

AIRPORT BUILDING 624

SOUTHFIELD TENANT RELOCATION
CONTRACT NO. 10051.43



Phase 2
July 8, 2016

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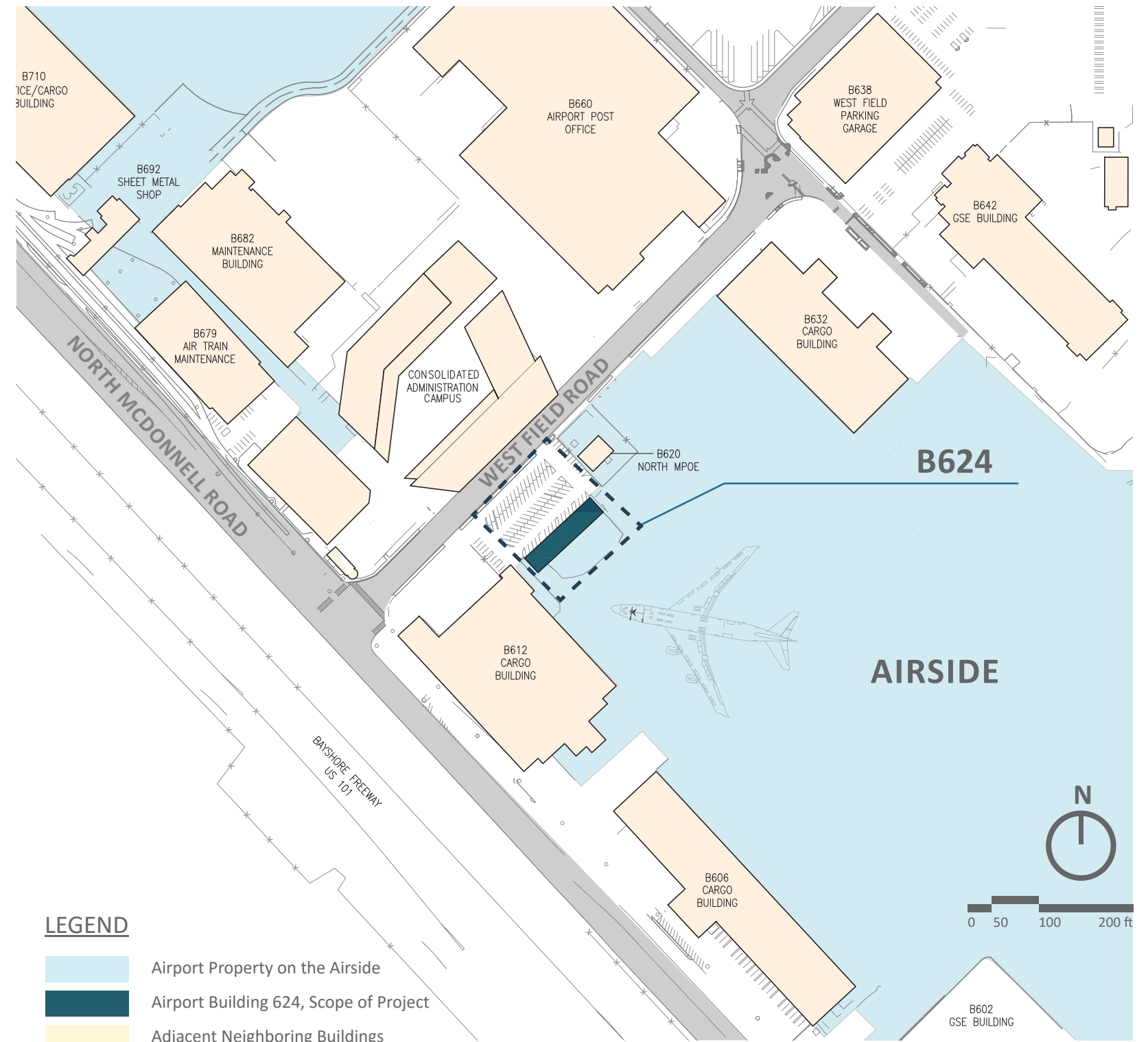
Site Plan of San Francisco International Airport & Site Location

The Existing Site

B624 is an existing facility that houses emergency generators. It is located between B612 Cargo & office park building, B676 Jason Yuen Architectural Building, and B620 North MPOE. It is bordered by West Field Road.

The existing B624 has a parking lot located in front of it, on the landside. However, this parking lot is not used for existing tenants of B624, but for B12. The building is accompanied by an airside enclosure and used as a laydown area for the B624 tenant.

