SAN FRANCISCO
PLANNING DEPARTMENT

Memo to the Planning Commission

INFORMATIONAL HEARING

HEARING DATE: JUNE 7, 2012

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

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Planning
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Date:	May 31, 2012
Case No.:	**2012.0611CV**
Project Address:	**1601 Larkin Street**
Zoning:	RM-3 (Residential - Mixed, Medium Density) 65-A Height and Bulk District
Block/Lot:	0620/006
Project Sponsor:	Pacific Polk Properties, Inc. c/o David Silverman Reuben & Junius One Bush Street, Ste 600 San Francisco, CA 94109
Staff Contact:	Kevin Guy– (415) 558-6163 kevin.guy@sfgov.org
Recommendation:	**No Action. Informational Only.**

BACKGROUND

On June 24, 2010, the Planning Commission disapproved Case No. 2004.0557C (Motion No. 18121) for a project to demolish an existing vacant church and surface parking lot, and construct a construct a new six-story over basement building containing 27 dwelling units and 29 off-street parking spaces. The Commission cited several specific reasons for its disapproval, including that:

- The project would result in an abrupt change in scale compared with existing buildings in the vicinity.
- The massing of the project was not sculpted to appropriately transition to adjacent lower building or to reflect the underlying topography.
- The design did not sufficiently break the apparent scale of the building into discrete elements to a degree that justified the requested bulk exceptions.
- The project proposed a palette of finish materials that includes glass, concrete, and bays wrapped in metal screens that contrasted with the typical finishes found on other buildings in the area, which area generally characterized by warm materials such as wood, brick, or stucco.
- The project would result in the demolition of an historic resource (the existing church).

The Draft Environmental Impact Report (Draft EIR) prepared for the project concluded that the church is a historic resource because of its association with reconstruction following the 1906 earthquake and fire, and as a representative example of an innovative church design developed by a leading master architect, William Kramer. The building appears eligible for listing on both

the California and National Registers, and is a historic resource under CEQA. The Draft EIR concluded that the demolition of the church would result in a significant and unavoidable impact to a historic resource. At the hearing on June 24, 2012, the Commission did not certify the EIR for the project.

CURRENT PROPOSAL

The current iteration of the project proposes the same program as the previous project, involving the demolition of the existing church and the construction of a six-story building containing 27 dwelling units and 29 off-street parking spaces. However, the design of the project has been substantially revised in terms of massing, architectural language, and finish materials. Specifically, the current design incorporates setbacks above the fourth story along the Clay Street elevation such that the building appears to step with the sloping topography of the block, creating a more suitable transition to the adjacent lower buildings to the west. The sixth level incorporates various setbacks from the roofline, lessening the apparent height of the project by making the uppermost story visually subservient to the remainder of the building. Deep voids have been added at the center of both the Clay and Larkin Street elevations to break the massing of the project into a rhythm of discrete, vertically-oriented modules. Compared to the previous project, the current design proposes a much higher proportion of solid wall planes versus glazing, and would be finished in a light-colored limestone plaster material.

The Planning Department is currently making revisions to the Draft EIR to incorporate and analyze these proposed project changes. Prior to any action to approve the revised proposed project, the Commission would need to certify a Final EIR for the proposed project.

STRUCTURAL REPORT

The project sponsor contends that the structural condition of the existing church is degraded to a point that it would not be economically feasible to restore the building. The project sponsor commissioned an independent structural report, selecting from a pool of three structural engineering firms selected by the Planning Department, and responding to a study scope issued by the Department. The attached report (prepared by Murphy Burr Curry, Inc., dated April 17, 2012) includes the following:

- A structural review and evaluation of the condition of the building.
- Floor plans and elevations of the existing building.
- A description of the necessary work and costs to rehabilitate the building to a "shell" that is compliant with the Building Code, without improvements for a specific use.
- A description of the necessary work and costs to rehabilitate the building for use as a church.
- Discussion of a variety of alternate uses permitted within the RM-3 District that could be inserted into the rehabilitated building, and a description of costs associated development of residential uses.
- Description of the necessary work and costs for several hypothetical "partial preservation" scenarios, at various density levels. Under these scenarios, a portion of the church situated toward the interior of the lot would be demolished to allow the development of a multi-

family residential building. Portions of the church along the streetscape would be retained in order to preserve the church as an element of the urban fabric of the neighborhood.

Staff from the Planning Department and the Department of Building Inspection reviewed the description of rehabilitation tasks, as well as the unit costs in the cost estimates for each task. Staff believes that the descriptions of tasks and costs are accurate. Ultimately, the report concludes that, given the degraded condition of the church, none of the reuse or partial preservation scenarios would be financially viable.

Attachments:
1) Project Plans, dated May 11, 2012
2) Structural Report, dated April 17, 2012
3) Letter regarding Structural Report, Mike Nibbi, dated May 25, 2012

Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**EXISTING SITE AERIAL**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com

Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**VIEWS OF EXISTING CHURCH**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com

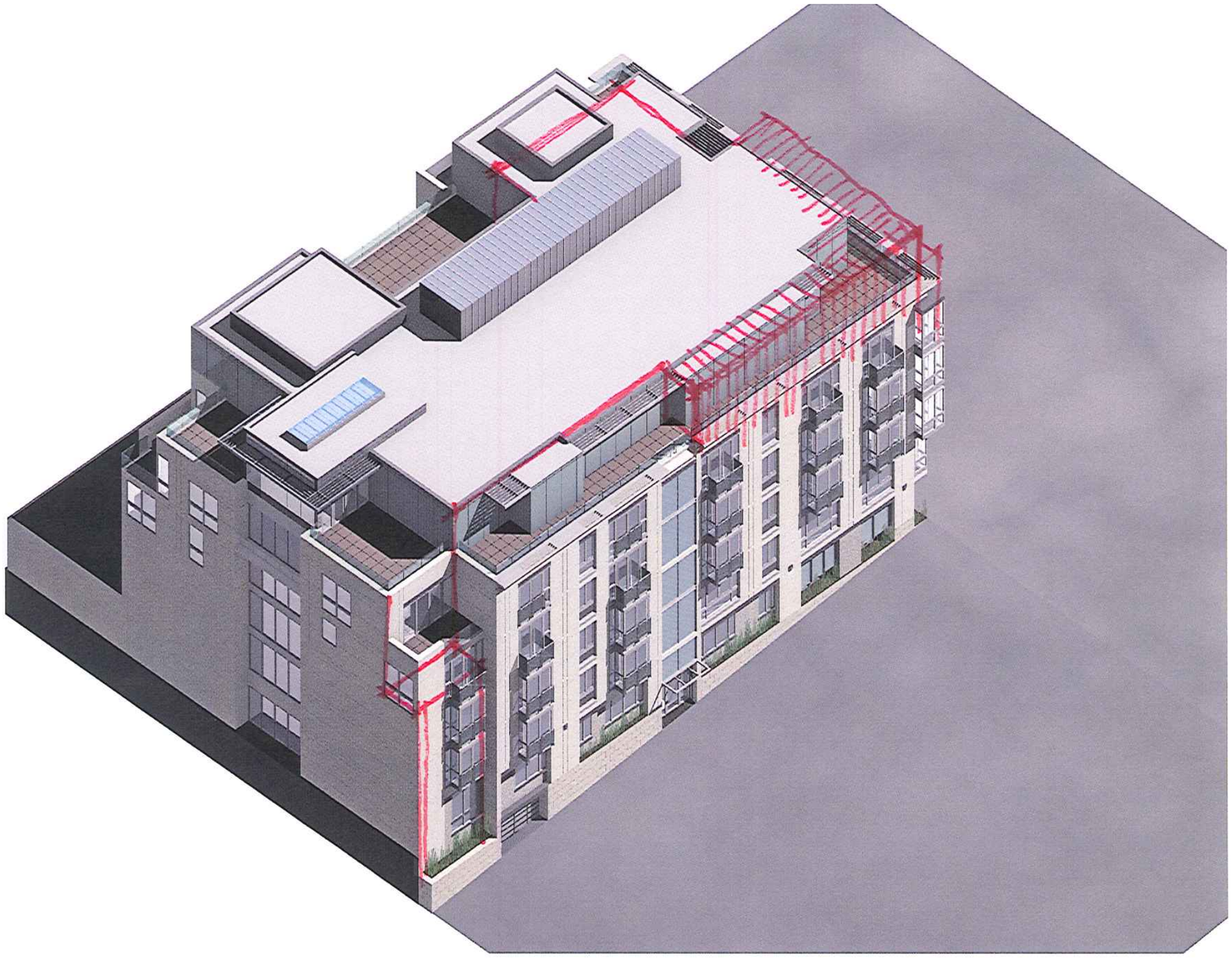
Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**CLAY STREET VIEWS**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com

Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**LARKIN STREET VIEWS**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com

CLAY STREET

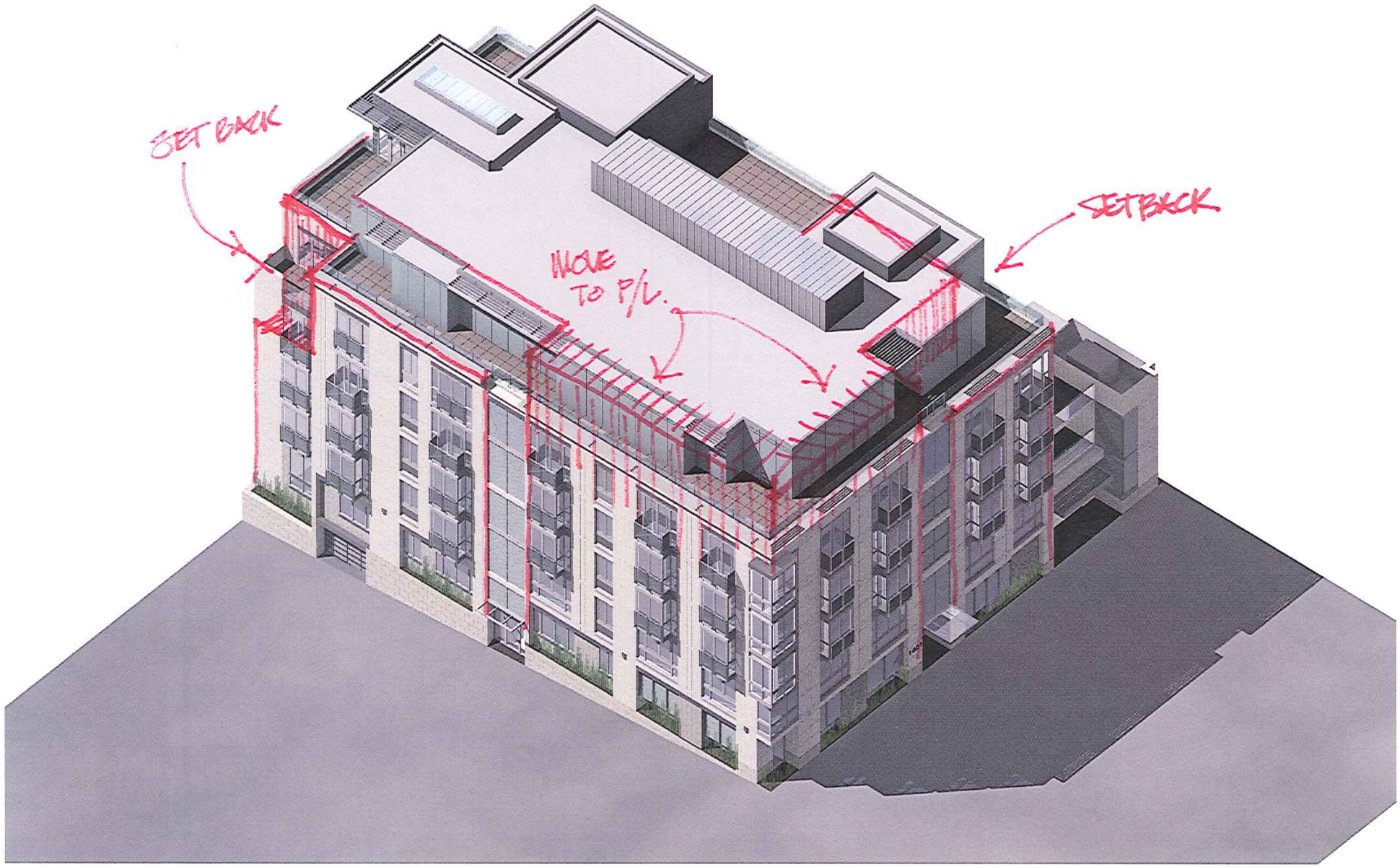
LARKIN STREET

Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**ADJACENT BUILDINGS**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com



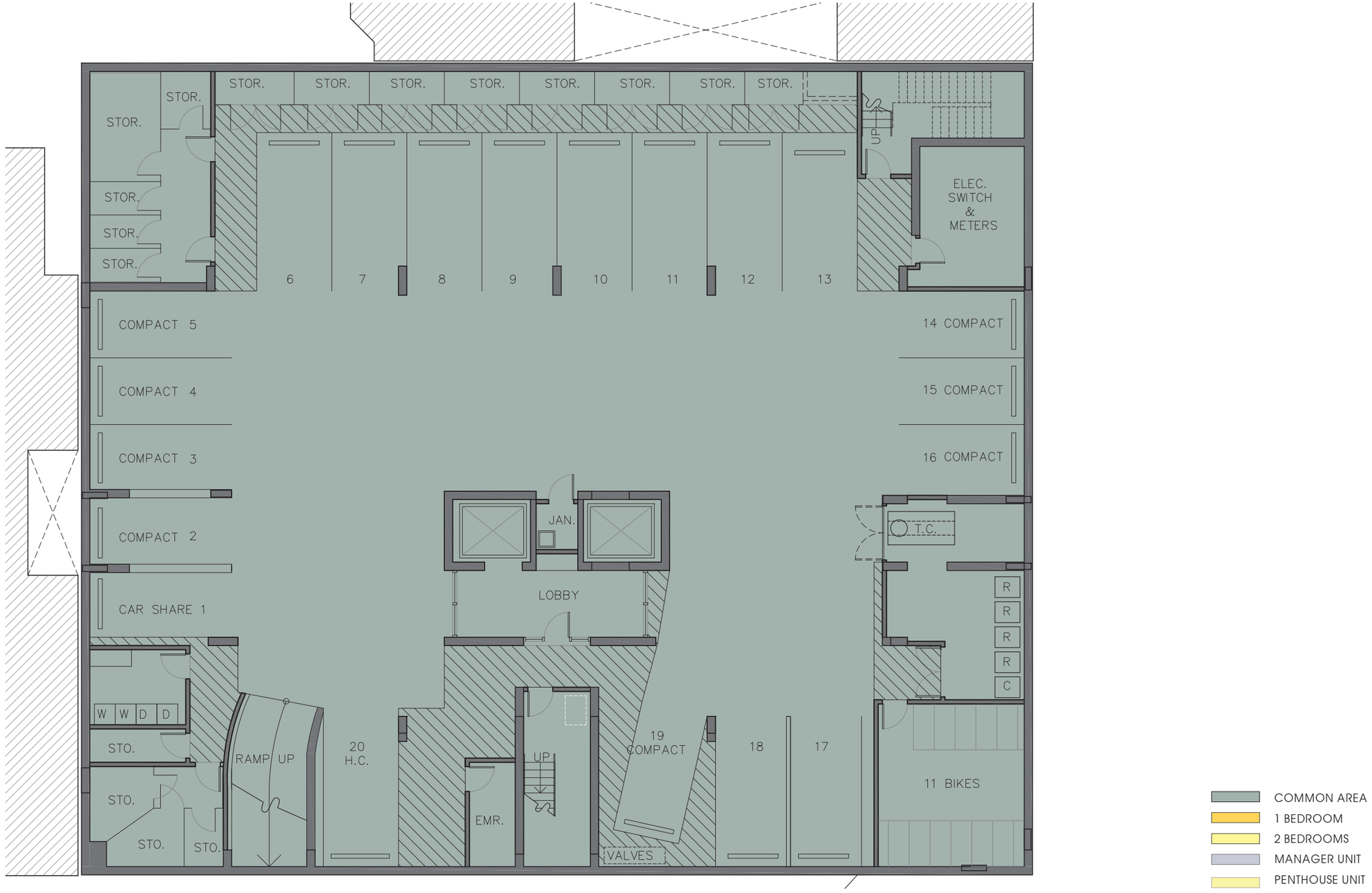
1601 LARKIN REVISED MASSING -2 IB+A 2.22.12

Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**MASSING DIRECTIONS FROM CITY PLANNING**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com



1601 LARKIN REVISED MASSING -1 IB+A 2.22.12

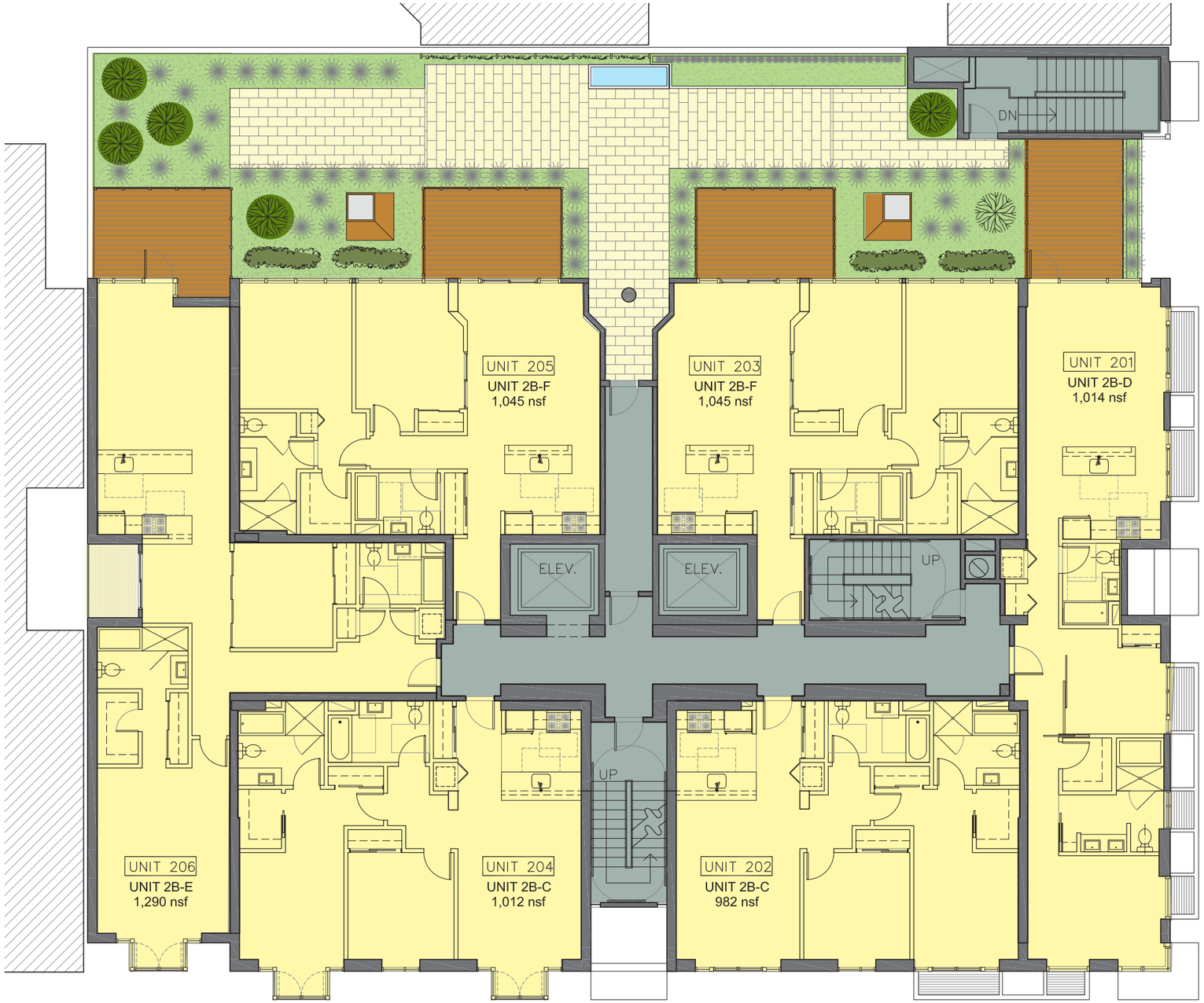
Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**MASSING DIRECTIONS FROM CITY PLANNING**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com



