



WAR MEMORIAL VETERANS BUILDING

Seismic Retrofit and Improvements Project

HISTORY

Due to its role in key international events of historical importance and its status as a major American performing arts center, the War Memorial Complex is designated as City Landmark No. 84 and California State Historical Landmark No. 964.

1932

Prominent American architects Arthur Brown, Jr. and G. Albert Lansburgh complete the San Francisco War Memorial, which includes the Veterans Building, Opera House and Memorial Court.

1945

On June 26, 1945, President Harry S. Truman and other heads of state sign the United Nations Charter on the stage of the Veterans Auditorium, which is now the Herbst Theatre.

1951

The Japanese Peace Treaty is drawn up in the Veterans Building.

1978

The Veterans Auditorium is renovated and renamed the Herbst Theatre—the last major investment made in the building.



CURRENT PROGRAMS



HERBST THEATRE

Hosts approximately 300 performances and events annually, with attendance of approximately 200,000.

GREEN ROOM

Approximately 200 events take place in the Veterans Building second floor Green Room each year, with annual attendance of approximately 75,000.

VETERANS ACTIVITIES

American Legion Posts, War Memorial Trust beneficiaries, and other Veterans organizations use offices and meeting rooms in the Veterans Building, with approximately 450 meetings occurring each year.

ADDITIONAL OFFICES

Since the San Francisco Museum of Modern Art relocated in 1995, various City offices have temporarily used space on the third and fourth floors.

PROJECT SCOPE

For 25 years, the safety condition of the War Memorial Veterans Building has been a primary concern of the City. Deficient building features—including a Seismic Hazard Rating of 3, lack of complete fire alarm and sprinkler systems, and continued reliance on other building systems comprised mostly of 1932 equipment—make earthquakes and other emergencies significant threats to the building and to the safety of its occupants.



SEISMIC RETROFIT AND IMPROVEMENTS PROJECT

- Seismic Upgrade and Earthquake Damage Repair
- Hazardous Materials Mitigation
- Facility Preservation and Modernization Improvements
 - Roof & Skylights Renovation
 - Replacement/Upgrade of Attic Catwalks and Service Platforms
 - Elevator Upgrades
- Accessibility Upgrades
- Code-mandated Upgrades
 - Energy Efficiency Upgrades
 - Mechanical System Upgrades
 - New Central Utility Plant (“CUP”)
- Replacement of Water Piping and Drinking Water System

PROGRAMMING AND PARTNERSHIPS

Space in the Veterans Building is underutilized and inefficiently laid out. Over the last 78 years, use of the building has evolved dramatically. Changing needs of Veterans organizations, increased use of the Herbst Theatre and Green Room, and the departure of the Museum of Modern Art, have rendered much of the building space inadequate for current needs.

To address this, the War Memorial Board of Trustees has approved plans that will more efficiently and effectively support existing functions with partnerships to provide new and expanded public programs and activities in the Veterans Building.

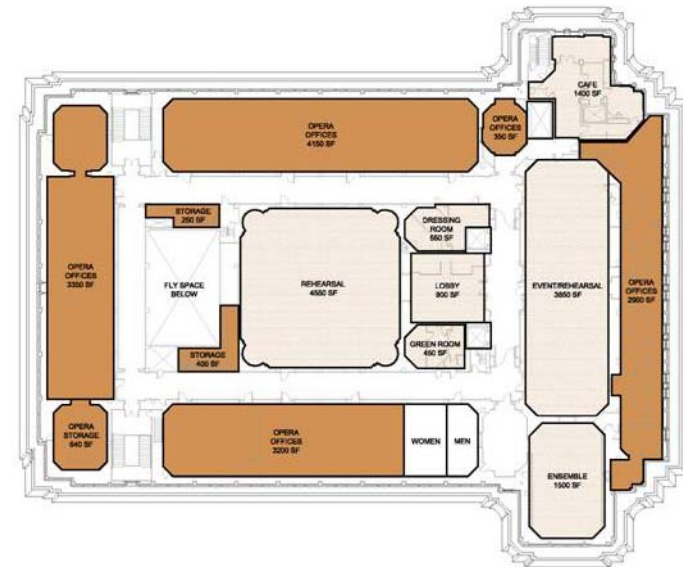


SAN FRANCISCO OPERA

Investment of \$15 – \$20 million.