This facility, though flushed with a parking lot in the front, is only accessible from the airside. It currently houses emergency generators that are pulled to a location where needed. In preparation for Tenant Menzies GSE and SIAE to move in, the existing building will be demolished and replaced with a new building. The emergency generators that are currently within the space will be stored in a different location. The building has an extended laydown area, with a fence line on the airside. This space will continue to be associated with the building.



LEGEND

- Airport Property on the Airside
- Airport Building 624, Scope of Project
- Adjacent Neighboring Buildings

B624 Vicinity Map

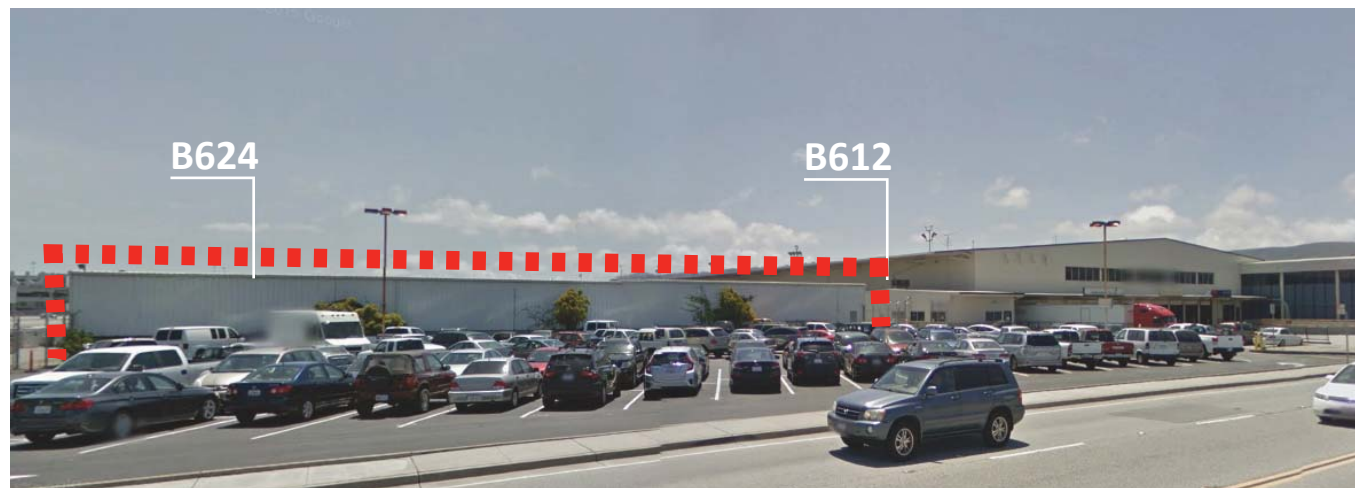
Vicinity Images



Looking at Existing B624 towards North McDonnell Road



Looking at Existing B624 towards West Field Road



Existing B624 Landside



Existing B624 Airside

Project Scope

This project's scope includes the demolition of the existing Airport Building 624 to construct a new building. This new building will house two tenants - Menzies GSE & SIAE. The building will be used to house tenant operations, include GSE maintenance, repairs, and general admin workspace.

Each tenant will have their own separate work bay, parts and various storage spaces, restrooms, offices and a breakroom. The building will house an airport SSR/TWC and electrical room supporting the building. Both tenants will have access through landside and airside roll up doors into an exterior yard, where a wash rack and open area needed to support their operations.

Project goals include tenant safety and meeting airport security.

This project will be LEED Gold Certified.

Project to be completed Summer 2017.

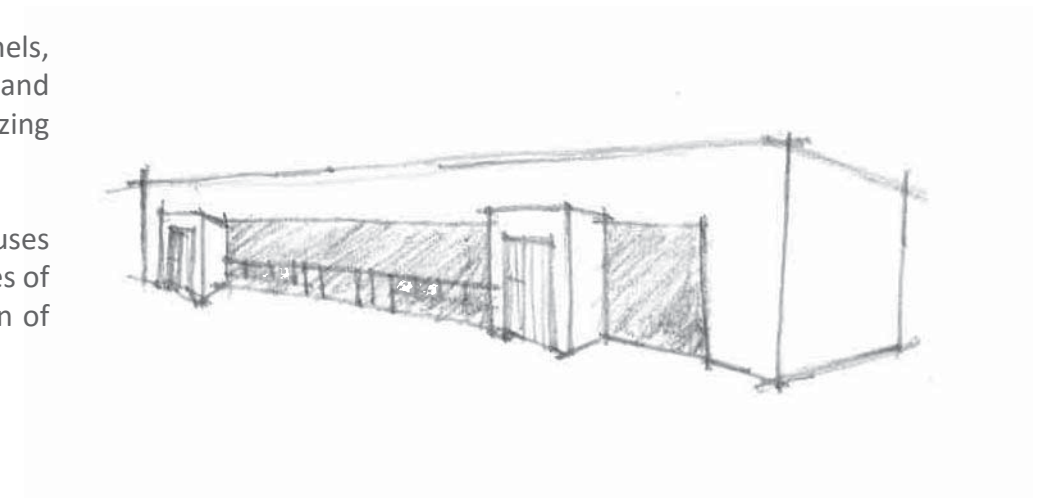
Project Concept

For the building concept, we looked to find a median between the airports ideals of beautiful architecture, while still maintaining the practicality of design and budget.