COMMON AREA
1 BEDROOM
2 BEDROOMS
MANAGER UNIT
PENTHOUSE UNIT

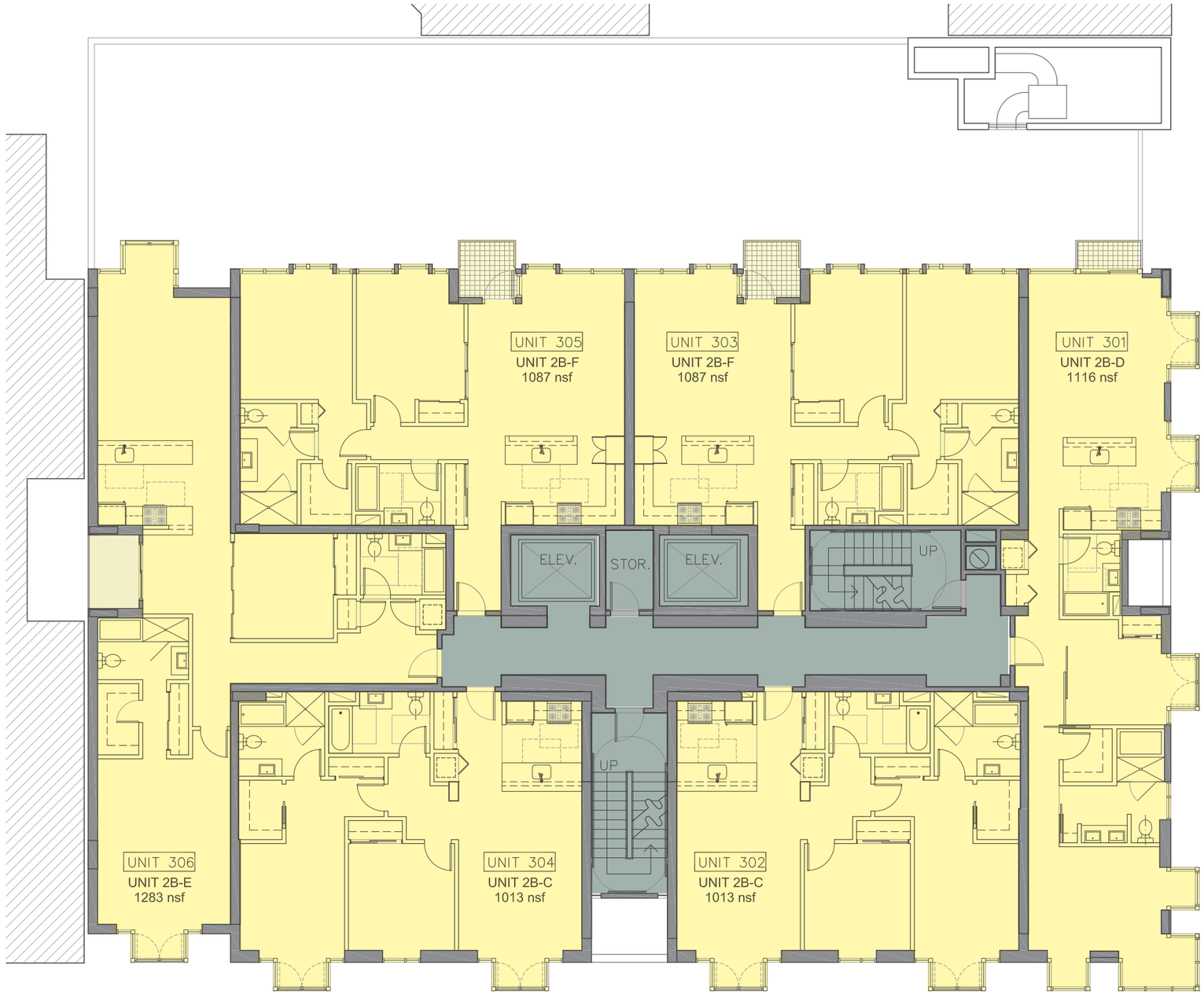
Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**BASEMENT FLOOR PLAN**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com

Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**FIRST FLOOR PLAN**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com



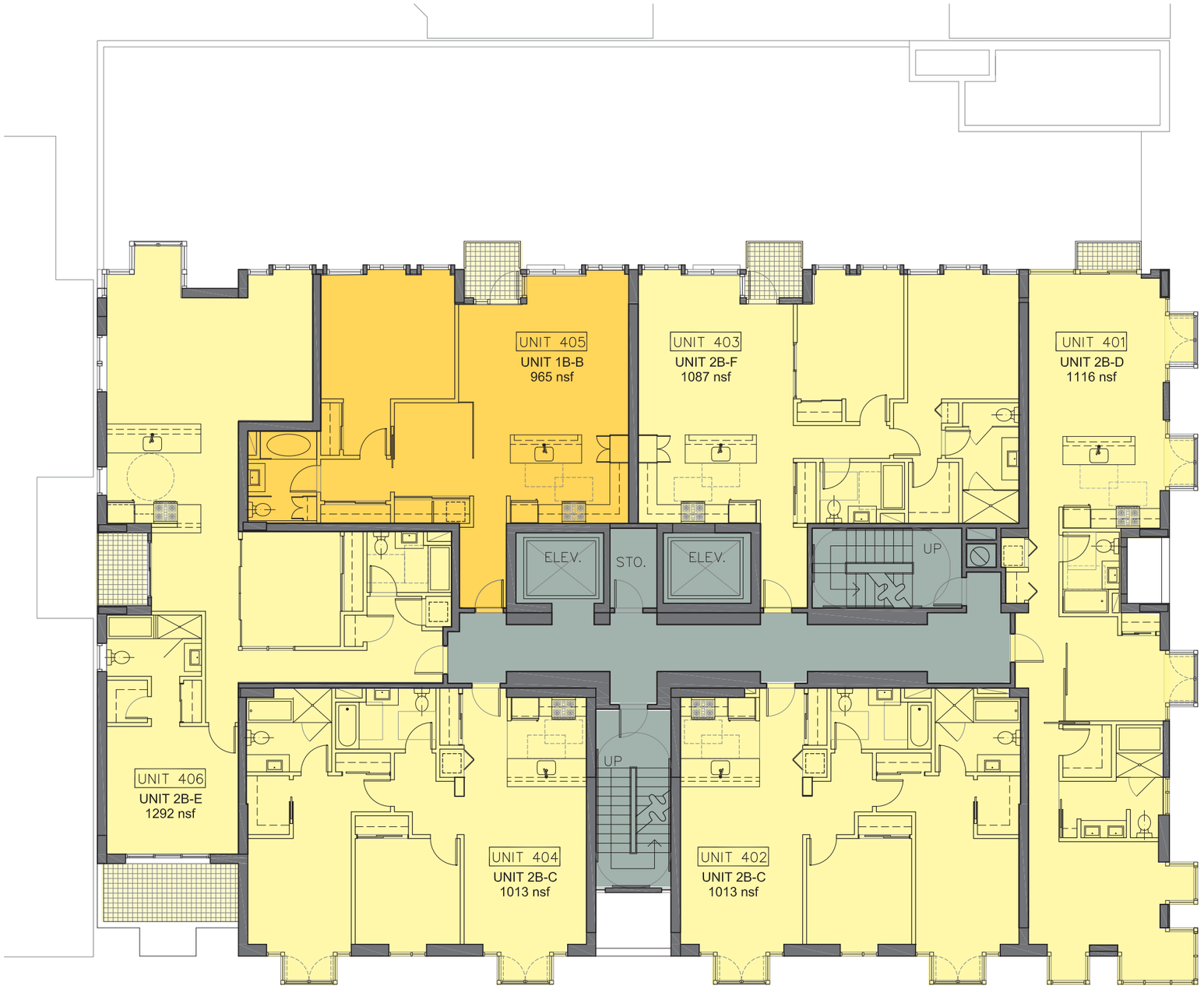
COMMON AREA
1 BEDROOM
2 BEDROOMS
MANAGER UNIT
PENTHOUSE UNIT

Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**SECOND FLOOR PLAN**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com

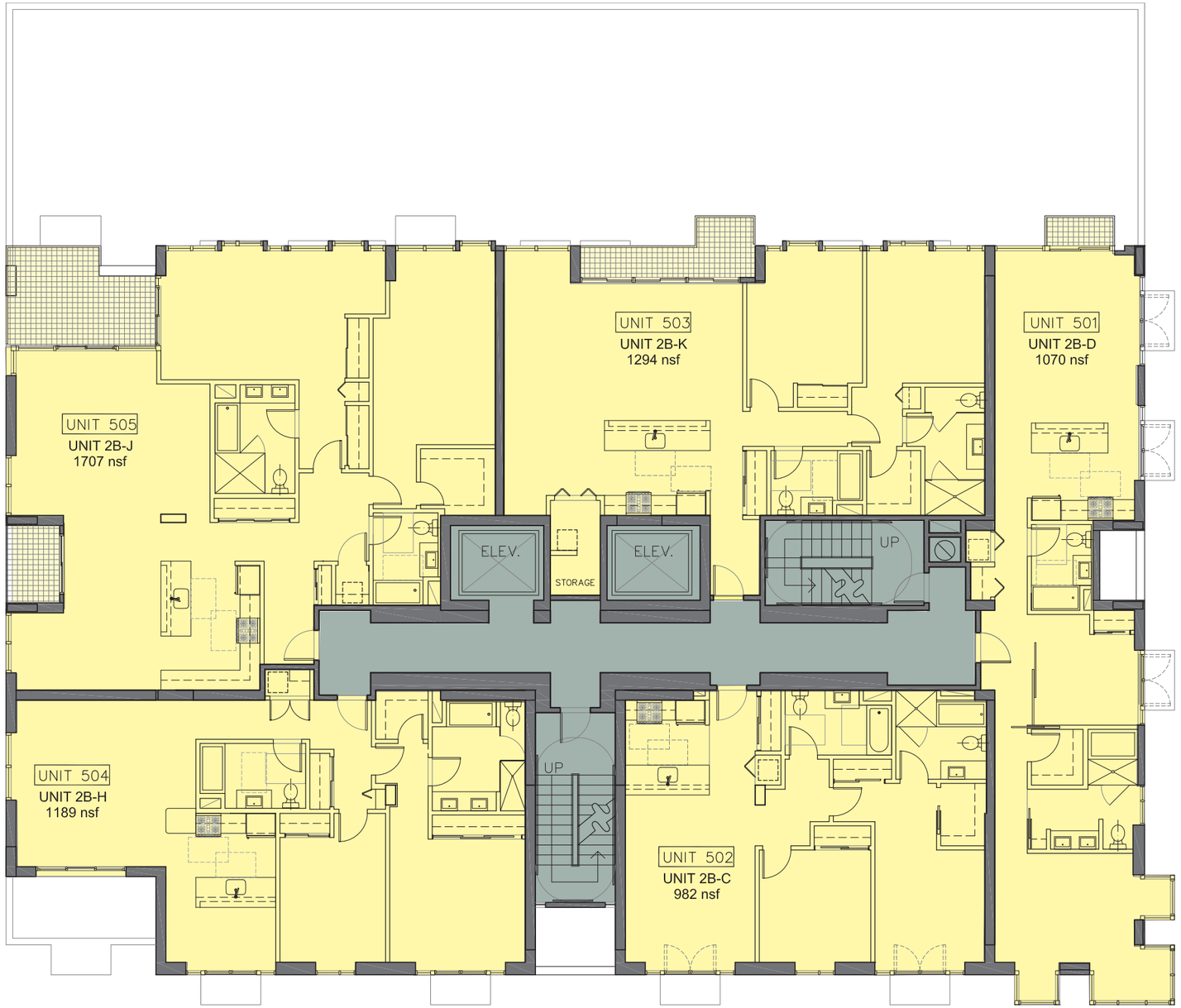


COMMON AREA
1 BEDROOM
2 BEDROOMS
MANAGER UNIT
PENTHOUSE UNIT

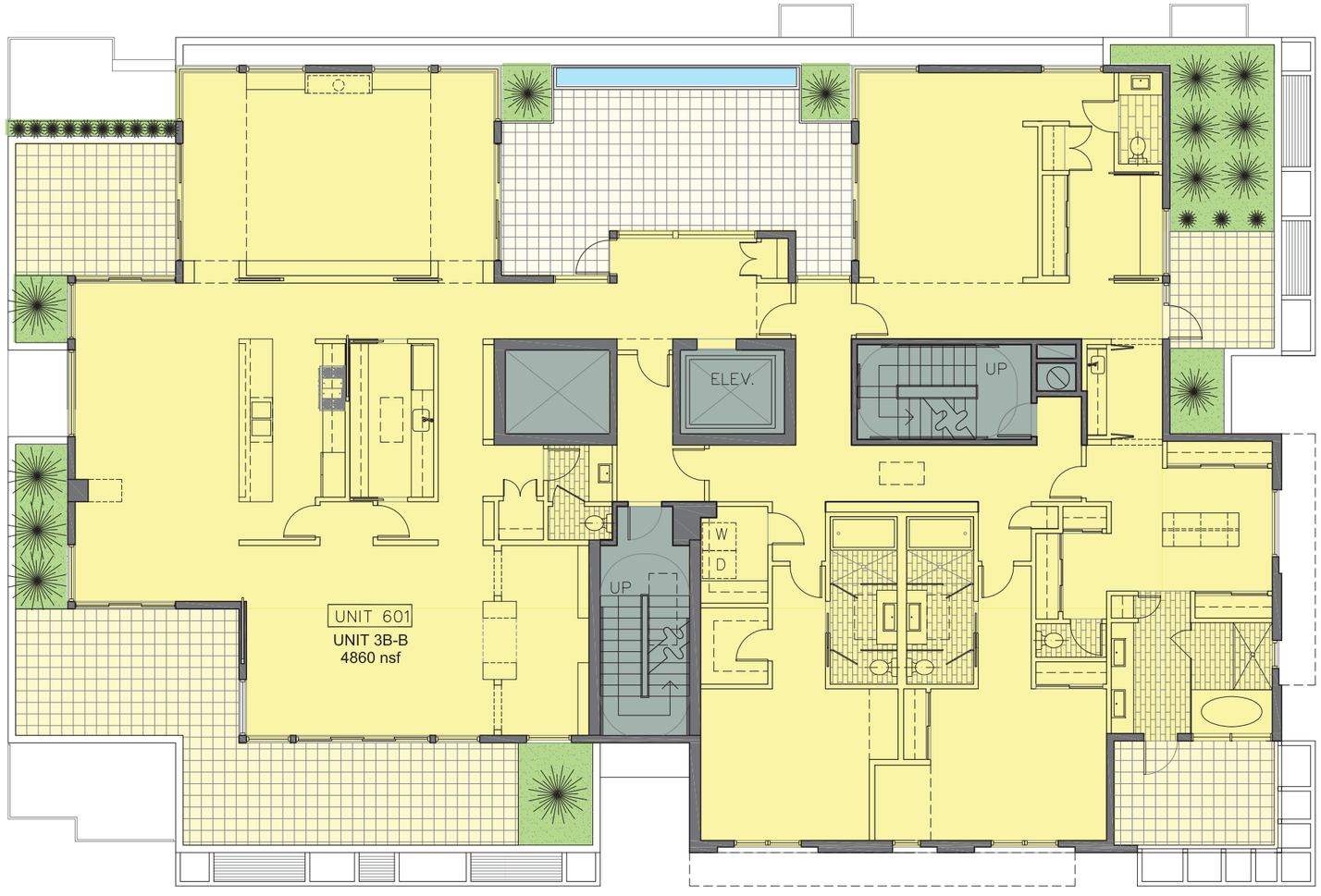
Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**THIRD FLOOR PLAN**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com



Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**FOURTH FLOOR PLAN**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com



Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**FIFTH FLOOR PLAN**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com



COMMON AREA
1 BEDROOM
2 BEDROOMS
MANAGER UNIT
PENTHOUSE UNIT

Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**SIXTH FLOOR PLAN**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com

Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**CLAY STREET VIEW**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com

Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**CLAY AND LARKIN CORNER VIEW**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com

Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**LARKIN STREET VIEW**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com

Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**VIEW OF LARKIN ENTRY**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com

Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**VIEW OF LARKIN ENTRY**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com

Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**VIEW OF COURTYARD**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com

Pacific Polk Properties and the California Nevada Annual Conference of the United Methodist Church c/o John McInerney 1600 Webster Street San Francisco, CA 94115	May 30, 2012	**VIEW OF COURTYARD**	1601 LARKIN STREET	ib+a architecture Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com

1601 Larkin Street

Building Areas and Unit Mix Worksheet

Date Prepared	29-Feb-12
Last Modified	10-May-12

AREAS

Floor	*Gross Building Area (SF)*	*Net Residential Area (SF)*
Basement Level 1	11,096	
First Floor	10,587	2,051
Second Floor	8,096	6,321
Third Floor	8,326	6,599
Fourth Floor	8,205	6,487
Fifth Floor	7,907	6,228
Sixth Floor	5,734	4,860
Building Totals (SF)	***59,951***	***32,546***

UNIT MIX

Unit Type	*Quantity*
MANAGER'S UNIT (500SF)	1 (not included in count)
UNIT - 1B-A (634 SF)	2
UNIT - 1B-B (965 SF)	1
UNIT - 2B-B (1,370 SF)	1
UNIT - 2C (~1,025 SF)	7
UNIT - 2D (~1,014 - 1,116 SF)	4
UNIT - 2E (~1,171 - 1,283 SF)	3
UNIT - 2F (~1,026-1,087 SF)	5
UNIT - 2H (1,189 SF)	1
UNIT - 2K (1,294 SF)	1
UNIT - 2J (1,707 SF)	1
UNIT - 3B-B	1
Total Unit Count	***27***

OPEN SPACE

Units with Private Usable Open Space*		PUOS*
104	37	
201	87	60
203	73	60
205	73	60
206	73	60
301	21	
303		36
305		36
401	21	
403		36
405		36
406	68	60
501	21	
503	36	36
505	112	60
601	1428	60

* PUOS conforming to minimum requirement of Section 135 and contributing to Open Space provision calculation

Total PUOS*	***2050***	***600***
Required PUOS [27 * 60]		***1,620***
Remainder of Open Space required		***1,357***
Common Usable Open Space Provided*		***1,836***
Total Open Space Provided (Contributing and Non-Contributing)		***3,886***

* Remainder multiplied by 1.33

**Courtyard area meeting minimum requirements of Section 135

MURPHY BURR CURRY, INC.
STRUCTURAL ENGINEERS

Structural Report

1601 Larkin Street, San Francisco, California

Murphy Burr Curry Project Number 212-098

April 17, 2012

85 Second Street, Suite 501 • San Francisco, CA • 94105 Phone: (415) 546-0431 • Fax: (415) 882-7257

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MURPHY BURR CURRY, INC.
STRUCTURAL ENGINEERS

April 17, 2012

Project Number 212-098

Mr John Rahaim,
Director
San Francisco Planning Department
1660 Mission Street,
San Francisco, CA 94103

Dear Mr. Rahaim,

1601 Larkin Street, San Francisco, CA
Structural Engineering Report

At the request of the California Nevada Conference of the United Methodist Church, and Pacific Polk Properties, LLC, the developer, we have performed a structural review and evaluation of the existing building at 1601 Larkin Street, San Francisco. For our review we performed a site visit on April 4, 2012 to observe existing conditions. The existing building is a church which is currently vacant.

Our evaluation of the building is based on our observations from our walk through of the building and our experience with other buildings of similar age and construction type. We were provided with a number of earlier condition assessment reports for the building by others for review. No structural drawings for the building were provided for our use and a detailed seismic analysis for the building has not been performed.

This report has been prepared in response to the document titled: Scope of Structure Report for 1601 Larkin, prepared by the San Francisco Planning Department. The format of the following report follows the headings in this document.

Part 1. Development Summary

A. Physical Description

a. The building consists of a single story structure with a basement on a sloping site. The building has overall dimensions of approximately 70 feet along Larkin Street (north to south) by 100 feet along Clay Street (east to west). The main entrance to the building is at the southeast corner of the site at Larkin and Clay and grade level falls along Clay Street towards the west such that the entrance to the basement level on Clay Street is also at grade.

b. The building structure consists of wood framed walls above the first floor level, including 2x6 and 2x8 studs at 16" on center with diagonal sheathing. Overlying the sheathing there is cement/stucco plaster and in some areas, an unreinforced brick masonry veneer. There appears to be no building paper or other membrane between the exterior finishes and the wood framing.

c. The first floor is wood framed with diagonal sheathing on 2x studs and the roof consists of wood framing with asphalt shingle. The roof diaphragm consists of straight sheathing over 2x rafters.

d. A significant feature of the first floor and mezzanine framing is that the first floor and mezzanine in the sanctuary are not level, but are sloping down towards the organ and choir. The mezzanine

framing appears to consist of sloping rafters with additional California-framed steps. The first floor framing is assumed to be of similar construction.

e. The basement walls, including those above grade and below the first floor, consist of plain concrete walls. Where the basement walls are above grade along the south façade, there is an unreinforced brick masonry veneer over the plain concrete walls.

f. From an earlier report by Patrick Buscovich & Associates dated December 29, 2005, we understand that testing of the exterior walls was performed to determine if the walls are reinforced. Testing was by use of a non-destructive magnometer and physical testing was also performed. Both the non-destructive and physical testing confirmed that the exterior concrete walls are not reinforced.

g. Therefore these walls can be considered as unreinforced masonry and the building meets the definition of an Unreinforced Masonry Bearing Wall Building as defined in Section 1603 of the 1011 San Francisco Building Code.

h. The sanctuary consists of a double-height space with vaulted ceiling. The mezzanine, which wraps around the east and south sides of the sanctuary, is supported on a series of columns which extend down through the basement to the foundation. The mezzanine is curved in plan and in section to create raised seating platforms.

i. Building foundations are unknown, but are assumed to consist of grade beams below bearing walls and spread footings below columns.

j. Building lateral loads including wind and seismic are transferred to the exterior walls by the roof and floor diaphragms. The exterior walls, which consist of diagonal sheathing transfer the lateral loads to the concrete walls and foundations below. As the building interior is open with minimal interior walls, the exterior walls resist all lateral loads on the building. From our experience with similar buildings, in our opinion the existing walls are significantly deficient to meet current building code standards for seismic resistance.

B. Conditional Assessment

a. The overall structural condition of the existing building is considered poor, with a significant amount of water damage to both the interior and exterior of the building from leaks in the roof and walls. Details of these are described below:

b. See photograph 1. At the outside of the building at the southeast corner, a section of stucco is missing, exposing the framing below. The framing is in severely deteriorated condition. (We have been informed that this piece of stucco actually fell off the building.)

c. See photographs 2 and 3. Also at the southeast corner a section of brick veneer has been removed and the condition of the mortar between the brick veneer is in poor condition, with some sections loose and friable to the touch. The overall condition of the brick masonry veneer is poor due to deteriorated mortar. Below this corner in the basement there is a hole in the wall at the ceiling where the concrete has failed, exposing the damaged wood framing above.

d. See photographs 4 through 7. At the inside of the building at the south wall, sections of the interior lath and plaster finishes have been removed exposing the wood stud framing below. At two locations we observed severe damage to a number of the wood studs, which were rotted through for most of their section. Sections of the diagonal sheathing were also completely rotted through and missing.

e. See photograph 8. At these locations the exposed inside face of the stucco and brick veneer was damp to the touch and friable. Nails used to connect the stucco to the wood framing were rusted through and disintegrated at some locations.

f. See photographs 9 and 10. At the interior walls and ceiling of the building there are a number of large areas of peeling paint indicating water intrusion through the building exterior. At these locations there is water staining in the plaster finishes and sections of fallen plaster indicating long-term water intrusion.

g. See photograph 11. At the northeast stairwell there are diagonal cracks in the interior walls indicating movement or settlement of the north wall of the building. Also in this area there are stains on the interior walls from water intrusion.

h. See photograph 12 and 13. At the basement we observed sections of the concrete wall which have been chipped out as part of the investigation to determine if the walls are reinforced. No reinforcement is seen in the walls, which confirms the conclusion that the perimeter walls are plain, unreinforced concrete and that the building meets the definition of and Unreinforced Masonry Bearing Wall Building as described above in sections A.e to g.

i. See photographs 14 and 15. At the mezzanine level a section of the floor sheathing has been removed exposing the floor joists and exterior diagonal wall sheathing. The 2x joists are in fair to good condition.

j. See photograph 16. At the ceiling of the sanctuary a section of the ceiling finishes has been removed exposing the straight roof sheathing and rafters.

