

THE OLD MINT

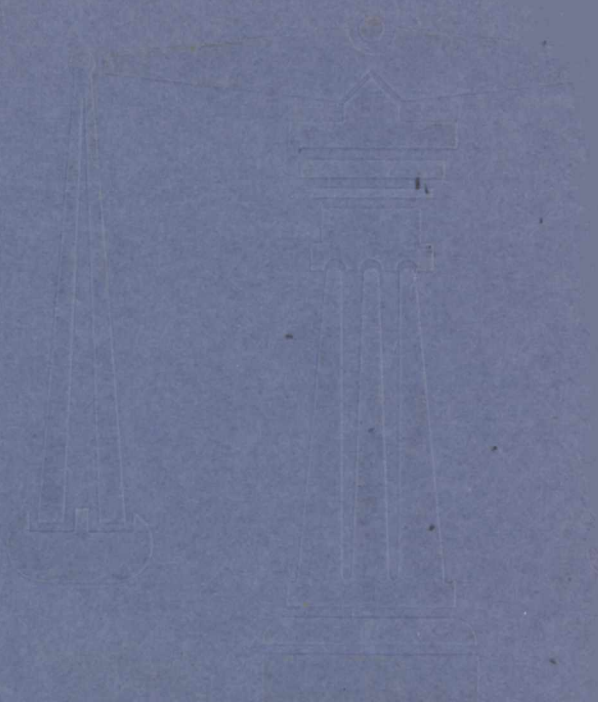
1869

.....

1874

THE OLD MINT

OF SAN FRANCISCO



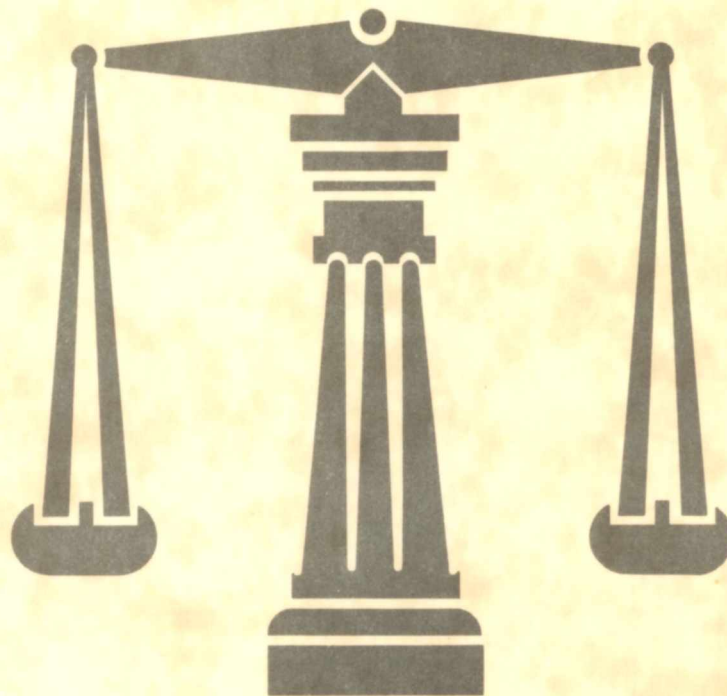
THIS REPORT HAS BEEN PREPARED FOR GENERAL SERVICES
ADMINISTRATION, PUBLIC BUILDINGS SERVICE, BY:

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SAN FRANCISCO

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THE OLD MINT

A FEASIBILITY STUDY PREPARED BY THE JOINT VENTURE OF
SOUTHEIMER . . . SEXTON, FITZGERALD, & KAPLAN . . . O'KELLY &
SCHENKEL

THE OLD MINT

A FEASIBILITY STUDY PREPARED BY THE JOINT VENTURE OF
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SCHOENLANK



24.

MINT.

AYDELOTTE
PHOTO

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HISTORY AND DESCRIPTION

THE OLD SAN FRANCISCO MINT STANDS TODAY AS THE ONLY EXAMPLE OF CLASSIC FEDERAL ARCHITECTURE IN THE WESTERN UNITED STATES.

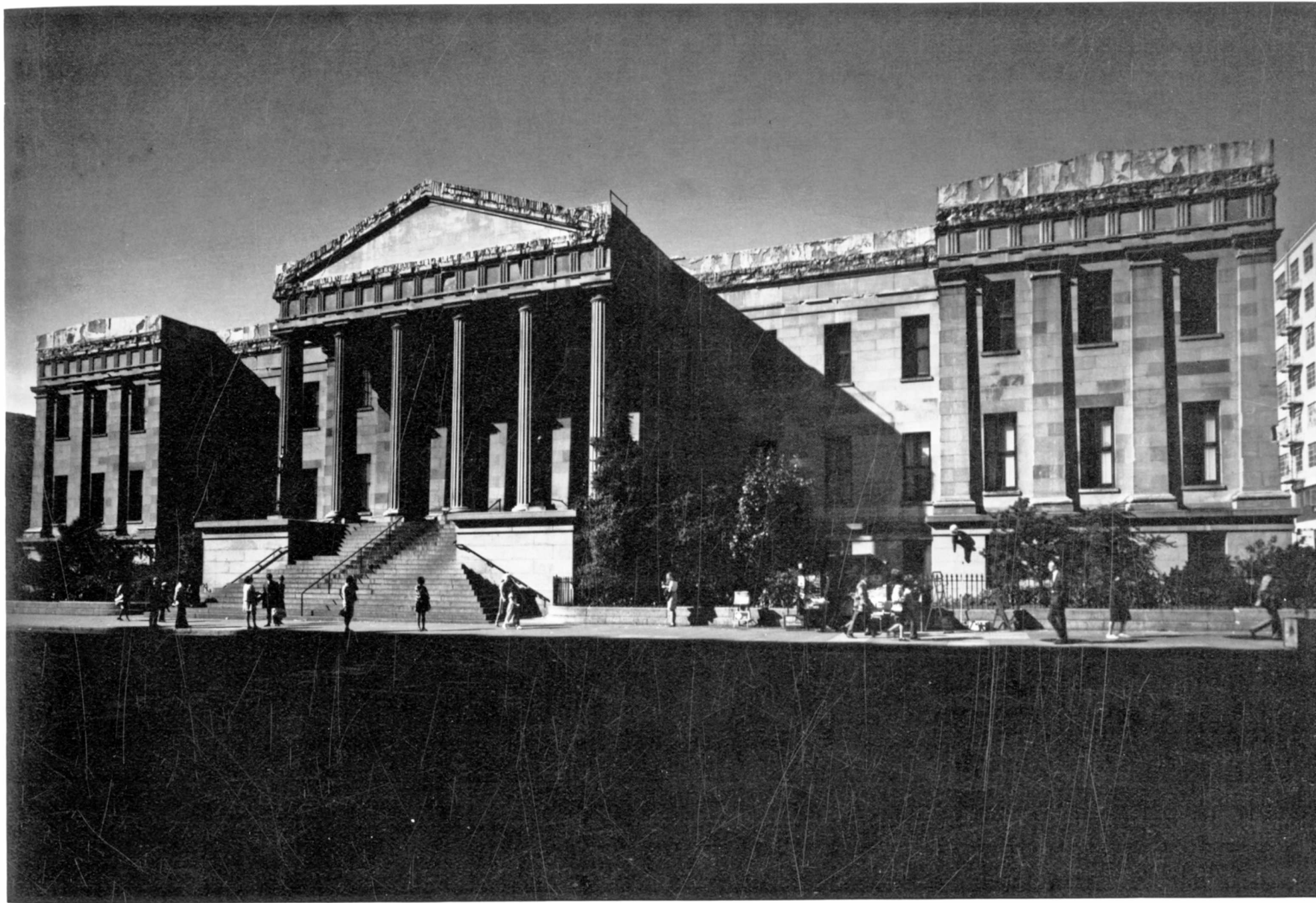
DESIGNED BY THE NOTED AMERICAN ARCHITECT, ALFRED BULT MULLETT, ITS ROMAN DORIC STYLE EXECUTES A SILHOUETTE EXPRESSING HIS DETERMINATION TO ERECT A STRONG AND LASTING REPOSITORY TO MINT AND SAFEGUARD THE LARGE QUANTITIES OF GOLD AND SILVER FROM THE BOURGEONING MOTHERLODES OF THE WEST. THE RICHNESS OF MULLETT'S GENIUS LEFT ITS IMPRINT NOT ONLY UPON THE OLD MINT, BUT SPANNED THE NATION IN SUCH OTHER RELATED WORKS AS THE STATE, WAR AND NAVY BUILDING, NOW THE EXECUTIVE OFFICE BUILDING, WASHINGTON, D.C., AND THE U.S. COURTS AND CUSTOM HOUSES IN PORTLAND, MAINE, ST. LOUIS, MISSOURI, AND PORTLAND, OREGON.

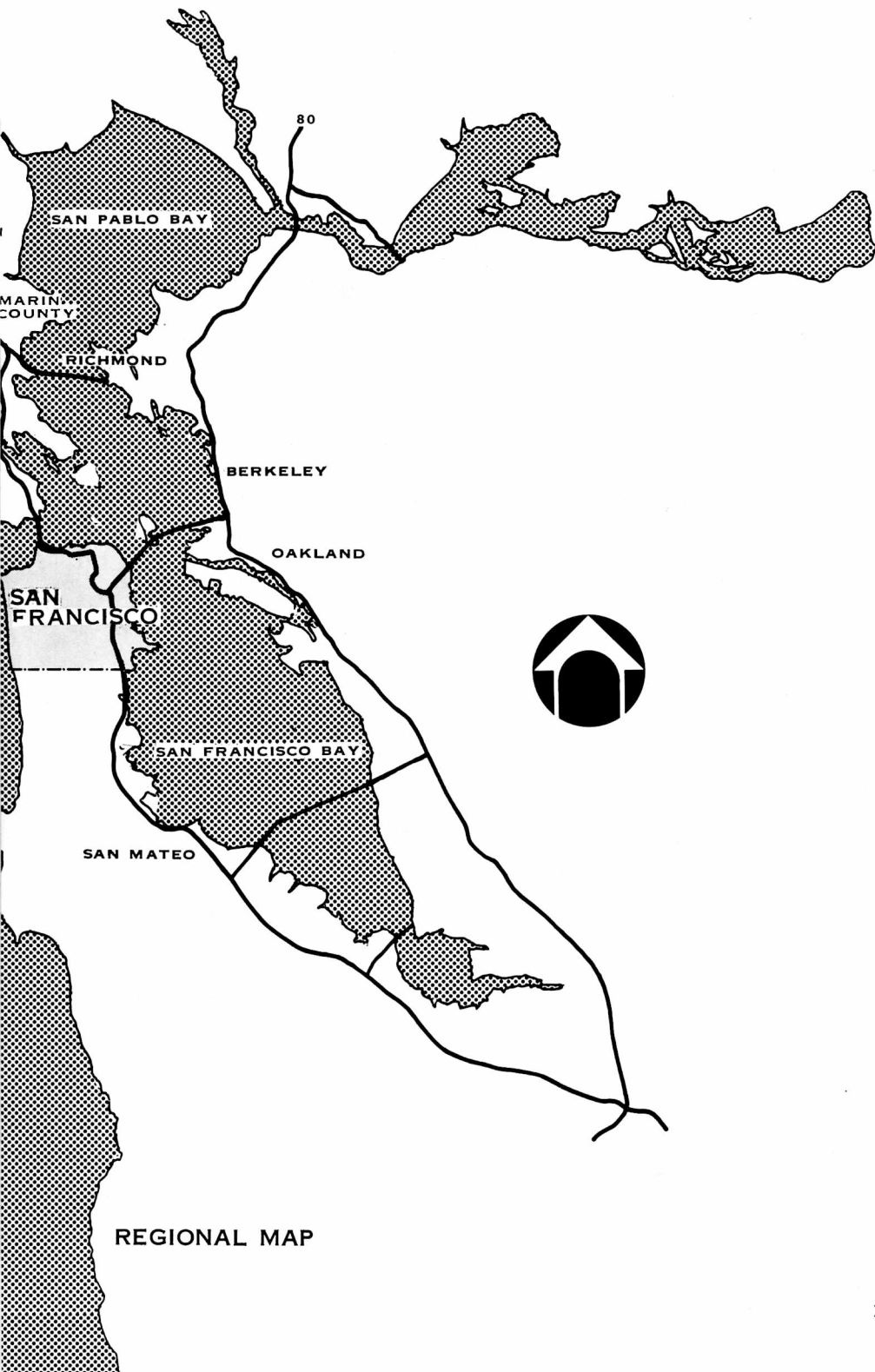


THE CORNERSTONE, LAID IN 1869, AND THE BUILDING COMPLETED IN 1874, PREFACED MORE THAN FIFTY YEARS OF CONTINUOUS OPERATION AS A BRANCH MINT. ITS SURVIVAL, VIRTUALLY INTACT, OF THE 1906 EARTHQUAKE AND FIRE UNDOUBTEDLY RESULTED FROM MULLETT'S FORESIGHT IN EMPLOYING A DESIGN FOUNDED ON THE USE OF MASSIVE STONE AND MASONRY WALLS INTERLACED WITH THOUSANDS OF IRON ANCHORS. IT IS INTERESTING TO NOTE THAT THESE IRON ANCHORS WERE FORGED BY A LARGE CONTINGENT OF BLACK-SMITHS WORKING CONTINUALLY ON SITE DURING THE ERECTION OF THE BUILDING.

THE OLD MINT, IN THE CHARACTERISTIC MULLETT STYLE, DISPLAYS A RUGGED SIMPLICITY. IT MAY BE BEST DESCRIBED BY THE REPORT OF THE NATIONAL PARK SERVICE, ON THE OLD MINT, DATED JULY, 1969:

"THE OLD SAN FRANCISCO MINT HAS BEEN ADJUDGED MULLETT'S MOST IMPORTANT WORK IN THE CLASSIC REVIVAL STYLE. IN FINENESS OF DETAIL AND QUALITY OF CONSTRUCTION, IT CARRIED ON THE PRINCIPLES WHICH HAD INFLUENCED PUBLIC BUILDING FOR OVER 30 YEARS. AS THE LAST MAJOR EXAMPLE OF CLASSIC REVIVAL ARCHITECTURE, THE MINT SIGNALLED THE END OF AN ERA IN AMERICAN MONUMENTAL ARCHITECTURE."





REGIONAL MAP

FEASIBILITY CRITERIA*

I. HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

- A) CITATION IN THE NATIONAL REGISTER OF HISTORIC PLACES, 1969 EDITION, PAGE 30.
- B) RECOGNITION BY PRESERVATIONIST GROUPS AND PROFESSIONAL SOCIETIES: NATIONAL PARK SERVICE, ADVISORY BOARD ON HISTORIC PARKS AND SITES, CALIFORNIA HISTORICAL SOCIETY, THE AMERICAN INSTITUTE OF ARCHITECTS, SAN FRANCISCO BOARD OF SUPERVISORS, SAN FRANCISCO PLANNING COMMISSION, LANDMARKS PRESERVATION ADVISORY BOARD, CALIFORNIA HERITAGE COUNCIL, ADVISORY COUNCIL ON HISTORIC PRESERVATION, SPECIAL COMMITTEE TO ADVISE ON THE SAN FRANCISCO MINT PROPERTY, SAN FRANCISCO PLANNING AND URBAN RENEWAL ASSOCIATION, AND THE NATIONAL TRUST FOR HISTORIC PRESERVATION IN THE UNITED STATES.
- C) THE IMPORTANCE OF ALFRED B. MULLETT, ARCHITECT, IN THE HISTORY OF AMERICAN ARCHITECTURE. FROM "THE OLD SAN FRANCISCO MINT, 1869-1874, SUMMARY REPORT FOR THE ADVISORY COUNCIL ON HISTORIC PRESERVATION FROM THE OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION, NATIONAL PARK SERVICE, DEPARTMENT OF THE INTERIOR."
- D) REPRODUCTIONS OF THE ORIGINAL WORKING DRAWINGS, SPECIFICATIONS AND CONSTRUCTION DOCUMENTS, AND AN EXTENSIVE PHOTOGRAPHIC INVENTORY OF ORIGINAL AND CURRENT CONDITIONS.

II. TECHNICAL ANALYSIS OF MANDATORY ITEMS

- A) COMPLETE EXTERIOR RESTORATION AND REPLACEMENT OF CORNICES AND CHIMNEY CAPS.
- B) GENERAL STRUCTURAL INVESTIGATION

- C) REPLACEMENT OF MECHANICAL AND ELECTRICAL SYSTEMS

- D) FIRE AND BUILDING SAFETY REQUIREMENTS

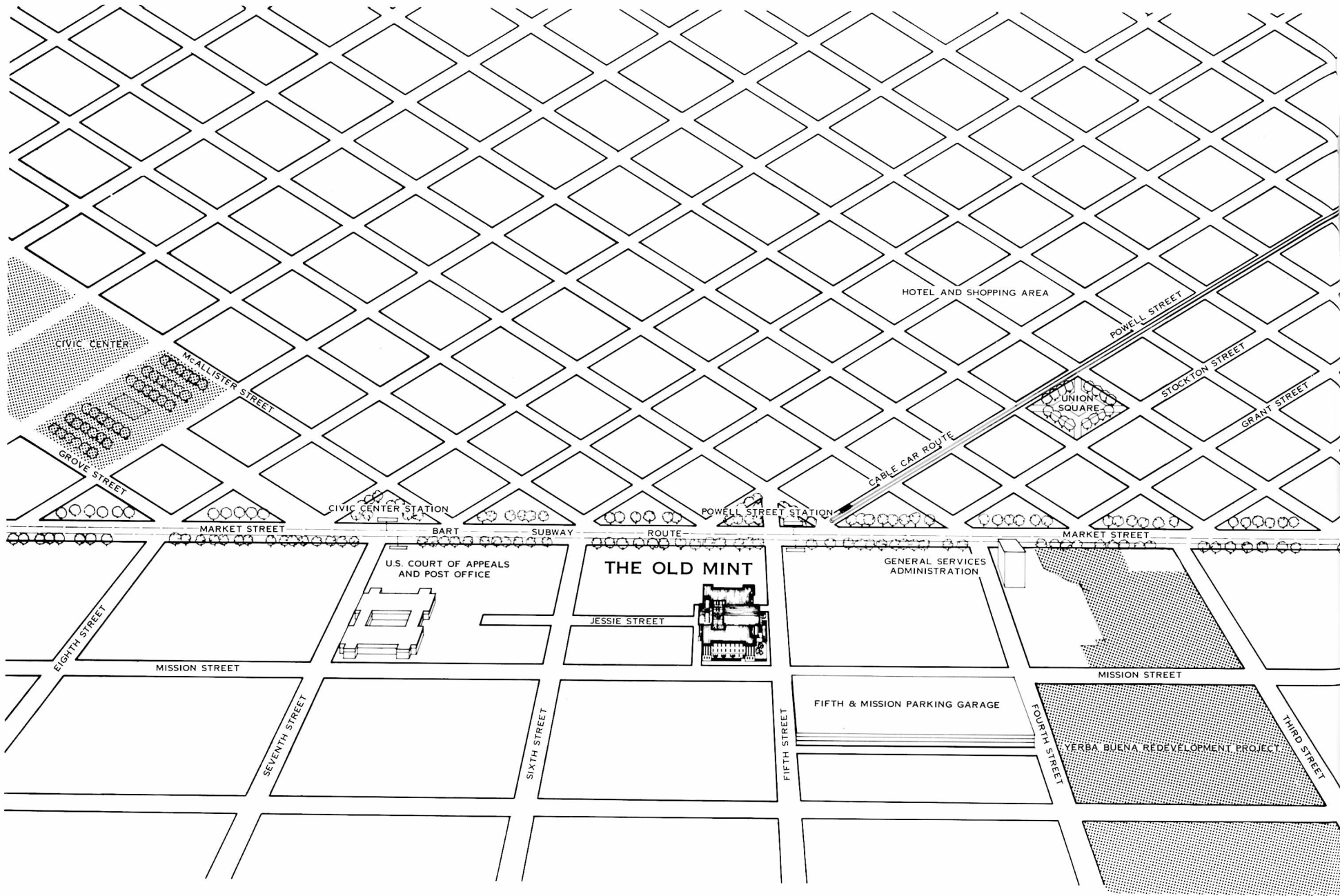
III. ARCHITECTURAL COMPARISONS OF ALTERNATIVE USES.

- A) SPECIAL FEDERAL COURTS AND OFFICES
- B) GENERAL OFFICE (A PHILANTHROPIC FOUNDATION)
- C) RETAIL COMMERCIAL (SHOPPING BAZAAR)
- D) INSTITUTIONAL (MUSEUM)
- E) AGRICULTURAL INSTITUTE

IV. GENERAL GUIDE LINES

- A) EXTERIOR RESTORATION SHALL RETURN THE BUILDING TO ORIGINAL APPEARANCE.
- B) ALTERNATIVE PLANS SHALL BE RESOLVED WITHIN THE EXISTING BEARING WALL CONFIGURATION.
- C) INTERIOR SPACES SHALL BE DEVELOPED TO RETAIN AND ENHANCE THE EXISTING.
- D) NEW LIGHTING SYSTEMS SHALL BE VISUALLY HARMONIOUS WITH THE EXISTING.
- E) FINANCIAL ANALYSIS OF SALE OR LEASE SUPPOSITIONS.

*SEE APPENDIX FOR COMPLETE SCOPE OF SERVICES



LOCATIONAL PLAN

LAND USE ANALYSIS

THE SITE AND STRUCTURE ARE SITUATED IN AN AREA THAT COULD LEND ITSELF TO SUBSTANTIAL UPGRADING. THE PROBABILITY OF SUCH UPGRADING WOULD UNDOUBTEDLY BE ENHANCED WITH THE RETENTION AND RESTORATION OF THE BUILDING AND SITE.

GOVERNMENTAL

THE MINT IS TWO BLOCKS EAST OF THE HISTORIC U.S. COURT OF APPEALS AND POST OFFICE BUILDING, ANOTHER SURVIVOR OF THE 1906 EARTHQUAKE AND FIRE. THESE TWO STRUCTURES REMAINED INTACT WITHIN THIS SOUTH OF MARKET AREA WHICH WAS VIRTUALLY DESTROYED BY THE HOLOCAUST. A FEW BLOCKS DISTANT LIES THE CITY CIVIC CENTER OF BROAD VISTAS, PARKS, THE CITY HALL AND A STATE AND FEDERAL BUILDING COMPLEX. ONE BLOCK TO THE EAST IS THE GENERAL SERVICES ADMINISTRATION BUILDING.

TRANSPORTATION, PUBLIC

ONE HALF BLOCK TO THE NORTH, THE POWELL STREET STATION OF THE BAY AREA RAPID TRANSIT SYSTEM IS NEARING COMPLETION. THE SUBWAY RUNS BENEATH THE MAJOR ARTERY OF MARKET STREET, THE BENEFICIARY OF A MAJOR BEAUTIFICATION PROGRAM TO DEVELOP A GRAND BOULEVARD. THE PLAZA SURMOUNTED STATION SHALL ALSO SERVE FIVE STREET-CAR LINES AND THE SOUTHERN TERMINOUS OF THE POWELL STREET CABLE CAR LINE. THEREFORE, INTER-COUNTY AND INTRA-CITY TRANSPORTATION AMPLY SERVES THE SITE.

TRANSPORTATION, PRIVATE

THE CITY'S LARGEST PUBLIC PARKING GARAGE IS LOCATED DIAGONALLY ACROSS MISSION STREET AND PROVIDES A CAPACITY OF OVER 2,000 CARS, WITH PARKING AT MOST REASONABLE RATES.

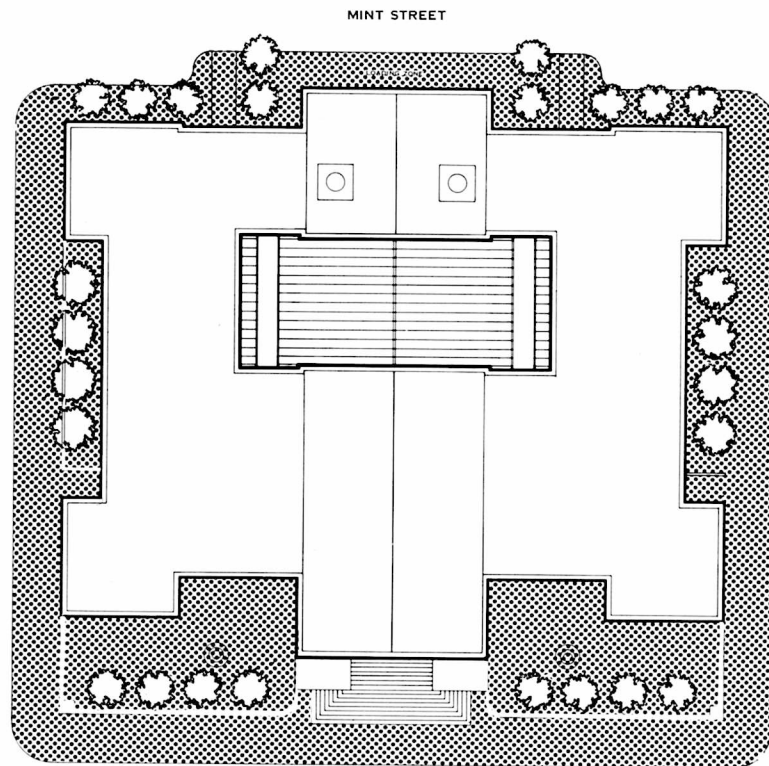
ADJACENT REDEVELOPMENT

THE PROPOSED YERBA BUENA DEVELOPMENT WILL REACH FOURTH STREET, ONE BLOCK TO THE EAST. MAJOR SITE CLEARANCE HAS BEEN ACCOMPLISHED FOR THIS \$350 MILLION PROJECT WHICH SHALL CONSIST OF MAJOR HOTELS, OFFICE BUILDINGS, SUBSTANTIAL GARAGE STRUCTURES AND A SPORTS ARENA. THIS CULTURAL CENTER IS NOW PROCEEDING TO REALIZATION.

UNION SQUARE, A FIVE MINUTE WALK FROM THE SITE, IS CURRENTLY UNDERGOING MAJOR HOTEL AND OFFICE BUILDING CONSTRUCTION AT ITS PERIMETER.

THE URBAN DESIGN PLAN

THE URBAN DESIGN PLAN, A COMPREHENSIVE PROGRAM FOR THE HARMONIOUS DEVELOPMENT OF SAN FRANCISCO, HAS BEEN COMPLETED BY THE SAN FRANCISCO PLANNING DEPARTMENT AND ADOPTED BY THE PLANNING COMMISSION. THE MINT'S LOCATION AND PROPOSED RESTORATION ARE IN CONCERT WITH THE OBJECTIVES OF THE PLAN.



SITE PLAN





GENERAL WORK . .

COMMON TO ALL USES

GENERAL WORK IN COMMON TO ALL USES

RESTORATION AND REPAIR WORK WILL BE REQUIRED IRRESPECTIVE OF THE ALTERNATIVE USES STUDIED HEREIN. THESE MANDATORY ITEMS CONSIST GENERALLY OF ARCHITECTURAL, STRUCTURAL MECHANICAL AND ELECTRICAL IMPROVEMENTS AND ARE ILLUSTRATED IN THEIR FOLLOWING RESPECTIVE SECTIONS.

THE GROUND FLOOR AND ATTIC AREAS HAVE BEEN CONSIDERED FOR SIMILAR USES IN EACH OF THE ALTERNATIVES, WITH VARIATIONS NOTED IN THE ANALYSES OF THOSE SPACES.

THE RESTORATION OF THE TWO MAGNIFICENT CAST IRON ROOMS, NEAR THE ENTRY TO THE FIRST FLOOR, HAS BEEN ESTABLISHED AS A FUNDAMENTAL PARAMETER IN THE STUDY OF THE BUILDING. THE RICHNESS OF DETAIL AND VOLUMETRIC ELOQUENCE ARE UNEQUALLED IN THAT PERIOD OF WESTERN ARCHITECTURE. CONSEQUENTLY, IMPROVEMENTS TO THOSE SPACES SHOULD BE UNDERTAKEN IN THE SPIRIT OF ENRICHMENT OF THE EXISTING.