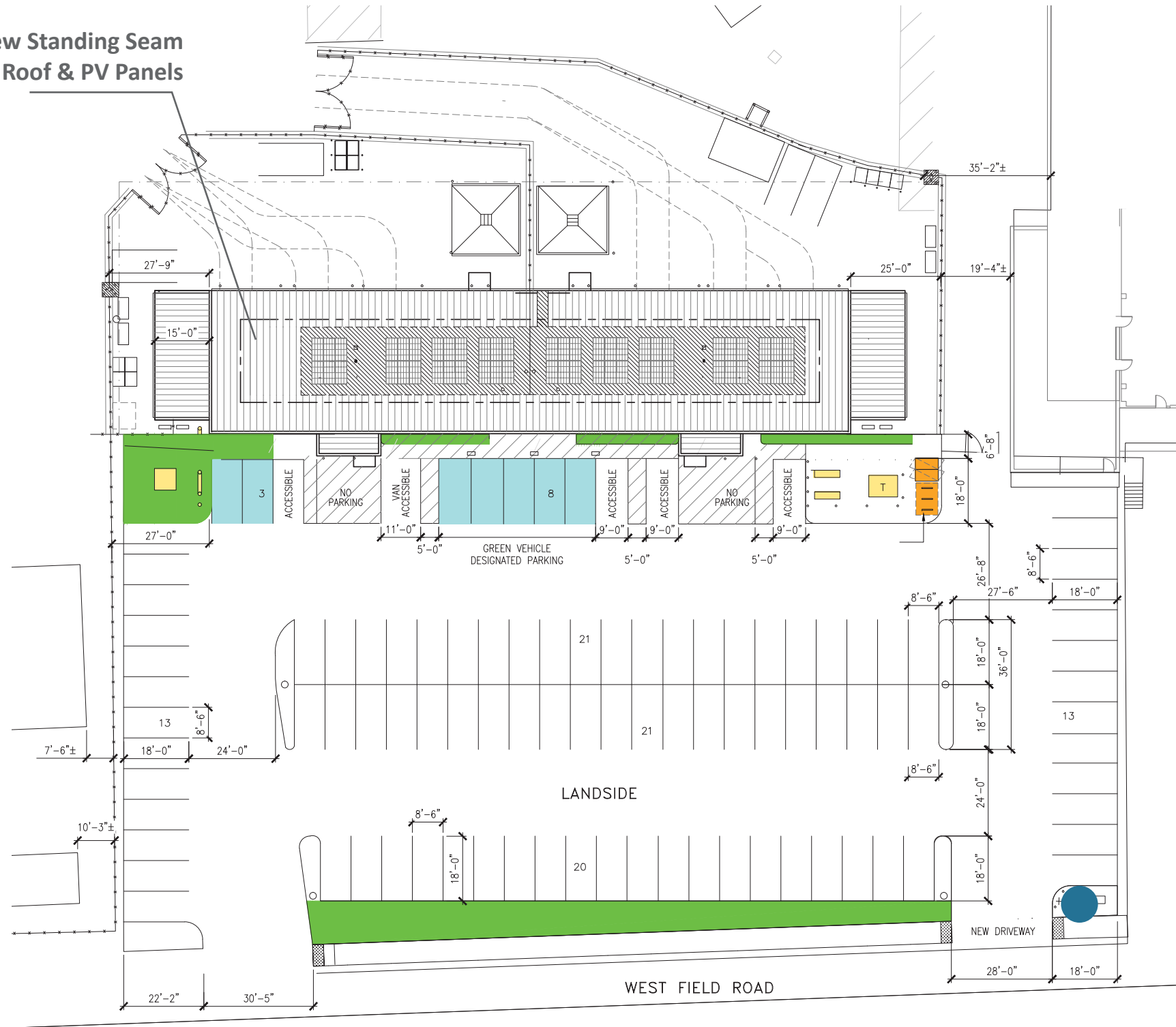
Through multiple iterations, we have come to this volume which is accentuated by the tenants' entryway and the common core within the building.