Part 2. Treatment and Work Recommendations

A. Historic Building Preservation Objectives

Historic building objectives include two options: 1) the rehabilitation of the existing building in its current form and configuration for an as yet unspecified use, and 2) the partial rehabilitation and incorporation of the existing building into a new project. The structural requirement for each of these options is described below. See Appendix 2 for additional discussion regarding other potential treatments.

1) Rehabilitation of the Existing Building

a. Strengthening of Unreinforced Masonry and Concrete Walls: Provide new 6" shotcrete walls over face of all existing plain concrete walls. The walls will be reinforced with #4 reinforcement bars at approximately 12" on center each way and will be connected to the plain concrete walls with adhesive dowels at approximately 24" on center each way with 6" embedment. The

shotcrete walls will have new reinforced concrete grade beams constructed on the inside of the existing wall footings.

b. Repairs to Existing Wood Framing: All water-damaged framing is to be repaired or replaced. Also it is recommended that a new waterproof membrane be provided behind the exterior building finishes to protect the wood-framed building structure. To achieve this, the existing stucco and brick veneer finishes should be removed down to the existing diagonal sheathing. Damaged sections of the diagonal sheathing should also be removed. Damaged studs can be either replaced with new, or sistered with new studs and the damaged sections excised to sound wood. During replacement of damaged framing in the perimeter bearing walls, allow for temporary shoring of the building.

c. New Plywood Shear Walls: Provide new plywood sheathing over the entire exterior of the building and at strategic interior walls. The sheathing can be installed over the existing diagonal sheathing or directly over the studs. Plywood shearwalls shall have structural holdowns at panel ends and special boundary nailing. Provide a new pressure treated sill and new sill anchor bolts at 32" on center on top of the new shotcrete walls, connected to the plywood shear walls above.

d. New Roof Sheathing: Provide new plywood sheathing over the entire roof. The new plywood can be installed over the existing straight sheathing or directly over the rafters. Damaged rafters and trusses can be either replaced with new or sistered with new members and the damaged sections excised to sound wood. Damaged or missing rafter tails should be replaced in their original location as opposed to sistering them to existing rafters.

2) Partial Rehabilitation and Incorporation of the Existing Building into a New Project

a. For the incorporation of the existing building into a new development, the existing building will require the structural rehabilitation, repair and seismic retrofit as described above in items 1)a to d, as well as the following work.

b. Reframing First Floor and Mezzanine: To create level floors at the first floor and mezzanine in the sanctuary, the two levels will need to be reframed. The mezzanine can be either replaced with a flat floor, removed or expanded to create a larger second floor area.

c. Seismic Separation: The existing building can be either structurally connected to or separate from the new project addition. The connectivity will depend on the nature and construction of the new project addition. For a low-rise wood framed addition, we would anticipate combining the seismic lateral systems for the existing and new addition to make one structure. For a multi-story reinforced concrete or structural steel frame building addition, we would anticipate maintaining structural separation between the existing and new structures. In the latter scenario, the existing building and new project addition would be structurally independent.

B. Requirement for Work

a. The structural requirements for the building shall be in accordance with the San Francisco Building Code, 2010 Edition (SFBC), Chapter 16. The scope of the renovation and potential change in use is anticipated to invoke Section 3401.8 for the seismic upgrade of existing buildings.

b. For Objective 1) Rehabilitation of the Existing Building, the provisions of SFBC Section 1604.11.3 can be used which allow for a retrofit for seismic forces of not less than 75% of current code. For Objective 2) Partial Rehabilitation and Incorporation of the Existing Building into a New Project, the seismic design would be for 100% of current code, allowing for a vertical addition within the existing space and a horizontal addition.

c. For the design of foundations for the retrofit and the new project addition, a geotechnical investigation for the site by a licensed geotechnical engineer will be required.

d. For all non-structural items included in the Scope of Structural Report, please see attached Appendices.

C. Work Recommendations and Alternatives

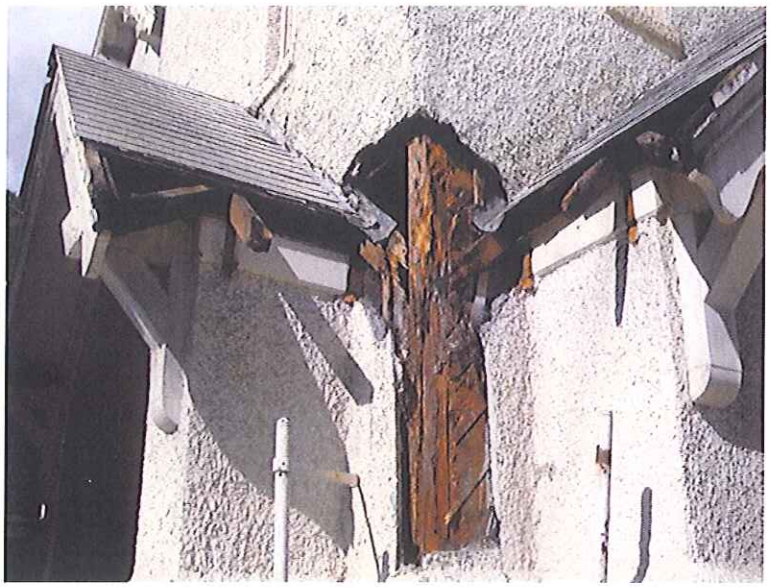
a. For the detailed project outline, description of tasks and itemized cost estimate for the remediation, repair or replacement please see attached Appendices prepared by others.

Please call if you have any questions.

Sincerely,

MURPHY BURR CURRY, INC.

Alan Burr, SE 5062
Vice President



Photograph 1. Southeast Corner, Exposed Framing Below Stucco

Photograph 2. Southeast Corner, Deteriorated Brick Veneer

Photograph 3. Damaged Basement Wall at Ceiling of Southeast Corner

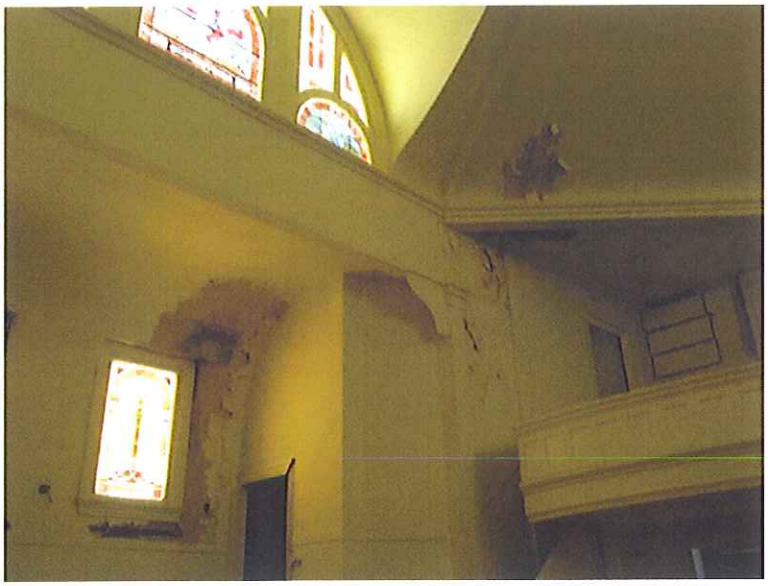
Photograph 4. South Wall Interior Showing Damaged Framing

Photograph 5. South Wall Interior Showing Damaged Framing

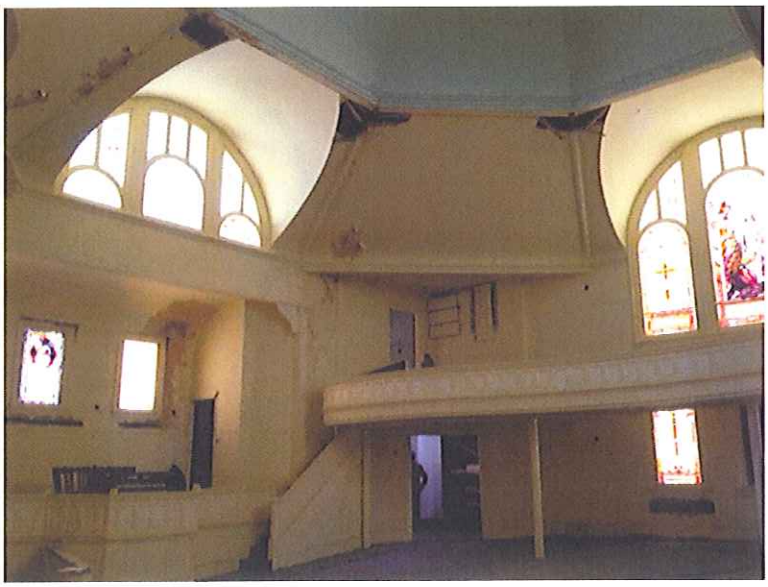
Photograph 6. South Wall Interior Showing Damaged Framing

Photograph 7. South Wall Interior Showing Damaged Framing

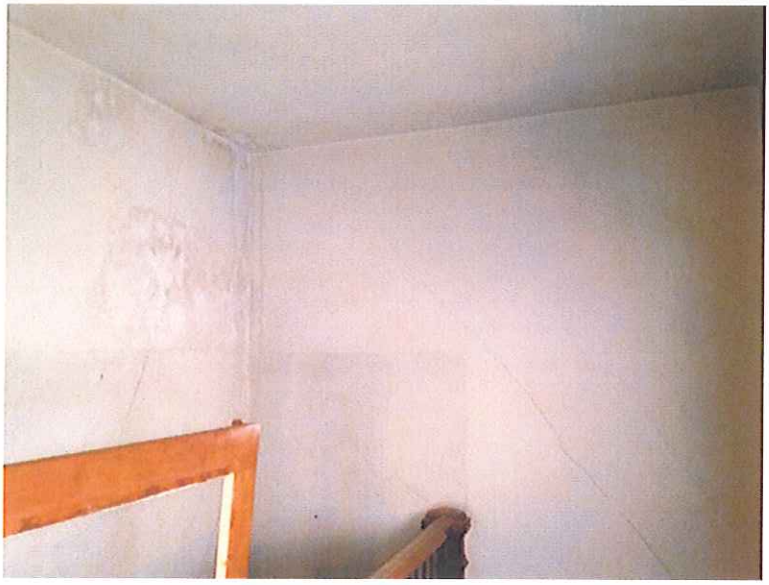
Photograph 8. South Wall Interior Showing Deteriorated Brick Masonry Veneer



Photograph 9. Interior of Sanctuary Showing Water Damage



Photograph 10. Interior of Sanctuary Showing Water Damage



Photograph 11. Interior of Northeast Stairwell Showing Cracks

Photograph 12. Chipped East Wall in Basement Showing no Reinforcement in Concrete Wall

Photograph 13. Chipped South Wall in Basement Showing no Reinforcement in Concrete Wall

Photograph 14. Exposed Mezzanine Floor Framing

Photograph 15. Exposed Mezzanine Floor Framing and Diagonal Wall Sheathing

Photograph 16. Exposed Roof Framing and Sheathing

Appendix 1

Letter from Independent Project Manager, Simon Casey

Simon Casey
Independent Project Manager
760 Market Street, Suite 866
San Francisco
CA 94107

April 16, 2012

Alan Burr
Murphy Burr Curry
Structural Engineers
85 Second Street
Suite 501
San Francisco
CA 94105

Dear Alan,

1601 Larkin Street, San Francisco

I was contacted by John McInerney, to assist him with the developer's response to the City's request for a Structure Report, on 1601 Larkin Street. I understand that your firm has been appointed as the engineer for the overall report to be prepared and forwarded to the city.

Specifically the following documents were provided to me and are attached herewith;

1. San Francisco Planning department scope of Structure report for 1601 Larkin Street, undated.
2. Murphy Burr Curry report dated April 13, 2012.
3. Draft memo prepared by others provided to me through John McInerney, discussing the Alternate uses for the building if rehabilitated, undated.
    a. Associated cost estimate, if the existing building is rehabilitated to a code compliant "shell".
    b. Associated cost estimate, if the existing building were to be renovated and returned to use as a church.

As a point of reference, I am an independent project management professional here in the Bay Area with a core education in construction management and cost management. I have assisted real estate developers, here in the Bay Area, in the development of both residential and commercial vertical developments, as well as a variety of urban infill projects both re-use and new construction over the past 12 years. These projects have included the development of the 300 unit Palms

condominium development on behalf of the developer as well as the cbs interactive office building in SOMA.

It is my opinion, based upon my experience of the construction costs here in the SF bay area, and having reviewed and considered historical cost data from projects I have been personally involved with, that the cost estimates represented are indicative of the scope of work required and described in the aforementioned documents.

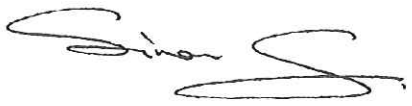
Obviously this review was undertaken with the caveat that there are no structural or Architectutal drawings available for review, nor a seismic analysis available, as noted in your report. I would also clarify that the cost estimates were prepared with essentially no drawings available to define a scope of work and should be considered in this context.

Nonetheless it is my opinion that they represent what I would consider to be a rough order of magnitude for a rehabilitation of a building of this nature.

When you have reviewed these documents, I would request that you forward them to our client John McInerney.

In the interim, should you have any queries, please do not hesitate to contact me via e-mail at simoncasey01@gmail.com or on my cell phone 415 299 1151.

Yours sincerely,



Simon Casey

Encl.

Appendix 2

Discussion of Alternate Uses for the Building if Rehabilitated to a New Use, by IB+A Architecture

ib+a
architecture

DISCUSSION OF ALTERNATE USES IF ONLY THE EXISTING SHELL IS REHABILITATED TO A NEW USE

The potential uses for the property, in accordance with San Francisco Planning Code, fall into two categories, Permitted Uses and Conditional Uses. A brief discussion of each category of use follows.

PREMISES

The following premises apply to the discussion and subsequent analyses:

1. All proposed construction shall comply with the current and relevant portions of the California Building Code.
2. All proposed adaptive re-uses shall, with the exception of certain Applications for Variances, comply with City of San Francisco Zoning and Planning Codes and regulations.

PERMITTED USES

The following uses are Permitted Uses in RM-3 zones:

- Child care for 14 or fewer.
- Residential care facility for 6 or fewer
- 1, 2, or 3-family dwelling unit

Comment on Potential Suitability as New Uses for the Building

While the building can be adapted to such uses listed above the size of the renovated facility and the acquisition, renovation and operating costs are certainly more than such small business entities could be expected to afford.

- Group Housing for religious groups
- Group Housing for 6 or more... common kitchen

Comment on Potential Suitability as New Uses for the Building

The renovated building does not readily convert into occupancies that require a multiplicity of habitable rooms. A full 2/5ths of the total gross floor area lis in the basement where there are few openings that would provide code-compliant light and ventilation to habitable rooms.

With respect to Group uses, the first and second floors could yield about 12 single-occupancy rooms. The sanctuary and mezzanine would remain as common spaces. As such, and given the cost of renovations to achieve such a modest use, these uses would not yield a commercially viable project.

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- **Multi-family housing to a density of 400sf of site area per unit up to 50'**

With respect to Multi-family housing, the challenges merit closer analysis:

The floor areas of the existing shell are approximately as follows:

Basement	6500sf
First Floor	6400sf
Second floor	4100sf

One of the main problems presented by the existing shell is the inadequacy and location of existing windows and the overall large footprint which makes the internal subdivision of the floor-plates not efficient.

There are two basic potential options for the insertion of multi-family units in to the shell: with basement parking; and with no basement parking. In both cases, the main sanctuary and entire interior will need to be gutted to make way for two new exit stairs and an elevator with ADA-compliant access from the sidewalk.

OPTION 1. WITH BASEMENT PARKING:

Basement level

The basement could be converted to provide up to 12 parking spaces on one level, with surrounding storage and utility rooms. The entire supporting structure for the first floor would have to be re-built in steel and concrete to provide clear span for the parking and drive lane. The entrance to the garage would be at the western end of the site off Clay.

First Floor

The main sanctuary would be divided into two large (1200sf) loft-like residences with open mezzanine sleeping areas. The remainder of the first floor could be sub-divided into no more than 5 units.

Second Floor

The second floor would reflect the western end of the first floor – no more than 5 units.

Total residential saleable area (rssf) in this option is approximately **10,000sf.**

Total units under this scenario – 12 (2 lofts, 4, 2-beds, 6, 1-beds.)

NOTE: The costs detailed below are in addition to the **Baseline Shell Cost** detailed in **Addendum 4**

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Additional Costs of Additional Scope of Construction for Option 1:

Additional demolition and internal shoring as existing walls are removed
17,000sf @ $3/sf $50,000

New foundations, columns, concrete deck and first floor structure over garage
6,000sf @$40/sf $240,000

New walls and doors for storage and back-of-house utility rooms
6,000sf @ $10/sf $60,000

New walls, doors, kitchens and bathrooms, floor finishes for 12 units
12 @ $65,000/unit $780,000

Additional operable windows
3 per unit @ $1000ea $36,000

2 new fire stairs and shafts
3 stories per stair @ $10,000 per story $60,000

Outside air to all units and kitchen and bathroom vents
12 units @ $6,500 per unit $78,000

Additional wiring to new rooms and kitchens
12 units @ $3,000/unit $36,000

Additional plumbing to garage, bathrooms and kitchens
12 units @ $10,000/unit $120,000

Additional sprinkler provisions
17000sf @ $1.50/sf $25,000

TOTAL: $1,485,000

OPTION 2. WITHOUT BASEMENT PARKING:

Basement level

The limited number of windows, and the high sill heights of those that are in place limit the area of the basement that could be suitable for residential uses. With some reworking of window sills it is possible to convert a portion of the western end of the basement into 3 additional units.

First Floor

The main sanctuary would be divided into two large (1400sf) loft-like residences with open mezzanine sleeping areas. The remainder of the first floor could be divided into no more than 5 units.

Second Floor

The second floor would reflect the western end of the first floor – no more than 5 units.

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Total saleable area in this option is approximately **12,500sf.**

Total units under this scenario – 15 (2 lofts, 6, 2-beds, 7, 1-beds.)

It is important to note that the lack of any on-site parking for all units will be vigorously fought by neighbors, and will almost certainly make the project extremely unattractive to lenders. While there are an additional 3 units in option 2, these units are far less desirable and would be difficult to sell.

NOTE: The costs detailed below are in addition to the **Baseline Shell Cost** detailed in **Addendum 4**

Additional Costs of Additional Scope of Construction for Option 2:

Additional demolition and internal shoring as existing walls are removed
17,000sf @ $3/sf $50,000

New foundations for additional load-bearing walls
allowance $15,000

New walls and doors for storage and back-of-house utility rooms
3,000sf @ $10/sf $30,000

New walls, doors, kitchens and bathrooms, floor finishes for 15 units
15 @ $65,000/unit $975,000

Additional operable windows
3 per unit @ $1000ea $45,000

2 new fire stairs and shafts
3 stories per stair @ $10,000 per story $60,000

Outside air to all units and kitchen and bathroom vents
15 units @ $6,500 per unit $97,500

Additional wiring to new rooms and kitchens
15 units @ $3,000/unit $45,000

Additional plumbing to garage, bathrooms and kitchens
15 units @ $10,000/unit $150,000

Additional sprinkler provisions
17000sf @ $1.50/sf $25,000

TOTAL: $1,492,500

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POTENTIAL DEVELOPMENT COSTS

A compilation of the probable costs of development would indicate the following:

Option 1. With Basement Parking

Acquisition Costs*:	$4,360,000
Baseline shell costs (see Appendix 4):	$3,900,000
Additional Adaptive re-use construction costs:	$1,485,000 (see details above)
In lieu BMR fees (2 units)	$ 700,000
Total:	$10,445,000
or	$ 1,045/rssf**

Option 2. Without Basement Parking

Acquisition Costs*:	$4,360,000
Baseline shell costs (see Appendix 4):	$3,900,000
Additional Adaptive re-use construction costs:	$1,490,000 (see details above)
In lieu BMR fees (3 units)	$1,000,000
Total:	$10,750,000
or	$ 860/rssf **

* Assumes a purchase price of $120,000 per "door" – $3,360,000 - and legal and entitlement costs to date of approximately $1,000,000.

** Excluding developers profit, loan costs, OCIP and brokerage fees (add 25-30% of development costs)

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CONDITIONAL USES

The following uses are Conditional Uses in RM-3 zones:

- Hospital, Medical center, with associated offices and student housing
- Educational Facility

Comment on Potential Suitability as New Uses for the Building
The uses listed above are not viable in a building of this modest size and type of construction (Type V).

- Hotel, Inn, or Hostel
- Medical or Educational group housing
- Residential care facility for 7 or more
- Senior Housing (deed restricted, double-density bonus)
- Child Care for 15 or more

Comment on Potential Suitability as New Uses for the Building
The uses listed above, while providing for a greater degree of occupancy than Permitted Uses, still face the same challenges – financial feasibility and ongoing viability.