EXTERIOR RESTORATION

IT HAS BEEN DETERMINED THAT THE ORIGINAL SANDSTONE AND GRANITE FACING STONES ARE WELL ANCHORED INTO THE BRICK MASONRY WALLS. THE DETERIORATION OF THE APPEARANCE OF THE FACADES HAS BEEN CAUSED BY A COMBINATION OF NATURAL EROSION, CHEMICAL DETERIORATION AND MECHANICAL FRACTURING.

TO RESTORE THE BUILDING'S APPEARANCE, IT WILL BE NECESSARY TO REPLACE, REBUILD AND SEAL THE ORIGINAL FACING MATERIALS. THIS PROCESS OF STONE RESTORATION HAS BEEN SUCCESSFULLY ACCOMPLISHED BY A PROPRIETARY PROCESS USED ON MONUMENTAL GOVERNMENT BUILDINGS IN THIS COUNTRY AND OTHER HISTORIC BUILDINGS ABROAD.

TO RECREATE THE ORIGINAL PROFILES OF THE CORNICE, PARAPET AND CHIMNEY CAPS, IT IS PROPOSED THAT LIGHT-WEIGHT STONE COATED FIBERGLAS ASSEMBLIES BE USED. THIS METHOD OF REBUILDING INTRICATELY SHAPED FEATURES HAS ALSO BEEN USED ON SIMILAR PROJECTS.

IT MUST BE CONSIDERED, THE AFOREMENTIONED PROCESSES NOTWITHSTANDING, THAT ALTERNATIVE TECHNIQUES WOULD BE STUDIED IN DETAIL DURING THE DESIGN PHASES OF THE PROJECT, SUCH TECHNIQUES RESULTING IN VARYING DEGREES OF AUTHENTICITY OF RESTORATION. THEREFORE, WE SUBMIT THE FOLLOWING ESTIMATED COST TO ACCOMPLISH THIS END:

ESTIMATED COST OF EXTERIOR RESTORATION* \$ 1,500,000

(SEE APPENDIX FOR COST SUMMATION)

*IT SHOULD BE NOTED THAT THE COST OF THIS WORK WOULD BE COMMON TO EVERY PROPOSED ALTERNATIVE USE OF THIS BUILDING.

GENERAL WORK . . STRUCTURAL ANALYSIS

THE STRUCTURE OF THE BUILDING WAS FOUND TO BE SOUND AND CAPABLE OF SUPPORTING ANY FUTURE VERTICAL LOADING OF THE ALTERNATIVE OCCUPANCIES. HOWEVER, NOTWITHSTANDING THE FACT THAT THE BUILDING PREDATES AND SURVIVED THE 1906 EARTHQUAKE, THE FLOORS, ROOF AND CERTAIN WALLS DO NOT MEET CURRENT CODE REQUIREMENTS AND PRESENT ENGINEERING CRITERIA FOR EARTHQUAKE RESISTANT DESIGN.

UNDER VARIOUS PROPOSED USES OF THE BUILDING, THE BUILDING CODE REQUIREMENTS REGARDING EARTHQUAKE LOADING WILL VARY. THE STRUCTURAL REPORT IN THE APPENDIX LISTS IN DETAIL THE SPECIFIC PARTS OF THE BUILDING WHICH WILL HAVE TO BE STRENGTHENED TO BRING THE STRUCTURE INTO CONFORMANCE WITH THESE PARTICULAR CODES AND THE RECOMMENDATIONS OF THE ENGINEERING INVESTIGATION OF THIS STRUCTURE.



GENERAL WORK . . MECHANICAL ANALYSIS

MECHANICAL AND PLUMBING SERVICES IN THE BUILDING ARE EITHER PRACTICALLY NON-EXISTENT OR ARE TOTALLY INADEQUATE. ALMOST ALL OF THE EXISTING SYSTEMS ARE LONG PAST THEIR USEFUL ECONOMIC LIFE AND ARE BEYOND REPAIR. ENTIRE SYSTEMS FOR HEATING, VENTILATION, AIR CONDITIONING, PLUMBING AND FIRE PROTECTION WILL HAVE TO BE INSTALLED. HOWEVER, SOME COMPONENTS OF EXISTING SYSTEMS WHICH ARE OF HISTORIC INTEREST, SUCH AS THE OLD BOILER PLANT AND THE PATTERNED CAST IRON RADIATORS CAN BE RENOVATED AND INCORPORATED IN THE NEW SYSTEMS.

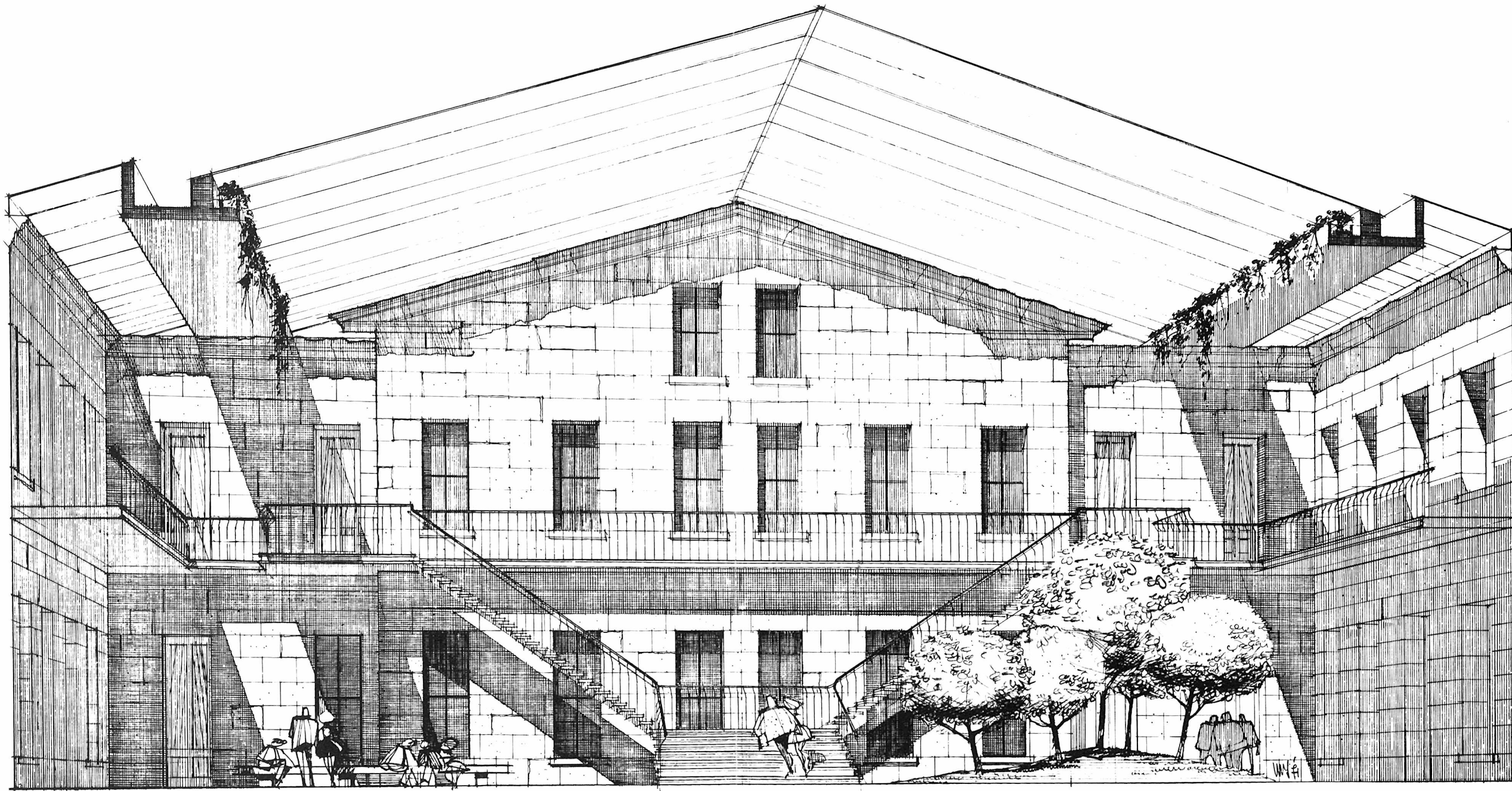
GENERAL WORK . . ELECTRICAL ANALYSIS

A COMPLETELY NEW ELECTRICAL SYSTEM INCLUDING BUILDING SERVICE AND DISTRIBUTION FOR POWER AND LIGHTING WILL HAVE TO BE INSTALLED.



THE COURTYARD

THE CENTRALIZED COURTYARD NOW CONTAINS SEVERAL DETERIORATED SKYLIGHTS AND THE UPPER PORTION OF A GROUND FLOOR VAULT. THE CREATION OF A SKYLIGHTED AND LANDSCAPED CIRCULATION LOBBY IS ESSENTIAL TO EVERY ALTERNATIVE. THE EXISTING ROOM TO ROOM CIRCULATION PATTERNS ARE IMPRACTICAL, THUS THE SPACE, TOGETHER WITH A SECOND FLOOR BALCONY, AFFORDS READY ACCESS TO SURROUNDING AREAS. THE RESTORATION OF THE EXISTING STONEWORK WOULD CONSIST OF THE SELECTIVE REPLACEMENT OF STONES, THE CLEANING AND TREATMENT OF THE EXISTING STONE PATINA AND THE IMPREGNATION AND PRESERVATION OF DETERIORATED STONE. FOLLOWING REMOVAL OF EXISTING COURTYARD APPURTENANCES, THE VAULTS BELOW WOULD RECEIVE SAND AND EARTH FILL SURMOUNTED BY A PEDESTRIAN SURFACE AT FIRST FLOOR LEVEL.





GROUND FLOOR

IN SQUARE FEET

THE GROUND FLOOR PRESENTLY CONTAINS VAULTS, PERIMETER OFFICES, REST ROOMS AND MECHANICAL SPACE. AS PREVIOUSLY NOTED, THE MAJOR VAULT BELOW THE COURTYARD WOULD BE PARTIALLY DEMOLISHED BY LOWERING ITS ROOF TO A MID-VAULT FLOOR LEVEL AND ALL AREAS BENEATH THE COURTYARD RECEIVING NEW FILL.

THE FOUR EXISTING STAIRWAYS TERMINATE AT THE GROUND FLOOR AND WITH THE ADDITION OF NEW ENCLOSURES, WOULD SERVE AS MANDATORY BUILDING EXITS. THE MISSION AND JESSIE STREET ENTRANCE WAYS WOULD SERVE AS GRADE LEVEL ELEVATOR AND GENERAL BUILDING ACCESS FOR THE HANDICAPPED.

THE EXISTING BOILER ROOMS AND ELECTRICAL SPACES WOULD BE REHABILITATED AND REACTIVATED.

THE REMAINING SPACES WOULD HAVE USES RELATIVE TO THE FOLLOWING ALTERNATIVES:

COURTS AND OFFICES	}	OLD MINT MUSEUM AND OFFICES
PHILANTHROPIC FOUNDATION		

SHOPPING BAZAAR	}	STORAGE
MUSEUM		
AGRICULTURAL INSTITUTE		

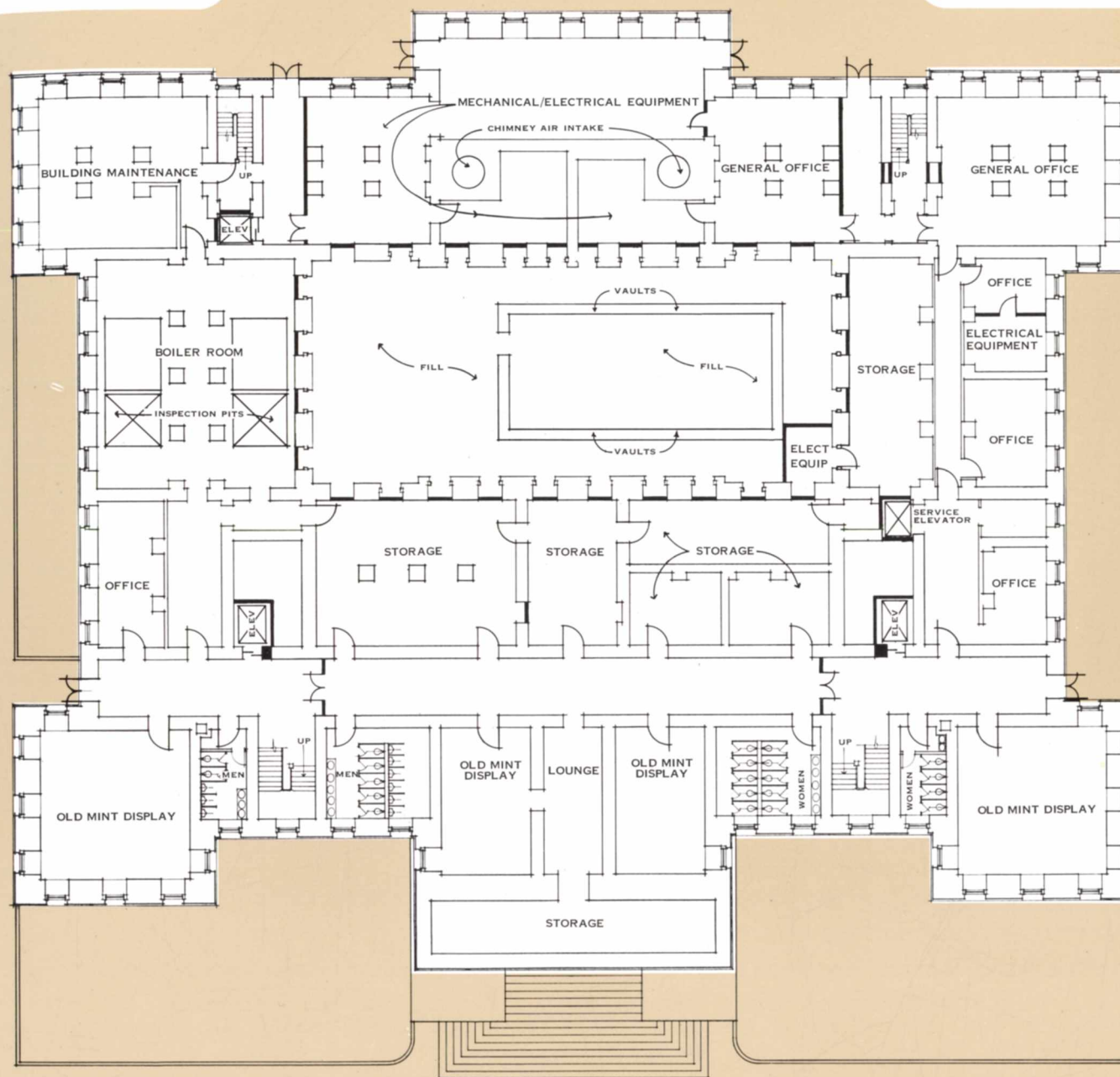
VAULTS	4,284
BUILDING MAINTENANCE	990
MECHANICAL & ELECTRICAL	4,538
MEN	540
WOMEN	540
CIRCULATION	3,373
TOTAL SQUARE FOOTAGE	9,981

LOUNGE	370
OLD MINT DISPLAY	2,880
OFFICES	3,007
STORAGE	4,152
TOTAL SQUARE FOOTAGE	10,409

OR

STORAGE SQUARE FOOTAGE	10,409
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GENERAL WORK GROUND FLOOR



LEGEND

EXISTING CONSTRUCTION

PROPOSED CONSTRUCTION

CASE WORK

GRAPHIC SCALE

0 FEET 32

1/32 = 1' - 0"

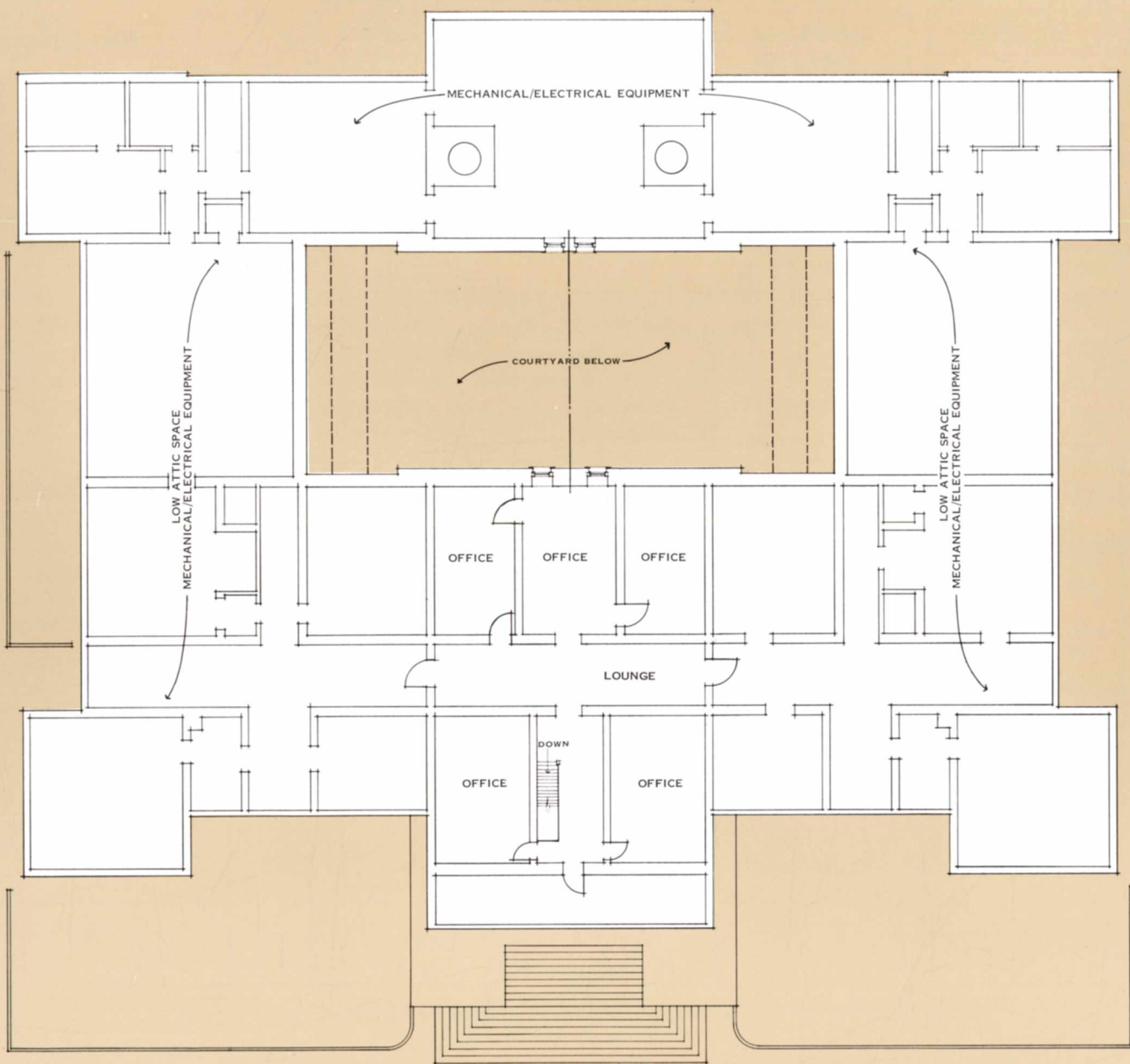
ATTIC SPACE

IN SQUARE FEET

A RELATIVELY SMALL AREA OF ATTIC SPACE, SERVED BY A SINGLE STAIRWAY, WOULD BE AVAILABLE FOR OFFICE USE WITH THE STRUCTURE UNDER FEDERAL OWNERSHIP. BUILDING CODE RESTRICTION, IF PRIVATELY OWNED, WOULD LIMIT THIS AREA TO STORAGE SPACE, ITS FORMER USE. IT EXISTS AS THE ONLY ATTIC AREA OF SUFFICIENT HEIGHT AND ACCESSABILITY TO WARRANT IMPROVEMENT, WHILE THE REMAINING LOW AREAS WOULD SERVE MECHANICAL AND ELECTRICAL CONDUIT FUNCTIONS. IF USED AS OFFICE SPACE, SKYLIGHTS WOULD PROVIDE NATURAL ILLUMINATION.

LOUNGE	636
OFFICES	2059
CIRCULATION	370
MECHANICAL & ELECTRICAL	16,000
TOTAL SQUARE FOOTAGE	19,065

GENERAL WORK ATTIC FLOOR



LEGEND


EXISTING CONSTRUCTION


PROPOSED CONSTRUCTION


CASE WORK

GRAPHIC SCALE

0 FEET 32



1/32 = 1' - 0"



BUILDING CODES, GENERAL

EVENTUAL OWNERSHIP OF THE PROPERTY WILL DICTATE BUILDING CODE CRITERIA. UNDER FEDERAL OWNERSHIP, BUILDING CODE STANDARDS WOULD BE AN AMALGAM OF SEVERAL NATIONAL AND LOCAL CODES, WITH SPECIFIC INTERPRETATIONS PROVIDED BY THE FEDERAL AGENCY WITH JURISDICTION. SHOULD THE STRUCTURE REVERT TO PRIVATE OR STATE OWNERSHIP, IT WOULD BE SUBJECT TO THE SAN FRANCISCO OR UNIFORM BUILDING CODES, RESPECTIVELY. THE LATTER TWO CODES ARE OF SIMILAR INTENT. THE TABLES, OPPOSITE AND IN THE APPENDIX, PUT FORTH SPECIFIC CONSIDERATIONS.

BUILDING CODES, ANALYSIS

SAN FRANCISCO BUILDING CODE REQUIRES THAT ALL STAIRWAYS MUST BE ENCLOSED, ROOF TO GROUND FLOOR. THE REAR STAIRWAYS ARE NON-CONFORMING AS TO WIDTH REQUIREMENTS AND WOULD HAVE TO BE WIDENED INASMUCH AS NO PROVISION EXISTS IN THIS CODE FOR SUCH NON-CONFORMANCE. THIS WIDENING WOULD INVOLVE SUBSTANTIAL STRUCTURAL AND ARCHITECTURAL REDESIGN AND CONSTRUCTION EXPENSE.

FEDERAL FIRE/SAFETY REGULATIONS MAKE PROVISIONS FOR SELECTIVE SPRINKLERING OF EXISTING STAIRWAYS WHERE ENCLOSURE WOULD PROVE INFEASIBLE WITH REGARD TO ARCHITECTURAL CONSIDERATIONS. THE SAN FRANCISCO BUILDING CODE MAKES NO SUCH PROVISION AND THE STAIRWAYS MUST BE ENCLOSED.

THE SAN FRANCISCO BUILDING CODE ALLOWS TWO STORIES AS MAXIMUM HEIGHT FOR THE BUILDING'S STRUCTURAL CLASSIFICATION, THAT IS, TYPE III-N. WITH THE GROUND FLOOR CONSIDERED A STORY, SECOND FLOOR OCCUPANCY WOULD BE ALLOWED ONLY IF THE ENTIRE STRUCTURE IS SPRINKLERED. THE USE OF ATTIC ROOMS, A FOURTH STORY, FOR HUMAN OCCUPANCY IS QUESTIONABLE UNDER THESE CODE PROVISIONS.

SUMMARY OF BUILDING CODES TO PROPOSED USES

PROPOSED USE

MAJOR CRITERIA

COURTS/
OFFICES

PHILAN-
THROPIC
FOUNDA-
TION

SHOPPING
BAZAAR

MUSEUM

AGRICUL-
TURAL
INSTITUTE

COMMENTS

ASSUMED PROPERTY
OWNERSHIP

OWNER OCCUPIED
OR LEASED

APPLICABLE BUILDING
CODE(S)

SEISMIC CODE
(SEE STRUCTURAL)

BUILDING
CLASSIFICATION

EXIT WIDTHS REQUIRED

ENCLOSE STAIRWAYS

SPRINKLE ENTIRE
BUILDING

FEDERAL
GOVERNMENT

PRIVATE

PRIVATE

FEDERAL*
GOVERNMENT

STATE
GOVERNMENT

*OTHER THAN
GSA

OWNER
OCCUPIED

OWNER
OCCUPIED

LEASED

OWNER
OCCUPIED

LEASED

GSA

SAN
FRANCISCO

SAN
FRANCISCO

GSA

U.B.C.

GSA

NONE*
(LESS 30%
OR RILEY)

SAN FRAN-
CISCO BUILD-
ING CODE

GSA

U.B.C.

*30% OR LESS
STRUC-
TURAL MOD-
IFICATIONS

NA

F-2

F-2

NA

F-2

SATISFAC-
TORY

44" (WIDEN
REAR

44" (WIDEN
REAR)

SATISFAC-
TORY

44" (WIDEN
REAR)

NO*

YES

YES

NO*

YES

* SELECTIVE
SPRINKLER

NO

YES

YES

NO*

YES

*RECOMMENDED

G.S.A: GENERAL SERVICES ADMINISTRATION OR EQUIVALENT

U.B.C.: UNIFORM BUILDING CODE OR EQUIVALENT.

COST ESTIMATES COMMON TO ALL USES

ESTIMATED COST OF EXTERIOR WORK (OTHER THAN RESTORATION)	\$ 275,400
ESTIMATED COST OF INTERIOR WORK	\$ 496,500
ESTIMATED COST OF STRUCTURAL WORK	\$ 588,500
ESTIMATED COST OF MECHANICAL & ELECTRICAL WORK	\$ 580,600
	\$ 1,941,000
CONTRACTOR'S OVERHEAD AND PROFIT @ 21%	\$ 407,000
TOTAL COST OF WORK COMMON TO ALL USES	\$ 2,348,000

AREA COMPUTATIONS

GROSS INTERIOR FLOOR SPACE, SQUARE FEET	63,900
COURTYARD	4,100
	68,000
CIRCULATION*, MECHANICAL, ELECTRICAL AND TOILETS	18,430
ROUND TO	18,400
NET INTERIOR FLOOR SPACE	49,600
NET TO GROSS, PERCENT	74.0

*AVERAGE OF FIVE ALTERNATE USES

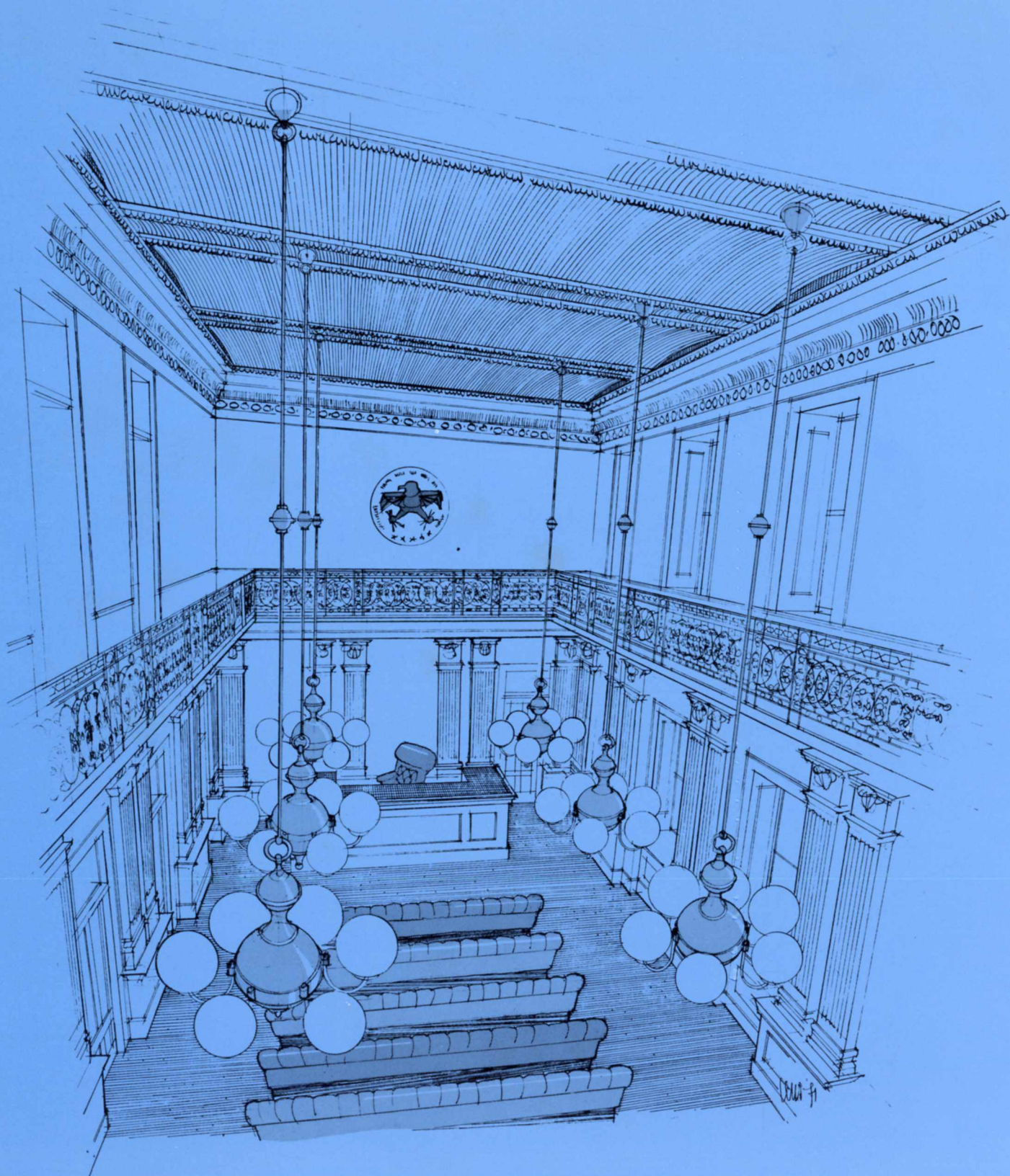
AREA COMPUTATIONS*	GROSS** AREA	NET*** ASSIGNABLE	TOTAL**** NET
GROUND FLOOR	32,890 SF	10,409SF	13,782 SF
FIRST FLOOR	32,218 SF (INCLUDING COURTYARD)	17,816SF (EXCLUDING COURTYARD)	25,604 SF (INCLUDING COURTYARD)
SECOND FLOOR	25,798 SF	15,410SF	19,685 SF
ATTIC SPACE	28,790 SF	2,695SF	3,065 SF
TOTAL SQUARE FOOT.	119,696 SF	46,330SF	62,136SF

RATIO OF <u>NET ASSIGNABLE</u> TO GROSS AREA	$\frac{46,330}{119,696}$	= 38.7%
RATIO OF <u>TOTAL NET</u> TO GROSS AREA	$\frac{62,136}{119,696}$	= 51.9%

**GROSS AREA IS THE SUM OF THE FLOOR AREAS INCLUDED WITHIN THE NORMAL OUTSIDE FACES OF EXTERIOR WALLS.

***NET ASSIGNABLE AREA IS THAT PORTION OF THE GROSS AREA WHICH IS ASSIGNED OR AVAILABLE FOR ASSIGNMENT TO USING AGENCIES.