The landside facade uses two different kinds of insulated metal panels, one a flat finish and the other a ribbed finish to create interest and relateability to human scale. The subtle blue translucent low-e glazing will be located in tenant admin spaces to allow daylighting.

The design approach for this building is a "Box" concept, which uses color and signage to provide an intuitive reflection to the inner spaces of the building. The two extruding boxes provide an easy identification of entrances to the building, which the inner color accentuates.



New Standing Seam
Roof & PV Panels



Proposed B624 90° Parking Space Layout, 99 Parking Spaces

Proposed New Parking Plans

To allow new landscaping near the existing sidewalk that mimics Airport Building 676, the landscape encroaches onto the total length of the parking lot. To allow a larger maneuvering area near the front of the building where deliveries can be made to the landside roll up doors, a larger aisle will need to be provided. To mitigate the loss of aisle spaces, we have studied different parking degree angles to recoup lost parking spaces, and have decided on a 90° parking layout that allows us to keep the same amount of existing parking spaces. This layout will be further refined once the necessary maneuverable path access trucks will require has been clarified. This parking layout is also subject to the location of necessary mechanical, electrical and a necessary oil water separator.

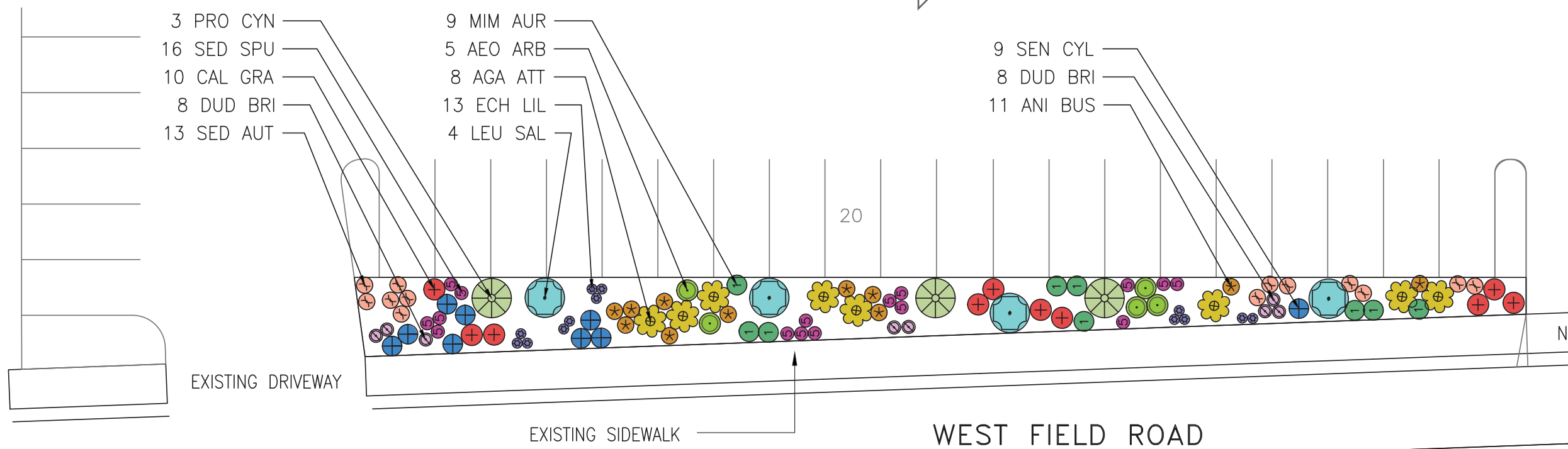
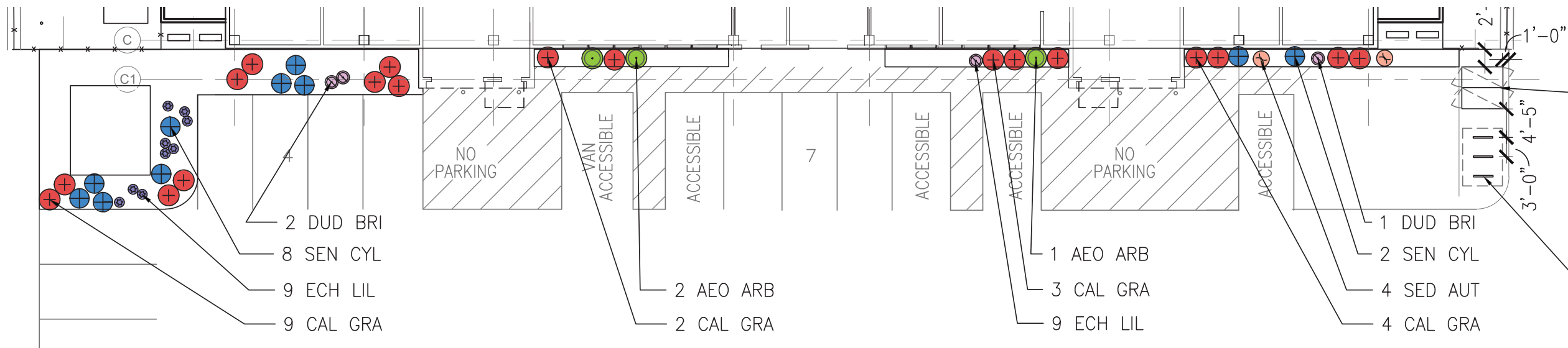
This layout integrates succulents in the front streetscape of the building lot, and also near the front of the building.