Given that certain basement areas of the building could not, according to codes and laws, be occupied by children in a Child Care facility, this potential use faces additional functional challenges. Several of these uses could not meet Code-mandated parking requirements.

Parking requirements for some of these uses could not be readily met.

- Church

Comment on Potential Suitability as New Uses for the Building
The building, when renovated and updated to full code compliance would make a very suitable church for a modest congregation. However, the significant cost of the renovations and restorations (see Appendix 3) would be a major financial challenge for any religious order and given the modest stature of the building, could be seen as a questionable use of limited funds at a time when the congregation has more pressing needs.

- Community Room or Club House, privately owned but open to the public

Comment on Potential Suitability as New Uses for the Building
While the open spaces within the building could be adapted to new community-based uses, it is highly unlikely that any private entity would be prepared to make such a significant financial investment (see Appendix 4) into a public-use facility with no foreseeable return on the investment.

Conclusion:
The projected cost of the Base-line Shell renovation (Appendix 4) taken with the Acquisition and Entitlement costs make it highly unlikely that any use proposed for the building would pass any financial feasibility testing and analysis carried out using normal development parameters. Not only would the analysis show a negative return on investment for the developer but any appraisal done for construction funding would have few if any "comps" and would not appraise high enough to allow a bank to consider a loan.

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PARTIAL DEMOLITION OF THE EXISTING BUILDING - CONSTRUCTION OF NEW ADDITION

The preceding discussion of potential uses, Permitted or Conditional, indicates that there are few if any uses that can be feasibly inserted into the Base-line Shell renovation of the existing church building. The discussion below addresses what options could possibly exist for a future use if the existing building is partially renovated and a new structure inserted into and alongside the existing.

PREMISES

Before the options are considered, some premises must be established:

1. The purpose is to retain to varying degrees the primary architecturally distinguishing features of the existing church – the facades along Clay and Larkin, the sanctuary as a two-story space, the stained glass windows to the sanctuary, and the current roof-line, valleys, gables and ridges visible from Clay and Larkin.
2. The proposed use and addition must comply with CBC and SF Planning Code with the expectation that some equivalencies and variances would have to be granted to make the options viable.
3. The new structure would have to be a separate structure and "building" from the existing church so that the wood frame structure of the church can be classified as Type VA and the concrete structure of the addition would be Type IA. A seismic separation of about 8" would be needed together with a 2-hour rated wall separating the two building.

REAR YARD

It must be noted at this point that without a Variance, any residential use will require a rear yard area of 25% of the lot, or 2,796sf.

The existing open space adjacent to the Church is 3,285sf in area. To avoid the need for a Variance, and still retain the church, any new structure can only use 3285 – 2796 sf or just 489sf of the current side yard.

PARKING

Parking requirements for this zoning are 1 space per residential unit. If a new curb-cut is placed on Clay and the existing church basement re-structured in its entirety for garage parking, approximately 12-14 parking spaces could be provided on one level. Use of stackers could increase this count but would require excavation and underpinning of the church structure and sanctuary, which would make the additional parking prohibitively expensive and infeasible.

OPEN SPACE

Each residential unit is required to have either 60sf of private usable open space or 60x1.33sf (80sf) of common usable open space. If a code-compliant rear yard is not provided then the open space provisions will have to be made up elsewhere – roof terrace or balconies.

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OPTION A: 14-UNIT SCHEME - ZONING COMPLIANT REAR YARD

This option proposes a small addition that provides for a rear yard that complies with Planning Code, and makes for a more modest impact on the existing building.

Refer to Appendix 6-A for plans and cost estimates/budgets.

PROBABLE COST OF CONSTRUCTION – OPTION A

Using the cost data from Appendix 6-A, the overall Probable Cost of Construction is as follows:

Cost of renovating and rebuilding a portion of the existing building:	$3,200,000
New Construction 17,500gsf Type IA x $240/sf:	$4,200,000*
Total Projected Construction Costs:	**$7,400,000**

* $240/sf based on current contractor pricing for similar structures and includes $20sf for design consultants' fees.

Total Residential Saleable Area= 12,800sf

POTENTIAL DEVELOPMENT COSTS - OPTION A

Acquisition Costs*:		$4,360,000
Construction Costs		$7,400,000
In lieu BMR fees (2 units)		$ 700,000
	Total:	$12,460,000
	or	**$1033 /rssf** **

* Assumes a purchase price of $120,000 per potential "door" – $3,360,000 - and legal and entitlement costs to date of approximately $1,000,000.

** Excluding developers profit, loan costs, OCIP and brokerage fees (add 25-30% of development costs)

VARIANCES REQUIRED

1. Sec 140 – Dwelling Unit Exposure
2. Sec 150 - Off-street Parking

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OPTION B: 18-UNIT SCHEME – VARIANCE REQUIRED FOR REAR YARD.

This option proposes a larger addition than Option A resulting in more units but a smaller rear yard.

Refer to Appendix 6-B for plans and cost estimates-budgets.

PROBABLE COST OF CONSTRUCTION – OPTION B

Using the cost data from the Appendix 6-B, the overall Probable Cost of Construction is as follows:

Cost of renovating and rebuilding a portion of the existing building:	$3,260,000
New Construction 23,200gsf Type IA x $240/sf:	$5,568,000*
Total Projected Construction Costs:	**$8,828,000**

* $240/sf based on current contractor pricing for similar structures and includes $20/sf for design consultants' fees.

Total Residential Saleable Area= 17,150

POTENTIAL DEVELOPMENT COSTS - OPTION B

Acquisition Costs*:		$4,360,000
Construction Costs		$8,828,000
In lieu BMR fees (3 units)		$1,000,000
	Total:	$14,188,000
	or	**$827 /rssf** **

* Assumes a purchase price of $120,000 per potential "door" – $3,360,000 - and legal and entitlement costs to date of approximately $1,000,000.

** Excluding developers profit, loan costs, OCIP and brokerage fees (add 25-30% of development costs)

VARIANCES REQUIRED

1. Sec 140 – Dwelling Unit Exposure
2. Sec 134 – Rear Yard
3. Sec 135 – Open Space
4. Sec 150 – Off-street Parking

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OPTION C: 22-UNIT SCHEME – VARIANCE REQUIRED FOR REAR YARD.

This option proposes a larger addition than Option B resulting in more units and a significant impact to the church building, removing the rear portion in its entirety.

Refer to Appendix 6-C for plans and cost estimates-budgets.

PROBABLE COST OF CONSTRUCTION – OPTION C

Using the cost data from the Appendix 6-C, the overall Probable Cost of Construction is as follows:

Cost of renovating and rebuilding a portion of the existing building:	$3,100,000
New Construction 32,800gsf Type IA x $240/sf:	$7,872,000*
Total Projected Construction Costs:	**$10,972,000**

* $240/sf based on current contractor pricing for similar structures and includes $20/sf for consultant fees.

Total Residential Saleable Area= 20,900

POTENTIAL DEVELOPMENT COSTS - OPTION C

Acquisition Costs*:		$4,360,000
Construction Costs		$10,972,000
In lieu BMR fees (3 units)		$1,000,000
	Total:	$16,332,000
	or	**$ 781 /rssf ****

* Assumes a purchase price of $120,000 per potential "door" – $3,360,000 - and legal and entitlement costs to date of approximately $1,000,000.

** Excluding developers profit, loan costs, OCIP and brokerage fees (add 25-30% of development costs)

VARIANCES REQUIRED

1. Sec 140 – Dwelling Unit Exposure
2. Sec 134 – Rear Yard
3. Sec 135 – Open Space
4. Sec 150 – Off-street Parking

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CONCLUSIONS:

Financial Feasibility

1. Analysis shows that the extent of the work needed to be done on the portion of the church that would be left is so substantial that the cost of the re-building of that portion, together with the acquisition and entitlement costs pushes the financial feasibility of any such project far beyond what could be considered normal and financially feasible bounds and practices. The project would not be expected to appraise at a value acceptable to any commercial bank, nor would it demonstrate a sufficiently positive return on invested capital.

2. The costs per residential saleable square foot are averaged throughout the proposed concepts' floor plates. When the additional soft costs and normal developer's profits are added to these numbers the projected saleable square foot unit prices (between $1000 and $1500r/sf) are far beyond anything that is on the market outside of the Ritz-Carlton and a few ultra-luxurious penthouse units. Comparable new units in the immediate vicinity are currently selling between $750/rsf and $1,010/rsf. (Sources: Socketsite.com , Zillow.com)

3. It is to be expected that the less attractive units will actually command a lower sales price than the actual cost of development. The "loss" cannot be compensated for by other units when the scale of the project is so small.

Conclusion: **Any project that proposes to retain all or a meaningful part of the existing building is not commercially financially feasible.**

Construction Feasibility

1. Given the presumption that each of the proposed additions would be considered a less-than-significant impact on the church building, there is still the challenge of constructing a new building into, and next to, a seriously dilapidated wood-frame structure. There is no doubt that a more cost effective process would involve substantial re-building of the church portion after construction of the new building. While this scenario would permit simpler construction sequencing of the new construction, it would not meet Secretary of Interior's standards for restoration of the church.

Conclusion: **Any project that proposes to retain all or a meaningful part of the existing building is most likely to involve a major re-build of the existing church, essentially removing all interior features and producing a reproduction of the exterior envelope.**

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Appendix 3

Cost Estimate for Church Use

This analysis is based on the premise that the existing building, after the Baseline re-build is completed, will be further developed to be used as a church of equal fit and fixture to what once was.

PROPOSED USE	CHURCH		
PROJECT DESCRIPTION	The existing building would be renovated and returned to use as a church		
TOTAL GROSS FLOOR AREAS	EXISTING	16000	
	NEW	0	
ZONING REQ'TS	PERMITTED USE	no	
	CONDITIONAL USE	yes	
	PARKING	grand-fathered	
	OPEN SPACE	none required	
	REAR YARD	existing to remain	

SCOPES OF WORK	all scopes are in addition to those required for the Base-line Re-build	ESTIMATED COSTS	COST COMMENTS
ARCHITECTURAL	Restoration and replacement of the missing interior millwork, railings, organ, choir, pews, doors, flooring, stained glass windows and associated hardware. Repair 8 interior shutter roll-up walls 8' x 12'and replace missing.	$575,000	pews for 200
	Refinishing of all interior surfaces, and repainting, and staining	$50,000	$3 per sf floor area
	Integration of ADA requirements into interior (elevator, ramps, restrooms)	$50,000	ramps, walls, handrails
STRUCTURAL	Minor re-framing for new openings and enclosures	$25,000	allowance
MECHANICAL	Purpose-designed heating and venting system in addition to Base-Line rough-ins	$120,000	30 tons HVAC @ $4K/ton
ELECTRICAL	Sanctuary lighting, exterior lighting, additional power for church-specific needs	$100,000	period candelabra
PLUMBING	Provide ADA-compliant restrooms 1st floor and basement	$60,000	two rest rooms each level
FIRE-LIFE SAFETY	Modify Base-Line for inclusion of elevator and other church-specific improvements	$10,000	relocate heads and piping
ACCESSIBILITY	Adapt floor plan to new elevator location. Signage. ADA-compliant seating in sanctuary.	$40,000	
SITE	No additional work required	$0	
	TOTAL (excl baselin	$1,030,000	
	CONTINGENCY	$10,300	10%
	OVERHEAD	$10,300	10%
	SUBTOTAL	$1,050,600	
	PROFIT	$52,530	5%
	CONSTRUCTION COSTS BUDGET - TOTAL	$1,103,130	
FEES	PROFESSIONAL SERVICES BUDGET	$110,313	10% COST OF CONSTRUCTION
	APPROVALS / PLANNING	$4,000	allowance
	DBI - review	$5,000	allowance
	DBI - issue	$5,000	allowance
	Inspection fees	$5,000	allowance
	SFPUC	$5,000	allowance
	Fire plan check	$1,000	allowance
	Misc charges	$1,500	allowance
	Legal	$5,000	allowance
	TOTAL	$31,500	
	BASE-LINE REBUILD	$3,900,000	see detailed estimate
	PROJECTED TOTAL BUDGET, EXCLUDING ACQUISITION AND FINANCING COSTS	$5,144,943	

Appendix 4

Cost Estimate for Base Line Rebuild

This analysis is based on the premise that the existing building is to be rebuilt to a code mandated level but not for a specific use.

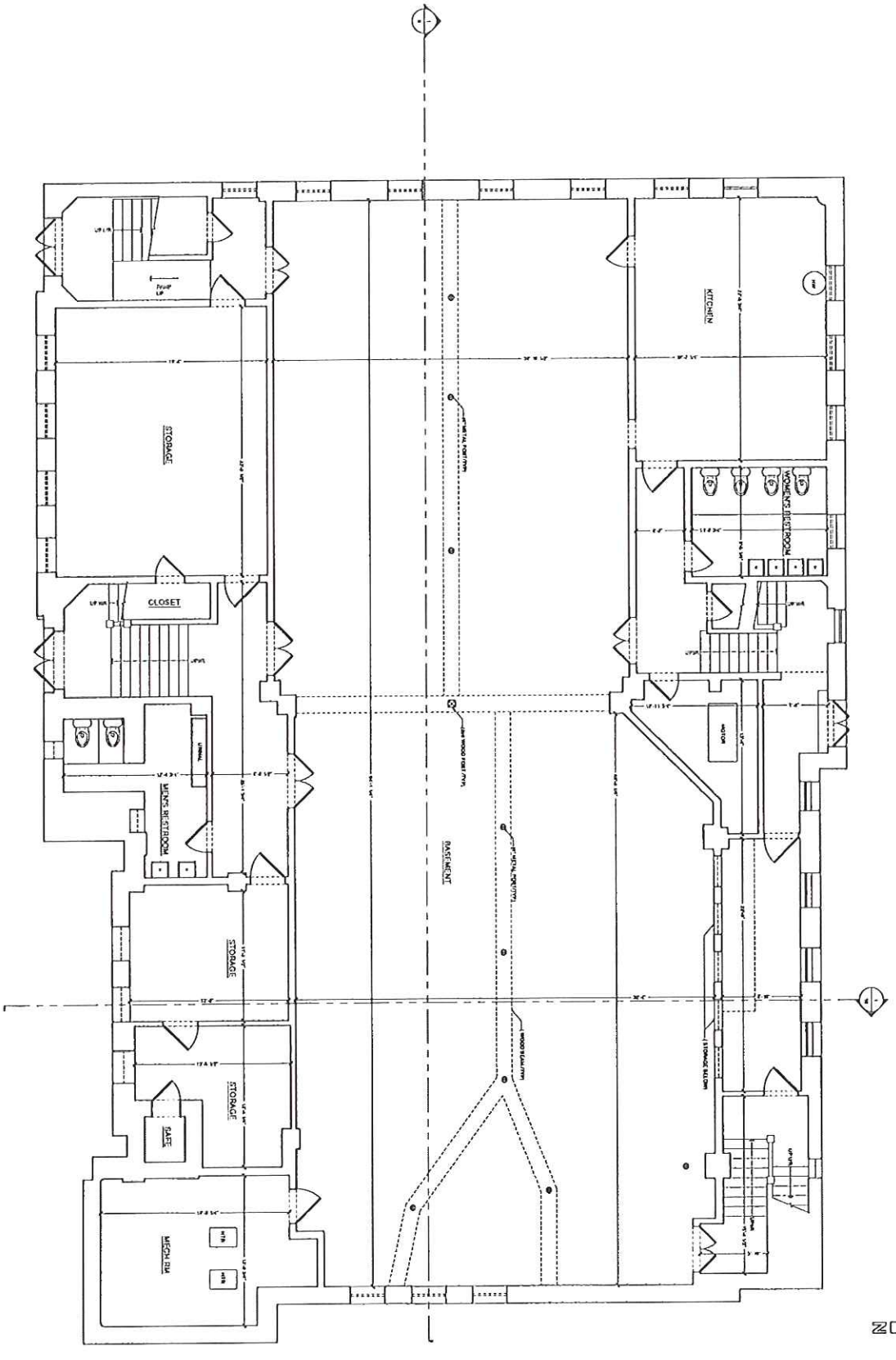
PROPOSED USE	**BASE LINE RE-BUILD**	SHELL ONLY
PROJECT DESCRIPTION	The existing building is to be rehabilitated to a code-compliant "shell" which will then form the base-line for additional renovations for a specific use	
TOTAL GROSS FLOOR AREAS	EXISTING approx 16,000sf NEW 0	
ZONING REQ'TS	PERMITTED USE n/a CONDITIONAL USE n/a PARKING n/a OPEN SPACE n/a REAR YARD n/a	

SCOPES OF WORK		ESTIMATED COSTS	COST COMMENTS
PRE-CONSTRUCTION	HAZMAT abatement and debris removal. Install site fencing and construction access points.	$45,000	scope in report dated 2004
EXTERIOR	Provide interior structural shoring for exterior walls, floors and roof framing. Install protective materials over all windows and architectural elements shown as remaining. Shore from basement to roof planes	$65,000	lump sum
	Excavate adjacent to existing footings to allow for new footings and shotcrete walls per structural design. Underpin where req'd.	$75,000	360lf
	Remove basement sleepered floor and finishes. Install new concrete slab-on-grade throughout basement	$90,000	6000sf x $15/sf
	Erect full-height scaffolding to entire exterior wall perimeter. Install protective bridges over sidewalks. Wrap scaffold with netting.	$45,000	6 month rental-removal incl.
	Remove exterior stucco, brick veneer, rotted windows and door frames, and rotted sheathing and framing, and install new framing as and where required and per the Structural design. (Assume 30% minimum and 50% maximum replacement). Install new insulation and sheathing as per drawings and specs. New plates and anchor bolts to entire perimeter (360lf)	$260,000	360lfx30'av'ge ht.=11,000sf
	Install replacement windows and door frames where indicated and flash according to drawings and specs.	$45,000	30 openings various sizes
	Install Weather-resistant-barrier (WRB) to entire perimeter wall. Install custom flashings to existing stained glass windows.	$22,000	11,000sf
	Remove roofing, valley flashings, rotted sheathing and framing, replace with new sheathing and framing as and where required and per the Structural design. (Assume 30% minimum and 50% maximum replacement). Rebuild rafter tails where missing.	$110,000	11,000sf (sloped roof planes)
	Install new roofing, membranes, flashings and gutters and downspouts as per drawings and specs. Install attic venting and firestopping.	$165,000	11,000sf x $15/sf
	Install new brick veneer with appropriate anchors, ties, flashings and weeps.	$60,000	3000sf x $20/sf
	Install new stucco exterior wall finish. Prep and paint wood trim and window frames. Remove interior shoring and exterior scaffolding.	$120,000	8,000sfx$15
	Rebuild steps at entries. Install new doors replicating orginal design.	$30,000	lump sum

SCOPES OF WORK		ESTIMATED COSTS	COST COMMENTS
INTERIOR	Install blown-in insulation in roof spaces to T24 requirements	$15,000	7000sf
	Remove damaged plaster and lath and install new finishes to match adjacent.	$35,000	patch holes, scaffolding
	Level out sanctuary floor and mezzanine balcony	$60,000	4000sf
	install new trim, base, sills, aprons, doors. Remove roll-up doors at mezzanine level and install new walls	$120,000	allowance
	New floor finishes and paint throughout	$150,000	$15/sf
STRUCTURAL	New foundations (rebar, concrete, forming)	$120,000	allowance 360 lin ft
	Shotcrete walls (prep, dowels, rebar and shotcrete, trowel finish)	$150,000	3600sf wall x$40/sf
	Plywood roof diaphragm sheathing, added blocking and bridging, and attachments	$25,000	over and above replacement
MECHANICAL (Final system by others)	Remove existing boiler, air-handlers and duct work	$15,000	allowance
	Install new ventilation system to rooms w/o operable windows	$25,000	allowance
	Install new attic vent and exhaust systems	$15,000	allowance
ELECTRICAL	Install new service, panels, bus and distribution throughout. New transformer in sidewalk.	$220,000	11,000sf
PLUMBING	Remove all waste and vent lines within property and replace with cast-iron or better.	$75,000	allowance
	Remove all water lines within property and replace with copper or better	$50,000	allowance
	New domestic hot water boiler and flue	$10,000	allowance
	Install new utility connections to the street	$50,000	allowance
FIRE-LIFE SAFETY	Install new sprinkler system throughout property	$70,000	16000sf and attic
	Install fire alarm, smoke and heat detectors, and fire extinguishers throughout	$55,000	16000sf and attic
ACCESSIBILITY	Install elevator to connect all 3 levels. Provide accessible path from Clay entrance to elevator.	$135,000	$35,000/stop
SITE	Re-pave sidewalk. Landscape side yards. Install new fence and gates. Install security lighting.	$125,000	allowance
	TOTAL	$2,652,000	
	CONTINGENCY	$265,200	10%
	OVERHEAD	$265,200	10%
	SUBTOTAL	$3,182,400	
	PROFIT	$159,120	5%
	CONSTRUCTION COSTS BUDGET - TOTAL	$3,341,520	
FEES	PROFESSIONAL DESIGN SERVICES BUDGET	$501,228	15% COST OF CONSTRUCTION
	APPROVALS: PLANNING	$18,414	15602+.232x1,600,000 =3712
	DBI - review	$17,692	8843.78 + 5.53x1600 =8848
	DBI - issue	$7,790	3790.12 + 2.5x1600 +4000
	Inspection fees	$20,000	allowance
	SFPUC	$10,000	allowance
	Fire plan check	$2,500	allowance
	Misc charges	$2,500	allowance
	Legal	$40,000	allowance
	TOTAL	$118,896	
	PROJECTED TOTAL BUDGET, EXCLUDING ACQUISITION AND	$3,961,644	

Appendix 5

Measured Floor Plans
(Elevations and Sections to Follow)



1 EXISTING BASEMENT LEVEL FLOOR PLAN
Scale: 1/4" = 1'0"
6237 SQ. FT.

SHEET NO.

