

# ENVISIONING THE FUTURE OF MIDTOWN PARK APARTMENTS!

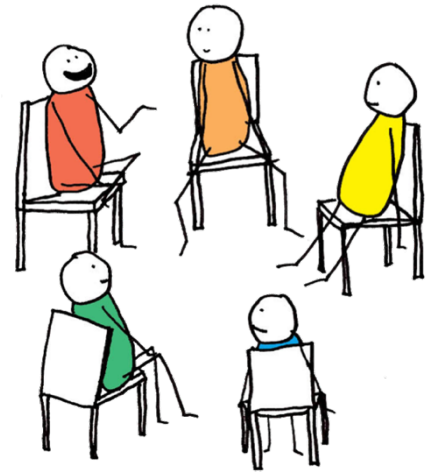
**SATURDAY, MAY 4, 2024, 11am – 2pm**

**GATEWAY HIGH SCHOOL CAFETERIA**

1430 Scott Street, Lunch provided

**Dear Midtown Resident,**

Please join us for our **FOURTH** Midtown community visioning workshop with architects **Steve Suzuki and Fernando Martí**, who are working with Midtown's residents to provide an independent review of the buildings' capital needs, and to help residents envision a long-term housing model.



On May 4, residents will review and approve the final proposed a Scope of Work for long-term physical improvements and preliminary cost assessments, as well as hear from the experience of the St. Francis Square housing cooperative.

**TOGETHER RESIDENTS DECIDE THE WAY FORWARD!!**

For more information, contact:

- Fernando Martí, [el.compay.nando@gmail.com](mailto:el.compay.nando@gmail.com)

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# MIDTOWN PARK APARTMENTS

## Community Visioning Workshop #4

May 4, 2024, 11AM - 1:30PM  
Gateway High School Cafeteria

### AGENDA

1. Introductions and goals for today's session (10 min)
  2. MOHCD Repairs and Renovations update (10 min)
  3. Scope of work for building upgrades and accessibility (20 min)
  4. Building Upgrades and Accessibility Cost Estimate (30 min)
    - Presentation by Steve Suzuki
    - Discussion
- BREAK, Refreshments (15 min)
5. Community Ownership through Housing Cooperatives:  
The experience of St. Francis Square (45 min)
    - Presentation by Conny Ford
    - Discussion
  6. Closing (10 min)

NOTE – LAFCO has set up a web page that archives current and historical documents relating to Midtown Park Apartments, accessible here: <https://sfgov.org/lafco/midtown>



### Midtown Community Goals

1. Permanent Affordability
2. Healthy state-of-the-art buildings
3. Aging in place
4. Community control
5. Resident leadership
6. Family preferences & succession
7. Community ownership & equity
8. Economic development