90° Parking Space Layout

This layout possesses 99 total perpendicular spaces with a 24'-0" minimum aisle. The parking lot, has been provided with 5 accessible spaces, leaving a total of 94 non accessible spaces. Per CALGreen, 8% of 99, 8 parking spaces will need to be designated for clean air/EV vehicular parking. This layout maximizes the amount of parking, while providing landscaping opportunities.

LEGEND

- Planting Area
- Bike Rack/Locker
- Proposed Pump Station /Equipment Location
- Clean Air/EV Parking
- New SFO Standard Monument Signage



	<u>A</u> EONIU <u>M</u> <u>A</u> RBOREUM
	<u>A</u> GAVE <u>A</u> TENUATA
	<u>A</u> NIGOZANTHOS 'BUSH GOLD'
	<u>C</u> ALANDRINIA <u>G</u> RANDIFLORA

	<u>D</u> UDLEYA <u>B</u> RITTONII
	<u>E</u> CHEVERIA <u>L</u> ILACINA
	<u>L</u> EUCADENDRON <u>S</u> ALIGNUM 'BLUSH'
	<u>M</u> IMULUS <u>A</u> URANTICUS

	<u>P</u> ROTEA <u>C</u> YNAROIDES
	<u>S</u> EDUM <u>S</u> PECTABILE 'AUTUMN JOY'
	<u>S</u> EDUM <u>S</u> PURIUM 'TRICOLOR'
	<u>S</u> ENE <u>C</u> IO <u>C</u> YLINDRICUS

Proposed Plantings

Succulent Plants



Sedum Spurium 'Tricolor'



Sedum Spectabile "Autumn Joy"



Aeonium Arboreum



Senecio Cylindricus



Dudleya Brittonii



Agave Attenuata



Echeveria Lilacina



Protea Cynaroides

Border Plants



Mimulus Auranticus



Calandrinia Grandiflora



Anigozanthos 'Bush Gold'