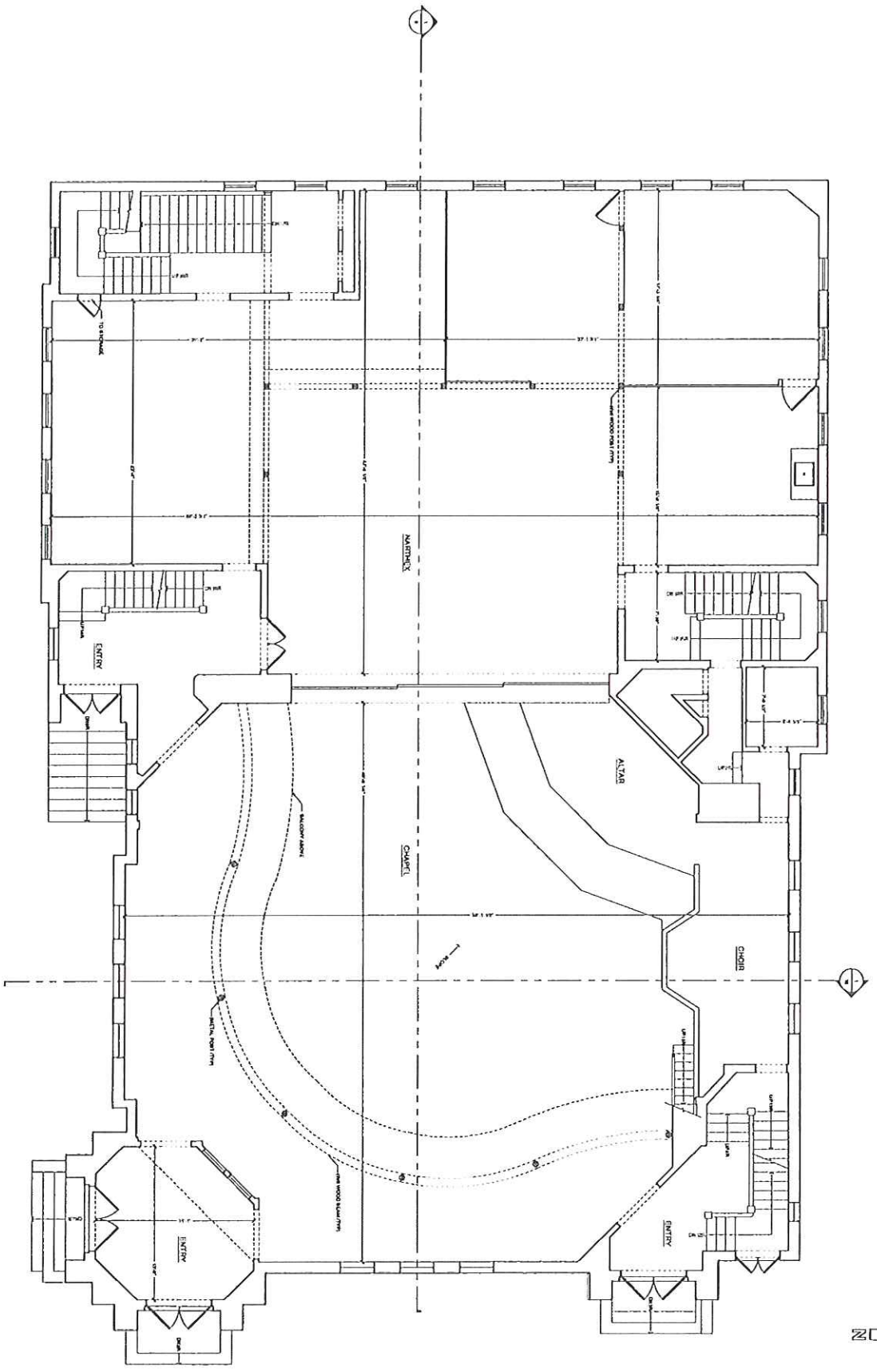
1601 LARKIN STREET SAN FRANCISCO, CA 94109

EXISTING BASEMENT LEVEL FLOOR PLAN

415.621.2404

APRIL 23, 2012

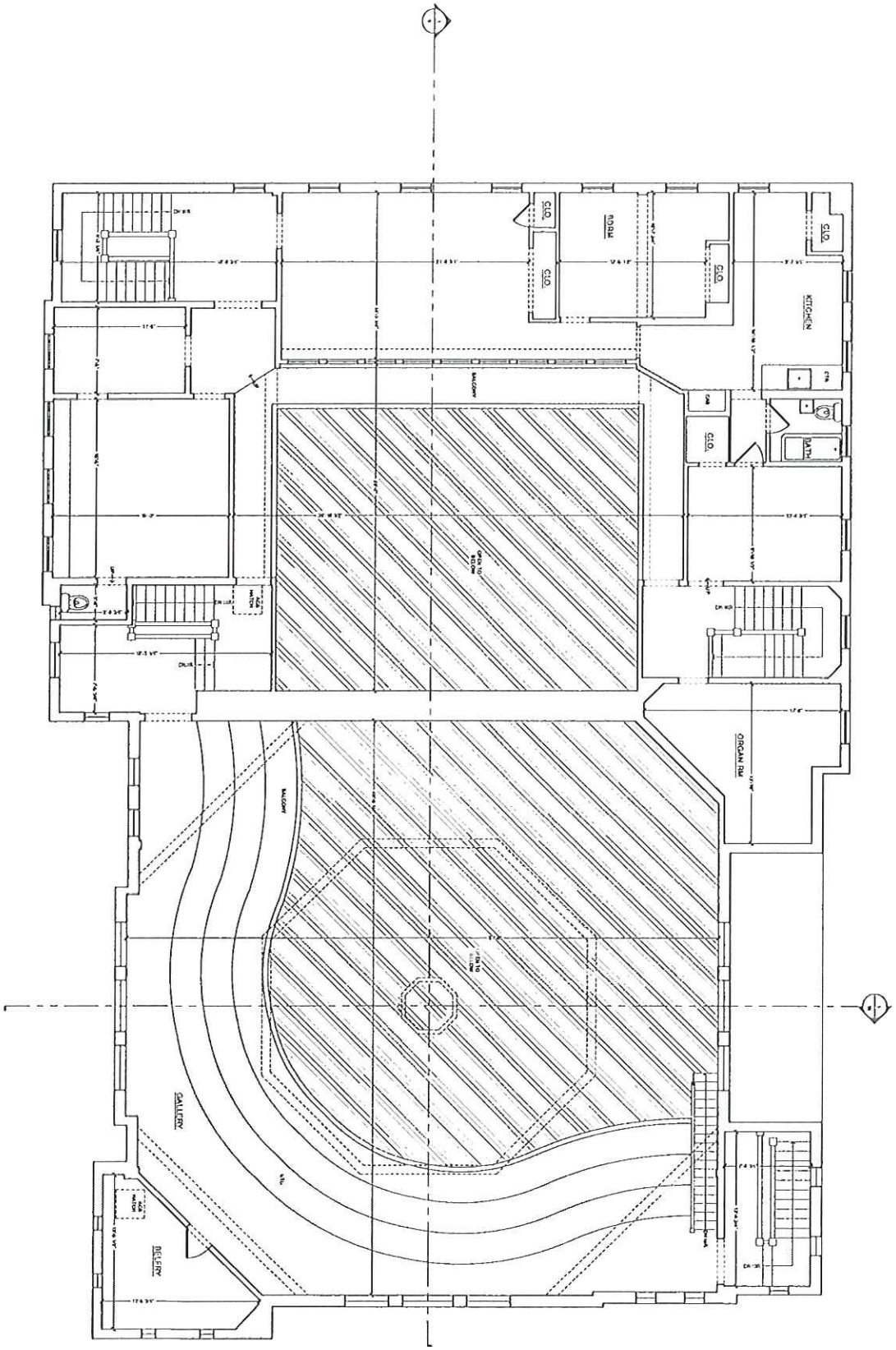
Existing Conditions | Drafting
610 22nd St, Suite 303
San Francisco, CA 94110
ECDplans.com



1 EXISTING ENTRY LEVEL FLOOR PLAN
Scale: 1/4" = 1'0"
8411.50 FT.

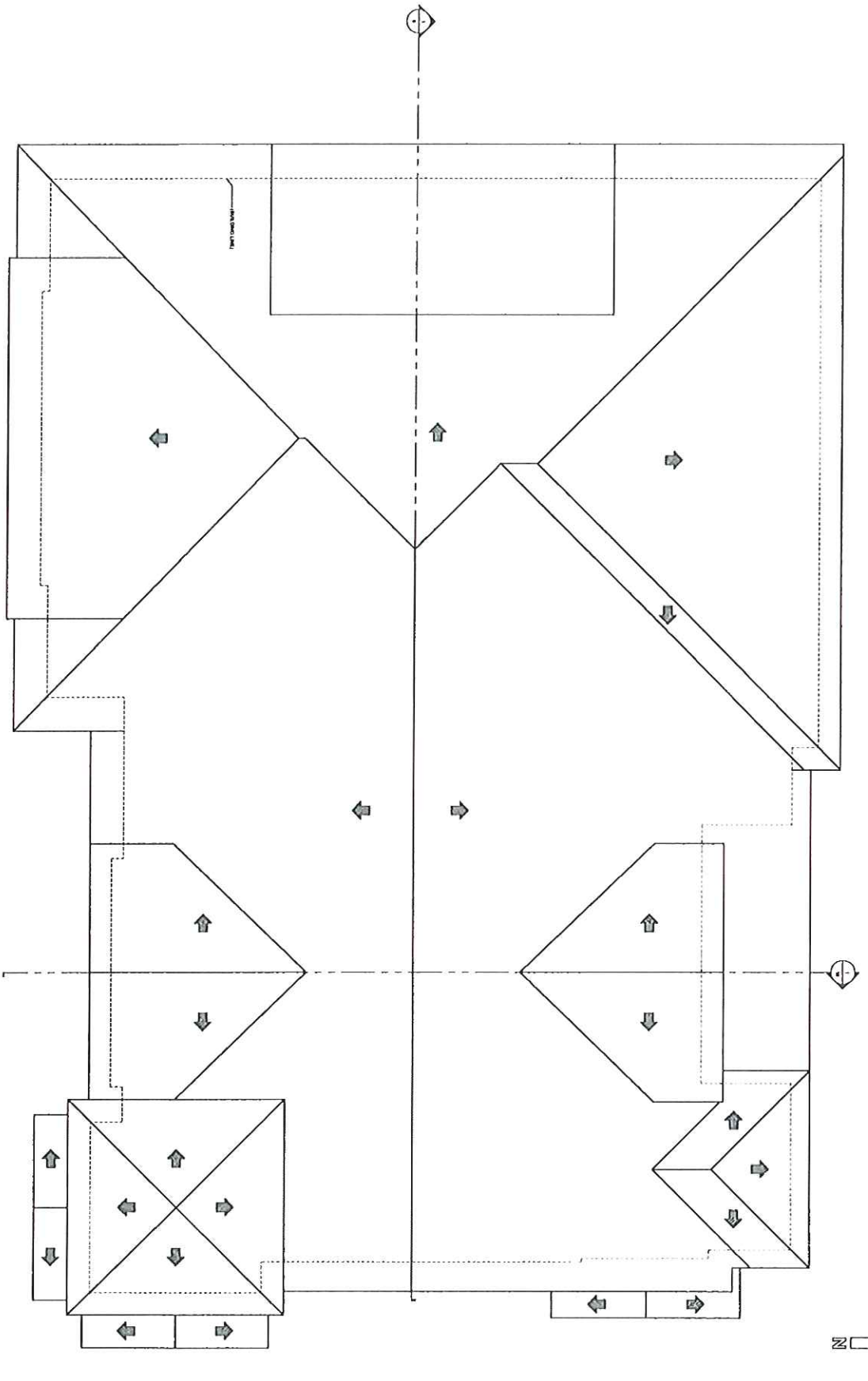
SHEET NO. 2	1601 LARKIN STREET SAN FRANCISCO, CA 94109		415.621.2404
	EXISTING ENTRY LEVEL FLOOR PLAN		APRIL 23, 2012

Existing Conditions | Drafting
610 22nd St. Suite 303
San Francisco, CA 94110
ECDplans.com



1 EXISTING SECOND LEVEL FLOOR PLAN
Scale: 1/4" = 1'0"
4164 SQ. FT.

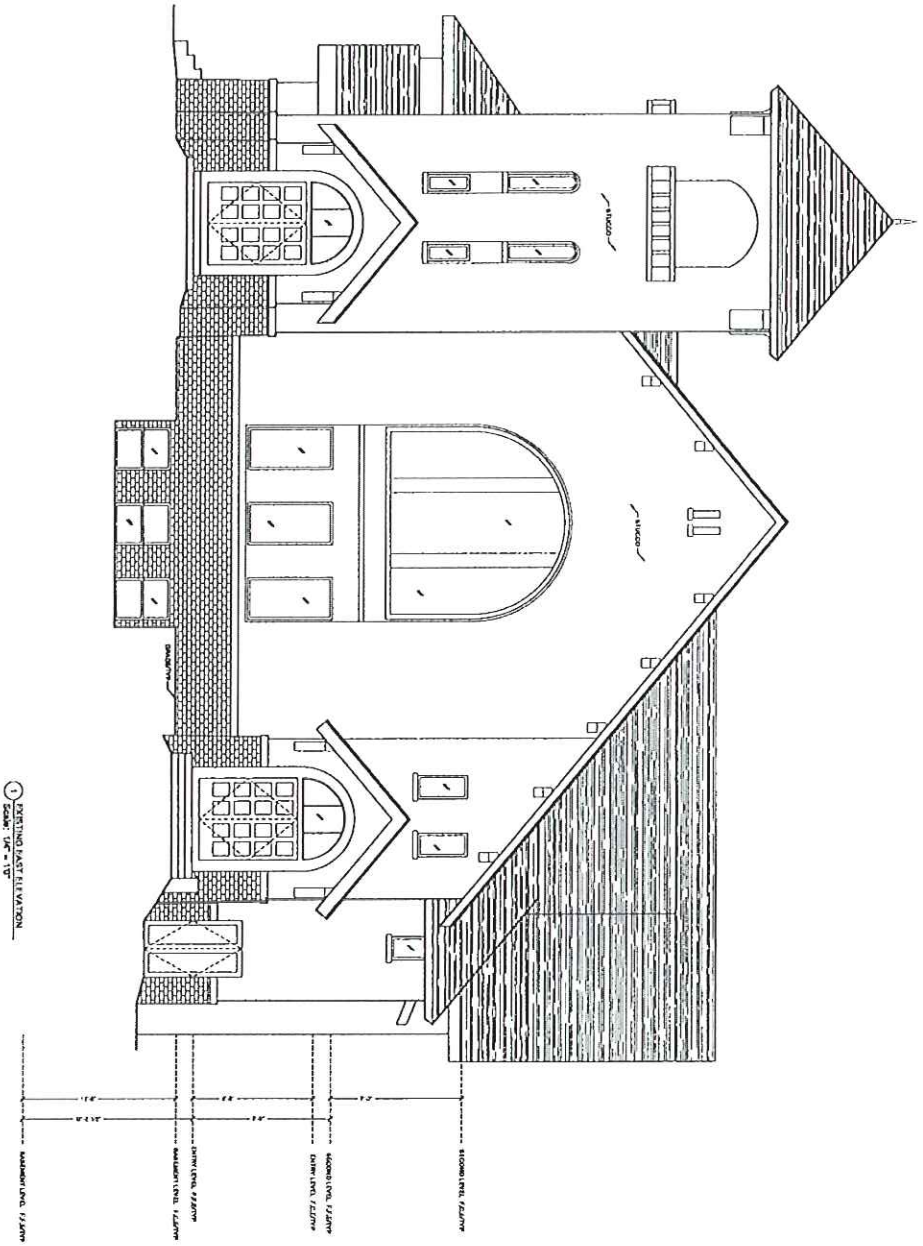
SHEET NO. 3	1601 LARKIN STREET SAN FRANCISCO, CA 94109	415.621.2404	Existing Conditions | Drafting 610 22nd St. Suite 303 San Francisco, CA 94110 ECDplans.com
	EXISTING SECOND LEVEL FLOOR PLAN	APRIL 23, 2012	



1 EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"

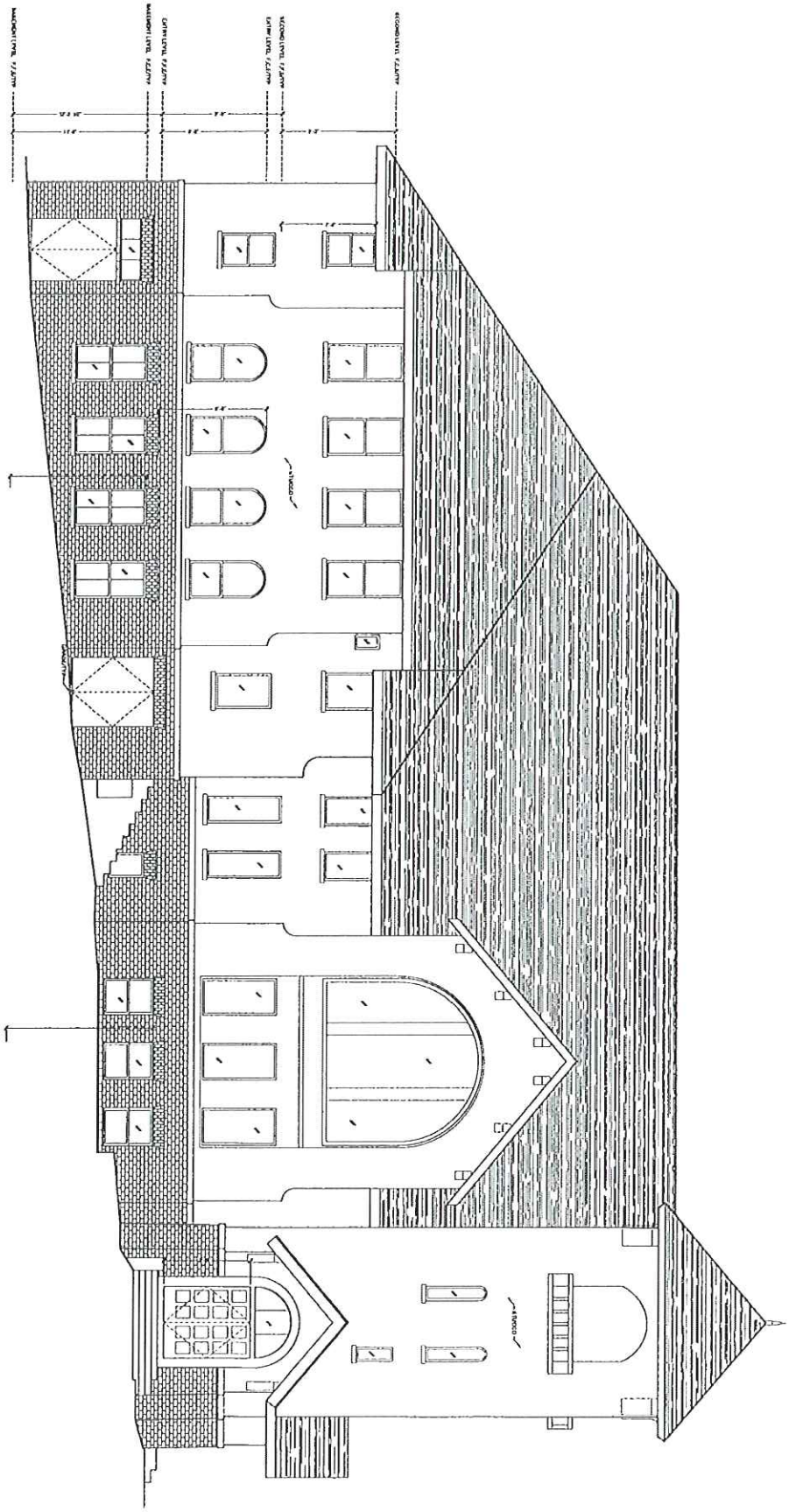
N

SHEET NO.			
4	1601 LARKIN STREET SAN FRANCISCO, CA 94109	415.621.2404	Existing Conditions | Drafting
	EXISTING ROOF PLAN	APRIL 23, 2012	610 22nd St. Suite 303 San Francisco, CA 94110 ECDplans.com



