

REQUEST FOR REVIEW FORM

San Francisco Arts Commission
Civic Design Review

PROJECT INFORMATION

PROJECT TITLE: T2 Air Traffic Control Tower Demolition & Office Tower Modifications DATE: March 15, 2017

CLIENT DEPARTMENT: San Francisco International Airport

PROJECT ADDRESS Terminal 2, 780 S Airport Blvd, San Francisco, CA 94128 DISTRICT NUMBER: _____

Is this part of a multi-site project, bond or capital improvement program? If yes, which program?

PROJECT TEAM

PROJECT DESIGNER: Carsten Voecker Email: carsten.voecker@woodsbagot.com

PROJECT MANAGER: Mark Costanzo Email: mark.costanzo@flysfo.com

ARCHITECT: Valentino Del Rio, Woods Bagot Architects Email: valentino.delrio@woodsbagot.com

LANDSCAPE ARCHITECT: _____ Email: _____

DATES OF REVIEW

Conceptual/Informational Presentation April 17, 2017

PHASE 1: Schematic Design April 17, 2017

PHASE 2: Design Development July 17, 2017

PHASE 3: Construction Documents September 18, 2017

Other:

Small Project Review

Plaque Review

PROJECT DELIVERY METHOD

Design, Bid Build (traditional)

Fast Track

Design-Build

Bridging

Other

Construction Commencement: October 2017

Construction Completion: January 2019

Structure size (SQ FT): 32,000 approximate

BUDGET

Total Construction Cost: \$18,000,000

Art Enrichment Budget: \$360,000

Please attach the official line item construction budget for the project and provide an explanation. If the Art Enrichment budget is less than 2% of the total construction cost including above and below ground construction unless exempt per the Art Enrichment Ordinance.

DESIGN CONCEPT

Please provide a succinct description of the design concept or idea (not the functional goals). Attach additional page if needed.

Please see attached.

ADDITIONAL INFORMATION

Is this project on a City designated landmark or in a City designated historic district? If yes, have you contacted staff of the Historic Preservation Commission to determine whether a certificate of appropriateness is required?

COMMUNITY OUTREACH

It is your obligation to notify the community (by mail or email) that there is opportunity for public comment at the Civic Design Review Meeting. This is an important part of the public process. What has been done in this regard?

FEES

Effective July 1, 2014: \$10,220

Projects will now be charged on a per project basis. The Base Fee per project will be \$10,220, however, complex projects or projects involving more than one building may be charged a higher fee.

Journal Entry should be paid to:

Index code: 28CIVDESIGN_PAR516

Write check to: San Francisco Arts Commission

Request for Review Form – Supplemental Sheet

Project Title: T2 Air Traffic Control Tower Demolition & Office Tower Modifications

Design Concept:

The demolition of the old SFO Air Traffic Control Tower to be replaced by the T2 Buildback will create an unparalleled user experience at SFO. Located at the geographic center of SFO, the Buildback will provide roughly 18,000sf of leasable office space over two floors with an additional 5,000 sf Cafe and associated 2,000 sf Observation Deck open to the public and accessible on the pre-secure side of the terminal.

The building façade will highlight the one of a kind views to the North and South of the site. It consists of a simple punched opening window wall that reads as a modular system of solid and vision panels. The central portion of the building with the least desirable views is predominantly solid with natural light filtering into the office spaces through clerestory windows. The vision area expands incrementally to the Northern and Southern ends of the building allowing more light into the most desirable spaces with the most commanding views. In this way the team was able to achieve a design with a dynamic appearance that is still cost effective and meets baseline Title 24 requirements for energy efficiency.