****TOTAL NET AREA IS COMPOSED OF THE SUM OF NET ASSIGNABLE AREA AND PERMANENT AND NON-PERMANENT HORIZONTAL CIRCULATION AREAS.



1

COURTS & OFFICES

COURTS & OFFICES . . FEASIBILITY SUMMATION

THE FEDERAL GOVERNMENT WOULD RETAIN AND RESTORE THE PROPERTY, WITH THE BUILDING THEN OCCUPIED BY SPECIAL FEDERAL COURTS AND RELATED OFFICES.

A ROOM LAYOUT WAS SUPPLIED BY THE GOVERNMENT SETTING FORTH SPECIAL COURTS AND RELATED OFFICES WITHIN THE EXISTING STRUCTURE. GOVERNMENT CRITERIA FROM HANDBOOKS ON COURT LAYOUT AND DESIGN WERE EMPLOYED IN ARRIVING AT THE FINAL FEASIBILITY FLOOR PLANS. THE CLOSE PROXIMITY OF PUBLIC TRANSPORTATION WAS JUDGED TO BE OF IMPORTANCE WHEN CONSIDERING PUBLIC PARTICIPATION IN COURT OPERATIONS, AND THE REQUIRED STAFF. THE STRUCTURE WOULD AFFORD MAXIMUM SECURITY IN CONSIDERATION OF THE BUILDING'S INHERENT STRENGTH, AND THE LOCATION OF COURT FUNCTIONS ABOVE STREET LEVEL.

THE EXISTING ROOM CONFIGURATIONS ARE UNIQUELY ADAPTED TO THE FEDERAL COURT PLANNING GUIDELINES. THE BASIC ROOM SIZES ACCOMMODATE THE NON-JURY COURTROOMS AND RELATED OFFICES, CONVENIENTLY, AND THE NON-PRISONER FUNCTIONS SIMPLIFY THE CIRCULATION PATTERNS BY PRECLUDING INTERIOR SECURITY SEPARATIONS. THE HIGH CEILINGS AND ORNAMENTATION ARE FITTING, WITH RESPECT TO THEIR CUSTOMARY USE IN COURTROOMS AND JUDGES' SUITES.

WHILE CURRENT PLANNING INDICATES FIVE COURTROOM COMPLEXES, A SIXTH COULD BE ACCOMMODATED ON THE FIRST FLOOR, NORTH, A MIRROR IMAGE OF THE TAX COURT TO THE SOUTH. THE SECOND FLOOR CORNER ROOMS FACING FIFTH STREET WOULD BE ADAPTABLE AS ARBITRATION OR HEARING ROOMS.

THE ILLUMINATION REQUIREMENTS FOR COURT USE WOULD PERMIT THE INSTALLATION OF LIGHTING FIXTURES WHICH WOULD BE COMPLETELY COMPATIBLE WITH THE ORNATE CEILINGS AND ARCHITECTURAL CHARACTER OF THE SPACES, INASMUCH AS COURT USE DOES NOT REQUIRE LARGE OFFICE SPACE WITH HIGH INTENSITY LIGHTING. IN SMALL CLERICAL OFFICES, SUPPLEMENTARY LIGHTING FOR SPECIAL TASKS COULD

BE EASILY PROVIDED IN HARMONY WITH THE ARCHITECTURE.

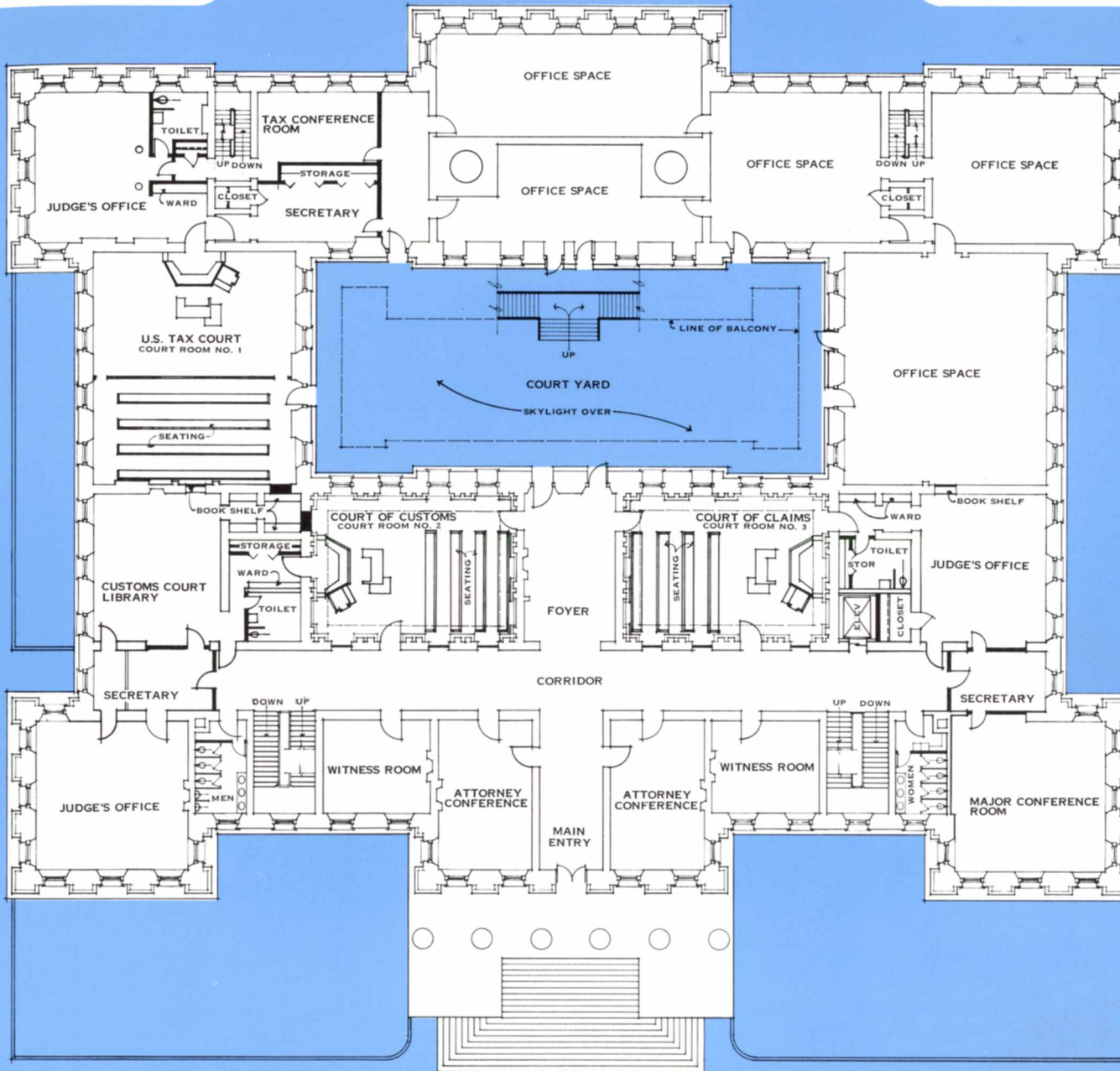
THE FUNCTION OF COURTS WOULD APPEAR TO BE RELATIVELY INDEPENDENT OF THE DEPRESSED APPEARANCE OF THE IMMEDIATE NEIGHBORHOOD SURROUNDINGS, IN CONSIDERATION OF THE U.S. COURT OF APPEALS BUILDING, TWO BLOCKS DISTANT, WHICH IS OPERATING WITHIN A SIMILAR ENVIRONMENT. THE DIGNITY OF THE EXTERIOR FACADE, ENHANCED BY THE HISTORICAL APPEAL OF THE BUILDING, WOULD MAKE ITS RESTORATION FOR COURT USE A FUNCTIONAL CIVIC MONUMENT. THE PLANNING, SHAPE, AND CHARACTER, OF THE SPACES ADMIRABLY SUIT THE REQUIREMENTS OF COURT USE.

COURTS & OFFICES . . FIRST FLOOR

IN SQUARE FEET

MAIN ENTRY	370
CORRIDOR	1728
FOYER	552
U.S. TAX COURT . . COURT RM. 1	1840
JUDGE'S OFFICE	843
JUDGE'S RESTROOM	56
WARD	121
SECRETARY	360
TAX CONFERENCE ROOM	336
STORAGE	54
COURT OF CUSTOMS . . COURT RM. 2	1160
JUDGE'S OFFICE	900
JUDGE'S RESTROOM	100
WARD	60
STORAGE	28
SECRETARY	288
CUSTOM'S COURT LIBRARY	832
COURT OF CLAIMS . . COURT RM. 3	1160
JUDGE'S OFFICE	720
JUDGE'S RESTROOM	50
STORAGE	20
WARD	28
CLOSET	60
SECRETARY	240
MAJOR CONFERENCE ROOM	900
ATTORNEY CONFERENCE ROOMS	1140
WITNESS ROOMS	800
OFFICE SPACE	5,720
MEN	180
WOMEN	180
CIRCULATION	270
TOTAL SQUARE FOOTAGE	21,096

COURTS & OFFICES FIRST FLOOR



LEGEND

EXISTING CONSTRUCTION

PROPOSED CONSTRUCTION

CASE WORK

GRAPHIC SCALE

0 FEET 32

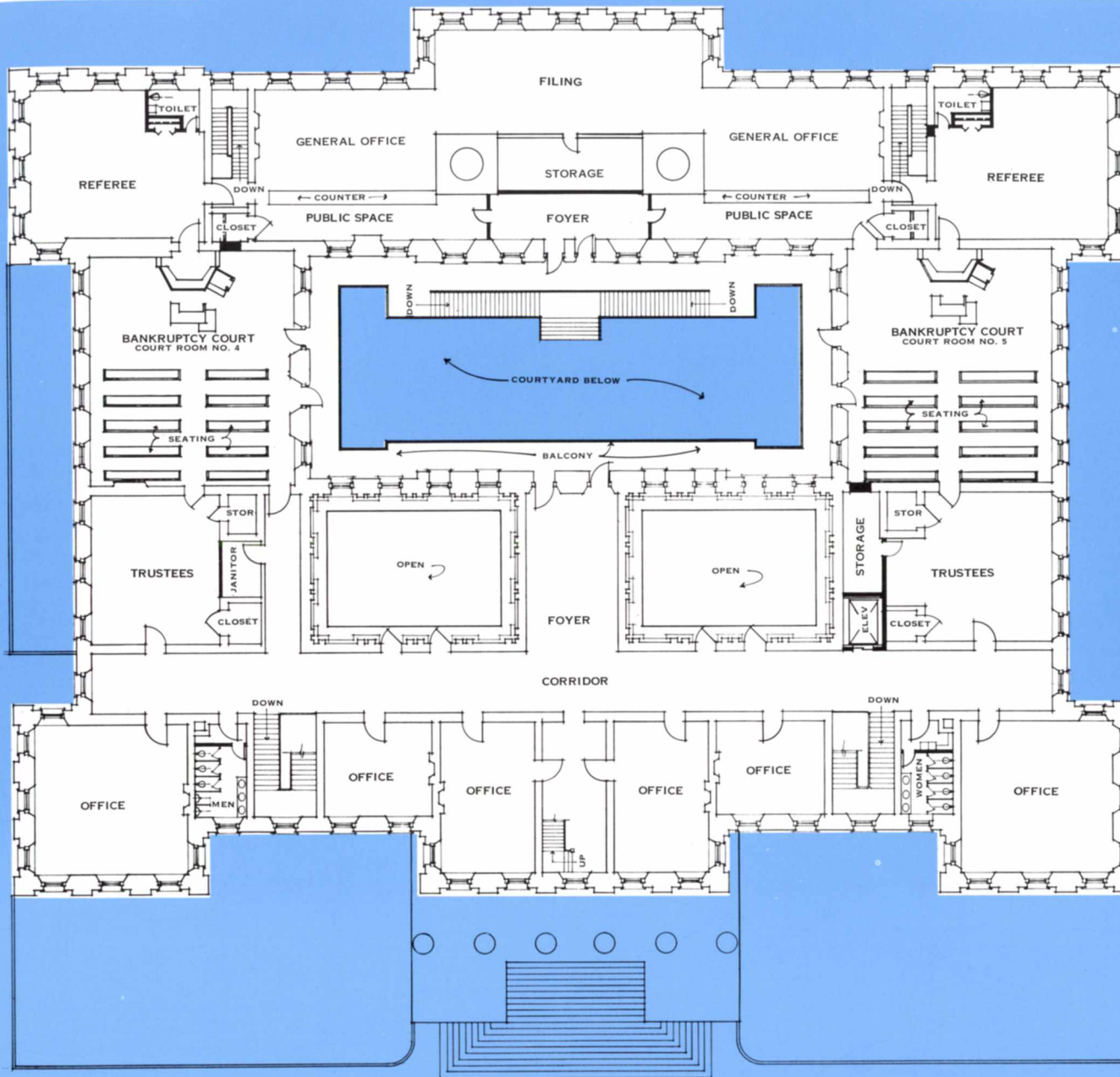
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COURTS & OFFICES . . SECOND FLOOR

IN SQUARE FEET

CORRIDOR	2,256
FOYER	552
BANKRUPTCY COURT . . COURT RM. 4	1,840
REFEREE	940
REFEREE'S RESTROOM	80
TRUSTEES	750
STORAGE	48
CLOSET	48
BANKRUPTCY COURT . . COURT RM. 5	1,840
REFEREE	940
REFEREE'S RESTROOM	80
TRUSTEES	870
STORAGE	208
CLOSET	36
GENERAL OFFICE	1,470
FILING	1,040
PUBLIC SPACE	828
FOYER	288
STORAGE	280
CLOSET	84
OFFICE SPACE	3,740
MEN	180
WOMEN	180
JANITOR	88
CIRCULATION	587
TOTAL SQUARE FOOTAGE	19,253

COURTS & OFFICES SECOND FLOOR



LEGEND

EXISTING CONSTRUCTION

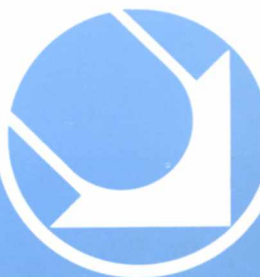
PROPOSED CONSTRUCTION

CASE WORK

GRAPHIC SCALE

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1/32 = 1' - 0"



COST ESTIMATES FOR COURTS AND OFFICE USE

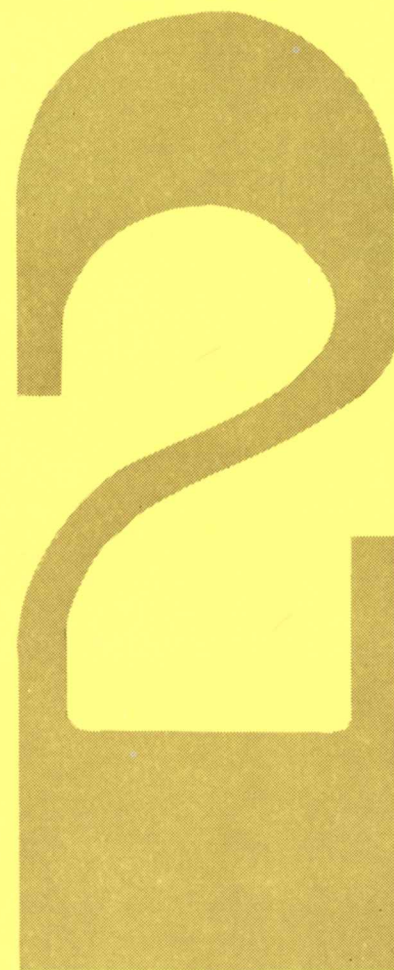
ESTIMATED COST OF INTERIOR IMPROVEMENTS \$ 663,500

WORK IN COMMON TO ALL USES \$ 2,348,000

TOTAL ESTIMATED COST \$ 3,011,500

TOTAL ESTIMATED COST INCLUDING RESTORATION . . \$ 4,511,500





PHILANTHROPIC FOUNDATION

PHILANTHROPIC FOUNDATION - FEASIBILITY SUMMATION

THIS USE WAS STUDIED WITH THE ASSUMPTION THAT THE PROPERTY WOULD BE SOLD TO A PHILANTHROPIC FOUNDATION, WHICH WOULD OCCUPY THE BUILDING FOLLOWING RESTORATION. THE COSTS OF RESTORATION WOULD BE BORNE BY THE FOUNDATION AND RESTORATION WOULD BE PERFORMED IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE GOVERNMENT.

THE ABUNDANCE OF LARGE AND HIGH CEILINGED ROOMS LEND THE STRUCTURE TO OCCUPANCY BY A PRESTIGIOUS TENANT. BOARD ROOMS AND SENIOR OFFICES WOULD BE ENHANCED BY THE GENEROUS SPACES. RESEARCH AND CLERICAL AREAS WOULD NOT REQUIRE THE EXISTING CEILING HEIGHTS, AND SUSPENDED CEILINGS WOULD BE REQUIRED TO INSURE ADEQUATE LIGHTING LEVELS AND ACOUSTICAL CONTROL. AN OFFICE STAFF OF CONSIDERABLE SIZE WOULD BE WELL SERVED BY PUBLIC TRANSPORTATION, AND BUILDING SECURITY IS AGAIN MOST PRACTICAL. THE EXTERIOR BUILDING FORM WOULD SUPPORT THE IMAGE OF THIS TYPE OF OCCUPANCY.

BUILDING CODE PROVISIONS DEMAND THE ENCLOSURE OF THE TWO MAIN STAIRWAYS THUS CREATING VISUAL COMPLEXITY WITHIN THE CORRIDORS, AND REQUIRE THE REAR STAIRWAYS TO BE WIDENED, RESULTING IN CONSIDERABLE STRUCTURAL EXPENSE. FIRE SPRINKLERS WOULD BE REQUIRED THROUGHOUT, WHICH INTRODUCES A MAJOR ARCHITECTURAL PROBLEM, PARTICULARLY IN ROOMS WITH ORNATE CEILINGS.

THE GENERALLY DEPRESSED APPEARANCE OF THE SURROUNDINGS, AS THEY NOW EXIST, WOULD PERHAPS DIMINISH THE CONFIDENCE OF SUCH AN ORGANIZATION TO LOCATE ON THIS PROPERTY.

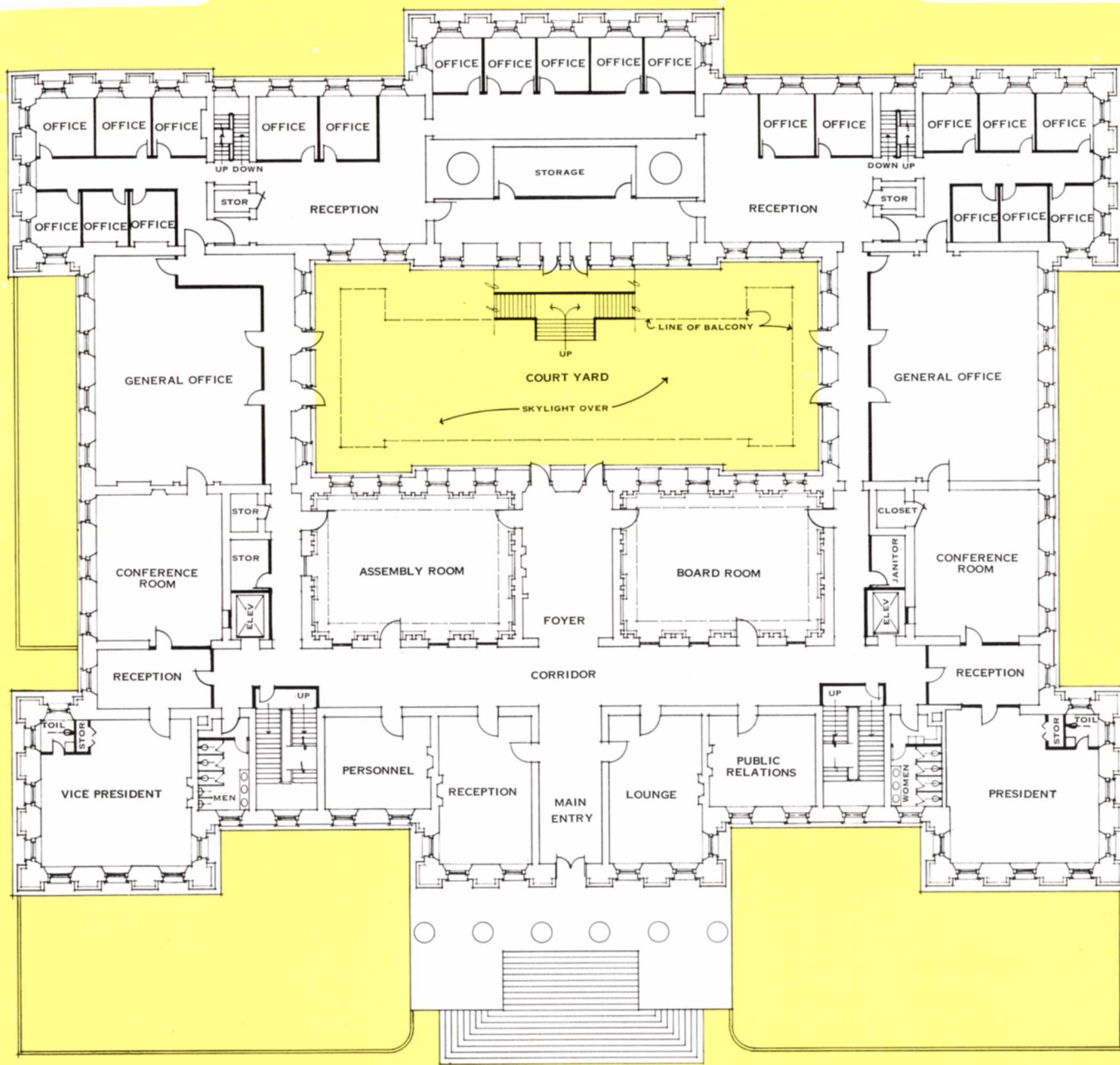
THE SEPARATION OF THE SITE FROM THE FINANCIAL CENTER OF THE CITY SHOULD BE CONSIDERED FROM THE ASPECT OF TRADITIONAL ASSOCIATIONS.

THE POSSIBILITY EXISTS THAT AN ORGANIZATION, AS A FURTHER ACT OF PHILANTHROPY, WOULD PURCHASE, RESTORE, AND

OCCUPY THE STRUCTURE. HOWEVER, THE PRESENT CHARACTER OF IMMEDIATE ENVIRONMENT WOULD SUGGEST AN ALTERNATIVE SITE AS MORE FITTING.

