

**WAR MEMORIAL VETERANS BUILDING
SEISMIC UPGRADE AND IMPROVEMENTS PROJECT
FACT SHEET**



BUILDING HISTORY	<p>1932 Completion of Veterans Building, Opera House & Memorial Court 1945 United Nations Charter signed by President Truman 1951 Japanese Peace Treaty drawn up in the Veterans Building</p>
BUILDING DATA	<p>Gross Building Area – 239,342 sf No. of Floors – Basement + 4 floors</p>
PROJECT SCOPE	<ul style="list-style-type: none"> • Seismic Upgrade & Earthquake Damage Repair • Hazardous Materials Mitigation • Facility Preservation & Modernization Improvements <ul style="list-style-type: none"> ○ Roof & skylight replacement ○ Elevator replacement & upgrades ○ Attic catwalk & service platform replacement ○ Window & exterior terra cotta repair • Accessibility Upgrades • Code Mandated Upgrades <ul style="list-style-type: none"> ○ Mechanical, electrical plumbing systems replacement ○ Fire alarm & sprinklers, drinking water system repl. ○ Stage systems upgrades

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ADDITIONAL IMPROVEMENTS	<p>WAR MEMORIAL</p> <ul style="list-style-type: none"> • Upgrades to Veterans’ offices & meeting rooms • Expansion of Herbst Theatre backstage support spaces & accessible stage-level dressing rooms, refurbishment of the theater • Painting/Gilding of Green Room, new Green Room kitchen facilities <p>SAN FRANCISCO OPERA</p> <ul style="list-style-type: none"> • New 300-seat performance space • Consolidation of rehearsal, production & office space <p>SAN FRANCISCO ARTS COMMISSION</p> <ul style="list-style-type: none"> • Public gallery & meeting space • New storage facility for Civic Art Collection • Consolidation of SFAC offices
CONSTRUCTION COST	\$129,000,000
PROJECT COST	\$156,000,000 <u>Additional</u> \$21,000,000 of private funds for SF Opera Improvements
FUNDING SOURCE	Certificates of Participation, City Funds, Grants & Gift Funds
SCHEDULE	Substantial Completion - July 1, 2013 - September 4, 2015
OPENING	September 16, 2015
CITY DEPARTMENT	War Memorial & Performing Arts Center
PROJECT MANAGEMENT	SF Public Works Building Design & Construction
ARCHITECT OF RECORD	SF Public Works Building Design & Construction
ENGINEER OF RECORD	Simpson Gumpertz & Heger
GENERAL CONTRACTOR	Pankow Builders
SF OPERA TENANT IMPR.	MCA Architects
KEY SUBCONTRACTORS	Kwan Wo (steel), Bay City Mechanical (mechanical), Liquidyn (plumbing), Helix (electrical), KHS&S (drywall & plaster, Jerry Thompson (painting)
SF CRAFTSMEN	Phoenix Day (historic lighting refurbishment) Noriri Restoration (millwork) Cirecast, Florian (custom bronze castings)
NUMBERS OF WORKERS	Total 1,549
LBE PARTICIPATION	27% (goal was 18%); \$31,644,238
NO. OF LBE SUBCONTRACTS	33
NO. OF MICRO-LBEs	27
LOCAL HIRING PARTICIPATION	Total Work Hours by San Francisco Residents: 180,093 Apprentice hours by San Francisco Residents: 66,384