Consolidation of Opera rehearsal, production, and office spaces—currently dispersed widely throughout the City—into the War Memorial Complex on the Veterans Building fourth floor.

Construction of 11,800 square feet of event and rehearsal space on the fourth floor for use by the Opera and rentable to other community groups and organizations. The main rehearsal area will be designed to accommodate a 300-seat performance space.



Veterans Building 4th Floor

SAN FRANCISCO ARTS COMMISSION



Consolidation of Arts Commission offices, collections storage and public gallery space.

Public gallery space of 4,400 square feet on the first floor to be free and open to the public.

New storage facility for the Civic Art Collection on the basement level.

Arts Commission offices on the third floor.

WAR MEMORIAL IMPROVEMENTS

(Departmental and Private Funds)

Upgrades to office and meeting room facilities for Veterans' organizations.

Expansion of Herbst Theatre backstage support spaces and accessible stage-level dressing rooms.

Improvements to Herbst Theatre stage rigging, sound and acoustics.

New Green Room kitchen facilities.

New Café Restaurant on ground level.



Veterans Building 1st Floor

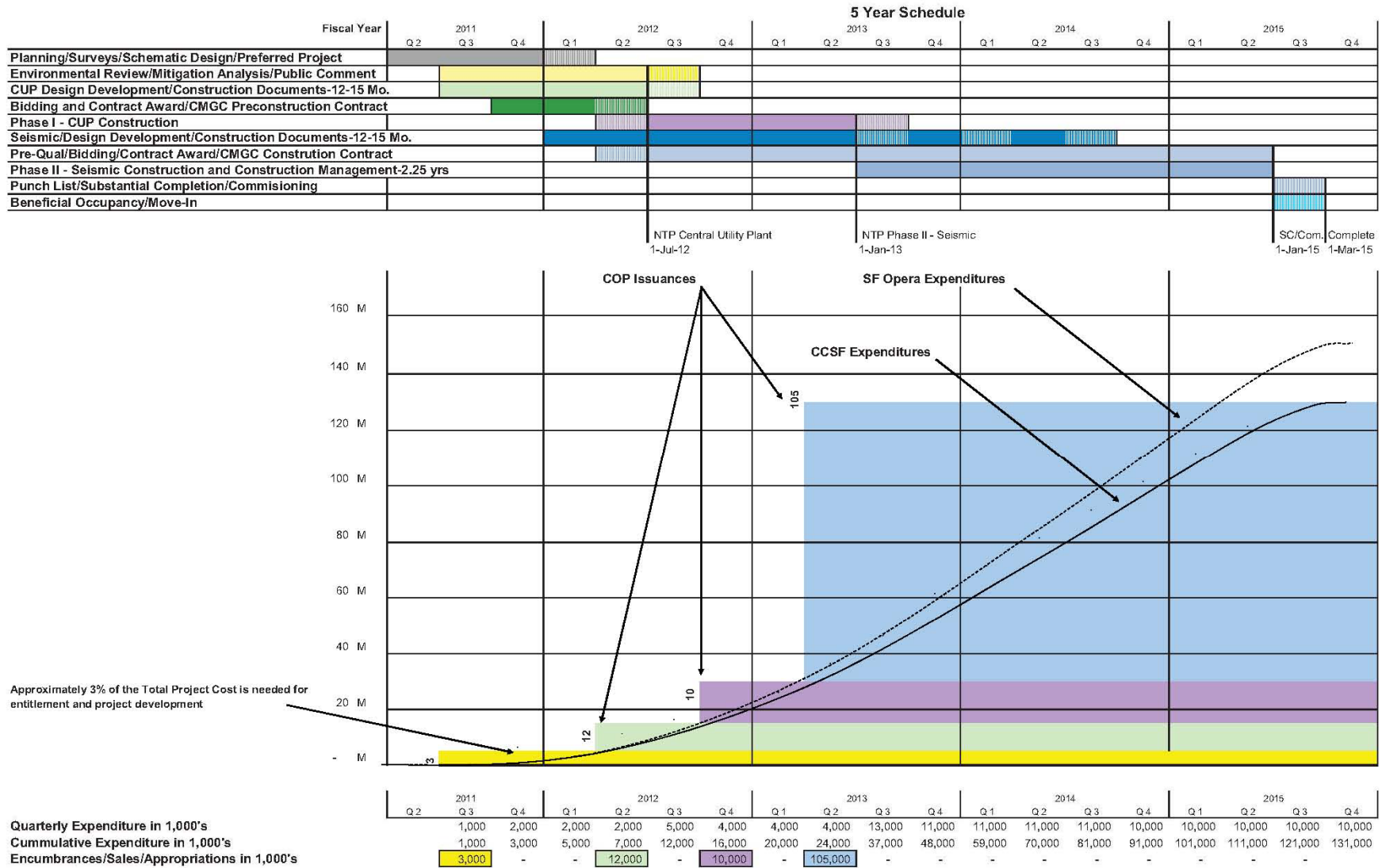
Veterans Building Seismic Retrofit & Improvements

