quality of life and culture of African-American elders who remain as long-standing members of communities in San Francisco. Bayview Senior Services believes that when older adults and people living with disabilities in African-American communities are cared for with dignity, honor and respect, they will be able to age in place and maintain a strong and vibrant cultural presence in San Francisco.

Programs, which are open to all seniors and persons with disabilities, include three senior centers, nutritious meals, information/referral, case management, adult day health care, money management, a senior ex-offender program and housing advocacy.

The long-term vision for Bayview Senior Services includes the continuum of care through the coordination of housing, social services, health care, financial services, recreation facilities and economic ventures, which will ensure seniors have the option to improve their quality of life.

The Senior Ex-Offender Program (SEOP) is the first ex-offender program in the United States to focus on seniors. The program reaches out to people 50 years and older who have been incarcerated or are about to be released from prison. Through counseling, referrals and social support, the program gives ex-offenders an opportunity for a new start.

*New resident Joan Davis said her sister-in-law's reaction was, "Wow, this is like a big old hotel. It is so pretty."*



# Talking Net Zero Energy Buildings

**stok** is a San Francisco sustainable real estate services firm devoted to the delivery of high-performance spaces. **stok** founder Matt Macko, a net zero energy expert, provides an introduction to this crucial and rapidly growing aspect of the real estate industry.

These days, it seems everyone is asking questions about net zero energy buildings. But what exactly are they talking about?

Simply put, a Net Zero Energy (NZE) building produces as much renewable energy on-site as it consumes on an annual basis. As straightforward as that sounds, creating NZE spaces involves a lot of variables. The general recipe for an NZE building includes an integrated design process, heavy reliance on passive systems (such as special glazing systems or natural heating/cooling techniques), supplemental smart/efficient active systems (such as lighting or occupancy controls), and on-site renewable energy (solar panels, wind turbines, etc.).

Experts are finding new ways to expand the NZE recipe. For example, to expand passive benefits, buildings should relax temperature/humidity set point ranges, introduce natural ventilation, and look to building/site orientation, thermal mass and construction techniques, as well as the use of key materials to reduce heating and cooling demands.

While passive systems save the most energy, smart/efficient active systems are also crucial NZE design components. The latest technologies include smart mechanical controls, façade-mounted renewables, human behavior modification, building performance feedback systems,

hyperefficient device management, hybrid renewables and monitoring-based commissioning.

NZE goes much further than simply saving money for landlords. Recent revisions to California's building code aim to cut greenhouse gas emissions and reduce the strain on our electrical grid. In fact, Title 24 now requires that new commercial buildings in California are NZE by 2030. Moving beyond California, the World Green Building Council has launched a project to ensure that all buildings are NZE by 2050.

NZE isn't just the future. It's the present. More and more projects are meeting NZE goals, and there are now hundreds of NZE case studies available with valuable lessons learned.

**stok** has provided strategic sustainability services for several Nibbi-built projects — the Mission Clubhouse for Boys & Girls Clubs of San Francisco (a zero-energy project), St. Peter's Place (the second-highest rated GreenPoint project in the U.S.) and the on-going rehabilitation of historic structures at San Francisco's Pier 70 historic district, to name a few. One of the company's most noteworthy current projects is the Salesforce Tower. More information on NZE buildings is available at [www.stok.com](http://www.stok.com).



The Zero Net Energy Center leads the nation's sustainable building standards by planning to meet the California Energy Commission's 2030 Net Zero Energy Challenge 17 years ahead of schedule.

# Flashback: San Jose Museum of Art

**The San Jose Museum of Art (SJMA) began in 1969 as a fledgling art gallery in an old library facing demolition.**

Now arguably the pre-eminent contemporary art museum in Silicon Valley, it's a magnificent example of a successful grassroots organization that became an integral part of the Bay Area's enviable fine arts culture.

In 1991, a handsome new wing was added to the landmark building to make way for the museum's growing art collection and noteworthy international exhibitions. The expansion added 45,000 square feet on three levels, with new gallery and storage space, and completed with the latest in modern mechanical control systems.