PHILANTHROPIC FOUNDATION . . FIRST FLOOR	SQUARE FEET
MAIN ENTRY	370
CORRIDOR	1680
FOYER	552
LOUNGE	570
RECEPTION	570
PUBLIC RELATIONS	400
PERSONNEL	400
PRESIDENT	833
RESTROOM	49
STORAGE	18
RECEPTION	288
CONFERENCE ROOM	750
CLOSET	42
VICE PRESIDENT	833
RESTROOM	49
STORAGE	18
RECEPTION	288
CONFERENCE ROOM	750
STORAGE	122
BOARD ROOM	1160
ASSEMBLY ROOM	1160
GENERAL OFFICE	3026
RECEPTION	1352
OFFICES	2688
FOYER	416
STORAGE	336
MEN	180
WOMEN	180
JANITOR	88
CIRCULATION	2082
TOTAL SQUARE FOOTAGE	21,250

PHILANTHROPIC FOUNDATION FIRST FLOOR



LEGEND

 EXISTING CONSTRUCTION

 PROPOSED CONSTRUCTION

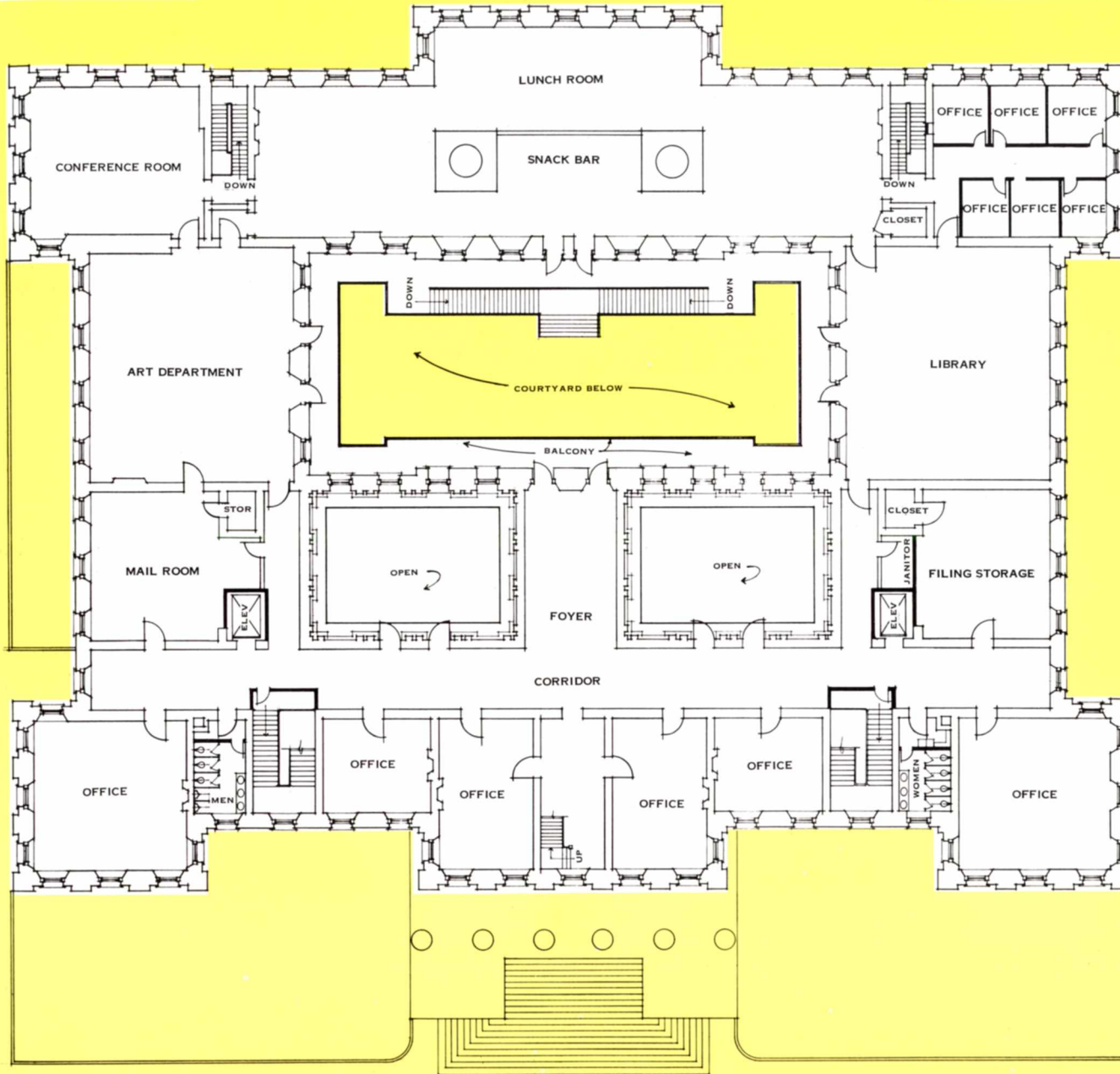
 CASE WORK

GRAPHIC SCALE
0 FEET 32

1/32 = 1' - 0"

PHILANTHROPIC FOUNDATION . . SECOND FLOOR	SQUARE FEET
CORRIDOR	2256
FOYER	552
OFFICES	4640
FILING STORAGE	750
CLOSET	42
MAILROOM	870
STORAGE	42
LIBRARY	1840
ART DEPARTMENT	1840
CONFERENCE ROOM	1020
LUNCH ROOM	3080
SNACK BAR	696
CLOSET	42
MEN	180
WOMEN	180
JANITOR	88
CIRCULATION	1018
TOTAL SQUARE FOOTAGE	19,136

PHILANTHROPIC FOUNDATION SECOND FLOOR



LEGEND

EXISTING CONSTRUCTION

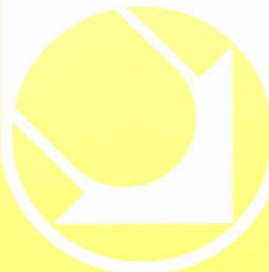
PROPOSED CONSTRUCTION

CASE WORK

GRAPHIC SCALE

0 FEET 32

1/32 = 1' - 0"



COST ESTIMATES FOR PHILANTHROPIC FOUNDATION USE

ESTIMATED COST OF INTERIOR IMPROVEMENTS	\$ 603,300
FIRE SPRINKLERS	\$ 127,000
WORK IN COMMON TO ALL USES	\$ 2,348,000
 TOTAL ESTIMATED COST	 \$ 3,078,300
 TOTAL ESTIMATED COST INCLUDING RESTORATION . .	 \$ 4,578,300

FINANCIAL ANALYSIS

LAND VALUE*	\$ 1,000,000
COST OF IMPROVEMENTS	\$ 4,578,300
TOTAL COST TO USER	\$ 5,578,300
 NET OFFICE SPACE: 30,980 SQUARE FEET	
COST PER SQUARE FOOT TO USER	\$ 180.00

*SEE PROPERTY MANAGEMENT AND DISPOSAL SERVICES REPORT OF MAY 20, 1968 AS PREPARED BY THE REAL ESTATE RESEARCH CORPORATION, SAN FRANCISCO (CONTRACT #G, CALIF.-878-A, 9DV)



3

SHOPPING BAZAAR

SHOPPING BAZAAR - FEASIBILITY SUMMATION

WITH TOURISM AS A MAJOR CITY INDUSTRY AND THE CONVERSION OF SEVERAL OLDER STRUCTURES INTO SUCCESSFUL SHOPPING AND TOURIST CENTERS, A COMMERCIAL VENTURE FOR THE OLD MINT WAS INVESTIGATED. THE POWELL STREET CABLE CAR TERMINUS, A BUSY TOURIST ATTRACTION, IS ONE BLOCK TO THE NORTH AND THE COMPLETION POINT FOR THE DOWNTOWN TO FISHERMAN'S WHARF TRAM TOUR. THE OLD MINT PROPERTY WAS ENVISAGED AS THE COUNTERPART OF THE SUCCESSFUL CANNERY AND GHIRARDELLI SQUARE COMMERCIAL COMPLEXES, CONTAINING SPECIALTY SHOPS, ART GALLERIES, RESTAURANTS AND THE LIKE. IT WAS ASSUMED THAT THE PROPERTY WOULD BE SOLD, RESTORED AT BUYER'S EXPENSE, AND SPACE LEASED TO VARIOUS TENANTS.

THE SUCCESS OF SIMILAR VENTURES HAS BEEN IN PART DUE TO THEIR LOCATION IN PICTURESQUE SURROUNDINGS, WHEREAS THE OLD MINT SITE DOES NOT ENJOY THIS ADVANTAGE. THERE IS NOW LIMITED THROUGH FOOT TRAFFIC AT THE BUILDING'S PERIMETER, AND LITTLE, IF ANY, USABLE AREA AVAILABLE FOR EYE LEVEL MERCHANDISE DISPLAY. THE EXTERIOR RESTORATION OF THE BUILDING WOULD, OF NECESSITY, PRECLUDE THE USE OF PROMINENT ILLUMINATED SIGNS - AN ESSENTIAL NEED FOR COMMERCIAL ENTERPRISES.

PLAN ANALYSIS DEMONSTRATES THAT A LARGE VARIETY OF SHOPS OF DIVERSE SIZE MAY BE ACCOMMODATED WITHIN THE EXISTING SPACES. EXPANSION OF SUCCESSFUL SHOPS TO ADJACENT SPACES WOULD REQUIRE NEW OPENINGS IN THE MASONRY WALLS TO ASSURE CONVENIENT CIRCULATION OF CUSTOMERS. AS IN THE INSTANCE OF THE PHILANTHROPIC FOUNDATION, THE BUILDING CODE REQUIREMENTS OF STAIR WIDENING AND ENCLOSURE, AND COMPLETE FIRE SPRINKLER SYSTEM, ARE MANDATORY. IN RESPECTING THE EXISTING CEILING CONFIGURATIONS, THE LIGHTING OF MERCHANDISE WOULD BEST BE ACCOMPLISHED WITH FLOOR STANDING OR SHOWCASE MOUNTED UNITS.

AS DISCUSSED ELSEWHERE, THE ULTIMATE COMMERCIAL POTENTIAL OF THIS AREA WILL DEPEND, IN GREAT PART, ON

THE SUCCESS OF THE YERBA BUENA CENTER AND THE REJUVENATION OF MARKET STREET. THE FINANCIAL ANALYSIS OF THIS PROPOSAL INDICATES THAT THE RENT STRUCTURE REQUIRED FOR THE VENTURE IS FAR IN EXCESS OF ANY PRESENT RENTS BEING PAID IN THE AREA. IT IS QUESTIONABLE WHETHER ANY PRUDENT BUSINESSMAN WOULD INVEST THE CAPITAL REQUIRED TO BRING THIS ALTERNATIVE INTO BEING.

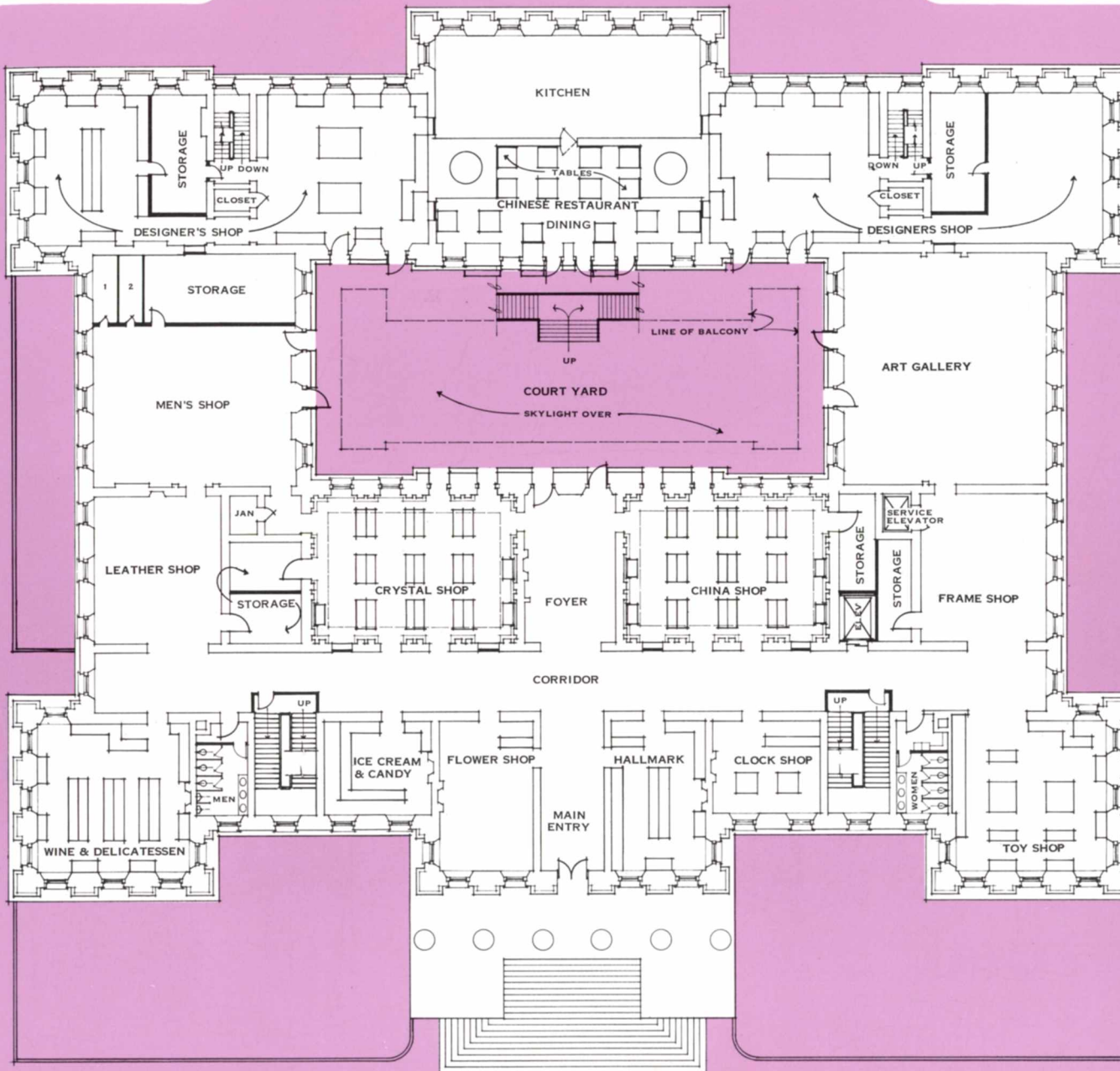
SHOPPING BAZAAR . . FIRST FLOOR

IN SQUARE FEET

IN SQUARE FEET

MAIN ENTRY	370	LEATHER SHOP	750
CORRIDOR	2256	STORAGE	140
FOYER	552		
HALLMARK SHOP	570	ART GALLERY	1840
FLOWER SHOP	570	MEN'S SHOP	1280
CLOCK SHOP	400	DRESSING ROOMS	140
ICE CREAM & CANDY SHOP	400	STORAGE	420
TOY SHOP	900	CHINESE RESTAURANT	696
WINE & DELICATESSEN	900	KITCHEN	1040
CHINA SHOP	1160	DESIGNER'S SHOPS	3452
STORAGE	140	STORAGE	528
CRYSTAL SHOP	1160	CLOSET	56
STORAGE	140	MEN	180
FRAME SHOP	750	WOMEN	180
STORAGE	140	JANITOR	48
		CIRCULATION	190
		TOTAL SQUARE FOOTAGE	21,348

SHOPPING BAZAAR FIRST FLOOR



LEGEND

EXISTING CONSTRUCTION

PROPOSED CONSTRUCTION

CASE WORK

GRAPHIC SCALE

0 FEET 32

1/32 = 1' - 0"



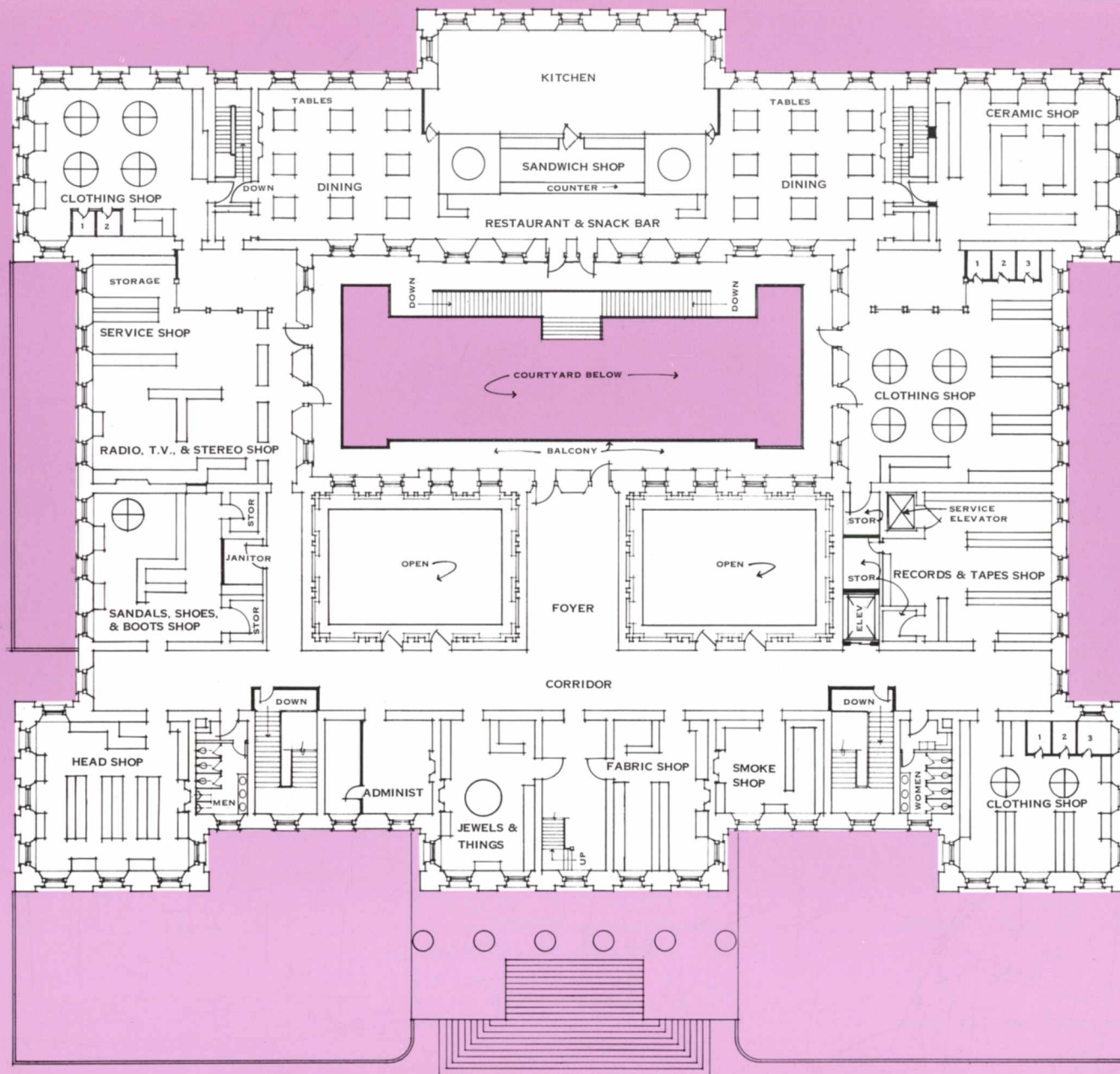
SHOPPING BAZAAR . . SECOND FLOOR

IN SQUARE FEET

IN SQUARE FEET

CORRIDOR	2256	CLOTHING SHOP	1456
FOYER	552	DRESSING ROOMS	84
FABRIC SHOP	570	RADIO, T.V. & STEREO SHOP	1120
JEWELS & THINGS	570	SERVICE SHOP	160
SMOKE SHOP	400	STORAGE	160
ADMINISTRATION	400	RESTAURANT & SNACK BAR	2856
CLOTHING SHOP	798	KITCHEN	1040
DRESSING ROOMS	102	CERAMIC SHOP	1020
HEAD SHOP	900	CLOTHING SHOP	970
RECORDS & TAPES SHOP	870	DRESSING ROOMS	50
STORAGE	70	MEN	180
SANDALS, SHOES, & BOOTS SHOP	750	WOMEN	180
STORAGE	96	JANITOR	88
		CIRCULATION	1475
		TOTAL SQUARE FOOTAGE	19,173

SHOPPING BAZAAR SECOND FLOOR



LEGEND

EXISTING CONSTRUCTION

PROPOSED CONSTRUCTION

CASE WORK

GRAPHIC SCALE

0 FEET 32

1/32 = 1' - 0"

COST ESTIMATES FOR SHOPPING BAZAAR USE

ESTIMATED COST OF INTERIOR IMPROVEMENTS	\$ 73,000
FIRE SPRINKLERS	\$ 127,000
WORK IN COMMON TO ALL USES	\$ 2,348,000
TOTAL ESTIMATED COST	\$ 2,548,000
TOTAL ESTIMATED COST INCLUDING RESTORATION	\$ 4,048,000

FINANCIAL ANALYSIS

LAND VALUE*	\$ 1,000,000
COST OF IMPROVEMENTS	\$ 4,048,000
TOTAL COST TO DEVELOPER	\$ 5,048,000
ANNUAL RETURN ON INVESTMENT @ 9%	\$ 454,000
ANNUAL EXPENSES @ 3-1/2%	\$ 176,000
TOTAL REQUIRED CASH FLOW	\$ 630,000
GROUND FLOOR STORAGE @ \$1.80/YR./S.F.	\$ (18,700)
NEW CASH FLOW REQUIRED FROM REMAINDER	\$ 611,300
COST TO TENANTS (@32,020 SQ. FT.) PER YEAR	\$ 19.10
RENTAL REQUIRED PER SQ. FT. PER MONTH	\$ 1.59

*SEE PROPERTY MANAGEMENT AND DISPOSAL SERVICES REPORT OF MAY 20, 1968 AS PREPARED BY THE REAL ESTATE RESEARCH CORPORATION, SAN FRANCISCO. (CONTRACT #G, CALIF.-878A, 9DV)



4

MUSEUM

MUSEUM - FEASIBILITY SUMMATION

THE PROPERTY WOULD BE TRANSFERRED TO A FEDERAL AGENCY WITH SUFFICIENT FUNDS TO UNDERTAKE THE PROJECT. WHILE A MUSEUM OCCUPANCY WOULD ALSO BE FEASIBLE UNDER STATE OR LOCAL GOVERNMENT SPONSORSHIP, THE CURRENT FISCAL STRINGENCIES WITHIN STATE AND LOCAL GOVERNMENTS WOULD MOST CERTAINLY PRECLUDE THE OFFERING AND PASSAGE OF REVENUE BONDS TO FUND THIS PROPOSAL.

THE FAILURE OF SCHOOL EARTHQUAKE REINFORCEMENT BONDS TO RECEIVE PASSAGE IN RECENT ELECTIONS WOULD INDICATE THAT AN ISSUE OF THIS PRIORITY WOULD HAVE LITTLE HOPE OF VOTER APPROVAL. THEREFORE, IT WOULD APPEAR THAT TRANSFER TO A FEDERAL AGENCY, OTHER THAN THE GENERAL SERVICES ADMINISTRATION, WOULD PROVIDE THE ONLY PRACTICAL METHOD OF FUNDING THE PROJECT.

THE OWNERSHIP OF THE PROPERTY WOULD REMAIN WITHIN, AND RESTORATION WOULD BE UNDERTAKEN BY, THE FEDERAL GOVERNMENT. THE BUILDING WOULD HOUSE A COMBINATION OF FEDERAL, STATE AND CITY EXHIBITS RELATING TO PERIODS OF THE MINT'S OPERATION.

WITH COMPROMISES, THE OLD MINT COULD BE CONVENIENTLY CONVERTED TO A MUSEUM. THE ACCESSIBILITY OF THE SITE IS IDEAL, AND THE HISTORICAL BACKGROUND WOULD ENHANCE THE INTEREST OF THE PUBLIC.

THE FLOOR PLAN CONFIGURATION WOULD ACCOMMODATE MUSEUM FUNCTIONS AS WELL. ROOMS ARE OF AMPLE SIZE AND OF SUFFICIENT HEIGHT TO HOUSE LARGE EXHIBITS, WITH THE GROUND FLOOR AREAS PROVIDING REQUIRED STORAGE AND DISPLAY PREPARATION AREAS. BUILDING SECURITY, AS IN PREVIOUS ALTERNATIVES, IS WELL PROVIDED FOR. IT IS RECOMMENDED THAT THE BUILDING BE SPRINKLERED WITH RESPECT TO THE VALUE OF IRREPLACEABLE MEMORABILIA.

LIGHTING OF VERTICAL DISPLAY AREAS COULD INVOLVE SOLUTIONS WHICH WOULD DETRACT FROM THE ARCHITECTURAL CHARACTER OF THE SPACES. SINCE LIGHTING FLEXIBILITY AND SPECIALIZATION ARE A MAJOR PREREQUISITE IN MUSEUM

FUNCTIONS, THE EXISTING CEILING CONFIGURATION PRECLUDES THE TRADITIONAL LIGHTING TRACKS AND A SUBSTITUTE SYSTEM OF GENERAL ILLUMINATION AND SPECIFIC DISPLAY LIGHTING WOULD BE PROVIDED AS A COMPROMISE.

GENERALLY, MUSEUM ARCHITECTURE IS SKYLIGHTED TO AFFORD MAXIMUM WALL SPACE IN ACCOMMODATING FLAT DISPLAY. THE MINT'S WINDOW ABUNDANCE NECESSITATES CONSTRUCTION OF FREE STANDING PANELS TO SERVE THIS FUNCTION ADEQUATELY. THE LOCATION OF FLAT WORK ADJACENT TO WINDOW OPENINGS IS REGARDED AS UNSATISFACTORY, IN CONSIDERATION OF EXTREME LIGHTING CONTRASTS.

LARGE DISPLAY ITEMS WOULD REQUIRE DISMANTLING AND REERECTION, BECAUSE OF UNIFORM PERSONNEL DOORS THROUGHOUT.

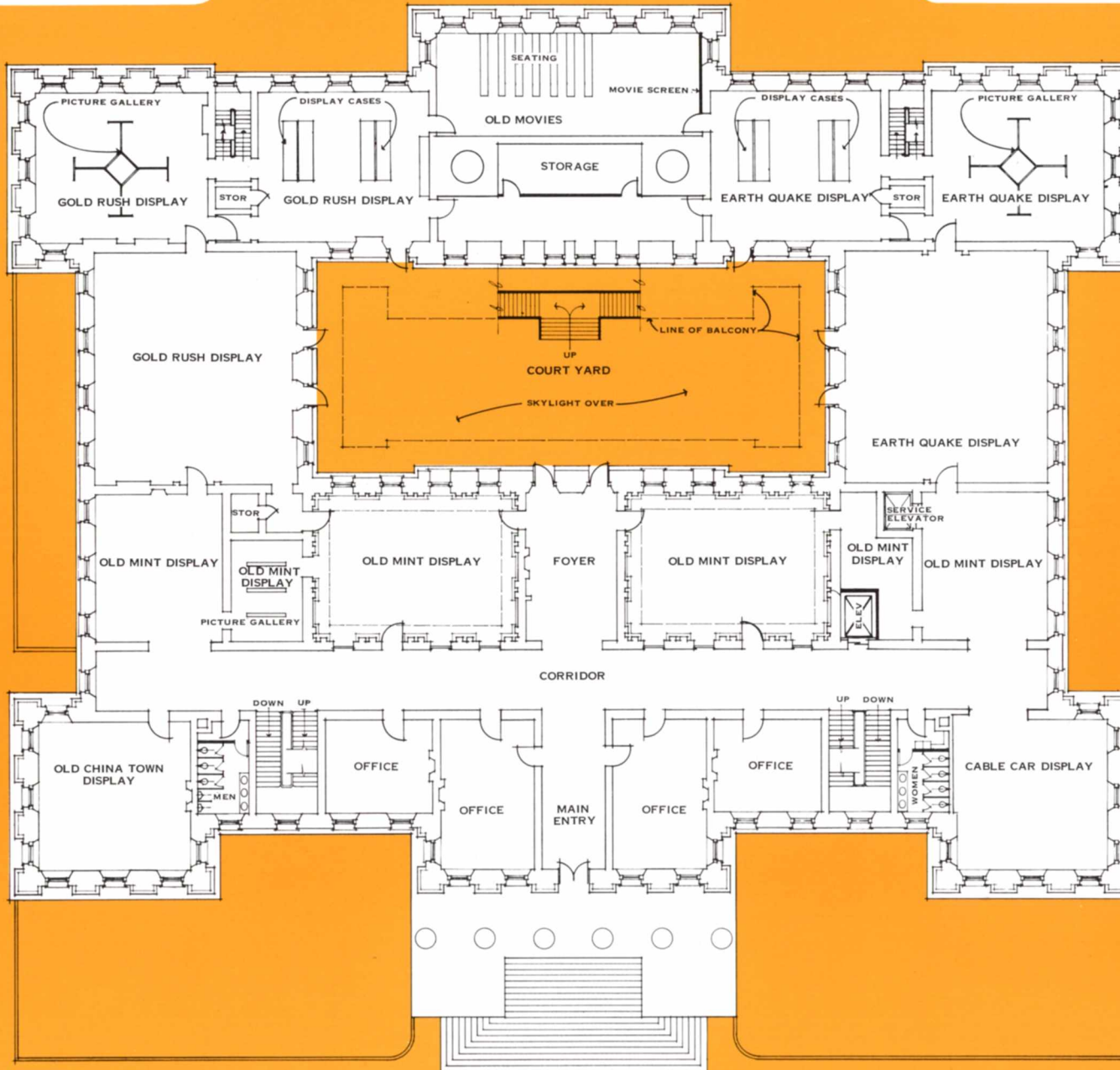
MUSEUM . . FIRST FLOOR

IN SQUARE FEET

MAIN ENTRY	370
CORRIDOR	2256
FOYER	552
OFFICES	1940
CABLE CAR DISPLAY	900
OLD CHINA TOWN DISPLAY	900
OLD MINT DISPLAY	4040
STORAGE	48
EARTH QUAKE DISPLAY	3880
GOLD RUSH DISPLAY	3880
STORAGE	696
OLD MOVIES	1040
MEN	180
WOMEN	180
CIRCULATION	190
TOTAL SQUARE FOOTAGE	21,052

MUSEUM

FIRST FLOOR



LEGEND

EXISTING CONSTRUCTION

PROPOSED CONSTRUCTION

CASE WORK

GRAPHIC SCALE

0 FEET 32

1/32 = 1' - 0"