Hard Costs - Construction, Purchase, Installation

Construction Estimate	2/23/2009	Webcor Est.	Escalated to:	1/1/2014
	CMGC General Conditions/Overhead/Profit			8,844,000
	Phase I - Central Utility Plant Upgrade			9,358,010
	Phase II - Seismic Project and Renovation			70,237,990
Construction Contract Base Bid				88,440,000
2.00%	Scope Contingency for Undefined Work			1,768,800
10.00%	Construction Contingency			8,844,000
Total Hard Costs - Construction Contract				99,052,800
Soft Costs - Project Management, Entitlement, Design and Engineering				
Total Soft Cost % of Construction Contract - Base Bid			33.5%	29,627,400
12.50%	Basic A/E Services Basic		11,055,000	
5.50%	Supplemental A/E Services		4,864,200	
4.00%	Env. Review/Permits/Fees		3,537,600	
7.00%	Const. Management		6,190,800	
1.00%	PM Admin. Support		884,400	
2.50%	DPW Project Mgr.		2,211,000	
1.00%	Admin. Services/City Atty/Other Program Exp.		884,400	
1.83%	Project Reserve/Contingency for Scope Changes			1,619,800
Total Project Costs				130,300,000

SCHEDULE AND EXPENDITURE GRAPH

Veterans Building Seismic Retrofit and Improvements - Schedule and Expenditure Graph



PROJECT BENEFITS

- Increased public safety.
- Improves the safety, functionality, efficiency and accessibility of rental spaces for performances, events, rehearsals and offices.
- New rentable venue and office spaces provide new and expanded public programs and revenue streams for the War Memorial and Performing Arts Center.
- Building programming will be consistent with the purposes of the War Memorial Trust and will renew San Francisco's commitment to its military veterans.
- Restores and preserves the Veterans Building and its historically significant interior spaces.
- An example of San Francisco's leadership in preservation and sustainability.
- Savings in energy and operating costs for the War Memorial and Performing Arts Center.
- Tenant Improvement Investments from San Francisco Opera and San Francisco Arts Commission.
- Contributes to the revitalization of San Francisco Civic Center.

PROJECT CHALLENGES AND RISKS

- Partner's investment relies upon the City's ability to fund the Project as provided in the Capital Plan.
- Project delays could result in loss of private partnerships, tenant improvement investments and private donations.
- Gaining and maintaining support from Veterans' groups.
- A major earthquake before the Project poses serious threats to the building and its occupants.
- Continued deterioration of the building and its systems.
- Inefficient utilization of space and loss of potential revenue until the Project is undertaken and completed.
- Keeping the building closure as short as possible to minimize the displacement of Veterans groups and more than 200 cultural and entertainment organizations that annually rent the Herbst Theatre and Green Room.