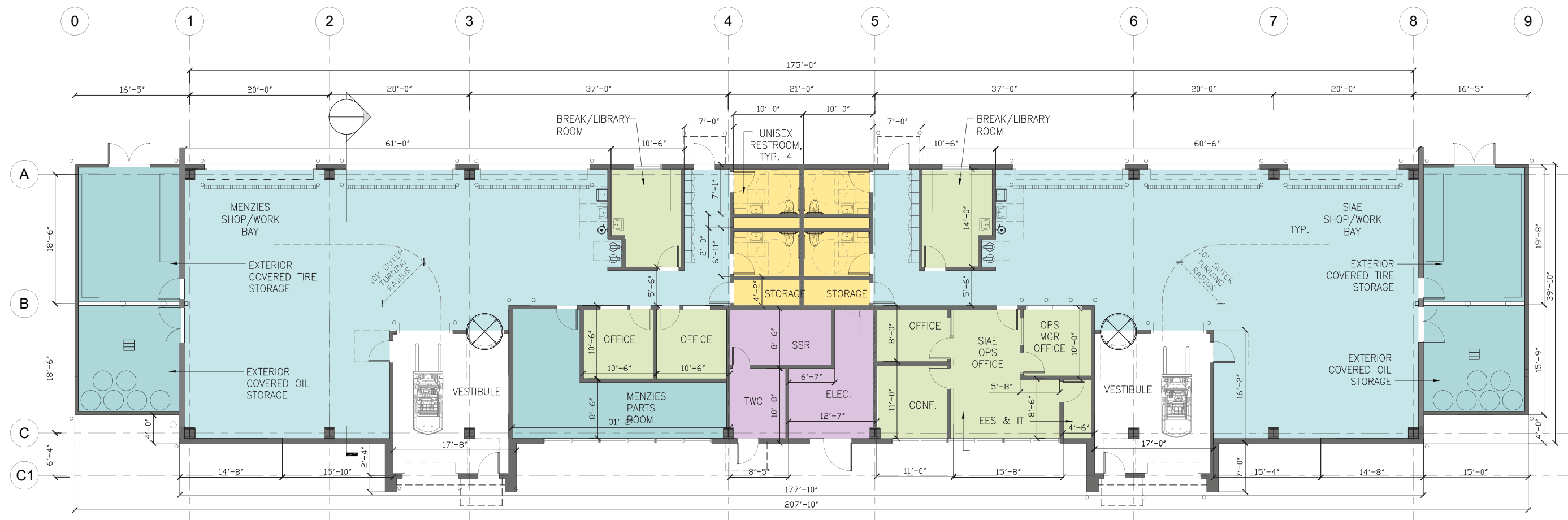


Leucadendron Salignum 'Blush'

Site Furnishings



Bicycle Rack



Schematic B624 Floor Plan

New Schematic Floor Plan

The new B624 will be occupied by two tenants: Menzies GSE and SIAE. The new building's footprint, not including the roof span or outside tire storage area, is roughly 7,120 SF. This footprint will be smaller than the existing building. However, both tenants will have use of space to the sides and the rear on the airside for storage and laydown space.

The majority of the programmatic space in this building is work bays for the tenant - taking more than 50% of the space. The other available spaces of this building will be set aside for offices, tenant support spaces, storage, and utilities.

The building will be accessible by two tenant entrances, secured with a turnstile. On both the landside and the airside, there will be eight roll up doors and four man doors to accommodate the needs of the tenant and life safety.

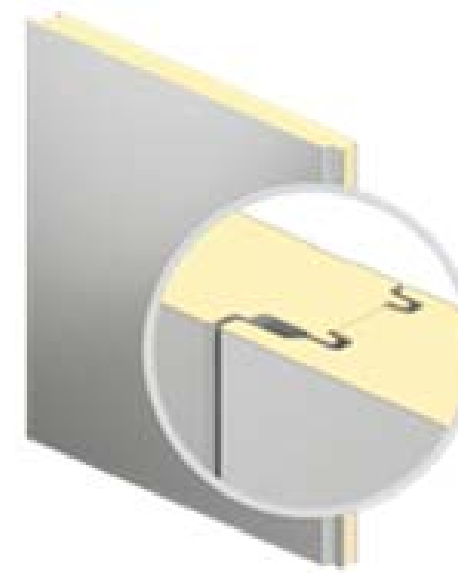
LEGEND

	Shop/Work Bay Area
	Work Shop Support Spaces
	Tenant Admin Spaces
	Restroom
	Building Systems Equipment