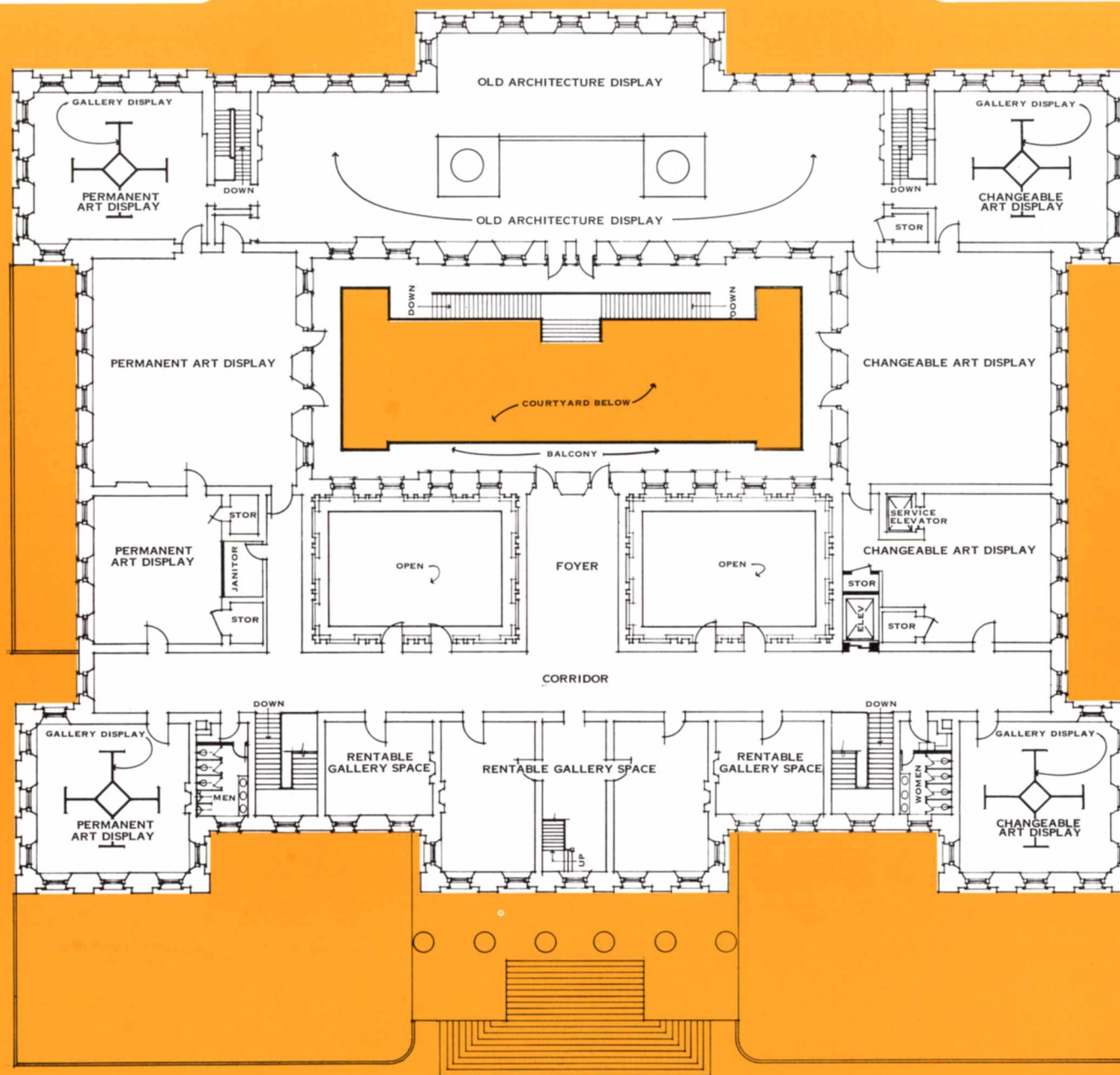


MUSEUM . . SECOND FLOOR

IN SQUARE FEET

CORRIDOR	2256
FOYER	552
RENTABLE GALLERY SPACE	2310
CHANGEABLE ART SPACE	4592
PERMANENT ART DISPLAY	4480
OLD ARCHITECTURE DISPLAY	3776
STORAGE	256
MEN	180
WOMEN	180
JANITOR	88
CIRCULATION	389
TOTAL SQUARE FOOTAGE	19,059

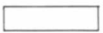
MUSEUM SECOND FLOOR



LEGEND

 EXISTING CONSTRUCTION

 PROPOSED CONSTRUCTION

 CASE WORK

GRAPHIC SCALE

0 FEET 32

1/32 = 1' - 0"



COST ESTIMATES FOR MUSEUM USE

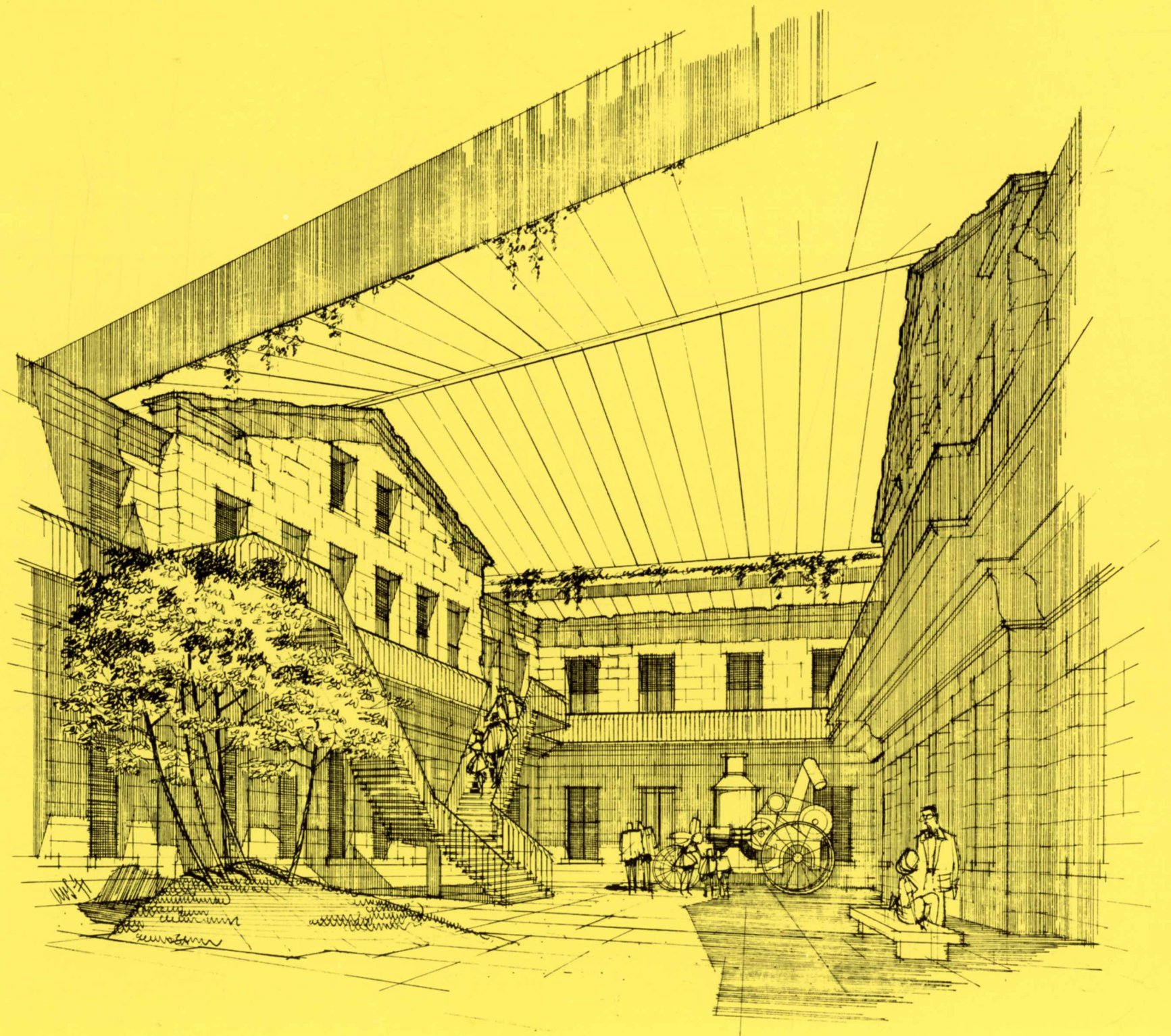
ESTIMATED COST OF INTERIOR IMPROVEMENTS \$ 639,800

FIRE SPRINKLERS \$ 127,000

WORK IN COMMON TO ALL USES \$ 2,348,000

TOTAL ESTIMATED COST \$ 3,114,800

TOTAL ESTIMATED COST INCLUDING RESTORATION . . \$ 4,614,800





AGRICULTURAL INSTITUTE

AGRICULTURAL INSTITUTE - FEASIBILITY SUMMATION

THE FEDERAL GOVERNMENT WOULD TRANSFER THE PROPERTY, BY GIFT, TO AN AGENCY OF THE STATE OF CALIFORNIA WHO WOULD RESTORE AND RETAIN THE STRUCTURE, AND OPERATE AS LESSOR TO PRIVATE TENANTS.

THE SELECTION OF AN AGRICULTURAL INSTITUTE FOR THIS ALTERNATE USE HAS BEEN MADE BECAUSE OF THE VITAL ROLE THAT AGRICULTURE PLAYS IN THE ECONOMY AND THE HISTORY OF THE REGION. IN PARTICULAR THE WINE INDUSTRY HAS BEEN INTIMATELY INTERWOVEN WITH THE HISTORY AND DEVELOPMENT OF CALIFORNIA SINCE THE EARLIEST DAYS OF THE MISSIONS. SAN FRANCISCO IS CENTRALLY LOCATED IN THE PRINCIPAL AREAS PRODUCING PREMIUM QUALITY WINES. IN ADDITION TO ITS HISTORICAL AND ECONOMIC IMPORTANCE THE WINE INDUSTRY PLAYS AN IMPORTANT ROLE IN THE TOURIST INDUSTRY OF THE AREA. THE OLD MINT IS FAVORABLY LOCATED FOR TOURISM CONSIDERING ITS PROXIMITY TO THE CABLE CAR TERMINAL, AS WELL AS THE PLANNED DEVELOPMENT OF MARKET STREET, CLOSE TO THE BUILDING.

THE AGRICULTURAL INSTITUTE COULD SERVE MANY FUNCTIONS BOTH COMMERCIAL AND CULTURAL. THE BUILDING COULD BE RESTORED TO HOUSE ACTIVITIES RELATED TO COMMERCE, HISTORY, AND TOURISM, AND THE PRINCIPAL ROOMS COULD SERVE ADMIRABLY FOR IMPORTANT FUNCTIONS RELATED TO THE INDUSTRY.

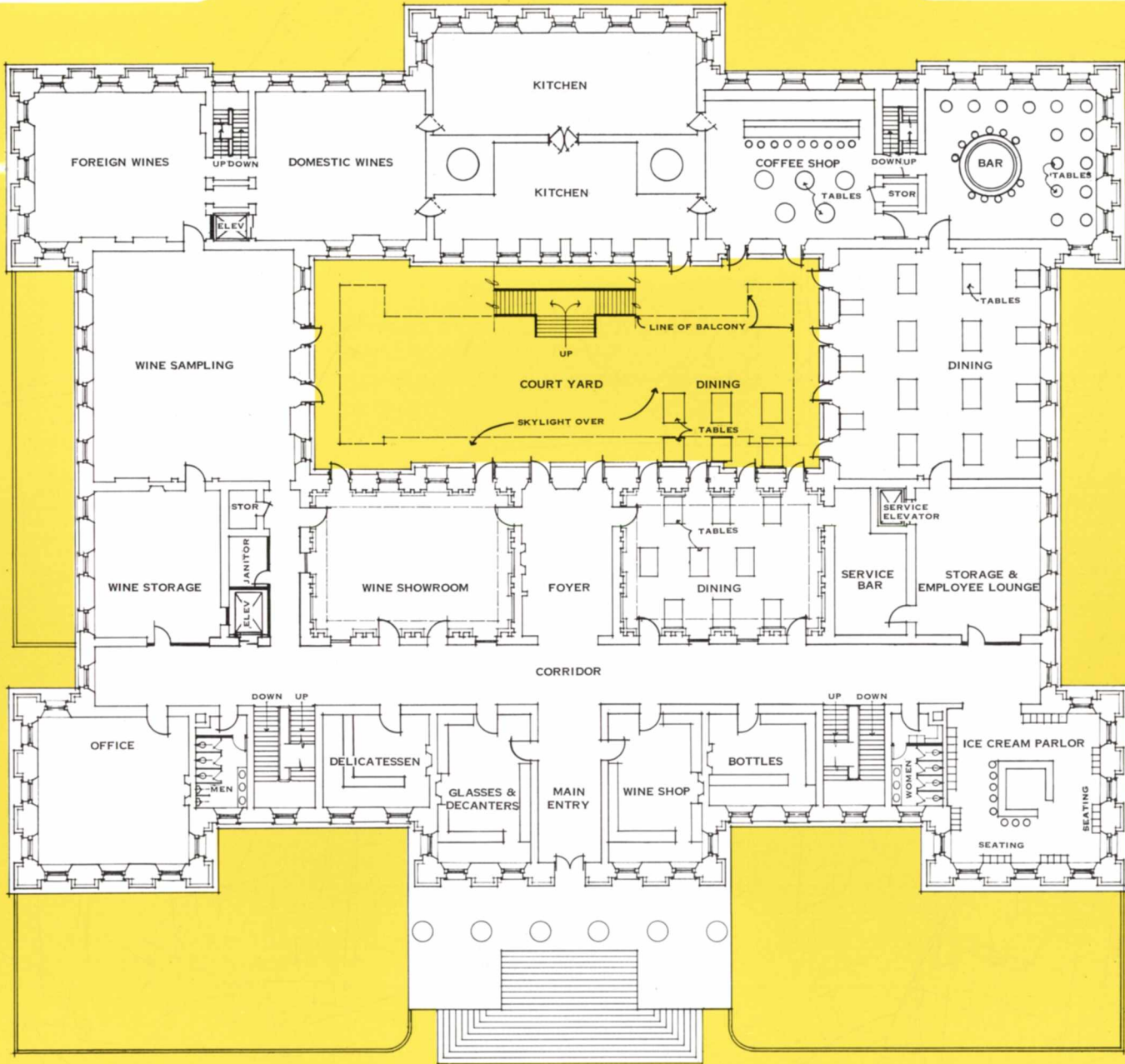
THE BUILDING WOULD PRESENT SOME PROBLEMS IN LIGHTING, AND COMPROMISE SOLUTIONS IN SOME AREAS MIGHT BE REQUIRED WHICH WOULD DETRACT FROM THE ARCHITECTURAL CHARACTER OF THE SPACES.

BY THEORIZING AVERAGE RENTAL RATES FOR COMPARABLE SPACE WITHIN THE AREA, IT IS READILY APPARENT THAT AS CONVENTIONAL RENTAL SPACE, THE PROPERTY IS FINANCIALLY UNFEASIBLE. HOWEVER, RESTORATION OF THE BUILDING AS AN AGRICULTURAL INSTITUTE COULD INVOLVE THE FINANCIAL PARTICIPATION BY INDUSTRY FUNDED AGENCIES, WHO WOULD CONSIDER THE POTENTIAL PUBLIC RELATIONS OF THE BUILDING AS A JUSTIFICATION FOR INCREASED RENTAL COSTS.

AGRICULTURAL INSTITUTE . . FIRST FLOOR IN SQUARE FEET

MAIN ENTRY	370
CORRIDOR	2256
FOYER	552
WINE SHOP	570
GLASSES & DECANTERS	570
BOTTLES	400
DELICATESSEN	400
ICE CREAM PARLOR	900
OFFICE	900
DINING	3000
SERVICE BAR	336
STORAGE & EMPLOYEE LOUNGE	750
WINE SHOW ROOM	1160
WINE STORAGE	750
WINE SAMPLING	1840
FOREIGN WINES	1020
DOMESTIC WINES	1020
KITCHEN	1840
COFFEE SHOP	1020
STORAGE	28
BAR	1020
MEN	180
WOMEN	180
JANITOR	88
CIRCULATION	300
TOTAL SQUARE FOOTAGE	21,450

AGRICULTURAL INSTITUTE FIRST FLOOR



LEGEND

EXISTING CONSTRUCTION

PROPOSED CONSTRUCTION

CASE WORK

GRAPHIC SCALE



1/32" = 1' - 0"



AGRICULTURAL INSTITUTE . . SECOND FLOOR	SQUARE FEET
CORRIDOR	2256
FOYER	552
AGRICULTURAL DISPLAY	1870
HISTORICAL VINEYARD DISPLAY	1870
GENERAL STORAGE	960
OFFICE	500
STORAGE	256
READING ROOMS	3680
AGRICULTURE LIBRARY	5920
STORAGE	28
MEN	180
WOMEN	180
CIRCULATION	924
TOTAL SQUARE FOOTAGE	19,176

AGRICULTURAL INSTITUTE SECOND FLOOR

LEGEND

PROPOSED CONSTRUCTION

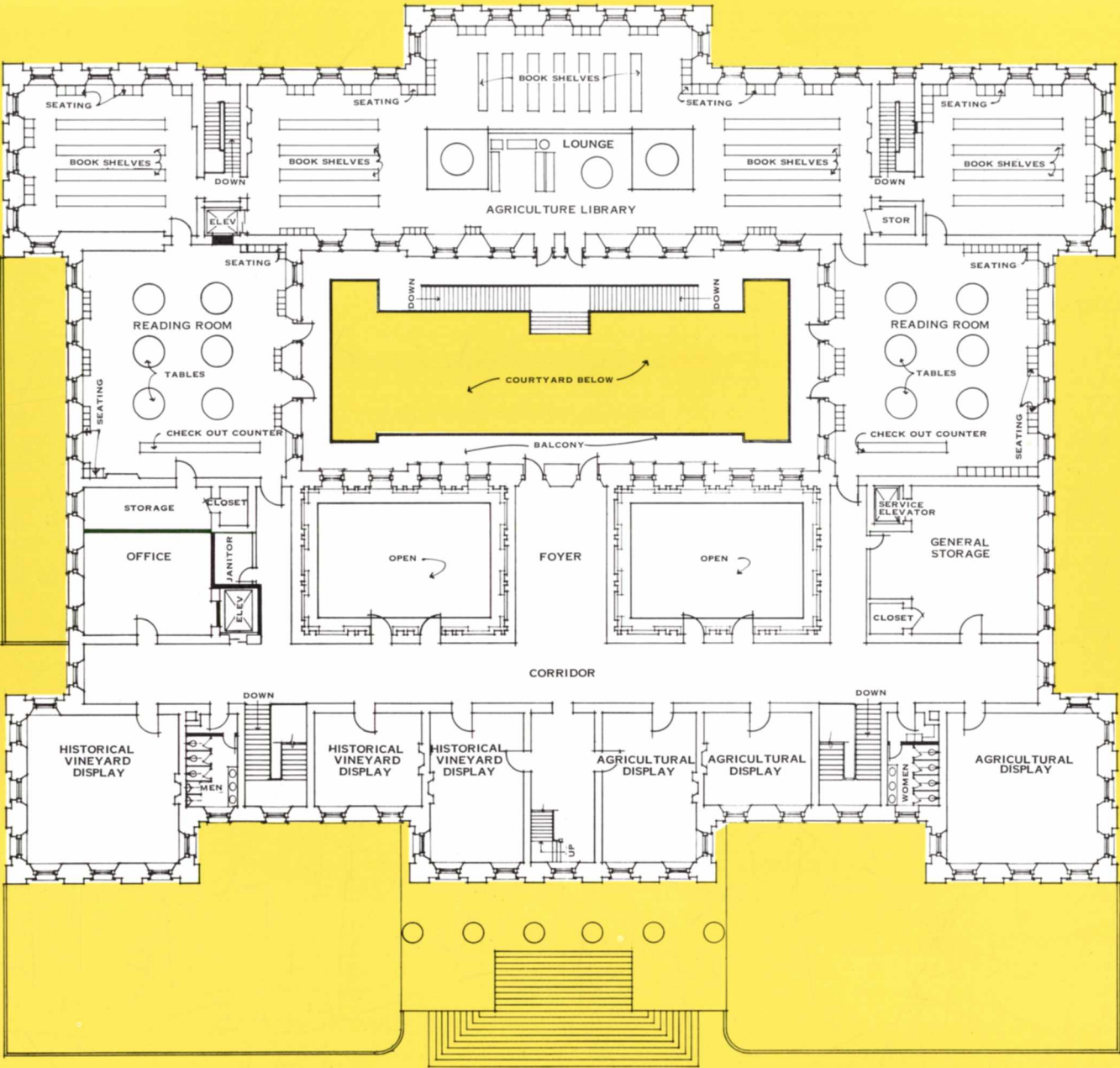
EXISTING CONSTRUCTION

CASE WORK

GRAPHIC SCALE



1/32" = 1' - 0"



COST ESTIMATES FOR AGRICULTURAL INSTITUTE USE

ESTIMATED COST OF INTERIOR IMPROVEMENTS \$ 93,200
WORK IN COMMON TO ALL USES \$2,348,000

TOTAL ESTIMATED COST \$ 2,441,200

TOTAL ESTIMATED COST INCLUDING RESTORATION . . \$ 3,941,200

FINANCIAL ANALYSIS

LAND VALUE (GIFT TO STATE AGENCY, THEN LEASED)
COST OF IMPROVEMENTS \$ 3,941,200

TOTAL IMPROVED VALUE \$ 3,941,200

RENTAL POTENTIAL

BASEMENT STORAGE, 10,409 SQ. FT. @ \$1.80/YEAR \$ 18,700
REMAINING NET RENTABLE, 32,608 SQ. FT. @ \$4.20 \$ 156,400
GROSS INCOME \$ 175,100
LESS EXPENSES @ 2.12% \$ 83,500
NET INCOME, YEARLY \$ 91,600

RATE OF RETURN ON IMPROVED VALUE, % PER YEAR 2.32

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THE FOLLOWING IS THE SCOPE OF SERVICES SECTION EXCERPTED FROM GSA CONTRACT #GS-09B-C-8132-SF GOVERNING THIS STUDY:

SPECIAL PROVISIONS
(ARCHITECT-ENGINEER CONTRACT)

1. SCOPE OF SERVICES

THE ARCHITECT-ENGINEER SHALL PERFORM ALL PROFESSIONAL SERVICES NECESSARY FOR PLANNING AND DESIGNING THIS PROJECT INCLUDING THE PREPARATION OF BIDDING ALL FEASIBILITY DOCUMENTS SUBJECT TO THE GOVERNMENT'S EXERCISING ANY OPTIONS INCLUDED HEREUNDER. SUCH SERVICES SHALL INCLUDE, BUT ARE NOT LIMITED TO, PROVIDING A COMPLETE FEASIBILITY STUDY TO DETERMINE THE PRACTICABILITY OF VARIOUS PUBLIC AND PRIVATE USES FOR THE OLD U.S. MINT BUILDING, AT 5TH AND MISSION STREETS, SAN FRANCISCO, CALIFORNIA. THIS STUDY SHALL BE PREPARED IN ACCORDANCE WITH FEASIBILITY STUDY CRITERIA SET FORTH IN GSA HANDBOOK PBS P 3410.5 TITLED "ARCHITECTURAL CRITERIA AND DRAWING REQUIREMENTS," LATEST ISSUE. THE ELEMENTS OF THE STUDY SHALL BE AS FOLLOWS:

(A) ALTERNATE USES - COMPLETE STUDIES SHALL BE MADE FOR THE VARIOUS USES LISTED BELOW. CERTAIN FEATURES MAY BE COMMON TO SEVERAL OR ALL SOLUTIONS SUCH AS EXTERIOR REHABILITATION CORRECTION OF STRUCTURAL DEFICIENCIES, NEW ELEVATORS, LANDSCAPING, ETC. THESE ITEMS MAY BE DESIGNED AND COMPUTED ONCE AND APPLIED TO EACH USE LISTED BELOW. THE FEASIBILITY STUDY SHALL BE PREPARED IN SUCH A MANNER THAT EASY COMPARISONS MAY BE MADE BETWEEN THE END RESULTS OF THE VARIOUS PROPOSED USES. THE FORMAT FOR DESIGN PRESENTATION AND THE COST ESTIMATE FOR EACH USE SHOULD BE THE SAME. THE FORMAT OF THE FINAL REPORT SHALL BE DISCUSSED IN ADVANCE WITH GSA TO DETERMINE ITS MOST USABLE FORM.

THE USES TO BE STUDIED (INCLUDING A DESIGN PRESENTATION AND COST ESTIMATE FOR EACH) ARE AS FOLLOWS:

1. A COMBINATION OF COURTS AND OFFICE USE SIMILAR TO GSA SKETCHES OF JULY 13, 1970.
2. GENERAL OFFICE - GOVERNMENT OR NON-GOVERNMENT USE.
3. COMMERCIAL - RETAIL.
4. ONE INSTITUTIONAL USE - FOR EXAMPLE:
 - A. EDUCATIONAL - PHILANTHROPIC
 - B. MUSEUM TYPE
 - C. LIBRARY - RECORDS TYPE
 - D. RECREATIONAL USE
5. ONE OTHER USE TO BE DETERMINED BY THE ARCHITECT-ENGINEER WITH THE APPROVAL OF GSA.

DESIGN SCHEMES FOR ALL THE ABOVE STUDIED USES MUST BE COMPATIBLE WITH THE EXTERIOR ARCHITECTURAL AND HISTORIC ASPECTS OF THE BUILDING, AND AS MANY INTERIOR FEATURES AS POSSIBLE. A NUMBER OF DIFFERENT TENANTS MAY BE CONSIDERED UNDER SOME OF THE USES LISTED ABOVE.

EXCEPT FOR THE USE LISTED IN SUBPARAGRAPH 1, MAKE HYPOTHETICAL ASSUMPTIONS ON THE EXACT TYPES OF USERS. SHOW INCOME POTENTIALS FOR ALL NON-GOVERNMENT USES STUDIED IN THE FORM OF RENTAL POTENTIALS PER ANNUM. FOR THIS PURPOSE THE MATERIAL FROM PMDS APPRAISAL REPORT MAY BE USED, SUBJECT TO THE APPROVAL OF GSA. ECONOMICS MAY NOT BE THE GOVERNING FACTOR, HOWEVER, IN THE FINAL USE DETERMINATION.

(B) MANDATORY WORK - THE FOLLOWING IS A LIST OF GENERAL WORK TO BE INCLUDED IN ALL DESIGN USE PROPOSALS. THE

QUANTITIES AND DEGREE OF IMPORTANCE WILL VARY WITH THE VARIOUS TYPES OF USE:

1. GENERAL EXTERIOR MASONRY REPAIRS (SANDSTONE & GRANITE) - CONSIDER VARIOUS METHODS OF REPAIR AND/OR REPLACEMENT SUCH AS PATCHING VOIDS WITH CONCRETE, RESURFACE EXTERIOR WITH STUCCO WITH SCORED JOINTS FOR IMPROVED WEATHERING CAPACITY ON SANDSTONE AREAS, REPAIRS ON GRANITE BASE, ETC.
2. REPLACEMENT OF CORNICE & PARAPET - CONSIDER VARIOUS TECHNIQUES FOR REBUILDING DEMOLISHED CORNICES TO MATCH THE ORIGINAL DESIGN, I.E., ARCHITECTURAL PRECAST CONCRETE, METAL, ETC. (ORIGINAL DESIGN DRAWINGS WILL BE FURNISHED BY THE GOVERNMENT).
3. REPLACEMENT OF EXISTING ROOF AND UNDERLYING DECKING. REPLACE EXISTING ROOFING AND DETERMINE IF UNDERLYING WOOD DECKING AND WOOD SUPPORTS SHOULD BE REPLACED. IF SO, INDICATE REPLACEMENT OF SMALL PORTIONS WITH LIKE MATERIALS, OR ENTIRE ROOF AREA WITH NONCOMBUSTIBLE MATERIALS.
4. CHIMNEY STRUCTURAL REPAIRS - CONSIDER REPAIR OF TWO LARGE CHIMNEYS AT THE WEST SIDE OF THE BUILDING. DETERMINE THE EXTENT OF WORK REQUIRED: BANDING, GROUTING, STRUCTURAL INCASING, ETC.
5. GENERAL STRUCTURAL INVESTIGATION - INVESTIGATE AND DETERMINE ANY OTHER STRUCTURAL PROBLEMS THROUGHOUT THE STRUCTURE AND PROPOSE METHODS FOR CORRECTION. THIS ITEM WILL ALSO APPLY TO ANY PROPOSED STRUCTURAL REVISIONS REQUIRED BY THIS STUDY SUCH AS ADEQUACY OF FOUNDATIONS AND BEARING WALLS FOR COLUMN REMOVAL IN THE CASE OF COURT USE (OR ANY OTHER USE), THE CONSTRUCTION OF NEW ELEVATOR SHAFTS AND ELEVATORS, THE ADEQUACY OF SUPPORTING VAULT STRUCTURES FOR COURTROOM USE, THE ADEQUACY OF STRUCTURE FOR CORNICE SUPPORTS, THE ADEQUACY OF EXTERIOR WALLS FOR MASONRY FACING, CARRYING CAPACITY, ETC. IN ADDI-

TION CONDUCT A BRICK AND STONE CORING AND TESTING ANALYSIS. ALSO INVESTIGATE ROOF AND FLOOR DIAPHRAGMS TO DETERMINE THE LATERAL CARRYING ADEQUACY OF THE BUILDING USING U.B.C. 1971 EARTHQUAKE REGULATIONS AS A MINIMUM.

