

## GETTY RESIDENCE SAN FRANCISCO, CALIFORNIA



**K**SD was hired as the Project Manager to handle the Getty remodel project due to the complexity of the construction and the high level of expectation in the finishes. This large residential renovation project required the ability to coordinate a massive structural and architectural renovation while maintaining sensitivity to the artistic and historic significance of a Willis Polk-designed residence.

The Owners purchased the house next door to their residence in the Pacific Heights area of San Francisco and proceeded to redesign the adjacent house to become an addition to the existing main house. This posed significant design and construction challenges, as the floor elevations of the two buildings were misaligned by as much as four feet. Both structures were significantly upgraded seismically to accommodate the merging of the two. The new addition included an under-floor parking facility, indoor swimming pool and an acoustically-designed parlor room for music and entertainment.

One of the greatest challenges of the project was coordinating the wide range of vendors, from engineering concrete contractors to highly-specialized furniture makers and faux artists. Additionally, each of these groups had to be bid, contracted and scheduled to keep the work flowing smoothly and efficiently. Each subcontractor and vendor was under direct prime contract with the Owner, with KSD soliciting bids, writing the contracts and providing all management, coordination and supervision of over one hundred and fifty vendors, representing over six hundred individual consultants, tradesmen, craftsmen and artisans.

The scope of the project included the installation of antique architectural components, furnishings and magnificent works of art from Europe, Africa and Asia. In many cases entire rooms were restructured to incorporate these antique elements. KSD and the consultants on the project devoted a great deal of time to researching and approving methods, materials and personnel so that these valuable materials and artwork could be integrated into the design of the various areas and yet be protected from damage by earthquake or climatic conditions. The project took over three and one half years to complete.



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*Location:*

2880 Broadway, San Francisco

*Client:*

Mr. and Mrs. Gordon P. Getty,

*Architect:*

McEachron Architects, Inc., San Francisco

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*General Contractor:*

None. Multiple Trade Contractors.

*Completion:*

1994

*Constructed Value:*

Not Available at Client's Request