Material & Signage Inspiration



Materials Selected



Insulated Metal Panel Color Choices



TUNDRA ★



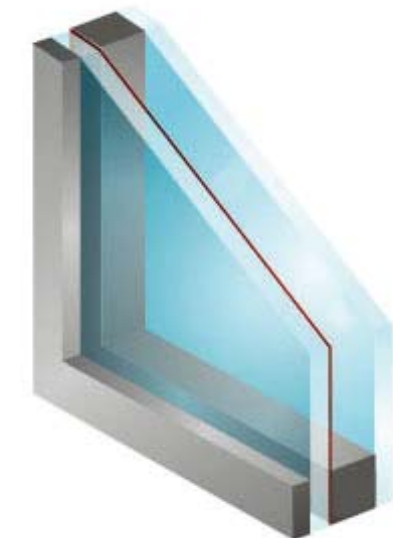
SLATE GRAY ★

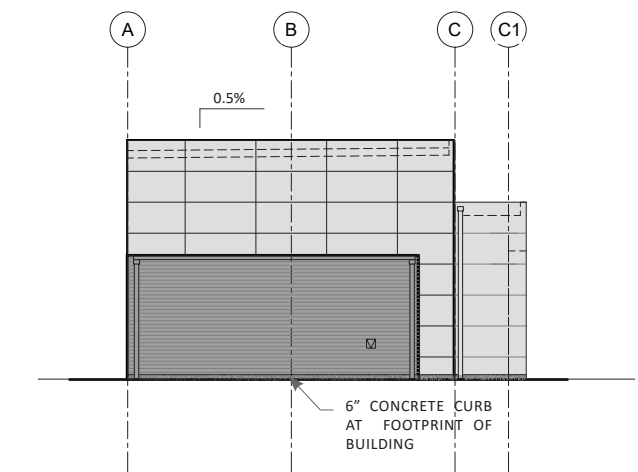
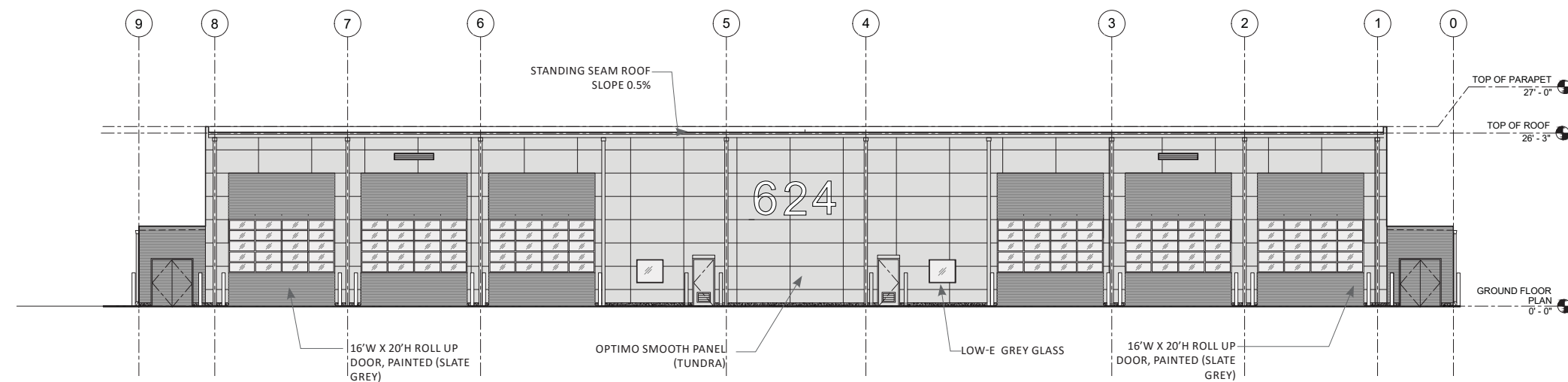
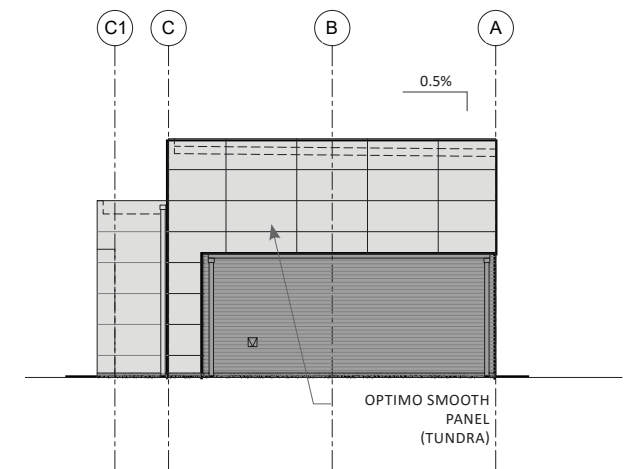
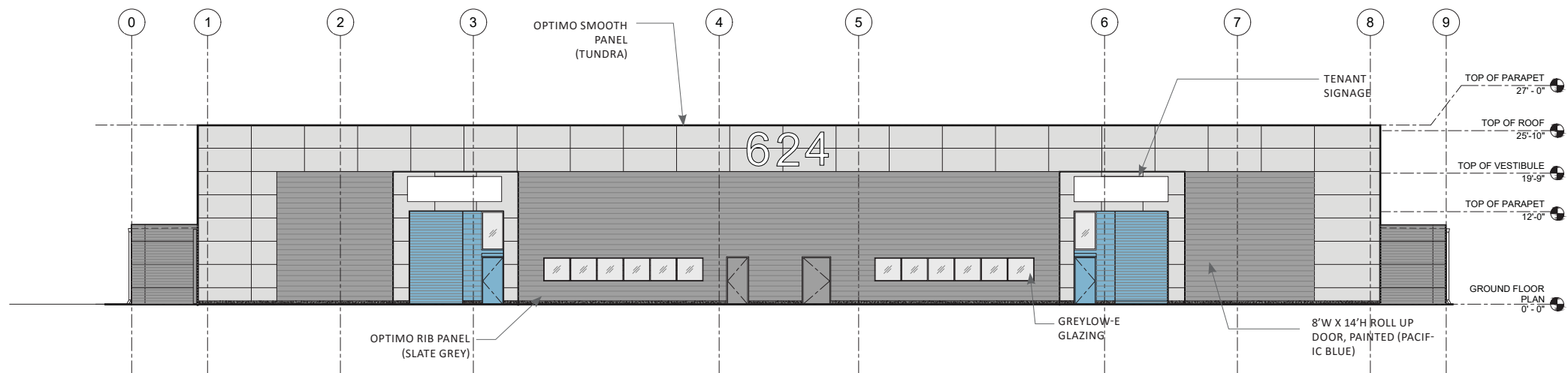