6. SPRINKLER SYSTEM - CONSIDER INSTALLATION OF SPRINKLER SYSTEMS IN ALL AREAS THAT MAY BE PROPOSED FOR STORAGE USE.
7. REPLACEMENT OF ELECTRICAL SYSTEM - CONSIDER PROVISION FOR A NEW ELECTRICAL SYSTEM AND LIGHTING (MUCH OF THE EXISTING HAS BEEN STOLEN AND VANDALIZED). ALL NEW LIGHTING SHOULD BE IMAGINATIVE AND DONE IN A WAY WHICH IS ARCHITECTURALLY COMPATIBLE WITH THE BUILDING.
8. PLUMBING AND HEATING - INVESTIGATE THE ADEQUACY OF THE PRESENT PLUMBING AND HEATING SYSTEMS AND ARRIVE AT DESIGN SOLUTIONS.
9. AIR CONDITIONING AND VENTILATION - INVESTIGATE THE ADVISABILITY OF AIR CONDITIONING AND MECHANICAL VENTILATION FOR THE VARIOUS PROPOSED USES AND ARRIVE AT RECOMMENDATIONS AND DESIGN SOLUTIONS.
10. LANDSCAPING RENOVATIONS AND NEW WORK - DETERMINE THE KIND OF LANDSCAPING REQUIRED AND DESIRABLE FOR THE BUILDING RESTORATION. LANDSCAPING SHALL ALSO INCLUDE THE RESTORATION OF ALL FENCES, WALKWAYS, RAILINGS AND EXTERIOR LIGHTING. ANY NEW LANDSCAPING OF INTERIOR COURTYARD OR STREET TREES SHALL BE INCLUDED UNDER THIS ITEM.
11. FIRE AND BUILDING SAFETY REQUIREMENTS - STUDY WAYS FOR COMPLIANCE WITH BUILDING AND FIRE SAFETY CODES (BOTH LOCAL, NATIONAL OR GSA FIRE CODE AS APPROPRIATE) WHICH DO NOT COMPROMISE THE ARCHITECTURAL AND HISTORICAL ASPECTS OF THE BUILDING. MAKE RECOMMENDATIONS INCLUDING ALTERNATIVES TO FULL COMPLIANCE.

(C) GUIDE LINES - THE FOLLOWING ARE GENERAL GOALS AND PLANNING GUIDES WHICH SHOULD GOVERN THE FEASIBILITY DEVELOPMENT:

1. IN THE DEVELOPMENT OF INTERIOR SPACES, THE AIM SHOULD BE TO WORK WITH THE EXISTING DECOR, CEILING HEIGHTS, TRIM, ETC.
2. TRY TO DEVELOP INTERIOR SPACES AS CLOSELY AS POSSIBLE TO THE EXISTING (ORIGINAL) CONFIGURATION, KEEPING BEARING WALL CHANGES TO A MINIMUM.
3. ALL NEW LIGHTING AND DECOR MUST BE ARCHITECTURALLY COMPATIBLE WITH THE EXTERIOR AND THE INTERIOR OF THE BUILDING.
4. ALL EXTERIOR RESTORATION WORK SHOULD CONTEMPLATE A TOTALLY RESTORED APPEARANCE MATCHING THE ORIGINAL DESIGN AS CLOSELY AS POSSIBLE. LANDSCAPE PLANTING SHOULD BE DESIGNED TO ENHANCE AND COMPLEMENT THE RESTORED EXTERIOR.
5. THE GOVERNMENT WILL FURNISH MATERIAL ON THE HISTORIC AND ARCHITECTURAL VALUE OF THE BUILDING. NONE OF THIS WORK IS REQUIRED BY THE FEASIBILITY STUDY. THE GOVERNMENT WILL SUPPLY GUIDE LINES TO RESTORATION AS OPPOSED TO REHABILITATION. ADDITIONAL MATERIAL TO BE SUPPLIED FOR GUIDANCE INCLUDING 1968 PMDS APPRAISAL REPORT, ORIGINAL DRAWINGS, AND SPECIFICATIONS, MEASURED DRAWINGS FROM THE HISTORIC AMERICAN BUILDINGS SURVEY. IN ADDITION, GSA WILL GRANT ACCESS TO THE BUILDING AS NEEDED DURING THE CONDUCT OF THE FEASIBILITY STUDY.
6. NEW ARCHITECTURAL INTERIOR TREATMENT SHALL BE COMPATIBLE WITH AND IN HARMONY WITH EXISTING.
7. IN DEVELOPING PLANS FOR THE VARIOUS USES CONSIDER THE LOCATION OF THE BUILDING IN RELATION TO TRANSPORTATION, GOVERNMENT FACILITIES, URBAN RENEWAL, SHOPPING AND COMMERCIAL AREAS. ALSO CONSIDER THE

EFFECT OF POSSIBLE LONG RANGE CITY PLANS FOR THE AREA.

8. IN DEVELOPING PLANS FOR ALL COMMERCIAL USES DETERMINE THE MAJOR COST BENEFIT TRADE-OFFS AMONG ALTERNATIVES AND IDENTIFY THE MAJOR ASSUMPTIONS AND UNCERTAINTIES.

INDEX . . ARCHITECTURAL REPORT

GENERAL ARCHITECTURAL DISCUSSION
ANALYSIS OF THE FIVE ALTERNATE USES

COURTS & OFFICES
PHILANTHROPIC FOUNDATION
SHOPPING BAZAAR
MUSEUM
AGRICULTURAL INSTITUTE

ARCHITECTURAL DISCUSSION

AS PREVIOUSLY OUTLINED IN THE SCOPE OF SERVICES PORTION OF THE CONTRACT FOR THIS STUDY, THE CRITERIA ESTABLISHED THEREIN ARE EXPLICIT. THE RESTORATION OF THE STRUCTURE TO ITS ORIGINAL EXTERIOR APPEARANCE AND THE PRESERVATION AND ENHANCEMENT OF THE INTERIOR SPACES WERE CONSIDERED AS FUNDAMENTALS.

THE SELECTION OF THE ONE ALTERNATE USE WAS, THROUGH OBLIGATION, INFLUENCED BY THE FOREGOING AS WAS THE DESIGNATION OF SPECIFIC USES WHERE OPTIONS EXISTED UNDER GOVERNMENT SELECTED ALTERNATIVES. IN EACH CASE, THE APPROPRIATENESS OF THE USE WITHIN THE STRUCTURE SHOULD BE ACCOMPLISHED WITH REASONABLE ADAPTABILITY. THE CHOICE OF AN AGRICULTURAL INSTITUTE CAME, IN PART, FROM THE OPPORTUNITY TO COMBINE INTO BROAD COMPOSITE THE FUNCTIONS OF OFFICES, DISPLAY SPACE, READING SPACE AND A MUSEUM.

SINCE AGRICULTURE AND ITS RELATED SERVICES CONSTITUTE THE MAJOR INDUSTRY IN THE STATE OF CALIFORNIA, IT WAS PROPOSED THAT THE BUILDING BE STUDIED FOR USE AS AN AGRICULTURAL INSTITUTE. CONSULTATIONS WITH THE WINE INSTITUTE, REPRESENTING A MAJOR COMMODITY OF NORTHERN CALIFORNIA, INDICATED THAT THIS STRUCTURE COULD APPROPRIATELY ACCOMMODATE THEIR ASSOCIATION AND ORGANIZATIONS OF A SIMILAR NATURE.

IT WAS ASSUMED THAT UNDER THIS PROPOSED USE, THE STRUCTURE WOULD BE GIVEN, IN ITS CURRENT CONDITION, TO EITHER ANOTHER FEDERAL AGENCY, THE STATE OF CALIFORNIA, THE CITY OF SAN FRANCISCO OR POSSIBLY SOLD TO A CONSORTIUM OF ULTIMATE TENANTS. THESE LATTER ALTERNATIVES REFLECT THE FACT THAT THE GENERAL SERVICES ADMINISTRATION, AT PRESENT, CANNOT FUND THE PROPERTY FOR CONVERSION INTO EITHER A MUSEUM OR AN AGRICULTURAL INSTITUTE. RESTORATION, THEREFORE, WOULD BE UNDERTAKEN AT THE ULTIMATE OWNER'S EXPENSE.

FOR PURPOSES OF COMPARISON, THE ASSUMPTION HAS BEEN MADE THAT THE PROPERTY WOULD BE TURNED OVER TO A STATE AGENCY, IMPROVED, AND THEN LEASED TO INTERESTED TENANTS.

ON SITE PARKING IS NOW LIMITED AND UNFLATTERING TO THE PROPERTY'S APPEARANCE. THESE PARKING SPACES SHOULD BECOME LANDSCAPED AREAS TO ENHANCE THE STRUCTURE'S RESTORED APPEARANCE. THE FEASIBILITY OF INTRODUCING AUTOMOBILE PARKING AT GROUND LEVEL WITHIN THE BUILDING IS CONSIDERED MOST IMPRACTICAL CONSIDERING MAJOR STRUCTURAL ALTERATIONS REQUIRED TO PROVIDE NECESSARY MANEUVERING SPACE. THE MAJOR PUBLIC PARKING STRUCTURE DIAGONALLY ADJACENT AND SURROUNDING PARKING LOTS SHOULD AMPLY SERVE THE PROPOSED BUILDING USES.

THE STRUCTURES IMMEDIATELY SURROUNDING THE SITE HOUSE A WIDE VARIETY OF OCCUPANTS: RETAIL SALES ARE GENERALLY OF A MARGINAL NATURE, THAT IS, SMALL AND TRANSITORY. A LARGE DEPARTMENT STORE ONE HALF BLOCK DISTANT HAS BEEN ABANDONED; ANOTHER VERY LARGE ONE, A BIT FURTHER DISTANT ON MARKET STREET, IS ACTIVE AND APPEARS TO BE FLOURISHING.

THE SAN FRANCISCO CHRONICLE, AND EXAMINER, THE TWO DAILY PAPERS, LOCATED DIRECTLY ACROSS MISSION STREET, HAVE RECENTLY UNDERGONE A SUBSTANTIAL PROGRAM OF EXPANSION AND ARE CURRENTLY IN A STATE OF CONSIDERABLE EXTERIOR MODERNIZATION, HOWEVER, BOTH BY CITY PLANNING INTENT AND IN ACTUAL FACT, LIGHT INDUSTRY IS LEAVING THIS AREA. AN OPERATIVE FIREHOUSE IS LOCATED ON JESSIE STREET TO THE NORTH. ITS CONTINUING OPERATION IS PROBLEMATIC IN CONSIDERATION OF FREQUENT RELOCATION OF SUCH FUNCTIONS IN RECENT HISTORY.

THE EFFECTS OF THE VAST YERBA BUENA CENTER REDEVELOPMENT PROJECT, ONE BLOCK TO THE EAST OF THE PROPERTY,

UPON THE SURROUNDINGS OF THE OLD MINT IS, IN FACT, INDETERMINABLE AT THIS WRITING. THIS ENORMOUS PROJECT, TO BE CONSTRUCTED UNDER THE AEGIS OF THE SAN FRANCISCO REDEVELOPMENT AGENCY, HAS BEEN SUBJECT TO CONTINUED LITIGATION AND PROLONGED NEGOTIATIONS WITH PROPOSED DEVELOPERS. HOWEVER, WITH THE BULK OF THE LAND NOW CLEARED OF DERELICT STRUCTURES AND IN CONSIDERING RECENT EVENTS, THE YERBA BUENA CENTER WOULD APPEAR TO BE AT THE THRESHOLD OF COMMENCEMENT.

THE CENTER, A SIX SQUARE BLOCK AREA WITH AN ESTIMATED CONSTRUCTION COST OF \$ 350 MILLION TO PROVIDE HOTELS, SHOPPING, A THEATRE, SPORTS ARENA, TWO MILLION SQUARE FEET OF OFFICE SPACE AND A CONVENTION CENTER, HAS HAD EFFECTS UPON PRIVATE REDEVELOPMENT IN ADJACENT AREAS. EVEN WITH THE DELAY OF THE CENTER, SEVERAL MAJOR OFFICE STRUCTURES HAVE BEEN OR ARE IN THE PROCESS OF BEING CONSTRUCTED IMMEDIATELY ADJACENT TO THE EASTERN LIMITS OF THE PROJECT, WHICH WAS UNTIL RECENTLY AN AREA OF DEGRADED SURROUNDINGS. IT MUST BE CONCLUDED THAT THE YERBA BUENA CENTER PROPOSAL HAS IN GREAT MEASURE STIMULATED A RENAISSANCE IN THESE ADJACENT PARCELS.

WITH REGARD TO EVERY ALTERNATIVE USE PROPOSAL, IT MUST BE CONCLUDED THAT THE SINGLE MOST IMPORTANT INFLUENCE UPON THE PROPERTY SHALL BE THE SOON TO BE COMPLETED INTER-COUNTY AND INTRA-CITY SUBWAY SYSTEM BENEATH ADJACENT MARKET STREET. EACH PROPOSED USE INVOLVES VARYING DEGREES OF PUBLIC PARTICIPATION, AND THE POWELL STREET STATION, ONE HALF BLOCK DISTANT, WILL PROVIDE CONVENIENCE TO THE SITE OF SUBSTANTIAL CONSEQUENCE TO ALL USES. IN ADDITION, MISSION STREET AND FIFTH STREET ARE TRAVELED BY BUSES, TRACKLESS TROLLEY AND "JITNEY" MINI-BUSES.

IN SUMMATION, THEREFORE, IT MUST BE CONCLUDED THAT BEYOND THE AFOREMENTIONED CONSIDERATIONS, THE IMMEDIATE AND LONG RANGE EVOLUTION OF THE AREAS IMMEDIATELY SURROUNDING THE OLD MINT MUST BE CONSIDERED AS UNCERTAIN AT THIS WRITING.

TWO ITEMS WHICH WERE DIFFICULT TO ASSIGN COSTS TO WITHIN THE PROPOSALS OF PRIVATE AND STATE OWNERSHIP WERE THOSE OF CONTINUING EXTERIOR BUILDING MAINTENANCE AND THE COST OF TENANT PROVIDED IMPROVEMENTS. A PROGRAM OF MAINTENANCE OF THE RESTORED EXTERIOR SHOULD BE ESTABLISHED BY THE PROPOSED OWNERS TO INSURE ITS PRESERVATION. IT IS ASSUMED THAT SHOULD THE STRUCTURE REMAIN IN GOVERNMENT OWNERSHIP, THE TRADITIONAL GOVERNMENT PROGRAMS OF CONTINUING CARE WOULD APPLY.

THE COSTS OF TENANT PROVIDED IMPROVEMENTS WOULD, OF COURSE, VARY DEPENDENT UPON THE TYPE OF OPERATION INVOLVED. THE NET COST PER SQUARE FOOT REQUIRED DOES NOT REFLECT THESE COSTS BUT APPLIES SOLELY TO CASH FLOW REQUIREMENTS OF THE PROPOSED OWNER. THE AMORTIZED COSTS OF THESE TENANT PROVIDED IMPROVEMENTS WOULD, THEREFORE, HAVE TO BE ADDED TO THE BASIC RENTAL RATE IN CONSIDERING THE FEASIBILITY OF OCCUPANCY.

THE ANALYSIS OF THE FIVE ALTERNATE USES

COURTS AND OFFICES

A ROOM LAYOUT WAS SUPPLIED BY THE GOVERNMENT SETTING FORTH SPECIAL COURTS AND RELATED OFFICES WITHIN THE EXISTING STRUCTURE. GOVERNMENT CRITERIA FROM HANDBOOKS ON COURT LAYOUT AND DESIGN WERE EMPLOYED IN ARRIVING AT THE FINAL FEASIBILITY FLOOR PLANS. THE CLOSE PROXIMITY OF PUBLIC TRANSPORTATION WAS JUDGED TO BE OF IMPORTANCE WHEN CONSIDERING THE PUBLIC PARTICIPANTS IN COURT OPERATIONS AND THE REQUIRED STAFF. THE STRUCTURE WOULD AFFORD MAXIMUM SECURITY IN CONSIDERATION OF THE BUILDING'S INHERENT STRENGTH AND THE LOCATION OF COURT FUNCTIONS BEING ELEVATED ABOVE STREET LEVEL.

THE FEDERAL COURT PLANNING GUIDELINES ARE WELL ADAPTED INTO THE EXISTING ROOM CONFIGURATIONS. THE BASIC ROOM SIZES ACCOMMODATE THE NON-JURY COURTROOMS AND

RELATED OFFICES CONVENIENTLY, AND THE NON-PRISONER FUNCTIONS SIMPLIFY THE CIRCULATION PATTERNS BY PRECLUDING INTERIOR SECURITY SEPARATIONS. THE HIGH CEILINGS AND ORNAMENTATION ARE FITTING WITH RESPECT TO THEIR CUSTOMARY USE IN COURTROOMS AND JUDGES' SUITES.

THE ILLUMINATION REQUIREMENTS FOR COURT USE WOULD PERMIT THE INSTALLATION OF LIGHTING FIXTURES WHICH WOULD BE COMPLETELY COMPATABLE WITH THE ORNATE CEILINGS AND ARCHITECTURAL CHARACTER OF THE SPACES, INASMUCH AS COURT USE DOES NOT REQUIRE LARGE OFFICE SPACE WITH HIGH INTENSITY LIGHTING. IN SMALL CLERICAL OFFICES, SUPPLEMENTARY LIGHTING FOR SPECIAL TASKS COULD BE EASILY PROVIDED IN HARMONY WITH THE ARCHITECTURE.

THE FUNCTION OF COURTS WOULD APPEAR TO BE RELATIVELY INDEPENDENT OF THE DEPRESSED APPEARANCE OF THE IMMEDIATE NEIGHBORHOOD SURROUNDINGS IN CONSIDERATION OF THE U.S. COURT OF APPEALS BUILDING, TWO BLOCKS DISTANT, WHICH IS OPERATING WITHIN A SIMILAR ENVIRONMENT. THE PLANNING OF THE BUILDING, THE SHAPE AND CHARACTER OF THE SPACES SUIT THE REQUIREMENTS OF COURT USE ADMIRABLY.

PHILANTHROPIC FOUNDATION

THE ABUNDANCE OF LARGE AND HIGH CEILINGED ROOMS LEND THE STRUCTURE TO OCCUPANCY BY A PRESTIGIOUS TENANT. BOARD ROOMS AND SENIOR OFFICES WOULD BE ENHANCED BY THE THE GENEROUS SPACES. RESEARCH AND CLERICAL AREAS WOULD NOT REQUIRE THE EXISTING CEILING HEIGHTS AND SUSPENDED CEILINGS WOULD BE REQUIRED TO INSURE ADEQUATE LIGHTING LEVELS AND ACOUSTICAL CONTROL. AN OFFICE STAFF OF CONSIDERABLE SIZE WOULD BE WELL SERVED BY PUBLIC TRANSPORTATION AND BUILDING SECURITY IS AGAIN MOST PRACTICAL. THE EXTERIOR BUILDING FORM WOULD SUPPORT THE IMAGE OF THIS TYPE OF OCCUPANCY.

THE GENERALLY DEPRESSED APPEARANCE OF THE SURROUNDINGS AS THEY NOW EXIST WOULD PERHAPS DIMINISH THE CONFIDENCE OF SUCH ORGANIZATION TO LOCATE ON THIS PROPERTY.

THE SEPARATION OF THE SITE FROM THE FINANCIAL CENTER OF THE CITY SHOULD BE CONSIDERED FROM THE ASPECT OF TRADITIONAL ASSOCIATIONS.

THE POSSIBILITY EXISTS THAT AN ORGANIZATION, AS A FURTHER ACT OF PHILANTHROPY, WOULD PURCHASE, RESTORE AND OCCUPY THE STRUCTURE, HOWEVER, THE PRESENT CHARACTER OF IMMEDIATE ENVIRONMENT WOULD SUGGEST AN ALTERNATIVE SITE AS MORE FITTING.

SHOPPING BAZAAR

WITH TOURISM AS A MAJOR CITY INDUSTRY AND THE CONVERSION OF SEVERAL OLDER STRUCTURES INTO SUCCESSFUL SHOPPING AND TOURIST CENTERS, A COMMERCIAL VENTURE FOR THE OLD MINT WAS INVESTIGATED. THE POWELL STREET CABLE CAR TERMINUS, A BUSY TOURIST ATTRACTION, IS ONE BLOCK TO THE NORTH AND THE COMPLETION POINT FOR THE DOWNTOWN TO FISHERMAN'S WHARF TRAM TOUR. THE OLD MINT PROPERTY WAS ENVISAGED AS THE COUNTERPART TO THE SUCCESSFUL CANNERY AND GHIRARDELLI SQUARE COMMERCIAL COMPLEXES, CONTAINING SPECIALTY SHOPS, ART GALLERIES, RESTAURANTS AND THE LIKE. IT WAS ASSUMED THAT THE PROPERTY WOULD BE SOLD, RESTORED AT BUYER'S EXPENSE AND SPACE LEASED TO VARIOUS TENANTS.

THE SUCCESS OF SIMILAR VENTURES HAS BEEN IN PART DUE TO THEIR LOCATIONS IN PICTURESQUE SURROUNDINGS, WHEREAS THE OLD MINT SITE DOES NOT ENJOY THIS ADVANTAGE. THERE IS NOW LIMITED THROUGH FOOT TRAFFIC AT THE BUILDING'S PERIMETER AND LITTLE, IF ANY, USEABLE AREA AVAILABLE FOR EYE LEVEL MERCHANDISE DISPLAY. THE EXTERIOR RESTORATION OF THE BUILDING WOULD, OF NECESSITY, PRECLUDE THE USE OF PROMINENT ILLUMINATED SIGNS- AN ESSENTIAL NEED FOR COMMERCIAL ENTERPRISES.

AS DISCUSSED ELSEWHERE, THE ULTIMATE COMMERCIAL POTENTIAL OF THIS AREA WILL DEPEND, IN GREAT PART ON THE SUCCESS OF THE YERBA BUENA CENTER AND THE REJUVENATION OF

MARKET STREET. THE FINANCIAL ANALYSIS OF THIS PROPOSAL INDICATES THAT THE RENT STRUCTURE REQUIRED FOR THE VENTURE IS FAR IN EXCESS OF ANY PRESENT RENTS BEING PAID IN THE AREA. IT IS QUESTIONABLE WHETHER ANY PRUDENT BUSINESSMAN WOULD INVEST THE CAPITAL REQUIRED TO BRING THIS ALTERNATIVE INTO BEING.

MUSEUM

WITH COMPROMISES, THE OLD MINT COULD BE CONVENIENTLY CONVERTED INTO A MUSEUM. THE ACCESSIBILITY OF THE SITE IS IDEAL AND THE HISTORICAL BACKGROUND WOULD ENHANCE THE INTEREST OF THE PUBLIC. AS PREVIOUSLY MENTIONED, A BASIC PREREQUISITE WOULD BE THE TRANSFER OF THE BUILDING TO AN APPROPRIATE FEDERAL AGENCY, OR TO THE STATE OR CITY GOVERNMENT. IT HAS BEEN ASSUMED THAT A TRANSFER TO A FEDERAL AGENCY WOULD BE MOST FEASIBLE, AS EXPLAINED BELOW.

THE FLOOR PLAN CONFIGURATION WOULD ACCOMMODATE MUSEUM FUNCTIONS WELL. ROOM SIZES ARE AMPLE AND OF SUFFICIENT HEIGHTS TO HOUSE LARGE EXHIBITS WITH THE GROUND FLOOR AREAS PROVIDING REQUIRED STORAGE AND DISPLAY PREPARATION AREAS. BUILDING SECURITY, AS IN PREVIOUS ALTERNATIVES, IS WELL PROVIDED FOR.

COMPROMISE SOLUTIONS WOULD INVOLVE THE REQUIREMENTS OF LIGHTING, VERTICAL DISPLAY AREA AND THE LIMITED SIZE OF EXISTING OPENINGS TO THE LARGE DISPLAY AREAS. WITH RESPECT TO CEILING CONFIGURATIONS, NEW LIGHTING WOULD BE RESTRICTED TO LOCAL SYSTEMS ON THE DISPLAYS. THE MANY WINDOW OPENINGS WOULD REQUIRE FREE STANDING PANELS WITHIN THE SPACES TO PROVIDE VERTICAL DISPLAY AREAS. LARGE DISPLAY ITEMS WOULD REQUIRE DISMANTLING AND RE-ERECTION BECAUSE OF UNIFORM PERSONNEL DOORS THROUGHOUT.

CURRENT FISCAL STRINGENCIES WITHIN STATE AND LOCAL GOVERNMENTS WOULD MOST CERTAINLY PRECLUDE THE OFFERING AND PASSAGE OF REVENUE BONDS TO FUND THIS PROPOSAL.

THE FAILURE OF SCHOOL EARTHQUAKE REINFORCEMENT BONDS TO RECEIVE PASSAGE FREQUENTLY IN RECENT ELECTIONS WOULD INDICATE THAT AN ISSUE OF THIS PRIORITY WOULD HAVE LITTLE HOPE OF VOTER APPROVAL. THEREFORE, IT WOULD APPEAR THAT TRANSFER TO A FEDERAL AGENCY OTHER THAN THE GENERAL SERVICES ADMINISTRATION WOULD PROVIDE THE ONLY PRACTICAL METHOD OF FUNDING THE PROJECT.

AGRICULTURAL INSTITUTE

THE SELECTION OF THIS ALTERNATE USE HAS BEEN DISCUSSED IN THE ARCHITECTURAL DISCUSSION SECTION PRECEDING. AS NOTED IN PREVIOUS ALTERNATIVES, TRANSPORTATION AND TOURISM FAVOR THE LOCATION, AND ROOM LAYOUT AND PROPORTIONS SHOULD SERVE WILL THE DISPLAY FUNCTIONS. COMPROMISE LIGHTING SOLUTIONS WOULD, AS IN THE MUSEUM USE, BE REQUIRED. OFFICE AREAS WOULD REQUIRE SUSPENDED CEILINGS AS WOULD READING ROOMS AND THE LIKE.

BY THEORIZING AVERAGE RENTAL RATES FOR COMPARABLE SPACE WITHIN THE AREA, IT IS READILY APPARANT THAT AS RENTAL SPACE, THE PROPERTY IS UNCONDITIONALLY FINANCIALLY UNFEASIBLE AND IT WOULD BE IMPOSSIBLE TO JUSTIFY ANY METHOD OF PUBLIC OR PRIVATE FUNDING FOR THIS PURPOSE. THUS, DESPITE THE INTEREST SHOWN IN THE PROPERTY BY PROSPECTIVE PRIVATE TENANTS, THE ASSUMPTION OF THESE TYPES OF USES MUST BE CONSIDERED A FINANCIAL UNREALITY.

