

PROJECT HIGHLIGHT – HOSPITALITY RENOVATIONS

THE FAMILY CITY HOME

SAN FRANCISCO, CALIFORNIA

The KSD Group provided both a feasibility study and through value-engineering and competitive bidding, the Owner chose to



project management services for a major renovation program for this private gentleman's club in San Francisco. The scope of the work included a City-mandated seismic retrofit and compliance with Title 24 and ADA requirements. In addition, the Owner elected, with support and advice from KSD and selected contractors, to significantly improve the electrical, mechanical and plumbing infrastructure of the building. Finally, with the savings realized

include significant cosmetic upgrades in all public spaces.

KSD served as the project manager and contract administrator on the project, from negotiating and writing all trade contracts and approving invoices, to updating the project budget, reviewing all subcontractor work during construction and coordinating wall finishes, lighting, sound, and carpet finishes, all during a fast-paced, five-month construction schedule.

The project schedule and budget were severely impacted when the City Building Official mandated the addition of eleven steel posts, some as large as 6" x 18", from the second floor ceiling down to the new concrete footings. On the ground floor, 5' x 14' solid mahogany panels had to be removed and later replaced in the first and second floor to accommodate the work. Despite the added impacts, KSD was able to open the club within one week of the original schedule, while at the same time maintaining costs within 5% of the original project budget.



Location:

545 Powell Street, San Francisco, CA

Client:

The Family, San Francisco, CA

Architect:

Stong and Associates, Berkeley, CA

Interior Architect:

Tsunami Ponder Design, San Francisco, CA

General Contractor:

None. Multiple Prime Contractors.

Completion:

November 1998

Constructed Value:

\$1.3 Million