PACIFIC BLUE ★

Primary Material Choices Include:

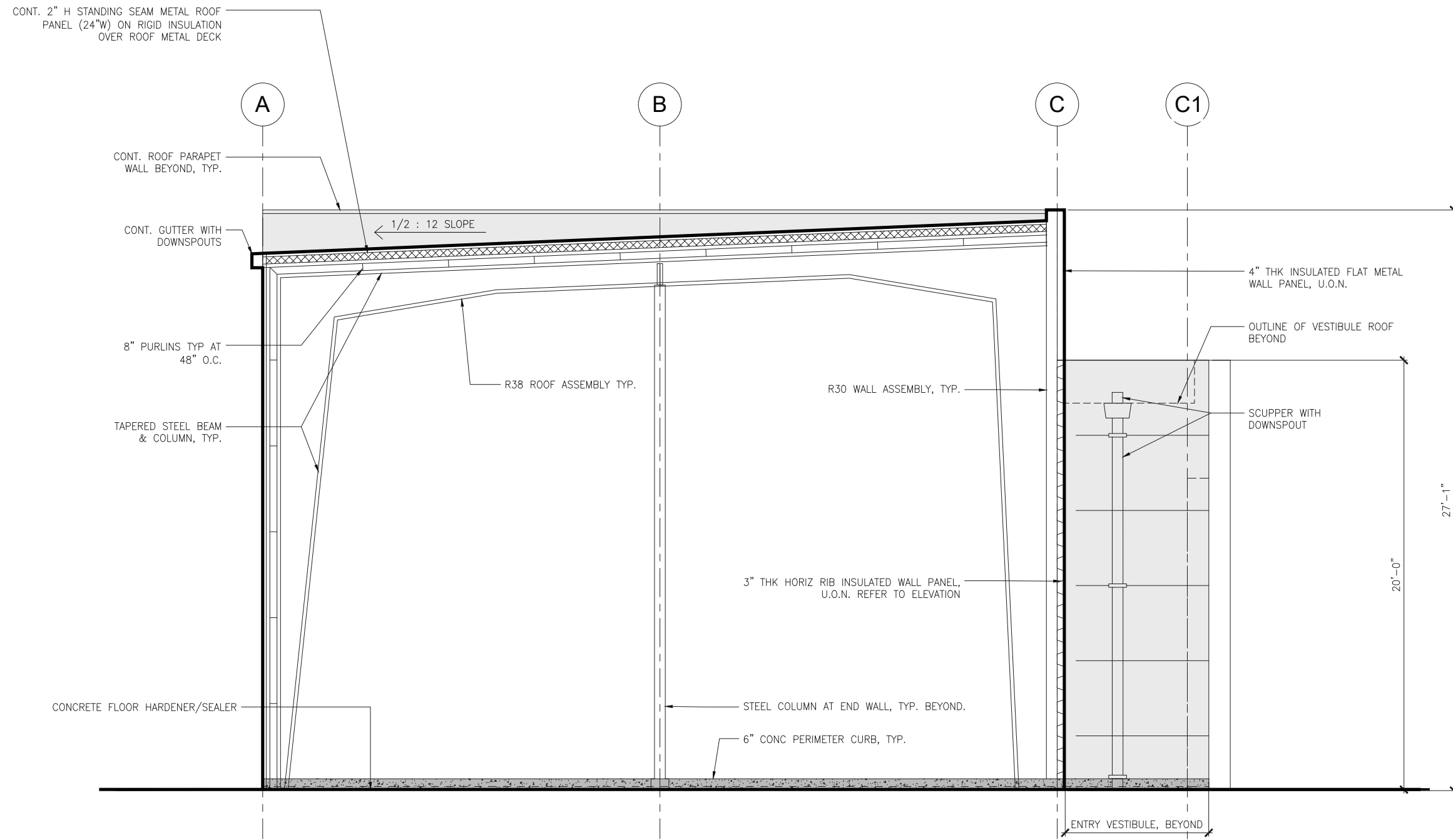
- 3'-6" x 8'-0" Insulated Metal Panel - Flat & Ribbed (Walls)
- Low-E Glazing
- Painted Roll-Up Doors
- Standing Seam Energy Efficient Roof (Slate Gray)





CONCEPT DESIGN

Elevations



CONCEPT DESIGN

Section



CONCEPT DESIGN

Landside Perspective

Standard Finish Flat & Ribbed Panel



CONCEPT DESIGN
Airside Perspective
Standard Finish Flat Panel