FINANCIAL DISCUSSION

THE UNIT RENTAL PRICES AND LAND VALUE USED IN THE CALCULATIONS WERE ADAPTED FROM THE APPRAISAL REPORT SUBMITTED TO PMDS (PROPERTY MANAGEMENT AND DISPOSAL SERVICES, FEDERAL GOVERNMENT) UNDER THE AUTHORSHIP OF THE REAL ESTATE RESEARCH CORP., SAN FRANCISCO, CALIF., MAY 20, 1968, FEDERAL CONTRACT NO. G-CALIF-878-A. THE PURPOSE OF THIS REPORT WAS TO ESTIMATE THE MARKET VALUE OF THE OLD MINT PROPERTY. THE LAND VALUE ESTABLISHED AT THAT DATE, AFTER BUILDING DEMOLITION, WAS ESTIMATED TO BE \$ 1,000,000.

RECOGNIZING INFLATIONARY INCREASES IN BUILDING TRADES UNION COSTS FROM THAT DATE TO PRESENT AND ALSO CONSIDERING PROBABLE LAND VALUE INCREASES RESULTING FROM THE PROGRESSING MARKET STREET SUBWAY SYSTEM AND INCREASING TENDENCIES TOWARD URBAN RENEWAL, IT WAS CONCLUDED THAT THESE COSTS AND INCREASED VALUE COULD POSSIBLY OFFSET ONE ANOTHER. THEREFORE, IT HAS BEEN ASSUMED ON THAT BASIS THAT THE LAND VALUE HAS REMAINED CONSTANT (A CURRENT LAND APPRAISAL REPORT IS BEYOND THE SCOPE OF THIS STUDY) AND THAT THE BUILDING IN ITS CURRENT CONDITION HAS NO VALUE WITH REGARD TO USE. SIMILARLY, THE PMDS REPORT WAS USED IN ARRIVING AT PREVAILING RENTAL RATES WITHIN THE SURROUNDING AREA, ADJUSTED FOR FACTORS OF INFLATION.

BUILDING COST ESTIMATES WERE SUPPLIED BY ESTIMATORS FAMILIAR WITH THIS TYPE OF CONSTRUCTION AND REFLECT PREVAILING LABOR RATES AND MATERIAL COSTS AS OF THIS DATE. THE COSTS INVOLVING EXTERIOR RESTORATION WORK WERE THE AVERAGE COST OF SEVERAL ALTERNATE SYSTEMS STUDIED. WHERE OPTIONS EXISTED, TYPE OF INTERIOR FINISHES FOR EXAMPLE, A COST WAS USED REPRESENTING INTERMEDIATE PRICE RANGES.

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GENERAL STRUCTURAL INVESTIGATION

THE STRUCTURAL ADEQUACY OF THE BUILDING WAS INVESTIGATED BY CAREFUL EXAMINATION OF THE ORIGINAL DRAWINGS OF THE CONSTRUCTION WHICH WERE FURNISHED BY THE GENERAL SERVICES ADMINISTRATION. THIS INFORMATION WAS SUPPLEMENTED BY FIELD OBSERVATION OF EXISTING CONDITIONS OF THE EXPOSED AREAS OF THE STRUCTURE.

A TESTING PROGRAM WAS COMPLETED TO OBTAIN SELECTED SAMPLES OF THE MASONRY WALLS AND FLOOR CONSTRUCTION. THESE SAMPLES WERE OBTAINED BY CORE DRILLING. A TEST SAMPLE WAS ALSO TAKEN OF THE WROUGHT IRON BEAMS AND OF AN INDIVIDUAL BRICK. ALL SAMPLES WERE TESTED TO OBTAIN THEIR PRESENT PHYSICAL PROPERTIES.

COMPUTATIONS WERE MADE TO DETERMINE THE STRESSES IN THE WALLS AND FLOOR SYSTEMS UNDER PRESENT AND POSSIBLE FUTURE LOADING CONDITIONS. AMONG THE FUTURE LOADINGS CONSIDERED WAS THE LATERAL LOADING OF THIS HEAVY BUILDING DUE TO EARTHQUAKES.

RESOURCE MATERIAL FOR THIS STRUCTURAL INVESTIGATION WAS ALSO OBTAINED FROM THE NATIONAL ARCHIVES AND MISCELLANEOUS PUBLISHED AND RESEARCHED HISTORICAL AND TECHNICAL DATA.

FOUNDATION

THE 1853 TOPOGRAPHIC MAP OF THIS AREA OF SAN FRANCISCO SHOWS THAT THIS SITE WAS ONE OF THE FEW LOCATIONS SOUTH OF MARKET STREET WHICH WAS ON ORIGINAL GROUND AND NOT FILLED OR INTERLACED WITH DRAINAGE STREAMS.

THE NORTH-WEST CORNER OF 5TH & MISSION WHERE THE BUILDING IS LOCATED WAS, IN 1853, A HILL WITH ITS TOP AT ELEVATION 60 FEET. THE BOTTOM OF THE BUILDING'S 4 FOOT THICK CONCRETE FOUNDATION SLAB IS AT APPROXIMATE ELEVATION 16 FEET. THUS, APPROXIMATELY 40 FEET OF EARTH WAS

REMOVED FROM THE SITE PRIOR TO CONSTRUCTION. THIS WEIGHT OF EARTH GREATLY EXCEEDS THE WEIGHT OF THE BUILDING.

THE FOUNDATION CONCRETE SAMPLE WAS FOUND TO HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 1,770 POUNDS PER SQUARE INCH, A REMARKABLY HIGH STRENGTH FOR CONCRETE OF THIS VINTAGE. THE FOUNDATION SLAB IS LEVEL AND FREE FROM CRACKS AND DEPRESSIONS.

A CHECK OF FLOORS THROUGHOUT THE BUILDING INDICATES THAT THE FLOORS ARE LEVEL WITH NO EVIDENCE OF SERIOUS LOCALIZED SETTLEMENT. SIMILARLY, WITH BUT SEVERAL EXCEPTIONS, IT WAS FOUND THAT THE MASONRY BEARING WALLS ARE SOUND AND FREE FROM CRACKS AS WOULD BE EXPECTED IF UNEVEN FOUNDATION SETTLEMENT HAD OCCURRED DURING THE BUILDING'S CENTURY OF USE.

FLOORS

THE PRESENT FLOOR AND CEILING CONSTRUCTION CONSISTS OF WROUGHT IRON BEAMS SUPPORTING SHALLOW BRICK ARCHES WHICH HAVE A GROUTED MASONRY FILL AND A CEMENT FINISH TOPPING.

WHILE THESE FLOORS ARE QUITE ADEQUATE TO SUPPORT THE VERTICAL LIVE LOADS WHICH HAVE AND MAY BE PLACED ON THEM, THE FLOOR SYSTEM IS NOT ADEQUATE, BY PRESENT STANDARDS, TO TRANSMIT EARTHQUAKE LOADING.

IT IS RECOMMENDED THAT THE CEMENT TOPPING AND PART OF THE RUBBLE MASONRY FILL BE REMOVED OVER THE ENTIRE 2ND FLOOR AREA TO EXPOSE THE TOPS OF THE EXISTING WROUGHT IRON FLOOR BEAMS. A NEW CELLULAR STEEL FLOOR DECK WOULD BE WELDED TO THE FLOOR BEAMS AND ANCHORED TO THE ADJACENT MASONRY WALLS.

A CONCRETE FILL WOULD BE PLACED OVER THE STEEL DECKING

TO LEVEL THE FLOOR. THIS FILL WOULD BE ALSO BE USEFUL IN EMBEDDING NEW ELECTRICAL, PLUMBING AND SIGNAL CONDUITS AS REQUIRED BY ANY FUTURE USE OF THE BUILDING.

A SIMILAR STEEL DECK DIAPHRAGM WOULD BE FASTENED TO THE BOTTOM OF THE EXISTING FLOOR BEAMS UNDER THE FIRST FLOOR. IF THE BASEMENT AREA CEILING IS NOT TO BE ARCHITECTURALLY FINISHED, THIS NEW DIAPHRAGM AND ITS CONNECTIONS TO THE WALLS CAN REMAIN EXPOSED.

IN ORDER TO BRACE THE UPPER WALLS OF THE BUILDING ABOVE THE 2ND FLOOR, IT WILL BE NECESSARY TO PROVIDE A STEEL DECK DIAPHRAGM OR DIAGONAL BRACING SYSTEM IN THE PLANE ABOVE THE 2ND FLOOR CEILING.

IT WILL ALSO BE NECESSARY TO PROVIDE A NEW BRACING SYSTEM OVER THE COLUMNS AT THE FIFTH STREET PORTICO. THIS BRACING WOULD BE USED TO RESIST EARTHQUAKE LOADING ON THE SANDSTONE MONOLITH COLUMNS.

MANY OF THE CEILING VAULTS IN THE 1ST AND 2ND FLOORS WERE MADE BY USE OF CURVED CORRUGATED SHEET METAL WHICH SERVED AS FORMS FOR THE BRICK ARCHES AND WHICH WERE LEFT IN PLACE AS AN ARCHITECTURAL FINISH.

HOWEVER, NOT ALL ARCHES WERE SO FORMED. THERE ARE MANY ROOMS IN WHICH THE BOTTOM OF THE BRICK ARCHES WAS SIMPLY PLASTERED. IN THE EVENT OF A SEVERE EARTHQUAKE THESE NON-REINFORCED BRICK ARCHES COULD LOOSEN AND POSSIBLY FALL. THIS EXTREMELY DANGEROUS CONDITION WOULD SURELY RESULT IN INJURIES TO ANY PERSONNEL IN THE ROOM BELOW.

IT IS RECOMMENDED THAT ALL PLASTERED AND EXPOSED BRICK ARCHES IN THE CEILING OF OCCUPIED ROOMS BE PROTECTED WITH CURVED CORRUGATED METAL VAULTS WELDED TO THE BOTTOM OF THE EXPOSED FLOOR BEAMS. THIS DETAIL WOULD BE SIMILAR IN APPEARANCE TO THE EXISTING CORRUGATED FORM VAULTING.

ROOF

THE PRESENT ROOF CONSTRUCTION CONSISTS OF WROUGHT IRON BEAMS AND TRUSSES SUPPORTING WOOD RAFTERS WITH WOOD SHEATHING.

WHILE THE WOOD RAFTERS AND SHEATHING ON THE WHOLE APPEAR TO BE IN GOOD CONDITION, FIRE PROTECTION STANDARDS AND EARTHQUAKE BRACING REQUIREMENTS INDICATE THAT THE PRESENT WOOD ROOF FRAMING SHOULD BE REMOVED.

TESTS OF THE EXISTING WROUGHT IRON BEAMS INDICATE THAT IT WILL BE POSSIBLE TO WELD TO THESE EXISTING BEAMS. A NEW FORMED SHEET STEEL DECK WOULD BE WELDED TO THE EXISTING BEAMS AND FIRMLY FASTENED TO THE TOPS OF ALL EXISTING MASONRY WALLS TO SERVE AS A BRACING DIAPHRAGM AT THE TOP OF THE WALLS.

WALLS

TEST SAMPLES OF THE EXISTING MASONRY CONSTRUCTION SHOWED THAT THE BRICK WAS OF GOOD QUALITY. THE MAXIMUM STRESS WAS 1980 PSI AND THE MINIMUM STRESS WAS 950 PSI. A WEIGHTED AVERAGE ULTIMATE COMPRESSIVE STRESS OF 1508 PSI WAS OBTAINED FOR THE 10 CORES TESTED.

THE MORTAR USED FOR THE BRICK MASONRY WAS MADE WITH LIME AND SAND ONLY. THIS MORTAR IS NOT AS STRONG AS PRESENT PORTLAND CEMENT-LIME-SAND MORTARS. TEST RESULTS SHOWED THAT THE BONDING STRENGTH BETWEEN THE MORTAR AND THE BRICK HAD GREAT VARIATIONS, BUT MOST OF THE TEST RESULTS WERE OF LOW STRENGTH. THE MAXIMUM SHEAR STRESS OBTAINED WAS 300 PSI, AND THE MINIMUM STRESS WAS 18 PSI. A WEIGHTED AVERAGE ULTIMATE SHEAR STRENGTH OF MORTAR IN THE 9 SAMPLES TESTED WAS 40 PSI. SIMILARLY, BOND BETWEEN THE SANDSTONE FACING AND THE BRICK MASONRY WAS ALSO LOW.

THE PRESENT DETERIORATED CONDITION OF THE FACING AND ORNAMENTAL SANDSTONE EXTERIOR IS DUE TO SEVERAL CAUSES. SANDSTONE, BY ITS VERY NATURE, IS NOT A DURABLE AND STABLE NATURAL STONE. IT IS SUBJECT TO DETERIORATION BY EROSION DUE TO WIND, WATER AND CHEMICAL ATTACK. THE VARIOUS CHEMICALS USED IN THE REFINING PROCESSES OF THE MINT NO DOUBT CONTRIBUTED TO THE SURFACE DISINTEGRATION OF BOTH THE SANDSTONE AND THE LIME MORTAR.

TEST SAMPLES OF THE FACING STONES ALSO SHOW THAT THE INTERIOR FACES OF STONE BLOCKS WERE VERY ROUGH IN CUT. THEREFORE, THE MORTAR BEDS BETWEEN THE FACING STONES ARE IRREGULAR, QUITE THICK, AND SUBJECT TO GREATER PERMEABILITY THAN THE FACING STONE. THESE ROUGH JOINTS WERE NOT MAINTAINED IN A WATERTIGHT CONDITION.

AS A CONSEQUENCE, WATER AND CHEMICAL COMPOUNDS FORMED FROM ATMOSPHERIC AND OTHER CONTAMINATES SEEPED INTO THE JOINTS BETWEEN THE FACING STONES. THIS ACTION CAUSED RUSTING OF THE IRON TIES USED TO TIE THE BLOCKS TOGETHER AND TO TIE THE BLOCKS TO THE MASONRY WALL. WHEN THE RUST BUILD-UP BECAME LARGE ENOUGH, THE PRESSURE CAUSED THE BLOCKS TO CRACK AND SPALL. THIS CONDITION IS ALSO EVIDENT IN THE CORNER CRACKING OF THE EXTERIOR GRANITE FACING STONES BELOW THE FIRST FLOOR LEVEL.

THE PROPOSED METHOD OF RESTORATION OF THE EXTERIOR STONework IS DISCUSSED ELSEWHERE IN THIS REPORT.

IT WAS OBSERVED THAT THERE IS ONE AREA OF BUILDING WHERE MASONRY WALL DAMAGE HAS OCCURRED. IN THE WEST WING ADJACENT TO THE INNER COURT ABOVE THE 2ND FLOOR THERE IS EVIDENCE OF LOCALIZED CRACKING AND FAILURE OF THE INTERIOR BEARING WALL. THIS DAMAGED AREA IS ADJACENT TO A SEVERELY DETERIORATED AREA OF THE EXTERIOR COURT WALL. IT IS RECOMMENDED THAT THIS WALL BE REBUILT TO REPAIR THE DAMAGE. IT IS INTERESTING TO NOTE THAT THE DAMAGE IS VERY LOCALIZED AS THE WALLS BELOW THIS AREA CONTINUING TO THE FOUNDATION ARE IN EXCELLENT CONDITION.

THIS FEASIBILITY STUDY INDICATES THAT THERE ARE POSSIBLE USES FOR THIS BUILDING. DEPENDING ON THE FUTURE OWNERSHIP OF THE BUILDING, THE EARTHQUAKE CODE REQUIREMENTS REGARDING THE WALLS OF THIS BUILDING WILL VARY.

THE EARTHQUAKE LOADING SECTION OF THIS STRUCTURAL REPORT INDICATES THAT UNDER CERTAIN REQUIREMENTS, THERE ARE CERTAIN UPPER WALLS OF THE BUILDING WHICH WOULD HAVE TO BE EITHER REPLACED OR STRENGTHENED TO COMPLY WITH EARTHQUAKE CODE REQUIREMENTS.

IF THE WALLS ARE TO BE REPLACED, EITHER REINFORCED CONCRETE OR REINFORCED MASONRY SHOULD BE USED. IF THE WALLS ARE TO BE BRACED, PNEUMATICALLY PLACED CONCRETE (GUNITE) PROPERLY ANCHORED TO THE WALLS AND FLOORS SHOULD PROVIDE THE NECESSARY ADDITIONAL STRENGTH TO THE EXISTING WALLS.

CORNICES AND PARAPETS

THE MAJOR DETERIORATION OF THIS BUILDING HAS OCCURRED IN THE AREA OF THE CORNICES AND PARAPETS AT THE TOP OF THE EXTERIOR MASONRY WALLS

WHILE THERE WERE WROUGHT IRON TIES USED TO ANCHOR THE FACING AND ORNAMENTAL STONework, IMPROPER MAINTENANCE AND THE SUBSEQUENT RUSTING OF THE TIES AND DETERIORATION OF THE STONE CAUSED PARTS OF THE CORNICE TO CRACK, SPALL AND, IN SOME CASES, FALL FROM THEIR ORIGINAL POSITION. AT THE PRESENT, ALL THE PROTRUDING ORIGINAL CORNICE STONework HAS BEEN REMOVED BACK TO THE APPROXIMATE EXTERIOR FACE OF THE WALLS.

A STUDY OF THE RESTORATION OF THIS ORNAMENTAL CORNICE INDICATES THAT A LIGHTWEIGHT SHEET METAL CORNICE OR THIN SET STONE COATED FIBERGLASS ASSEMBLY COULD BE MOUNTED ON THE WALL TO DUPLICATE THE APPEARANCE OF THE ORIGINAL ARCHITECTURAL CORNICE.

THESE LIGHTWEIGHT CORNICE AND PARAPET ASSEMBLIES COULD

EASILY BE ANCHORED TO THE EXISTING MASONRY WALLS AND BRACED TO THE NEW STEEL DECK ROOF DIAPHRAGM.

CAREFUL DETAILING AND ERECTION OF THESE NEW CORNICES AND PARAPETS WILL, WITH PERIODIC MAINTENANCE, INSURE THAT FUTURE DETERIORATION OF THE CORNICES WILL NOT OCCUR.

CHIMNEYS

THE TWO EXISTING LARGE FLUE CHIMNEYS HAVE BEEN ALTERED SINCE THEIR ORIGINAL CONSTRUCTION. APPROXIMATELY 22 FEET OF ORNAMENTAL CAST IRON EXTENSION OF THE CHIMNEYS WAS REMOVED IN ABOUT 1907.

THE REMAINING 47 FT. HIGH SHAFTS HAVE SUFFERED DAMAGE TO THEIR EXTERIOR EXPOSED BRICK MASONRY. THERE HAS BEEN CONSIDERABLE VERTICAL CRACKING, ESPECIALLY ADJACENT TO THE CORNER FLUES.

OVER A PERIOD OF YEARS ATTEMPTS HAVE BEEN MADE TO PATCH AND FILL THESE CRACKS. HOWEVER, THE CRACKS HAVE ALWAYS RE-OPENED, AND THE BRICKWORK AT PRESENT IS IN POOR CONDITION AND REPRESENTS A POTENTIAL HAZARD DUE TO EARTHQUAKE LOADING. IT IS RECOMMENDED THAT A JACKET OF GROUTED REINFORCED BRICK MASONRY BE PLACED AROUND THE ENTIRE CHIMNEY FOR ITS FULL HEIGHT ABOVE THE ROOF.

FUTURE CONSTRUCTION

THE ARCHITECTURAL PHASE OF THIS STUDY HAS DEVELOPED SEVERAL DESIGNS WHICH WILL REQUIRE NEW CONSTRUCTION AND DEMOLITION.

THE INTERIOR COURTYARD IS TO BE COVERED WITH A LIGHTWEIGHT ROOF TO PROVIDE SHELTER FOR INTERIOR CIRCULATION. THIS SKYLITE WOULD BE SUPPORTED BY A LIGHTWEIGHT SPACE FRAME WHICH WOULD BEAR ON THE COURT WALLS.

TO PROVIDE INTERIOR CIRCULATION AT THE SECOND FLOOR LEVEL A NEW BALCONY CORRIDOR WOULD BE BUILT PROJECTING INTO THE COURTYARD AREA AS SHOWN ON THE ARCHITECTURAL DRAWINGS. THIS BALCONY WOULD ALSO SERVE AS A BRACING GIRDER FOR THE TWO STORY HIGH PIERS AT THE LARGE ROOMS AT THE EAST WING. THE BALCONY WOULD BE STEEL FRAMED AND SUPPORTED BY THE INTERIOR COURT WALLS.

TO PROVIDE INTERIOR CIRCULATION AT THE FIRST FLOOR LEVEL IT WILL BE NECESSARY TO REMOVE THE EXISTING COURT VAULT ROOF AND THE ADJACENT ROOF OVER THE COURT AREA. THE PRESENT ROOF IS ABOVE THE FIRST FLOOR LEVEL.

THE VAULT ROOF IS EXTREMELY THICK (UP TO 31") AND IS REINFORCED WITH RAILROAD RAILS AT 12" ON CENTER IN TWO LAYERS IN EACH DIRECTION. THIS DEMOLITION CAN BE PERFORMED BY MEANS OF A SPECIAL POWDERED METAL-OXYGEN LANCE WHICH IS CAPABLE OF CUTTING THROUGH THE CONCRETE AND STEEL IN ONE OPERATION. SINCE THE COURTYARD AREA BELOW THE FIRST FLOOR IS NOT TO BE OCCUPIED, IT IS RECOMMENDED THAT THE DEMOLISHED MATERIALS BE LEFT IN PLACE TO BE BURIED UNDER THE NEW COURTYARD SURFACE AT THE FIRST FLOOR LEVEL.

SEVERAL FIRST FLOOR ROOMS ARE TO BE REMODELED BY REMOVING SUPPORT COLUMNS PRESENTLY IN THE INTERIOR OF THESE ROOMS. NEW STEEL GIRDERS WOULD BE INSTALLED TO SUPPORT THE SECOND FLOOR BEAMS PRESENTLY RESTING ON THE COLUMNS. THE NEW GIRDERS WOULD BEAR ON THE EXISTING MASONRY WALLS.

DEPENDING ON THE FUTURE USES OF THIS BUILDING THERE MAY BE MINOR FLOOR FRAMING MODIFICATIONS REQUIRED TO ACCOMMODATE NEW ELEVATORS, REVISED STAIRS, ETC. THESE CHANGES CAN BE MADE BY INTRODUCING NEW STEEL FLOOR BEAMS AND HEADERS. TESTS OF THE EXISTING WROUGHT IRON BEAMS SHOW THAT IT WILL BE POSSIBLE TO WELD TO THESE BEAMS OR PROVIDE NEW CONVENTIONAL BOLTED CONNECTIONS.

EARTHQUAKE CODE REQUIREMENTS & RECOMMENDATIONS

THE BUILDING CODES WHICH WILL HAVE JURISDICTION OVER THIS BUILDING IN ITS FUTURE USE VARY DEPENDING ON THE OWNERSHIP AND OCCUPANCY OF THE BUILDING.

UNDER THE PRESENT OWNERSHIP OF THE BUILDING BY GSA THE FOLLOWING POSSIBLE USAGES HAVE BEEN CONSIDERED:

1. FEDERAL COURTS & OFFICES
2. FEDERAL MUSEUM

IF THE BUILDING REMAINS UNDER THE MANAGEMENT OF THE GENERAL SERVICES ADMINISTRATION THE EARTHQUAKE LOADING REGULATIONS OF THE GSA STRUCTURAL ENGINEERING HANDBOOK (PBS P3475-1B MARCH 15, 1971) IN GENERAL, FOLLOWS THE RECOMMENDATIONS OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE. THIS CODE IMPOSES LATERAL LOAD FORCES OF APPROXIMATELY 13.3% OF THE BUILDING'S DEAD LOADS PLUS GREATER LOADS ON INDIVIDUAL WALLS, PARAPETS, ETC.

IF THE BUILDING IS TO BE SOLD FOR PRIVATE OWNERSHIP, THE FOLLOWING POSSIBLE USAGES HAVE BEEN CONSIDERED:

1. PRIVATE PHILANTHROPIC FOUNDATION
2. PRIVATE SHOPPING BAZAAR
3. AGRICULTURAL INSTITUTE

UNDER THE SAN FRANCISCO BUILDING CODE THE SPECIFIC FUTURE OCCUPANCY OF THE BUILDING WILL GOVERN THE CODE REQUIREMENTS FOR THE BUILDING. THE PREVIOUS USAGE OF THIS BUILDING WAS AS A FEDERAL MINT WHICH HAD BOTH INDUSTRIAL AND OFFICE OCCUPANCY. IN MORE RECENT YEARS, THE GENERAL SERVICES ADMINISTRATION HAD USED THE BUILDING AS AN OFFICE BUILDING. INASMUCH AS FEDERAL BUILDINGS ARE EXEMPT FROM REVIEW BY THE SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION, THE EXACT OCCUPANCY CLASSIFICATION OF THE BUILDING UNDER THE SAN FRANCISCO BUILDING CODE CANNOT BE DETERMINED AT THIS TIME.

IF THE BUILDING IS CLASSIFIED AS BEING A FORMER OFFICE BUILDING, AND IF IT IS TO BE USED AS AN OFFICE BUILDING FOR THE PHILANTHROPIC FOUNDATION, AND NO SUBSTANTIAL STRUCTURAL ALTERATIONS ARE MADE, THEN THE BUILDING'S STRUCTURE MAY REMAIN AS IS.

IF MORE THAN 30% OF THE BUILDING'S FLOORS WOULD BE INVOLVED IN SUBSTANTIAL STRUCTURAL ALTERATIONS FOR THE PHILANTHROPIC FOUNDATION THEN THE ENTIRE STRUCTURE WOULD HAVE TO MEET THE REQUIREMENTS OF SAN FRANCISCO BUILDING CODE SECTION 104B-1 (THE RILEY ACT.) THE RILEY ACT IMPOSES LATERAL LOAD FORCES OF 3% OF THE BUILDING'S DEAD PLUS LIVE LOADS.

IF THE BUILDING IS TO BE USED AS A SHOPPING BAZAAR WHERE THE FORMER OCCUPANCY CLASSIFICATION WOULD BE CHANGED, THEN THE ENTIRE STRUCTURE WOULD HAVE TO MEET THE REQUIREMENTS OF THE PRESENT SAN FRANCISCO BUILDING CODE FOR NEW CONSTRUCTION.

IN NEW CONSTRUCTION UNREINFORCED MASONRY IS NOT ALLOWED AS A STRUCTURAL MATERIAL UNDER BOTH THE UNIFORM BUILDING CODE AND THE SAN FRANCISCO BUILDING CODE.

FOR THIS PARTICULAR INVESTIGATION IT WAS ASSUMED THAT THE UNREINFORCED MASONRY WALL CONSTRUCTION OF THIS BUILDING WOULD BE SUBJECT TO APPROVAL BY THE SPECIAL REVIEW PROVISIONS OF THE UNIFORM BUILDING CODE AND SAN FRANCISCO BUILDING CODE. SIMILARLY, IN THE GSA REGULATIONS THE CONTRACTING OFFICER MAY DIRECT A REVIEW FOR APPROVAL OF NON-CONFORMING MATERIALS.

THEREFORE, THE STRUCTURAL WORK REQUIRED TO BE PERFORMED ON THE BUILDING WILL DEPEND ON THE FUTURE USE OF THE BUILDING AND THE DECISION OF THE GOVERNING LOCAL OR FEDERAL ENGINEERING REVIEW BOARD WITH

RESPECT TO CODE ENFORCEMENT AND ENGINEERING JUDGEMENT.

THE FOLLOWING SECTION DISCUSSES THE MAXIMUM EARTHQUAKE FORCE (50% GRAVITY GROUND ACCELERATION) WHICH CAN BE ANTICIPATED FOR THIS BUILDING. THIS IS THE BASIS OF THE RECOMMENDATION OF THIS REPORT THAT, CODE REQUIREMENTS NOTWITHSTANDING, THE SAFETY OF THE FUTURE OCCUPANTS OF THE BUILDING SHOULD REQUIRE THAT THE MOST STRINGENT OF EARTHQUAKE FORCES (50% GRAVITY GROUND ACCELERATION) BE USED IN THE STRUCTURAL DESIGN FOR THE FUTURE USE OF THIS BUILDING.