# MIDTOWN PARK APARTMENTS - ESTIMATED COSTS, BUILDING 1

4/24/2024, Steve Suzuki, Architect

<b>A BUILDING SYSTEMS (BUILDING 1)</b>					
	Unit	Quant	Cost/Unit	Cost	
Roof, demo, new diaphragm, tapered insul TPO 20 year	9600 SF	1	\$ 45	\$432,000	
Structural strengthening Priority 1 - 10 corner units/floors all have full gut-renovation due to structural work	10 Units	1	\$ 250,000	\$2,500,000	
Structural strengthening Priority 2 - Basement column Jackets	8 EA	1	\$ 15,000	\$120,000	
Non-Strutural renovated units - 20 units	20 EA	1	\$ 140,000	\$2,800,000	
Demo/Replace patio doors and windows Repair/Patch balconies Replace Awnings, frames Repair exterior spauled concrete/subsurfaces -Allowance Hydronic, plumbing, Ventilation, Electrical					
<b>Hard Cost sub-total</b>				<b>\$5,852,000</b>	
Construction Contingency	20%		\$ 1,170,400		
* Soft Costs / Fees	24.70%		\$ 1,445,444		
<b>Soft Cost sub-total</b>				<b>\$ 2,615,844</b>	
<b>TOTAL COST BUILDING SYSTEMS</b>				<b>\$8,467,844</b>	
<b>B. UNITS: AGING-IN-PLACE (BUILDING 1)</b>					
Replace Door Hardware (non-structurl rehab units)	20 EA		\$ 5,000	\$100,000	
Tub Grab Bars & shower control/hose	20 EA		\$ 1,200	\$24,000	
Replace w/ ADA toilets at Bedroom levels	20 EA		\$ 2,000	\$40,000	
Convert Lower half-Bath ( Unit Type 'C') to full shower room	2 Units		\$ 15,000	\$30,000	
Misc: Stair handrail, striping, signage, lighting (allowance)	20 EA		\$ 5,000	\$100,000	
<b>Hard Cost sub-total</b>				<b>\$294,000</b>	
Construction Contingency	20%		\$ 58,800		
* Soft Costs / Fees	24.70%		\$ 72,618		
<b>Soft Cost sub-total</b>				<b>\$ 131,418</b>	
<b>TOTAL COST UNIT RENOVATIONS</b>				<b>\$425,418</b>	
<b>C. COMMON AREAS: AGING-IN-PLACE (BUILDING 1)</b>					
ADD Accessible ramp to ground floor entry w/power opener	1 EA		\$ 58,000	\$58,000	
ADD 6 stop, 5x7, 2500#, hydraulic Elevator to Building 1. Incl Exterior shaft enclosure, exterior walkway/ramps between building levels, steel w/conc topping	1 EA		\$ 355,000	\$355,000	
ADD blue street parking w/ curb cuts/ Garage re-stripe ADA parking near elevators	1 EA		\$ 4,200	\$4,200	
Repairs/re-sloping of internal courtyard walkways ( 2% Slope), grind buckling concrete. Repair exterior sidewalks- re-grade/ repair	1 LS		\$ 100,000	\$100,000	
Site Improvements: signage, bench seating, additional lighting	1 EA		\$ 20,000	\$20,000	
Master security system w/central panel, 6 cams/building, sensors	1 EA		\$ 12,000	\$12,000	
<b>Hard Cost sub-total</b>				<b>\$549,200</b>	
Construction Contingency	20%		\$ 109,840		
* Soft Costs / Fees	24.70%		\$ 135,652		
<b>Soft Cost sub-total</b>				<b>\$ 245,492</b>	
<b>TOTAL COST COMMON AREAS</b>				<b>\$794,692</b>	
<b>TOTAL COST BUILDING 1</b>				<b>\$9,687,954</b>	

*Soft Costs ( % taken from MOHCD Estimate)	
A/E Fees	7.70%
Proj Manager	3.00%
Permits	2.10%
Utility Fees	3.70%
3rd party Consultant (?)	1.80%
Relocation Fees	4.40%
Soft Cost Contingency	2.00%
	<b>24.70%</b>