1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

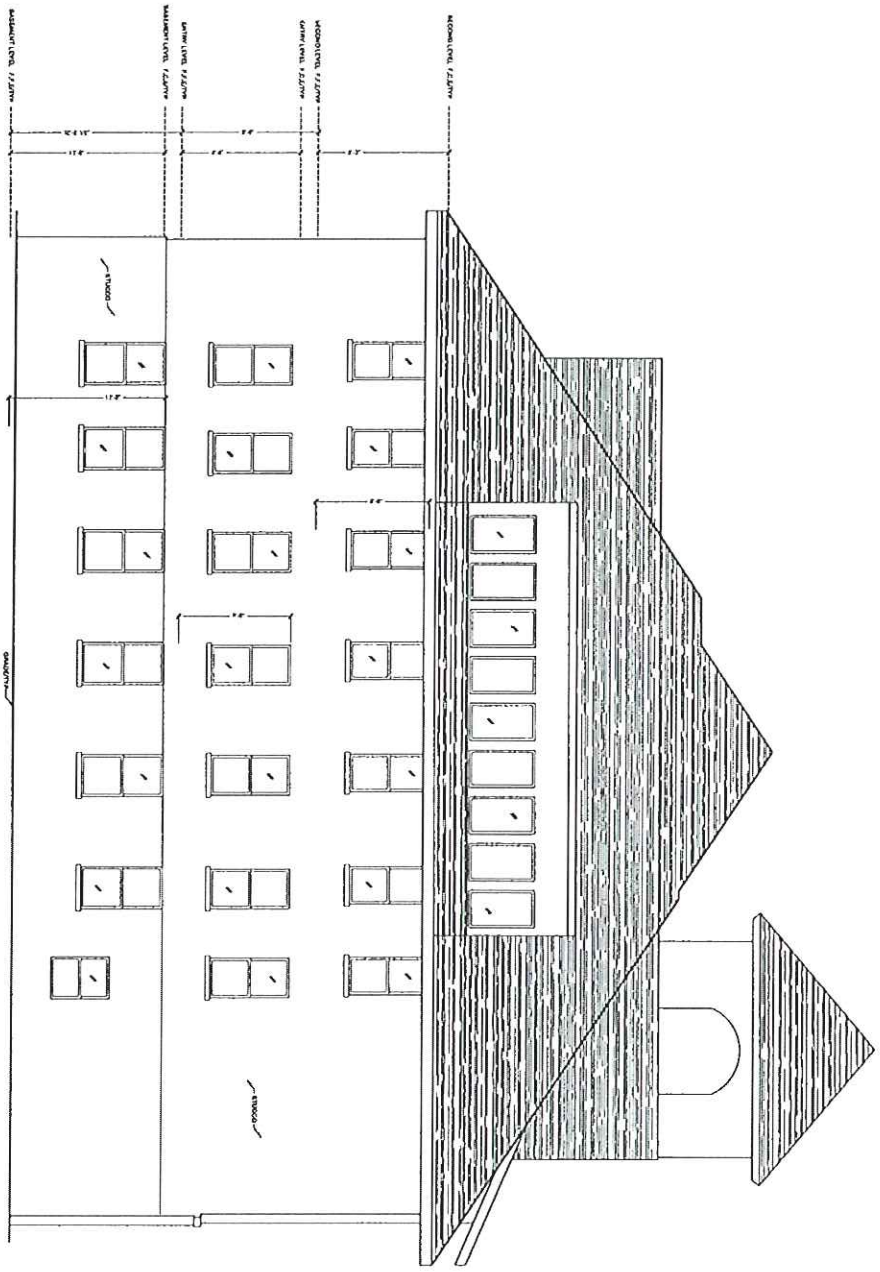
SHEET NO.				
5	1601 LARKIN STREET SAN FRANCISCO, CA 94109		415.621.2404	Existing Conditions | Drafting
	EXISTING EAST ELEVATION		APRIL 23, 2012	610 22nd St. Suite 303 San Francisco, CA 94110 ECDplans.com



1 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'0"

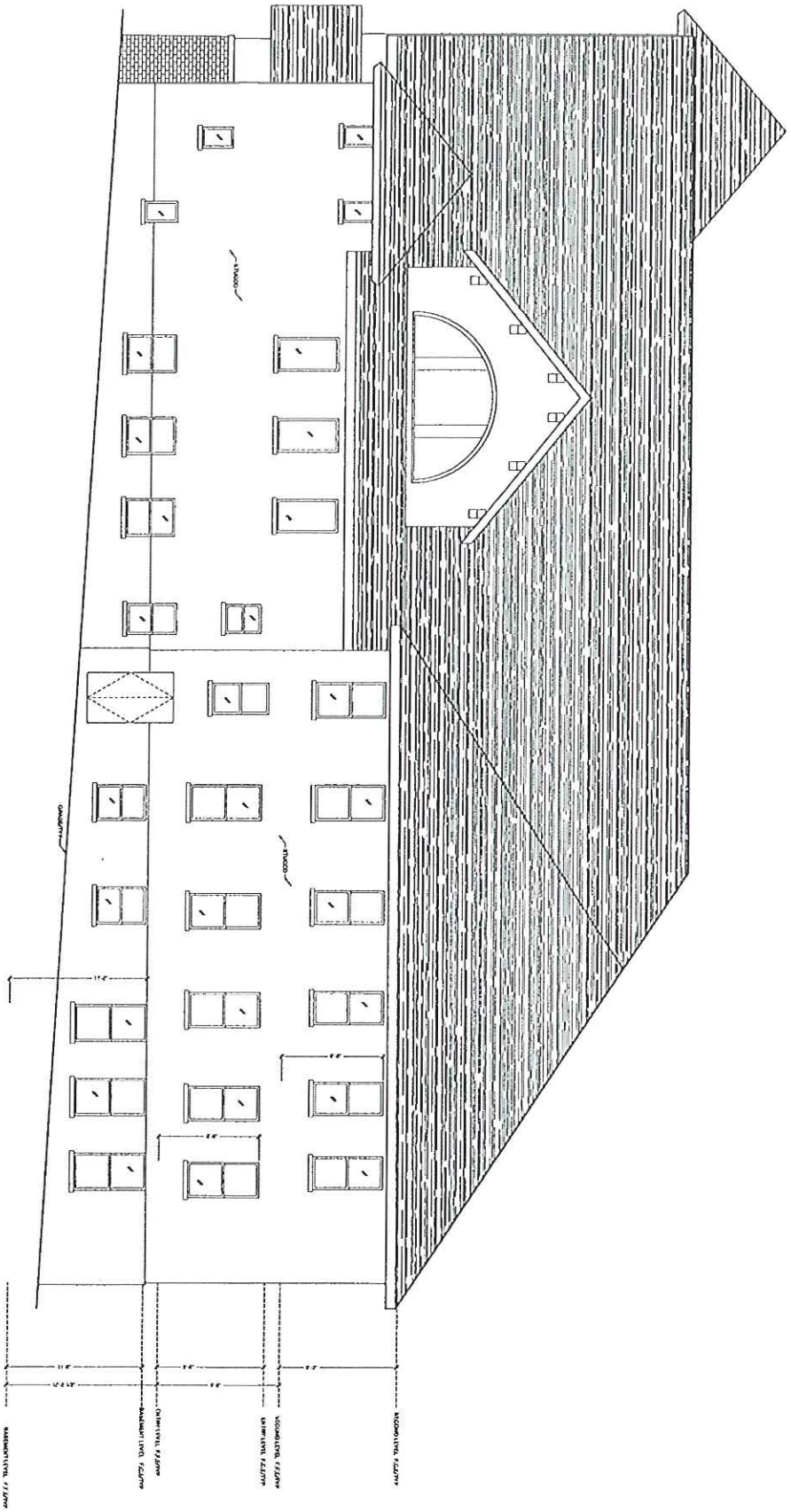
SHEET NO.			
6	1601 LARKIN STREET SAN FRANCISCO, CA 94109		415.621.2404
	EXISTING SOUTH ELEVATION		APRIL 23, 2012

Existing Conditions | Drafting
610 22nd St Suite 303
San Francisco, CA 94110
ECDplans.com



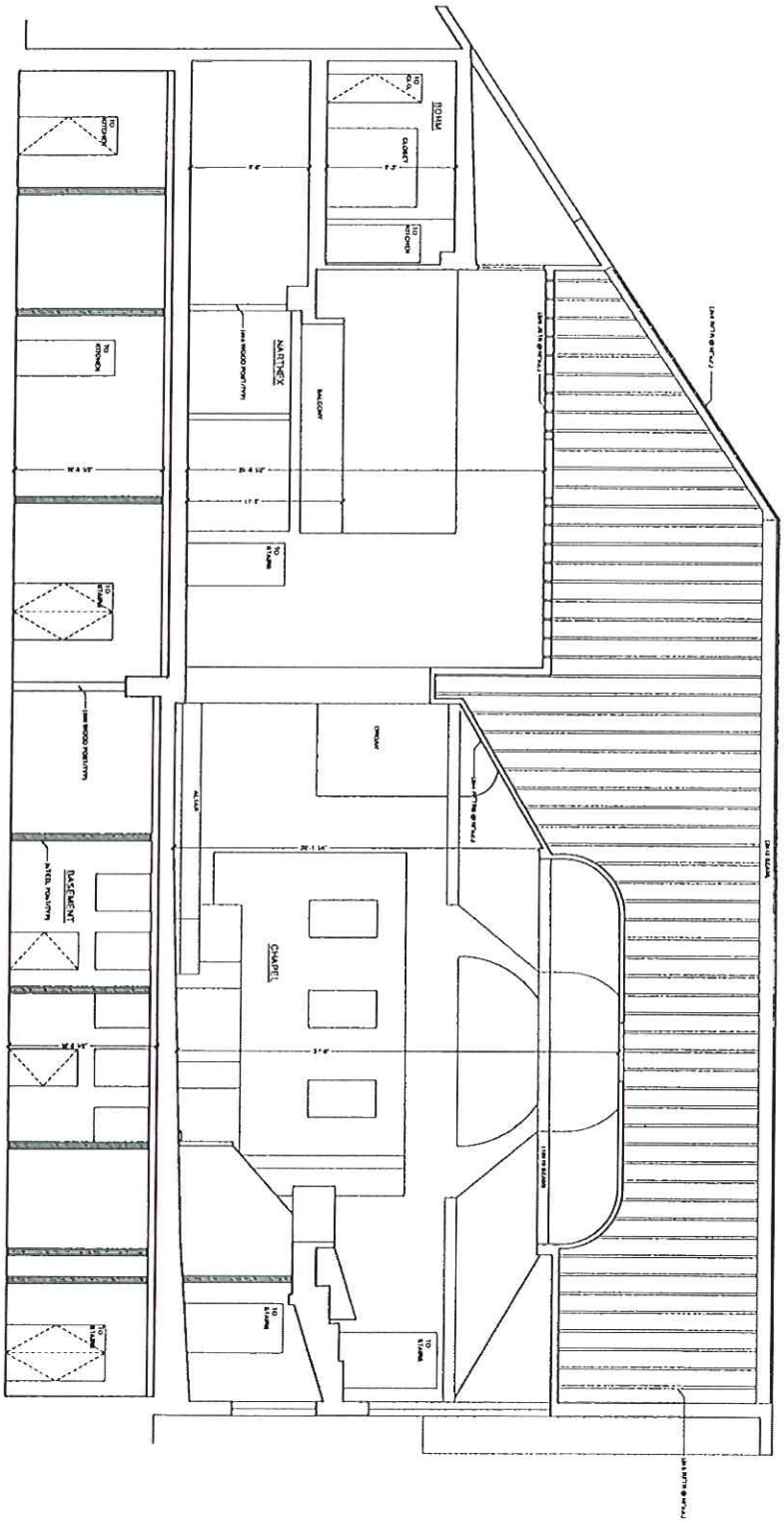
1 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"

SHEET NO. 7	1601 LARKIN STREET SAN FRANCISCO, CA 94109	415.621.2404	Existing Conditions | Drafting
	EXISTING WEST ELEVATION	APRIL 23, 2012	610 22nd St, Suite 303 San Francisco, CA 94110 ECDplans.com



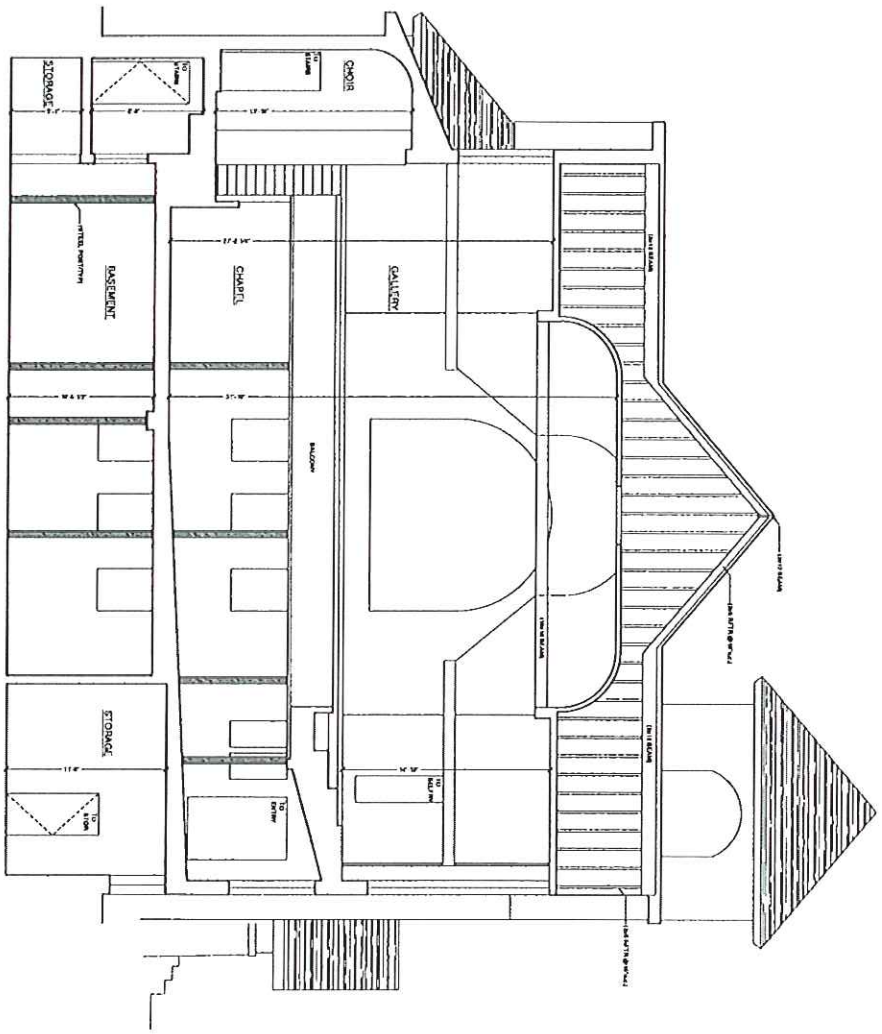
1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'0"

SHEET NO.			
8	1601 LARKIN STREET SAN FRANCISCO, CA 94109	415.621.2404	Existing Conditions | Drafting
	EXISTING NORTH ELEVATION	APRIL 23, 2012	610 22nd St. Suite 303 San Francisco, CA 94110 ECDplans.com



1 EXISTING SECTION
Scale: 1/4" = 1'0"

SHEET NO. 6	1601 LARKIN STREET SAN FRANCISCO, CA 94109	415.621.2404	Existing Conditions | Drafting
	EXISTING SECTION	APRIL 23, 2012	610 22nd St. Suite 303 San Francisco, CA 94110 ECDplans.com



1 EXISTING SECTION
SCALE: 1/4" = 1'-0"

SHEET NO. 10	1601 LARKIN STREET SAN FRANCISCO, CA 94109	415.621.2404	Existing Conditions | Drafting 610 22nd St. Suite 303 San Francisco, CA 94110 ECDplans.com
	EXISTING SECTION	APRIL 23, 2012	

APPENDIX 6-A

14-UNIT MULTI-FAMILY	RE-BUILD WITH ADDITION	OPTION A

PROJECT DESCRIPTION

A portion o f the existing building is to be demolished to make way for the construction of a new 6-story multi-family addition. The remaining portion of the existing building will be renovated to compatible uses.

TOTAL GROSS FLOOR AREAS

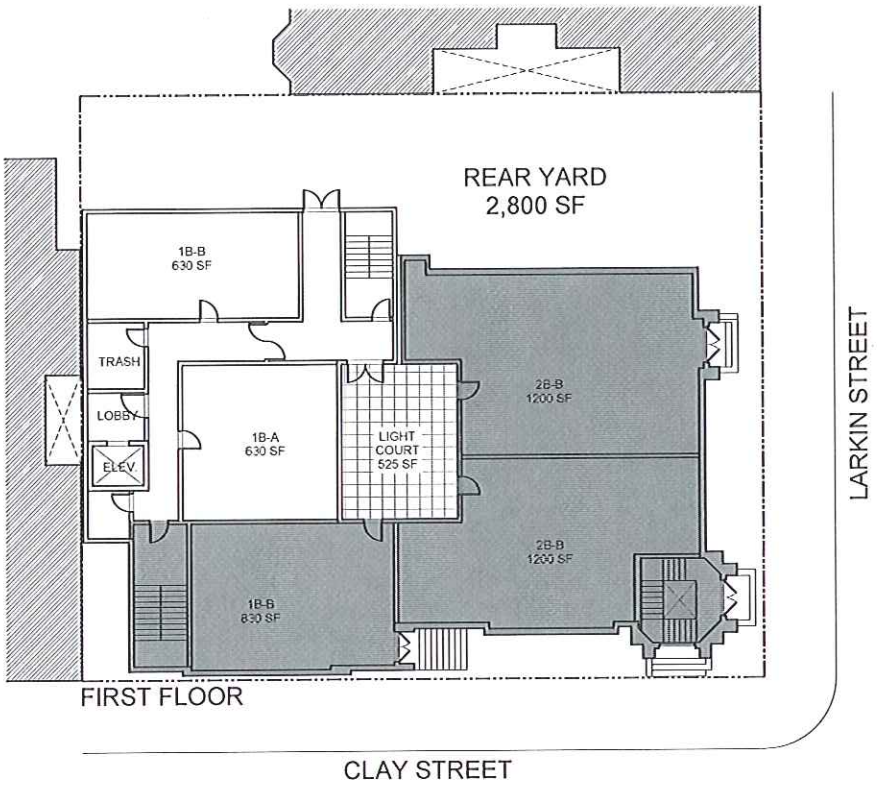
				RESIDENTIAL SALEABLE AREA
EXISTING	2nd floor	2000	1000 (open to below)
	1st floor	4500	3100
	basement	4500	0
	TOTAL	11000	4100
NEW	6th floor	2100	1500
	5th floor	2100	1400
	4th floor	2100	1400
	3rd floor	2100	1400
	2nd floor	2100	1400
	1st floor	2100	1400
	basement	2100	0
	TOTAL	14700	8500

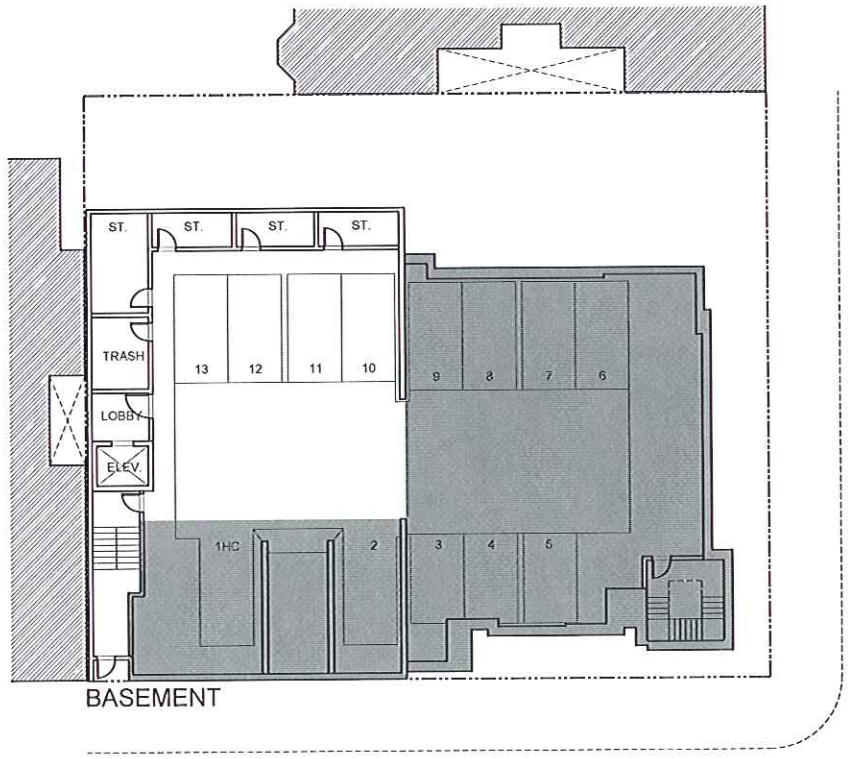
	REQUIRED	PROVIDED	
REAR YARD	2795	2800	
PARKING	14	13	variance required

OPEN SPACE PROVISIONS	REQUIRED	PROVIDED	
Private Usable Open Space	60sf/unit	4 units x 60sf=240	
Common Usable Open space required	80sf x 10 units=800	2800	area Sec 135 compliant

SCOPES OF WORK		ESTIMATED COSTS	COST COMMENTS
PRE-CONSTRUCTION	HAZMAT abatement and debris removal. Install site fencing and construction access points.	$45,000	scope in report dated 2004
EXTERIOR	Provide interior structural shoring for exterior walls, floors and roof framing shown as remaining. Install protective materials over all windows and architectural elements shown as remaining. Shore from basement to roof planes	$45,000	lump sum
	Construct new structural demising and separating wall through existing building. Demolish select portion of existing building, roof down to footing.	$45,000	lump sum
	Excavate adjacent to existing footings to allow for new footings and shotcrete walls per structural design. Underpin where req'd.	$50,000	240 lft
	Remove basement sleepered floor and finishes. Install new concrete slab-on-grade throughout basement	$67,500	4500sf x $15/sf
	Erect full-height scaffolding to entire exterior wall perimeter. Install protective bridges over sidewalks. Wrap scaffold with netting.	$40,000	6 month rental-removal incl.
	Remove exterior stucco, brick veneer, rotted windows and door frames, and rotted sheathing and framing, and install new framing as and where required and per the Structural design. (Assume 30% minimum and 50% maximum replacement). Install new insulation and sheathing as per drawings and specs. New plates and anchor bolts to entire perimeter (240lf)	$180,000	240lfx30'av'ge ht.=7,200sf
	Install replacement windows and door frames where indicated and flash according to drawings and specs.	$30,000	20 openings various sizes
	Install Weather-resistant-barrier (WRB) to entire perimeter wall. Install custom flashings to existing stained glass windows.	$14,400	7,200sf
	Remove roofing, valley flashings, rotted sheathing and framing, replace with new sheathing and framing as and where required and per the Structural design. (Assume 30% minimum and 50% maximum replacement). Rebuild rafter tails where missing.	$80,000	8,000sf (sloped roof planes)
	Install new roofing, membranes, flashings and gutters and downspouts as per drawings and specs. Install attic venting and firestopping.	$120,000	8,000sf x $15/sf
	Install new brick veneer with appropriate anchors, ties, flashings and weeps.	$48,000	2400sf x $20/sf
	Install new stucco exterior wall finish. Prep and paint wood trim and window frames. Remove interior shoring and exterior scaffolding.	$105,000	7,000sfx$15
	Rebuild steps at entries. Install new doors replicating orginal design.	$30,000	lump sum