IN THE REVIEW OF THE STRUCTURE FOR CONFORMANCE WITH THE RILEY ACT, THE UNIFORM BUILDING CODE AND THE SAN FRANCISCO BUILDING CODE, THE CONVENTIONAL WORKING STRESS METHOD OF DESIGN WAS USED WHERE POSSIBLE. IN REVIEW OF THE STRUCTURE FOR THE 50% GROUND ACCELERATION FORCES, THE ULTIMATE STRENGTH OF MATERIALS AND CONNECTIONS WAS USED.

EARTHQUAKE INVESTIGATION & COMMENTARY

ON OCTOBER 21, 1868 THE SAN FRANCISCO BAY AREA WAS STRUCK BY A STRONG EARTHQUAKE. WHILE THE MAJOR DAMAGE AREA WAS LOCATED IN THE EAST BAY, THERE WERE MANY FAILURES IN DOWNTOWN SAN FRANCISCO. AT THE CORNER OF FIFTH AND MARKET STREET (ONE BLOCK AWAY FROM THE BUILDING SITE) A FIREWALL WAS "THROWN DOWN". A THREE STORY BUILDING AT MARKET AND BATTERY STREET (6 BLOCKS AWAY) WAS COMPLETELY DEMOLISHED.

ARCHITECT A.B. MULLETT WAS WELL AWARE OF THE POTENTIAL DANGER OF EARTHQUAKES WHEN HE UNDERTOOK THE DESIGN OF THIS BUILDING IN 1869. WHILE THE ART OF DESIGNING BUILDINGS TO RESIST SEISMIC FORCES WAS NOT FAR ADVANCED AT THAT TIME, EVIDENCE HAS BEEN FOUND THAT EXTRA CARE WAS USED IN PROVIDING SPECIAL REINFORCING AND TIE BARS THROUGHOUT THE BUILDING TO AID IN TYING THE BUILDING ELEMENTS TOGETHER DURING PERIODS OF EARTHQUAKE SHOCK.

WROUGHT IRON HOOKED TIES WERE USED TO TIE EACH FACING STONE WELL INTO THE BRICK MASONRY WALLS. ADDITIONAL CLAMP HOOKS AND DOWELS WERE USED TO TIE THE FACING STONES TOGETHER. IN THE ATTIC AREA 2-1/4" DIAMETER TIE BARS RUN THE ENTIRE LENGTH AND BREADTH OF THE BUILDING TO TIE THE EXTERIOR WALLS TOGETHER. UNFORTUNATELY, DETAILS OF THESE BARS AND THEIR CONCEALED ANCHORAGE IN THE WALLS ARE NOT AVAILABLE. IT IS BELIEVED THAT TIE RODS WERE ALSO SET AT THE 2ND AND 1ST FLOORS, BUT THE AVAILABLE DRAWINGS DO NOT SHOW THESE DETAILS. IN ADDITION, A RELATIVELY RARE FORM OF REINFORCING (FOR THAT ERA) WAS USED IN THE BRICK MASONRY WALLS. FLAT WROUGHT IRON BARS 3/8" THICK X 2" WIDE WERE LAID IN THE HORIZONTAL COURSES OF THE BRICK. THIS, IN EFFECT, CREATED A CRUDE FORM OF REINFORCED BRICK CONSTRUCTION. ONE CORE SAMPLE ACTUALLY CUT THROUGH ONE OF THESE BARS. THIS EVIDENCE WAS FURTHER SUBSTANTIATED WHEN A BRICK SAMPLE WAS REMOVED AT A DOOR JAMB IN THE ATTIC AREA. AT THIS JAMB THE REINFORCING WAS EXPOSED AND THE SPACING WAS MEASURED.

A SPECIAL METAL DETECTING DEVICE WAS USED IN AN ATTEMPT TO VERIFY THE SPACING AND EXTENT OF THE REINFORCING. THE RESULTS, HOWEVER, WERE INCONCLUSIVE. THERE WAS EVIDENCE THAT THE BARS WERE PLACED AT A RANDOM PATTERN AS FAR AS VERTICAL SPACING IS CONCERNED. ALSO IT WAS FOUND THAT MANY OF THE BARS STOPPED IN MID-RUN LEAVING GAPS BETWEEN THE BARS. THIS INDICATES THAT THE STRAPS WERE NOT CONTINUOUS, AND THEIR EFFECTIVENESS IS QUESTIONABLE.

SIMILARLY, AS TESTING OF THE WALLS PROGRESSED DOWNWARD IN THE BUILDING TO THE LOWER THICKER WALLS, THE DETECTOR WAS NOT ABLE TO PENETRATE THE THICK MASONRY WITH ANY DEGREE OF RELIABILITY.

THE EARTHQUAKE OF APRIL 18, 1906, GAVE THE BUILDING A TEST OF ARCHITECT MULLETT'S DESIGN. MANY ACCOUNTS OF THE PERFORMANCE OF THE BUILDING DURING THE QUAKE INDICATE THAT NO MAJOR DAMAGE OCCURRED TO THE WALLS OR FLOORS. IT IS TO BE NOTED THAT THE 22' HIGH CAST IRON EXTENSIONS OF THE TWO HIGH CHIMNEYS WERE REMOVED

SHORTLY AFTER THE QUAKE AND THAT SOME DAMAGE OCCURRED TO THE BRICKWORK AT THESE CHIMNEYS.

A LEVEL SURVEY MADE ON JULY 12, 1906, SHOWED THAT THERE WAS A MAXIMUM OF ALMOST 6" OUT OF LEVEL OF THE FOUR EXTREME CORNERS OF THE BUILDING. HOWEVER, IT IS POSSIBLE THAT THIS UNEVENNESS COULD HAVE OCCURRED PRIOR TO THE QUAKE AS THERE WERE NO CONTROL ELEVATIONS AVAILABLE.

THE PRESENT UNCRACKED CONDITION OF THE MAJORITY OF THE MASONRY WALLS CONFIRMS THAT IF SETTLEMENT HAS OCCURRED, IT HAS NOT CAUSED VISIBLE DISTRESS IN THESE WALLS.

REPORTS OF THE 1906 EARTHQUAKE INDICATE THAT THE AREA OF SAN FRANCISCO IN WHICH THE BUILDING IS SITUATED WAS SUBJECTED TO GROUND ACCELERATIONS IN THE ORDER OF APPROXIMATELY 15% OF GRAVITY. PRESENT SCIENTIFIC INFORMATION INDICATES THAT THE APPROXIMATE MAXIMUM GROUND ACCELERATION WHICH CAN BE ANTICIPATED FOR THIS PARTICULAR SITE IS IN THE ORDER OF 50% OF GRAVITY. THIS IS BASED ON A 8.3 MAGNITUDE EARTHQUAKE WITH ITS EPICENTER APPROXIMATELY 10 MILES DISTANT FROM SITE. (THE EPICENTER OF THE 1906 EARTHQUAKE WAS APPROXIMATELY 40 MILES FROM THE SITE ON THE SAN ANDREAS FAULT.)

THEREFORE, IT IS POSSIBLE THAT DURING THE FUTURE LIFE OF THIS BUILDING A MORE SEVERE QUAKE WILL SUBJECT THE STRUCTURE TO MUCH GREATER LOADINGS THAN OCCURRED IN 1906.

IN THE EARTHQUAKE INVESTIGATION PREPARED FOR THIS REPORT, FORCES WERE IMPOSED ON THE BUILDING WHICH WOULD BE PRODUCED BY AN EARTHQUAKE WITH A GROUND ACCELERATION OF 50% OF GRAVITY FORCE. THIS LOADING IS SOMEWHAT COMPARABLE TO THE ACTUAL ACCELERATIONS EXPERIENCED IN THE NORTHERN PART OF THE SAN FERNANDO VALLEY, CALIFORNIA DURING THE EARTHQUAKE OF FEBRUARY 9, 1971.

THE BUILDING CODE REGULATIONS REGARDING EARTHQUAKE LOADING OF THIS BUILDING WERE ALSO USED TO DETERMINE

THEIR EFFECTS ON THE BUILDING'S STRUCTURE.

IT WAS ASSUMED FOR ALL ANALYSES MADE UNDER DIFFERENT CODE AND RECOMMENDATION CONDITIONS THAT THE FLOORS, ROOF AND ATTIC LEVELS WERE TO BE BROUGHT TO ADEQUATE STRENGTH TO TRANSMIT LATERAL LOADINGS TO THE ADJACENT WALLS.

THE MAJOR CONSIDERATION IN THE CONCEPT OF ENGINEERING DESIGN WITH RESPECT TO EARTHQUAKES IS THE PREVENTION OF COLLAPSE OF ANY PART OF THE STRUCTURE WHICH COULD RESULT IN INJURY TO THE BUILDING'S OCCUPANTS OR PASSENGERS. THEREFORE, UNDER THE LOADINGS IMPOSED IT WAS DETERMINED THAT MINOR CRACKING OF THE MASONRY WALLS WOULD BE TOLERATED PROVIDED THE COMPUTED DEPTH OF CRACK WOULD NOT CAUSE COLLAPSE OF THE WALL UNDER REPEATED REVERSALS OF LOADING.

WHERE THE COMPUTED CRACKING BECAME EXCESSIVE, IT WAS ASSUMED THAT THESE ELEMENTS WOULD EITHER COLLAPSE OR BE IN IMMINENT DANGER OF COLLAPSE. UNDER THESE CONDITIONS IT IS RECOMMENDED THAT WALLS AND PIERS IN SUCH DANGEROUS CONDITION BE EITHER STRENGTHENED OR REPLACED WITH PROPERLY REINFORCED MATERIALS.

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SUMMARY OF STRUCTURAL INVESTIGATION

BUILDING AREAS	FUTURE USE OF BUILDING	F I R S T & S E C O N D F L O O R S , A T T I C L E V E L & R O O F	A L L M A S O N R Y W A L L S B E T W . G R O U N D F L R & F I R S T F L O O R	A L L M A S O N R Y W A L L S B E T W E E N F I R S T F L O O R & S E C O N D F L O O R
EARTHQUAKE LOADING CRITERIA	* FOUNDATION (PRIVATE) WITH MORE THAN 30% OF FLOORS STRUCTURALLY ALTERED.	N E W D I A - P H R A G M S O R B R A C I N G R E Q ' D T O T I E W A L L S T O F L O O R S R O O F & A T T I C L E V E L	OK	OK
1970 SAN FRANCISCO BUILDING CODE AND/OR 1970 EDITION UNIFORM BUILDING CODE 13.3% DEAD LOAD ONLY + 20% D.L. ON EXTERIOR & INTERIOR WALLS (GSA REGULATION PBS P3475-1B)	* 1. COURTS & OFFICES 3. SHOPPING BAZAAR 4. MUSEUM 5. AGRICUL- TURAL INSTI- TUTE	SAME AS ABOVE	OK	EXTERIOR & INTERIOR WALLS OK EXCEPT FOR CRACKING OF EXTERIOR WALL PIERS @ EAST WING COURTYARD @ TWO STORY HIGH ROOMS.
RECOMMENDED LATERAL LOADING DUE TO A STRONG EARTHQUAKE WITH 50% GRAVITY GROUND ACCELERATION DYNAMIC RESPONSE CALCU- LATED FOR INDIVIDUAL STRUCTURAL ELEMENTS WAS CONSIDERED.	* ANY OF THE P R O P O S E D F U T U R E U S E S O F T H E B U I L D I N G	SAME AS ABOVE	OK	EXTERIOR WALLS OK EXCEPT FOR TWO STORY HIGH PIERS @ EAST WING COURT- YARD WHICH WOULD COLLAPSE. SEVERE CRACKING FOR INTERIOR WALLS UNDER 36" THICK WHICH CARRY FLOORS ABOVE. IMMINENT COLLAPSE FOR WALLS UNDER 36" THICK WHICH DO NOT CARRY FLOOR LOADS (BRACE OR REBUILD THESE WALLS)

*NON-CONFORMANCE W/CODE PROVISIONS SUBJECT TO REVIEW & APPROVAL
BY GOVERNING BUILDING OFFICIALS.

ALL MASONRY WALLS BETWEEN SECOND FLOOR & ATTIC LEVEL (CEILING OVER 2ND FLOOR)	ALL MASONRY WALLS BETWEEN ATTIC LEVEL & ROOF	SANDSTONE COLUMNS @ 5TH ST. PORTICO	UNREINFORCED MASONRY WALLS
---	--	-------------------------------------	----------------------------

OK	OK	OK BRACING REQ'D ABOVE TOP OF COLUMNS	*NOT ALLOWED
EXTERIOR WALLS OK SEVERE CRACKING IN INTERIOR WALLS, LESS THAN 36" THICK, (NO COLLAPSE OF WALLS)	EXTERIOR WALLS OK EXCEPT FOR SEVERE CRACKING OF EXTERIOR WALLS @ EAST & WEST WING PORTICO AREAS. IMMINENT COLLAPSE OF INTERIOR WALLS @ EAST PORTICO. (BRACE OR REBUILD INTERIOR PORTICO WALLS)	OK BRACING NEEDED ABOVE TOP OF COLUMNS	*NOT ALLOWED
SEVERE CRACKING OF EXTERIOR WALLS, BUT NO COLLAPSE. INTERIOR WALLS UNDER 22-1/2" THICK WOULD BE IN IMMINENT DANGER OF COLLAPSE. (BRACE OR REBUILD THESE WALLS)	EXTERIOR WALLS OK EXCEPT IMMINENT DANGER OF COLLAPSE OF EAST & WEST WING EXTERIOR WALLS @ PORTICO. THIN INTERIOR WALLS @ PORTICO WOULD COLLAPSE (BRACE OR REBUILD THESE WALLS)	OK BRACING NEEDED ABOVE TOP OF COLUMNS.	*

INDEX . . MECHANICAL/ELECTRICAL REPORT

HEATING

VENTILATION

COOLING

ELECTRICAL

FIRE PROTECTION

HEATING

THE UTILITY STEAM SERVICE TO THE BUILDING WHICH IS AT PRESENT DISCONNECTED, WILL BE RECONNECTED FOR SPACE HEATING AND HOT WATER HEATING. THE EXISTING BOILER PLANT WHICH WAS INSTALLED IN 1901 AND TAKEN OUT OF SERVICE IN 1955, WILL BE RENOVATED AND USED AS STORAGE TANKS FOR CENTRAL HEATING AND HOT WATER SERVICE. STEAM HEAT EXCHANGERS WILL BE INSTALLED IN THE BOILERS, FED FROM UTILITY STEAM.

THE EXISTING STEAM HEATING PIPING WILL BE REMOVED AND REPLACED WITH FORCED CIRCULATION HOT WATER HEATING PIPING. THE EXISTING SECTIONAL RADIATORS WILL BE DISMANTLED, RENOVATED AND REINSTALLED FOR HOT WATER HEATING SERVICE, WITH THE ORIGINAL PATTERNED CAST IRON RADIATORS GROUPED IN THE PRINCIPAL ROOMS.

VENTILATION

AREAS ADJOINING THE INTERIOR COURT WILL BE SUPPLIED WITH TEMPERED AIR FROM A FAN SYSTEM IN THE ATTIC SPACE.

THE CENTER COURT WILL BE VENTILATED FROM A FAN SYSTEM IN THE BASEMENT. THIS FAN SYSTEM WILL DRAW FRESH AIR IN THROUGH THE EXISTING CHIMNEYS AND BLOW INTO THE COURT THROUGH SPECIALLY DESIGNED AIR OUTLET FIXTURES. THE AIR WILL EXHAUST OUT THROUGH THE OPEN SPACE BETWEEN THE NEW COURT ROOF AND THE BUILDING.

TOILET ROOMS WILL BE VENTILATED BY MECHANICAL EXHAUST.

COOLING

IT WILL BE NECESSARY TO INSTALL EQUIPMENT TO REMOVE EXCESSIVE HEAT GAIN PARTICULARLY FROM AREAS ADJOINING THE CENTER COURT, AND THOSE FACING SOUTH AND WEST

EXPOSURES. THE REQUIREMENT FOR COOLING WILL VARY SOMEWHAT WITH OCCUPANCY, BEING GREATER WHERE PEOPLE ARE INVOLVED IN PROLONGED AND CONCENTRATED WORK. THUS IT WILL BE REQUIRED LESS IN A RETAIL STORE OR A MUSEUM, AND MORE IN AN OFFICE OR COURTROOM.

THE COOLING EQUIPMENT WILL BE INSTALLED IN THE BASEMENT AND WILL CONSIST OF A WATER CHILLER AND AIR COOLED CONDENSER. COOLING AIR FOR THE CONDENSER WILL BE DRAWN IN FROM THE ROOF THROUGH A NEW VERTICAL DUCT TO BE INSTALLED BETWEEN THE EXISTING CHIMNEYS AND DISCHARGED THROUGH LOUVERED OPENINGS TO REPLACE BASEMENT WINDOWS ON THE WEST SIDE.

CHILLED WATER PIPING WILL BE CIRCULATED TO UNIT VENTILATORS LOCATED IN FURRED OUT WALLS IN EACH ROOM. MAINS AND BRANCH PIPING WILL PARALLEL THE HEATING PIPES. UNIT VENTILATORS WILL BE OF SPECIAL CONSTRUCTION DESIGNED SPECIFICALLY FOR THIS PROJECT WITH PARTICULAR ATTENTION PAID TO SILENT OPERATION.

ELECTRICAL

A NEW BUILDING SERVICE WILL BE INSTALLED FROM JESSIE STREET IN THE EXISTING SERVICE CONDUITS. A NEW MAIN SWITCHBOARD WILL BE INSTALLED IN THE BASEMENT WITH A COMPLETE SYSTEM OF FEEDERS, PANELBOARDS AND BRANCH CIRCUIT WIRING FOR POWER AND LIGHTING. NEW LIGHTING AND POWER OUTLETS WILL BE REQUIRED THROUGHOUT THE BUILDING.

LIGHTING SYSTEMS WILL VARY DEPENDING ON OCCUPANCY AND USE OF EACH AREA. GENERAL ILLUMINATION OF 30-FOOT CANDLES WILL BE PROVIDED BY MEANS OF PENDANT INCANDESCENT FIXTURES. CHANDELIERS SPECIALLY DESIGNED FOR THE PROJECT WILL BE USED IN THE PRINCIPAL ROOMS. SUPPLEMENTARY LIGHTING IN THE SHOPPING BAZAAR, MUSEUM, AND AGRICULTURAL INSTITUTE WILL BE PROVIDED BY CASEWORK LIGHTING OR BY BRACKET FIXTURES MOUNTED ON WALLS OR ON MOVABLE PARTITIONS. IN GENERAL OFFICES WHERE A

HIGHER GENERAL LIGHTING LEVEL IS REQUIRED, FLUORESCENT FIXTURES WILL BE USED, FLUSH MOUNTED IN A SUSPENDED CEILING.

FIRE PROTECTION

NEW FIRE PROTECTION SYSTEMS CONSISTING OF WET AND DRY STANDPIPE SYSTEMS AND FIRE SPRINKLER SYSTEMS WILL BE INSTALLED THROUGHOUT THE BUILDING TO MEET APPLICABLE CODES.

FOR ALL OCCUPANCIES UNDER THE JURISDICTION OF THE SAN FRANCISCO PLUMBING CODE, FIRE SPRINKLERS WILL BE INSTALLED THROUGHOUT. IN THE CASE OF FEDERAL CODES, WELL AREAS ONLY SUCH AS STAIRWELLS, ETC., WILL BE SPRINKLERED.

ESTIMATED COSTS FOR GENERAL WORK . . ARCHITECTURAL

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1. EXTERIOR WORK				
(OTHER THAN RESTORATION WORK)				
A) NEW ROOF & DECKING	31,000	SF	4.04	125,300.00
B) REHAB 224 WINDOWS	7,950	SF	3.00	23,800.00
C) SKYLIGHT OVER COURT	4,200	SF	20.00	84,000.00
D) LANDSCAPING	10,250	SF	3.50	35,800.00
E) REHAB. ORNAMENTAL RAILINGS	325	LF	20.00	<u>6,500.00</u>
TOTAL EXTERIOR WORK IN ADDITION TO RESTORATION OF BUILDING EXTERIOR				\$ 275,400.00
2. INTERIOR WORK				
(COMMON TO ALL ALTERNATIVES)				
A) COURTYARD		L.S.		81,500.00
DEMOLISH VAULT				
ROOF & WALLS }				
OTHER DEMO & FILL		L.S.		15,000.00
NEW STAIRWAY & BALCONY	2,120	SF	39.30	83,400.00
NEW OPENINGS & DOORS	16	EA	1,250.00	20,000.00
LANDSCAPING		L.S.		<u>5,000.00</u>
				204,900.00
B) BUILDING INTERIORS , GENERAL				
DEMOLITION		L.S.		82,500.00
NEW PARTITIONS & FIRE DOORS	220	SY	80.50	17,700.00
REMODEL TOILET FINISHES	1,200	SF	25.00	30,000.00
NEW PASSENGER ELEVATOR, HYDRAULIC	1	EA	22,500.00	22,500.00
REPAIR, PATCH, & PAINT INTERIOR WALLS	100,000	SF	0.40	40,000.00
PAINT INTERIOR CEILINGS	63,000	SF	0.40	25,400.00
CARPET 1ST, 2ND & ATTIC FLOORS	4,900	SY	15.00	<u>73,500.00</u>
				291,600.00
<u>TOTAL ARCHITECTURAL FOR ALL USES</u>				\$ 771,900.00

ESTIMATED COSTS FOR GENERAL WORK . . STRUCTURAL

	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1.	NEW FLOOR/CEILING DIAPHRAGMS TO CONFORM TO PROVISIONS OF RILEY ACT	43,400	SF	6.05	262,500.00
2.	ADDITIONAL WORK TO CONFORM WITH SAN FRANCISCO BUILDING CODE		L.S.		20,000.00
3.	ADDITIONAL WORK TO CONFORM TO 50% GROUND ACCELERATION		L.S.		306,000.00
	<u>TOTAL STRUCTURAL FOR ALL USES</u>				\$ 588,500.00

ESTIMATED COSTS FOR GENERAL WORK . . MECHANICAL & ELECTRICAL

DESCRIPTION	TOTAL
ELECTRICAL	
NEW ELECTRICAL SERVICE AND MAIN SWITCHBOARD	8,500.00
DISTRIBUTION FEEDERS AND PANELBOARDS	7,300.00
LIGHTING BRANCH CIRCUIT WIRING AND LIGHTING FIXTURES (NOT INCLUDING SPECIAL CHANDELIERS)	176,000.00
POWER WIRING, RECEPTABLES, AND EQUIPMENT CONNECTIONS	58,700.00
TELEPHONE SERVICE, CONDUIT AND OUTLETS	2,500.00
TOTAL BASIC ELECTRICAL COST	\$ 253,000.00
HEATING AND VENTILATION	
RECONNECTING UTILITY STEAM SERVICE	3,500.00
RENOVATING EXISTING BOILER PLANT AND INSTALLING STEAM/WATER HEAT EXCHANGERS	11,000.00
BOILER ROOM PIPING, CIRCULATING PUMPS, ETC.	2,500.00
HEATING PIPING AND RADIATORS, INCLUDING RENOVATING EXISTING RADIATORS	96,000.00
TOILET EXHAUST SYSTEMS	12,000.00
CENTER COURT VENTILATING SYSTEM	15,000.00
VENTILATION SYSTEM FOR INTERIOR AREAS AT CENTER COURT	24,000.00
AUTOMATIC CONTROLS	2,250.00
TOTAL HEATING & VENT	\$ 166,250.00

PLUMBING

NEW PLUMBING FIXTURES INSTALLED	29,400.00
SOIL, WASTE, VENT, HOT & COLD WATER PIPING	16,000.00
STORM DRAINAGE INCLUDING NEW ROOF DRAINS AND RAINWATER PIPING	<u>8,000.00</u>
TOTAL PLUMBING COST	\$ 53,400.00

AIR CONDITIONING

CENTRAL WATER CHILLER PLANT 80 TR CAPACITY	22,000.00
CHILLED WATER DISTRIBUTION AND UNIT VENTILATORS	75,750.00
CHILLED WATER COIL IN INTERIOR AREA VENTILATION SYSTEM	1,500.00
AUTOMATIC CONTROL	<u>1,200.00</u>
TOTAL AIR CONDITIONING	\$ 100,450.00
<u>TOTAL MECHANICAL/ELECTRICAL FOR ALL USES</u>	\$ 580,600.00

FIRE PROTECTION

DRY STANDPIPE AND WET STANDPIPE SYSTEMS	7,500.00
FIRE SPRINKLERS	<u>105,000.00</u>
TOTAL FIRE PROTECTION	\$ 112,500.00
(SEE BUILDING CODE CRITERIA)	

FINAL ESTIMATE FOR GENERAL WORK

GROSS TOTAL	\$1,941,000.00
21% OVERHEAD & PROFIT	<u>407,000.00</u>
<u>TOTAL FOR ALL GENERAL WORK (EXCLUDING EXTERIOR RESTORATION)</u>	<u>\$2,348,000.00</u>

ESTIMATED COSTS FOR THE RESTORATION OF THE BUILDING EXTERIOR

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
CLEAN ALL STONE	66,000	S.F.	0.30	19,800.00
REPAIR SANDSTONE (GROSS AREA)	52,000	S.F.	10.00	520,000.00
REPOINT STONE JOINTS	66,000	S.F.	1.50	99,000.00
NEW PRECAST CONCRETE CORNICES	290	C.Y.	2,300.00	670,000.00
NEW REBAR & BRICK FACING AT CHIMNEYS	4,000	S.F.	7.50	30,000.00
NEW STEEL & SHEET METAL CHIMNEY CAPS	2	EA	10,000.00	<u>20,000.00</u>
			SUBTOTAL	1,358,000.00
			10% CONTINGENCY	<u>135,800.00</u>
				1,493,800.00
<u>TOTAL FOR EXTERIOR RESTORATION</u>			ROUNDED TO	\$ 1,500,000.00

ESTIMATED COSTS PER SQUARE FOOT FOR ALTERNATE USES

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
COURTS & OFFICES				
COURTROOMS	7,840	SF	40.00	310,200.00
OFFICES	23,945	SF	11.50	275,000.00
CIRCULATION, STORAGE	7,482	SF	8.75	65,500.00
PRIVATE TOILETS	366	SF	35.00	<u>12,800.00</u>
				\$ 663,500.00
PHILANTHROPIC FOUNDATION				
SENIOR OFFICES	6,062	SF	40.00	243,000.00
GENERAL OFFICES	23,742	SF	11.50	273,000.00
CIRCULATION, STORAGE	9,582	SF	8.75	83,800.00
PRIVATE TOILETS	100	SF	35.00	<u>3,500.00</u>
				\$ 603,300.00
SHOPPING BAZAAR				
COSTS TO OWNER - IMPROVEMENTS BY TENANTS				
ADMINISTRATION OFFICE	400	SF	15.00	6,000.00
CORRIDORS CIRCULATION	7,651	SF	8.75	<u>67,000.00</u>
				\$ 73,000.00

MUSEUM

DISPLAY & GALLERIES	29,606	SF	15.00*	444,000.00
GENERAL OFFICES	1,940	SF	11.50	29,100.00
CIRCULATION, STORAGE	7,565	SF	8.75	<u>66,700.00</u>
				\$ 639,800.00

*PANELING, ACOUSTICAL TREATMENT, DISPLAY CASES AND DISPLAY LIGHTING.

AGRICULTURAL INSTITUTE

SHOPS, DISPLAY AND SALES AREAS TO BE
IMPROVEMENTS OF TENANTS

ADMINISTRATION OFFICE	900	SF	11.50	10,300.00
EMPLOYEE LOUNGE	760	SF	15.00	11,400.00
CIRCULATION, STORAGE	8,154	SF	8.75	<u>71,500.00</u>
				\$ 93,200.00

PHOTOGRAPHS

CALIFORNIA HISTORICAL SOCIETY, S.F.	OPEN. PAGE & PAGE 1 (LOWER LT.)
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GRAPHICS

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