The building was designed by Skidmore Owings & Merrill, with interiors by Robinson Mills & Williams. Nibbi is very proud to have delivered the entire project on schedule and at a budget of under \$200 per square foot. At the time of its construction, the museum addition was a key element in the revitalization of San Jose's civic center.

Given its proximity to Silicon Valley's pre-eminent tech industry, the SJMA's curatorial mission reflects the diverse cultures and innovative spirit of the region. Its permanent collection includes work by artists who thrive at the interface between art and science.

*More can be found at [sjmusart.org](http://sjmusart.org).*

## WHAT'S DIFFERENT AT GALLINA?

On January 1, GALLINA will have a new name. You can call us CLA. You'll continue working with the same people you are today, from the same locations. And now, we can offer you deeper knowledge and more capabilities when you need it.



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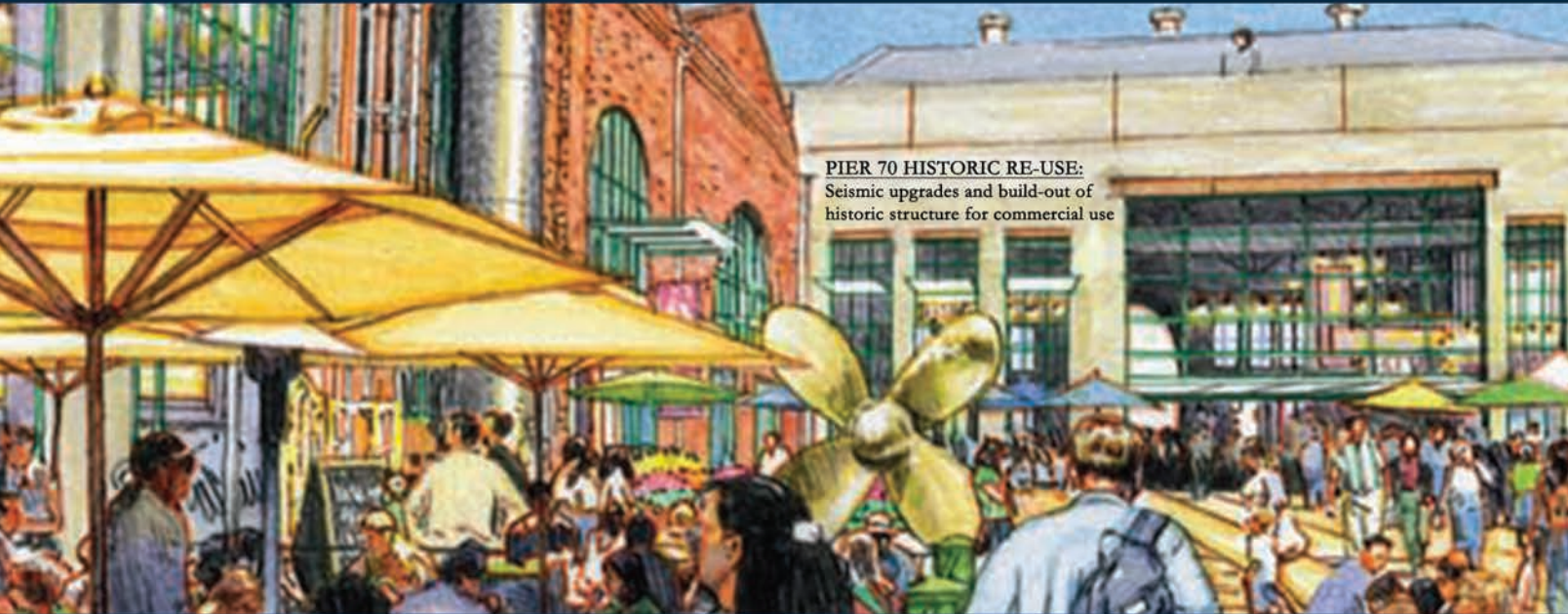


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**PIER 70 HISTORIC RE-USE:**  
Seismic upgrades and build-out of historic structure for commercial use

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