SCOPES OF WORK		ESTIMATED COSTS	COST COMMENTS
INTERIOR	Install blown-in insulation in roof spaces to T24 requirements	$10,000	5000sf
	Remove damaged plaster and lath and install new finishes to match adjacent.	$28,000	patch holes, scaffolding
	New sanctuary floor structure over garage -remove balcony supports, new footings	$160,000	4000sf x $40
	install new walls, doors, finishes for basement	$40,000	4000sf x $10
	new kitchens, bathrooms, walls, doors for 2 units	$130,000	$65,000/unit
STRUCTURAL	New foundations (rebar, concrete, forming)	$90,000	allowance 240 lin ft
	Shotcrete walls (prep, dowels, rebar and shotcrete, trowel finish)	$96,000	2400sf wall x$40/sf
	Plywood roof diaphragm sheathing, added blocking and bridging, and attachments	$20,000	over and above replacement
MECHANICAL (Final system by others)	Remove existing boiler, air-handlers and duct work	$15,000	allowance
	Install new ventilation system to rooms w/o operable windows	$15,000	allowance
	Install new attic vent and exhaust systems	$15,000	allowance
ELECTRICAL	Install new service, panels, bus and distribution throughout. New transformer in sidewalk.	$220,000	11,000sf of occupiable space
PLUMBING	Remove all waste and vent lines within property and replace with cast-iron or better.	$75,000	allowance
	Remove all water lines within property and replace with copper or better	$50,000	allowance
	New domestic hot water boiler and flue	$10,000	allowance
	Install new utility connections to the street	$50,000	allowance
FIRE-LIFE SAFETY	Install new sprinkler system throughout property	$55,000	11000sf and attic
	Install fire alarm, smoke and heat detectors, and fire extinguishers throughout	$45,000	11000sf and attic
ACCESSIBILITY	elevator will be in new construction		
SITE	Re-pave sidewalk. Landscape side yards. Install new fence and gates. Install security lighting.	$125,000	allowance
	TOTAL	$2,148,900	
	CONTINGENCY	$214,890	10%
	OVERHEAD	$214,890	10%
	SUBTOTAL	$2,578,680	
	PROFIT	$128,934	5%
	CONSTRUCTION COSTS BUDGET - TOTAL	$2,707,614	
FEES	PROFESSIONAL DESIGN SERVICES BUDGET	$406,142	15% COST OF CONSTRUCTION
	STATUTORY APPROVALS	$100,000	budget-allowance
	PROJECTED TOTAL BUDGET, EXCLUDING ACQUISITION AND FINANCING COSTS	$3,213,756	





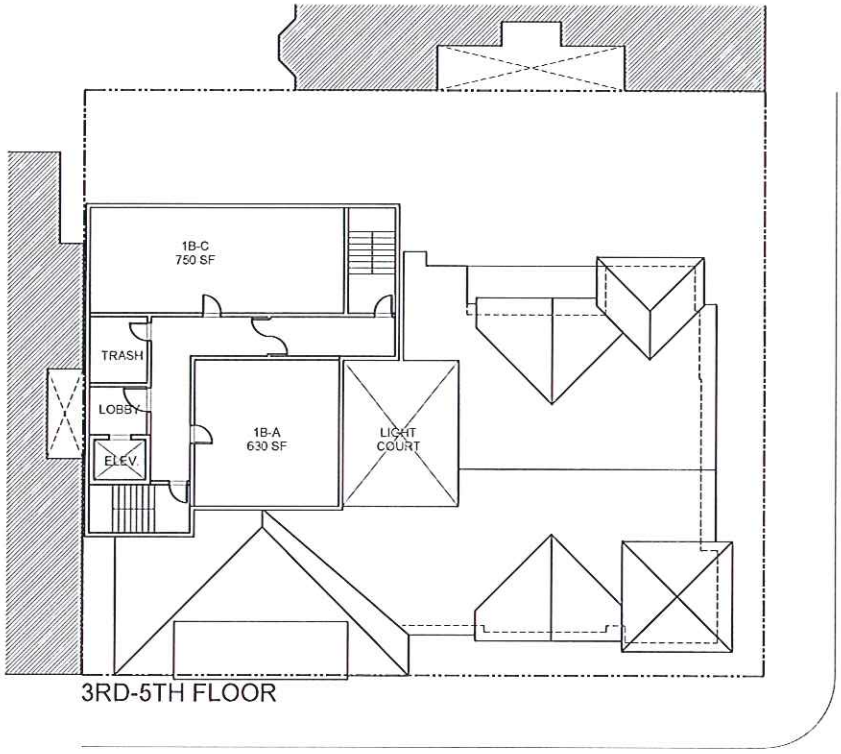
0 10 20 60

Scheme A

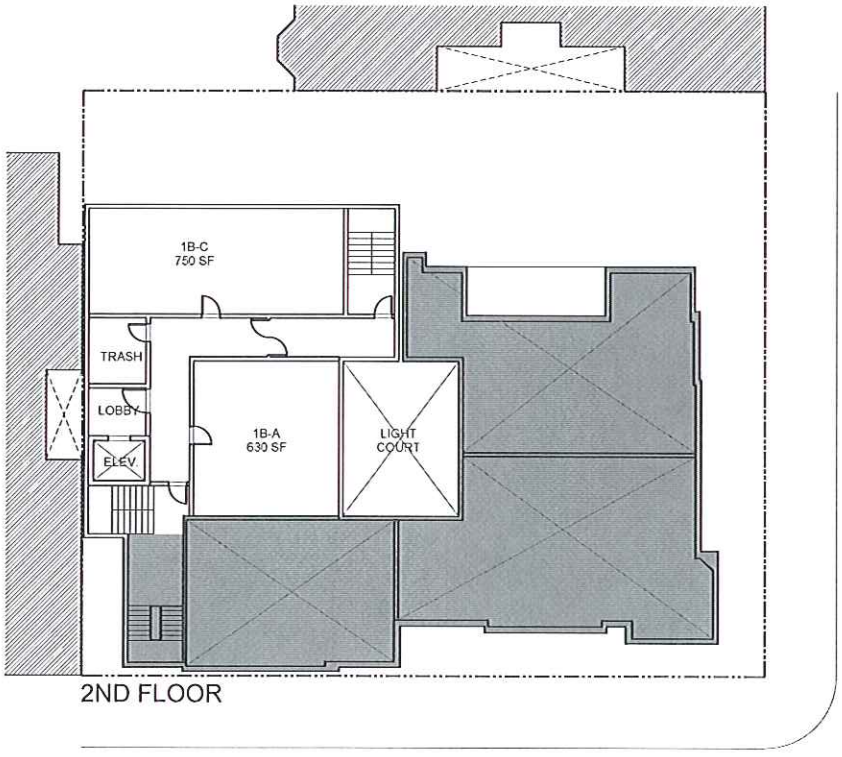
1601 Larkin Street
San Francisco, CA 94109

ib+a architecture

ian birchall and associates
251 south van ness, suite 300
San Francisco, CA 94103
415.512.9660



3RD-5TH FLOOR



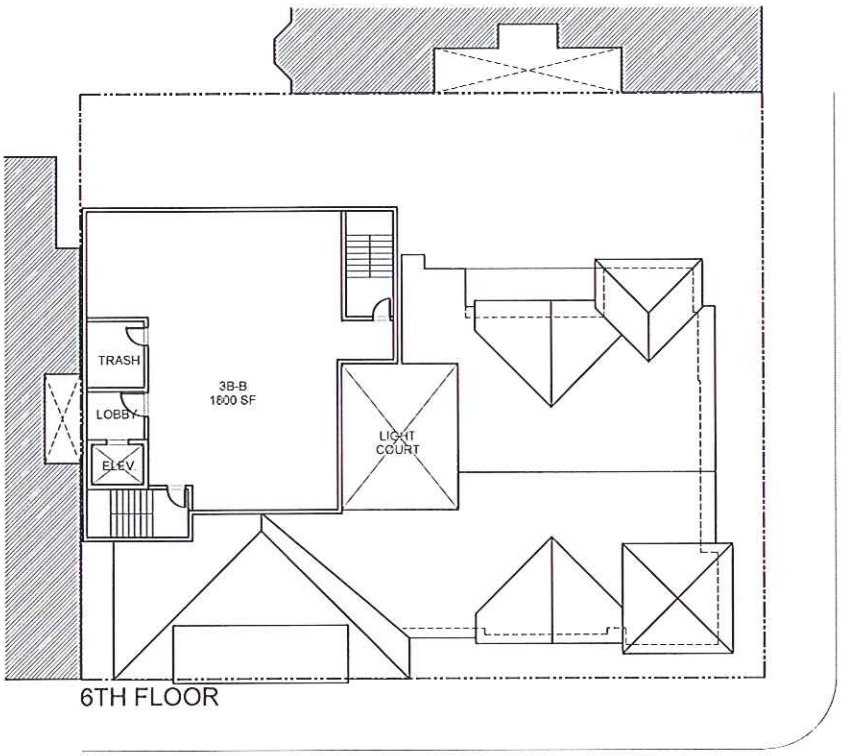
2ND FLOOR

Scheme A

1601 Larkin Street
San Francisco, CA 94109

ib+a architecture

ian birchall and associates
251 south van ness, suite 300
San Francisco, CA 94103
415.512.9660



6TH FLOOR

Scheme A

1601 Larkin Street
San Francisco, CA 94109

ib+a architecture

ian birchall and associates
251 south van ness, suite 300
San Francisco, CA 94103
415.512.9660

APPENDIX 6-B

18-UNIT MULTI-FAMILY	RE-BUILD WITH ADDITION	OPTION B

PROJECT DESCRIPTION

A portion o f the existing building is to be demolished to make way for the construction of a new 6-story multi-family addition. The remaining portion of the existing building will be renovated to compatible uses.

TOTAL GROSS FLOOR AREAS

			RESIDENTIAL SALEABLE AREA
EXISTING BUILDING	2nd floor	1400	1000 (open to below)
	1st floor	4200	3000
	basement	4200	0
	TOTAL	9800	4000
NEW ADDITION	6th floor	3444	2150
	5th floor	3444	2200
	4th floor	3444	2200
	3rd floor	3444	2200
	2nd floor	3444	2200
	1st floor	3444	2200
	basement	2500	0
	TOTAL	23164	13150
			17150

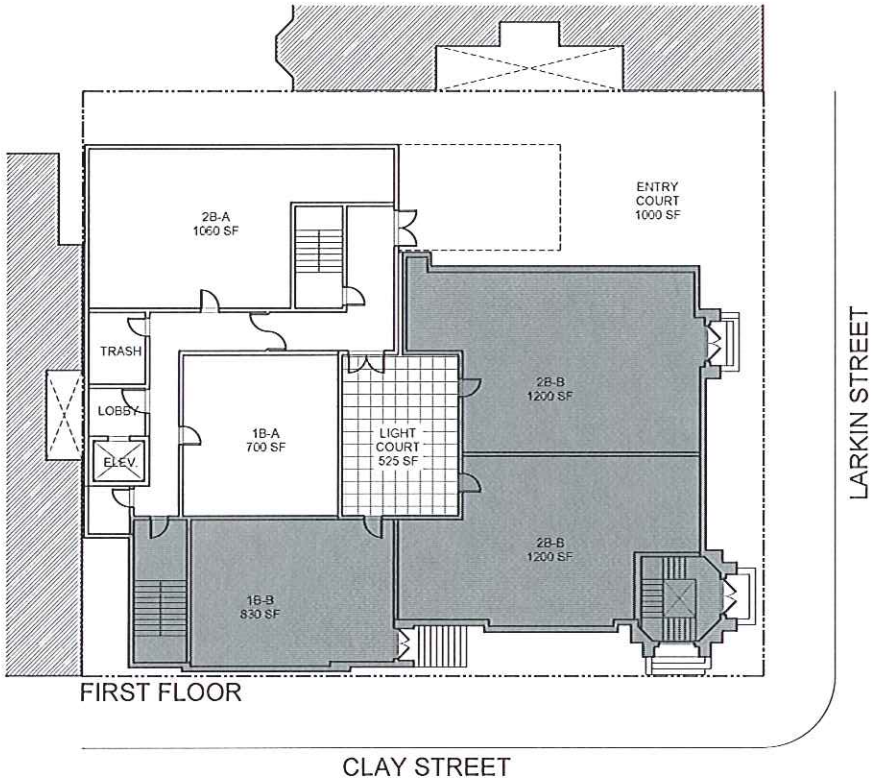
ZONING

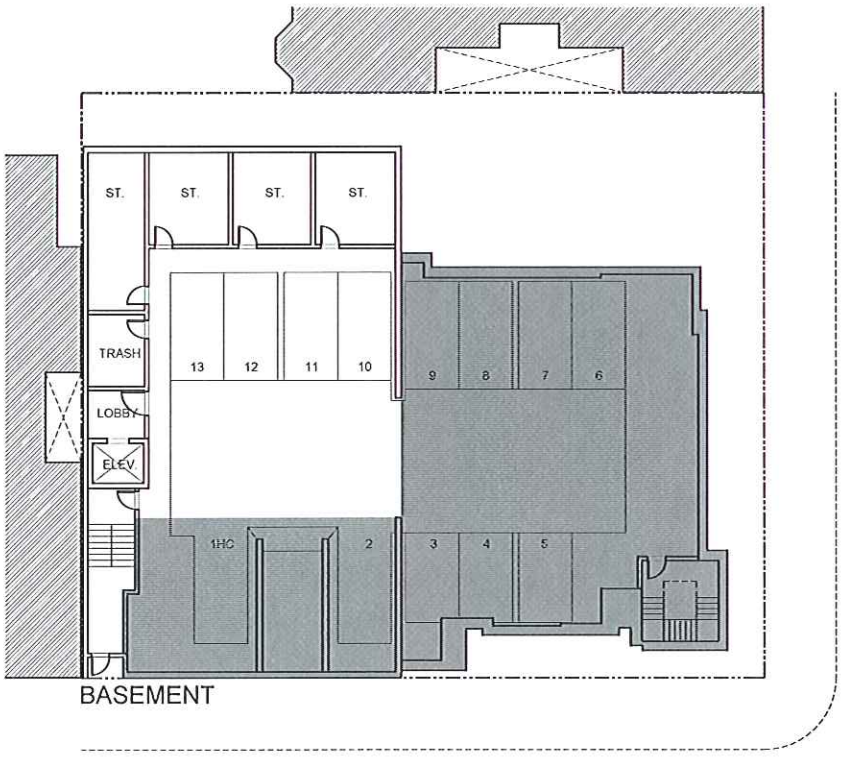
	REQUIRED	PROVIDED	
REAR YARD	2795	1000	variance required
PARKING	18	13	variance required

OPEN SPACE PROVISIONS	REQUIRED	PROVIDED	
Private Usable Open Space	60sf/unit	6 units x 60sf=360	
Common Usable Open space required	80sf x 12 units=960	1000	area Sec 135 compliant

SCOPES OF WORK		ESTIMATED COSTS	COST COMMENTS
PRE-CONSTRUCTION	HAZMAT abatement and debris removal. Install site fencing and construction access points.	$45.000	scope in report dated 2004
EXTERIOR	Provide interior structural shoring for exterior walls, floors and roof framing shown as remaining. Install protective materials over all windows and architectural elements shown as remaining. Shore from basement to roof planes	$45,000	lump sum
	Construct new structural demising and separating wall through existing building. Demolish select portion of existing building, roof down to footing.	$45,000	lump sum
	Excavate adjacent to existing footings to allow for new footings and shotcrete walls per structural design. Underpin where req'd.	$50,000	240 lf
	Remove basement sleepered floor and finishes. Install new concrete slab-on-grade throughout basement	$67,500	4500sf x $15/sf
	Erect full-height scaffolding to entire exterior wall perimeter. Install protective bridges over sidewalks. Wrap scaffold with netting.	$40,000	6 month rental-removal incl.
	Remove exterior stucco, brick veneer, rotted windows and door frames, and rotted sheathing and framing, and install new framing as and where required and per the Structural design. (Assume 30% minimum and 50% maximum replacement). Install new insulation and sheathing as per drawings and specs. New plates and anchor bolts to entire perimeter (240lf)	$180,000	240lfx30'av'ge ht.=7,200sf
	Install replacement windows and door frames where indicated and flash according to drawings and specs.	$30,000	20 openings various sizes
	Install Weather-resistant-barrier (WRB) to entire perimeter wall. Install custom flashings to existing stained glass windows.	$14,400	7,200sf
	Remove roofing, valley flashings, rotted sheathing and framing, replace with new sheathing and framing as and where required and per the Structural design. (Assume 30% minimum and 50% maximum replacement). Rebuild rafter tails where missing.	$80,000	8,000sf (sloped roof planes)
	Install new roofing, membranes, flashings and gutters and downspouts as per drawings and specs. Install attic venting and firestopping.	$120,000	8,000sf x $15/sf
	Install new brick veneer with appropriate anchors, ties, flashings and weeps.	$48,000	2400sf x $20/sf
	Install new stucco exterior wall finish. Prep and paint wood trim and window frames. Remove interior shoring and exterior scaffolding.	$105,000	7,000sfx$15
	Rebuild steps at entries. Install new doors replicating orginal design.	$30,000	lump sum

SCOPES OF WORK		ESTIMATED COSTS	COST COMMENTS
INTERIOR	Install blown-in insulation in roof spaces to T24 requirements	$10,000	5000sf
	Remove damaged plaster and lath and install new finishes to match adjacent.	$25,000	patch holes, scaffolding
	New sanctuary floor structure over garage -remove balcony supports, new footings	$160,000	4000sf x $40
	install new walls, doors, finishes for basement	$40,000	4000sf x $10
	new kitchens, bathrooms, walls, doors for 3 units	$195,000	$65,000/unit
STRUCTURAL	New foundations (rebar, concrete, forming)	$90,000	allowance 240 lin ft
	Shotcrete walls (prep, dowels, rebar and shotcrete, trowel finish)	$96,000	2400sf wall x$40/sf
	Plywood roof diaphragm sheathing, added blocking and bridging, and attachments	$20,000	over and above replacement
MECHANICAL (Final system by others)	Remove existing boiler, air-handlers and duct work	$15,000	allowance
	Install new ventilation system to rooms w/o operable windows	$15,000	allowance
	Install new attic vent and exhaust systems	$15,000	allowance
ELECTRICAL	Install new service, panels, bus and distribution throughout. New transformer in sidewalk.	$200,000	9800sf of occupiable space
PLUMBING	Remove all waste and vent lines within property and replace with cast-iron or better.	$75,000	allowance
	Remove all water lines within property and replace with copper or better	$50,000	allowance
	New domestic hot water boiler and flue	$10,000	allowance
	Install new utility connections to the street	$50,000	allowance
FIRE-LIFE SAFETY	Install new sprinkler system throughout property	$50,000	9800sf and attic
	Install fire alarm, smoke and heat detectors, and fire extinguishers throughout	$40,000	9800sf and attic
ACCESSIBILITY	elevator will be in new construction		
SITE	Re-pave sidewalk. Landscape side yards. Install new fence and gates. Install security lighting.	$125,000	allowance
	TOTAL	$2,180,900	
	CONTINGENCY	$218,090	10%
	OVERHEAD	$218,090	10%
	SUBTOTAL	$2,617,080	
	PROFIT	$130,854	5%
	CONSTRUCTION COSTS BUDGET - TOTAL	$2,747,934	
FEES	PROFESSIONAL DESIGN SERVICES BUDGET	$412,190	15% COST OF CONSTRUCTION
	STATUTORY APPROVALS	$100,000	budget-allowance
	PROJECTED TOTAL BUDGET, EXCLUDING ACQUISITION AND FINANCING COSTS	$3,260,124	





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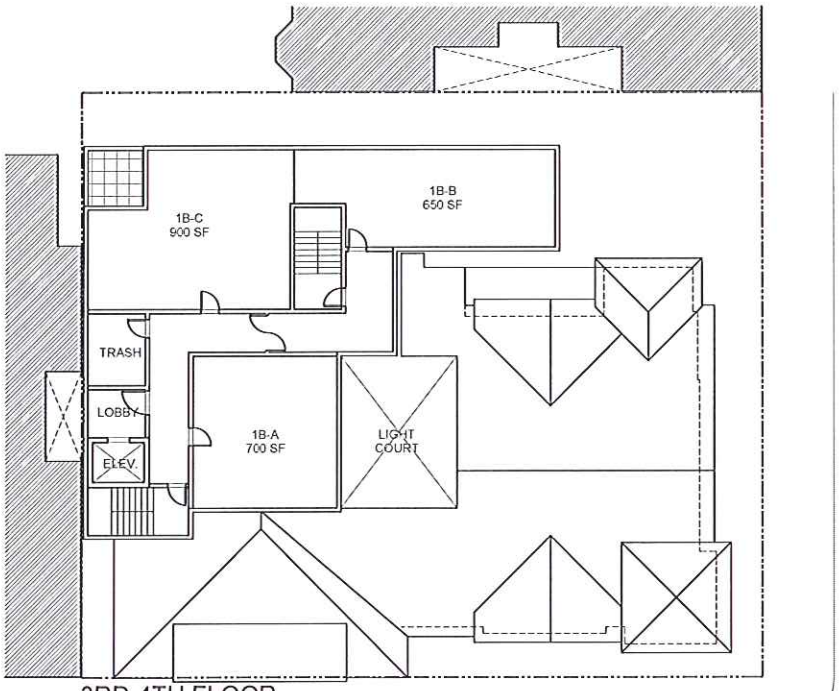
Scheme B

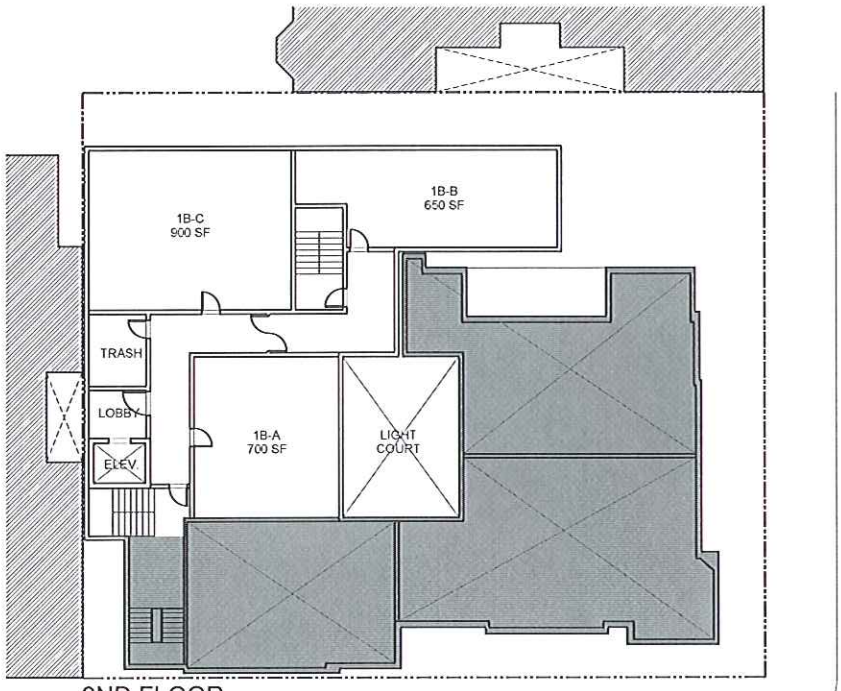
1601 Larkin Street
San Francisco, CA 94109

ib+a architecture

ian birchall and associates
251 south van ness, suite 300
San Francisco, CA 94103
415.512.9660



3RD-4TH FLOOR



2ND FLOOR

Scheme B

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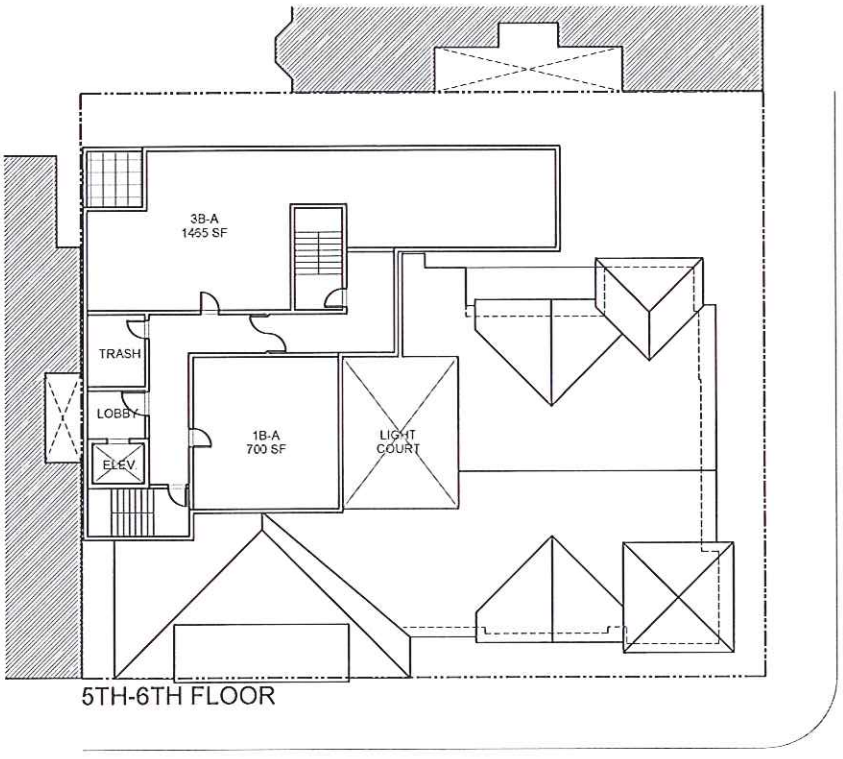

Scheme B

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APPENDIX 6-C

22-UNIT MULTI-FAMILY	RE-BUILD WITH ADDITION	OPTION C

PROJECT DESCRIPTION

The rear half of the existing building is to be demolished to make way for the construction of a new 6-story multi-family addition. The remaining portion of the existing building will be renovated to compatible uses.

TOTAL GROSS FLOOR AREAS

			RESIDENTIAL SALEABLE AREA
EXISTING BUILDING	2nd floor	1400	1000 (open to below)
	1st floor	3600	2000
	basement	3600	0
	TOTAL	8600	3000
NEW ADDITION	6th floor	3800	2400
	5th floor	4500	3100
	4th floor	4900	3450
	3rd floor	4900	3450
	2nd floor	4900	2500
	1st floor	4900	3000
	basement	4900	0
	TOTAL	32800	17900
			20900

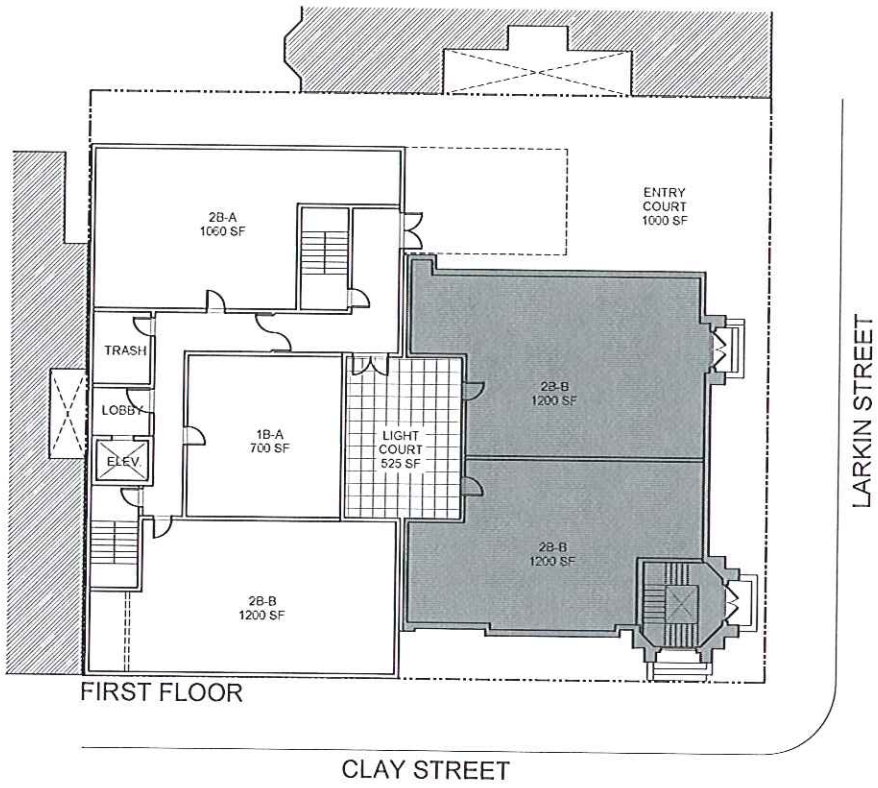
ZONING

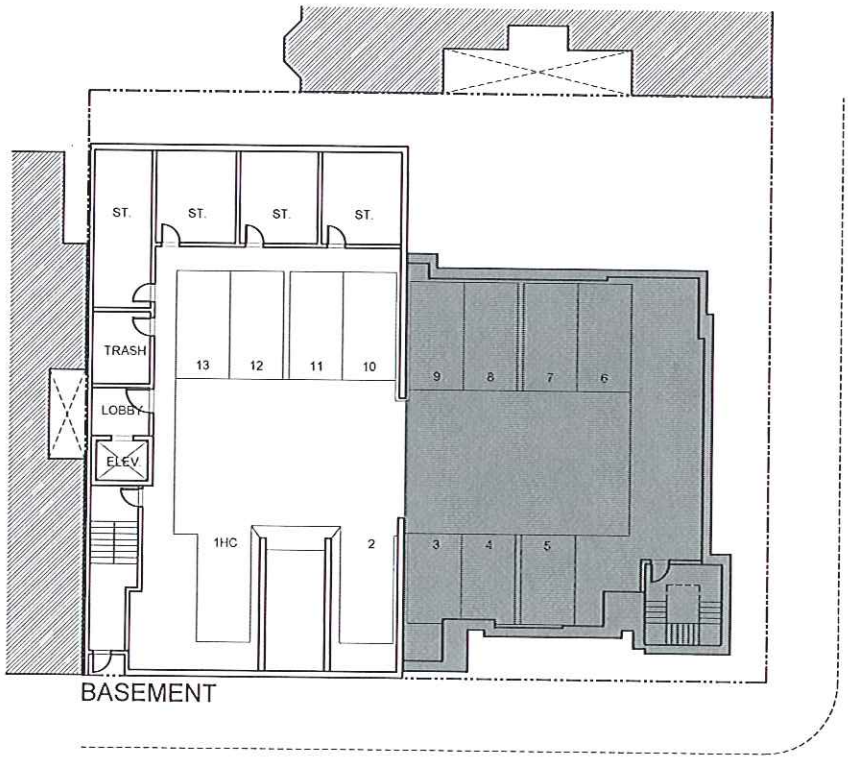
	REQUIRED	PROVIDED	
REAR YARD	2795	1000	variance required
PARKING	22	13	variance required

OPEN SPACE PROVISIONS	REQUIRED	PROVIDED	
Private Usable Open Space	60sf/unit	7 units x 60sf=420	
Common Usable Open space required	80sf x 15 units=1200	1000	area Sec 135 compliant

SCOPES OF WORK		ESTIMATED COSTS	COST COMMENTS
PRE-CONSTRUCTION	HAZMAT abatement and debris removal. Install site fencing and construction access points.	$45,000	scope in report dated 2004
EXTERIOR	Provide interior structural shoring for exterior walls, floors and roof framing shown as remaining. Install protective materials over all windows and architectural elements shown as remaining. Shore from basement to roof planes	$45,000	lump sum
	Construct new structural demising and separating wall through existing building. Demolish select portion of existing building, roof down to footing.	$45,000	lump sum
	Excavate adjacent to existing footings to allow for new footings and shotcrete walls per structural design. Underpin where req'd.	$50,000	200 lft
	Remove basement sleepered floor and finishes. Install new concrete slab-on-grade throughout basement	$52,500	3500sf x $15/sf
	Erect full-height scaffolding to entire exterior wall perimeter. Install protective bridges over sidewalks. Wrap scaffold with netting.	$40,000	6 month rental-removal incl.
	Remove exterior stucco, brick veneer, rotted windows and door frames, and rotted sheathing and framing, and install new framing as and where required and per the Structural design. (Assume 30% minimum and 50% maximum replacement). Install new insulation and sheathing as per drawings and specs. New plates and anchor bolts to entire perimeter (240lf)	$140,000	200lfx30'av'ge ht.=6,000sf
	Install replacement windows and door frames where indicated and flash according to drawings and specs.	$30,000	20 openings various sizes
	Install Weather-resistant-barrier (WRB) to entire perimeter wall. Install custom flashings to existing stained glass windows.	$12,000	6,000sf
	Remove roofing, valley flashings, rotted sheathing and framing, replace with new sheathing and framing as and where required and per the Structural design. (Assume 30% minimum and 50% maximum replacement). Rebuild rafter tails where missing.	$70,000	7,000sf (sloped roof planes)
	Install new roofing, membranes, flashings and gutters and downspouts as per drawings and specs. Install attic venting and firestopping.	$105,000	7,000sf x $15/sf
	Install new brick veneer with appropriate anchors, ties, flashings and weeps.	$40,000	2000sf x $20/sf
	Install new stucco exterior wall finish. Prep and paint wood trim and window frames. Remove interior shoring and exterior scaffolding.	$105,000	7,000sfx$15
	Rebuild steps at entries. Install new doors replicating orginal design.	$30,000	lump sum

SCOPES OF WORK		ESTIMATED COSTS	COST COMMENTS
INTERIOR	Install blown-in insulation in roof spaces to T24 requirements	$10,000	5000sf
	Remove damaged plaster and lath and install new finishes to match adjacent.	$25,000	patch holes, scaffolding
	New sanctuary floor structure over garage -remove balcony supports, new footings	$160,000	4000sf x $40
	install new walls, doors, finishes for basement	$40,000	4000sf x $10
	new kitchens, bathrooms, walls, doors for 3 units	$195,000	$65,000/unit
STRUCTURAL	New foundations (rebar, concrete, forming)	$75,000	allowance 200 lin ft
	Shotcrete walls (prep, dowels, rebar and shotcrete, trowel finish)	$80,000	2000sf wall x$40/sf
	Plywood roof diaphragm sheathing, added blocking and bridging, and attachments	$20,000	over and above replacement
MECHANICAL (Final system by others)	Remove existing boiler, air-handlers and duct work	$15,000	allowance
	Install new ventilation system to rooms w/o operable windows	$15,000	allowance
	Install new attic vent and exhaust systems	$15,000	allowance
ELECTRICAL	Install new service, panels, bus and distribution throughout. New transformer in sidewalk.	$200,000	9800sf of occupiable space
PLUMBING	Remove all waste and vent lines within property and replace with cast-iron or better.	$75,000	allowance
	Remove all water lines within property and replace with copper or better	$50,000	allowance
	New domestic hot water boiler and flue	$10,000	allowance
	Install new utility connections to the street	$50,000	allowance
FIRE-LIFE SAFETY	Install new sprinkler system throughout property	$50,000	9800sf and attic
	Install fire alarm, smoke and heat detectors, and fire extinguishers throughout	$40,000	9800sf and attic
ACCESSIBILITY	elevator will be in new construction		
SITE	Re-pave sidewalk. Landscape side yards. Install new fence and gates. Install security lighting.	$125,000	allowance
	TOTAL	$2,059,500	
	CONTINGENCY	$205,950	10%
	OVERHEAD	$205,950	10%
	SUBTOTAL	$2,471,400	
	PROFIT	$123,570	5%
	CONSTRUCTION COSTS BUDGET - TOTAL	$2,594,970	
FEES	PROFESSIONAL DESIGN SERVICES BUDGET	$389,246	15% COST OF CONSTRUCTION
	STATUTORY APPROVALS	$100,000	budget-allowance
	PROJECTED TOTAL BUDGET, EXCLUDING ACQUISITION AND FINANCING COSTS	$3,084,216	





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Scheme C

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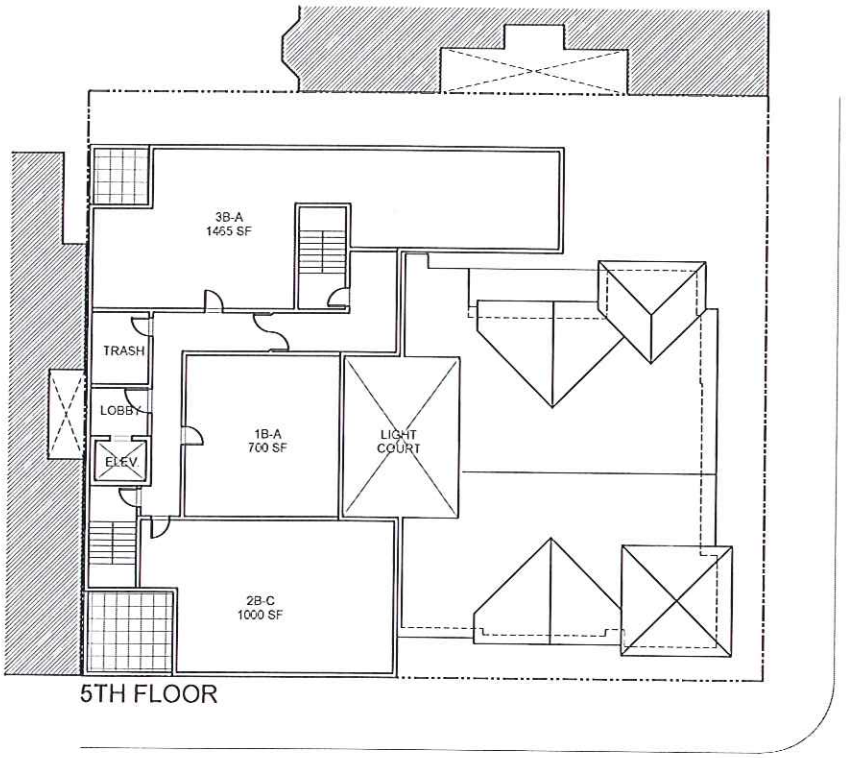
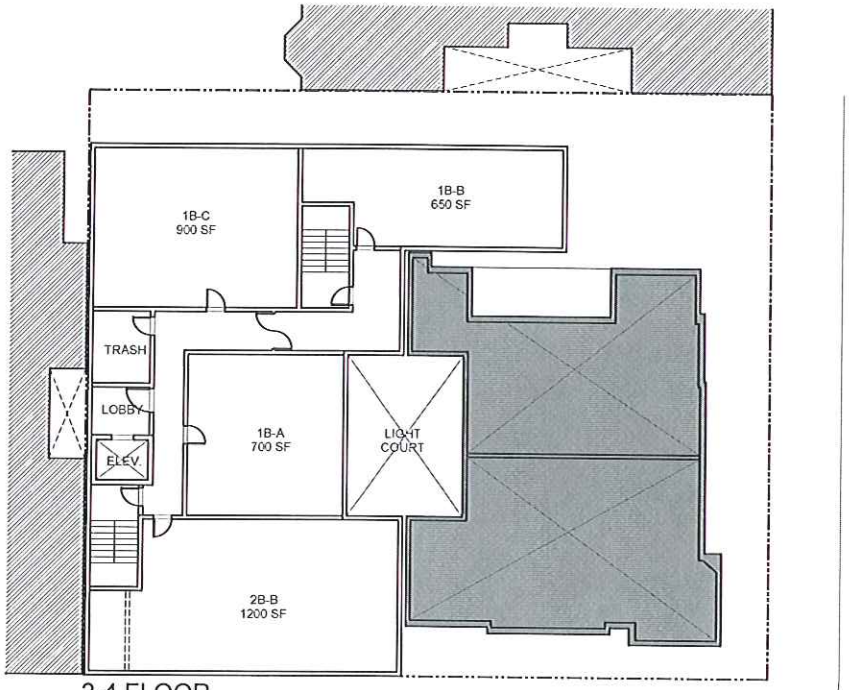


5TH FLOOR



2-4 FLOOR

Scheme C

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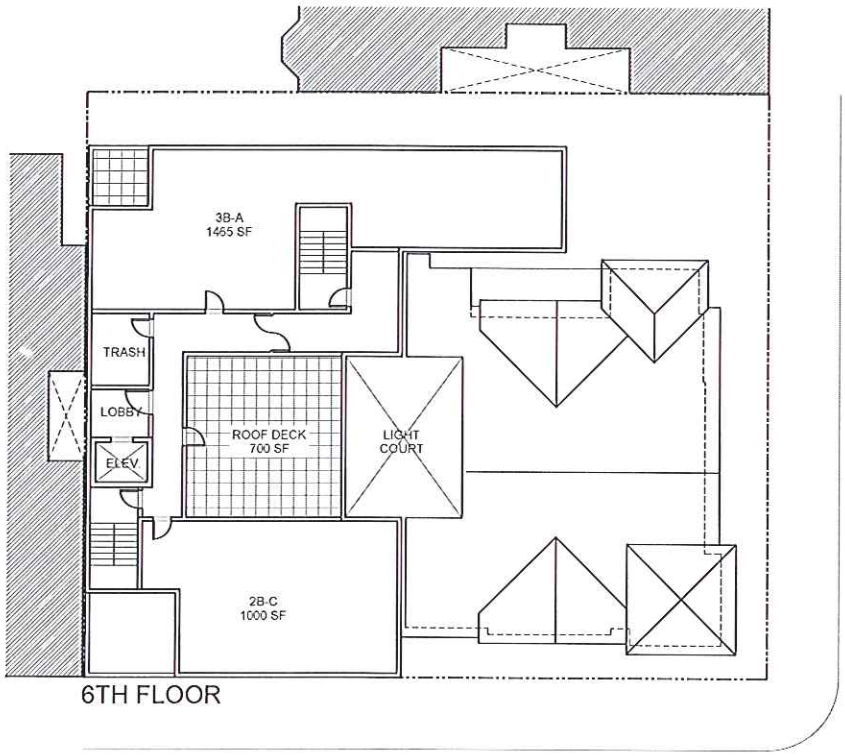

Scheme C

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nibbi

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SAN FRANCISCO
CALIFORNIA 94107
(415) 863-1820
FAX (415) 863-1150

STATE CONTRACTORS
LICENSE NO. 757362

May 25, 2011

Mr. Alan Burr
Murphy Burr Curry Structural Engineers
85 Second Street, Suite 501
San Francisco, CA 94105

Re: 1601 Larkin Street

Dear Alan,

As requested, Nibbi Brothers has performed a review of your structural report, dated April 17, 2012. The purpose of our review was to validate the accuracy of the estimate provided by Ian Birchall and Associates and Mr. Simon Casey. Nibbi utilized your structural report and our extensive knowledge in this type of work to prepare our opinion of the cost accuracy. Nibbi did not have benefit of structural or architectural drawings in performing our review, but we have a good understanding of the cost basis of seismic and historic renovation projects here in San Francisco.

It is our professional opinion that the cost estimate is a fair and reasonable estimate of the cost of construction for this scope of work. As you know, work of this kind can have a substantial amount of unknown issues that would only be exposed once all demolition is complete, that could expand the cost of the work. However, given the limited information made available to all parties thus far, we feel that the estimate has reasonable allowances and prices per unit and has covered the scope of work as you have outlined it in your report.

Should you have any other questions about our review or if further documentation becomes available, we would be happy to perform a more thorough analysis. Thank you for involving us is project.

Sincerely,

Nibbi Brothers Associates, Inc.

Mike Nibbi
Project Executive