# MIDTOWN PARK – SCOPE OF WORK

Fernando Martí and Steve Suzuki, for Midtown Park Apartment residents

Draft: 4-30-2024

MOHCD/DPW Proposed Scope	Midtown Park Resident-Led Proposal
(From MOHCD, “Midtown Repair Project_DPW_23-0914” and Pyatok Architects, “231221_Midtown Park Renovation_100SD NARRATIVE” and “240117_Midtown Park Renovation_100SD DRAWINGS”)	(from Community Visioning Workshops held April 6, 2024)
<b>BUILDING SYSTEMS</b>	
<ul style="list-style-type: none"> <li>• <u>Structural Upgrade</u>: strengthen columns in garage and securing floor diaphragm to columns.</li> <li>• <u>Roof</u>: Replace roof with standard 20-year Insulated Roofing System; add OSHA compliant Railing at Roof</li> <li>• <u>Windows &amp; Doors</u>: Replace all exterior windows and patio sliding doors, replace windows with new thermal windows to mitigate noise and heat loss. All new windows have new screens.</li> <li>• <u>Interior</u>: infill kitchen pocket door with low height wall and slider window</li> <li>• <u>Balconies</u>: Repair balconies as needed. Balcony repairs include repairing railing, add drainage, add slope where possible</li> <li>• <u>Awning</u>: Remove existing awning.</li> <li>• <u>Exterior</u>: Paint building with elastomeric paint to seal cracks and prevent spauling. Repair cement plaster and spalling where needed.</li> <li>• <u>Heating, Hot Water</u>: Replace gas fired hydronic space heating system and hot water system including new radiators, new boiler, new pump and new piping, thermostats. Replace with high efficiency system to reduce operating cost.</li> <li>• <u>Mechanical</u>: Replace bath and kitchen exhaust systems</li> <li>• <u>Lighting</u>: Upgrade lighting at corridors</li> <li>• <u>Fire safety upgrades</u>: Install hardwire alarms in each bedroom; Install fire sprinkler system in hallways and units.</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Structural Upgrade</u>: Partial Floor and Walls, basement column jackets; recommendation pending Non-Ductile concrete structural requirements not yet published</li> <li>• <u>Roof</u>: new diaphragm, new tapered insulated TPO 20-year roof, flashing</li> <li>• <u>Windows &amp; Doors</u>: replace exterior Patio Doors &amp; Windows, insulated glazing, lighter sliding doors</li> <li>• <u>Balconies</u>: Repair/patch Cracks, Drainage, Railings</li> <li>• <u>Awnings</u>: replace awnings &amp; frames, expand awning coverage to improve rain protection</li> <li>• <u>Exterior</u>: Replace exterior spauled concrete/subsurfaces</li> <li>• <u>Heating/Hot Water</u>: replace hydronic baseboard heaters and piping, add individual room thermostats</li> <li>• <u>Plumbing</u>: Replace Plumbing lines and Fixtures</li> <li>• <u>Electrical</u>: Modify Electrical/updates: GFCI Outlets, controls and switches; Data/communication/security systems</li> <li>• <u>Mechanical</u>: replace Kitchen and Bath Ventilation (Fans/Ducts)</li> <li>• <u>Lighting</u>: upgrade corridor lighting.</li> <li>• <u>Fire safety upgrades</u>: hardwired fire alarm, fire sprinklers in corridors and units</li> <li>• <u>Health abatement</u>: as needed, mold, asbestos, lead paint</li> <li>• <u>ADD ALTERNATE</u>: photovoltaic panels on roof</li> <li>• <u>ADD ALTERNATE</u>: replace existing gas-fired boilers with all-electric heat pump system to comply with 2040 deadline will require upgrade electrical service upgrade to 600A (plus time &amp; PG&amp;E coordination).</li> </ul>
<b>UNIT REHAB AND AGING-IN-PLACE</b>	
<ul style="list-style-type: none"> <li>• <u>Interiors</u>: For all units, repaint entire unit, make necessary repairs due to structural retrofit.</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Doors</u>: Replace all door hardware with lever, offset hinges as necessary</li> <li>• <u>Baths</u>: Install grab bars at Tub/Showers, w/ hose controls; replace w/ ADA toilets at bedroom levels; convert units with lower-level bath/half-bath tubs to walk-in showers</li> <li>• <u>Appliances</u>: front control @ counter level (Stove/Ranges and Hoods)</li> <li>• <u>Common Stairs</u>: Contrast stripping/ handrail</li> <li>• <u>Signage</u>: units #'s and directional signage</li> </ul>

MOHCD/DPW Proposed Scope	Midtown Park Resident-Led Proposal
<b>COMMON SPACES AND AGING-IN-PLACE</b>	
<ul style="list-style-type: none"> <li>• <u>Laundry</u>: Add laundry room at Building 1 basement garage level (Later, add laundry room between Buildings 5 and 6).</li> <li>• <u>Security</u>: Scope may include locating conduits to accommodate future low voltage wiring for access and security systems.</li> <li>• <u>Fencing</u>: Schematic level design of perimeter fence and new pedestrian entry gateways.</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Laundry</u>: Add Laundries in all buildings. Laundries in hall storage closets if possible.</li> <li>• <u>Community Room</u>: Accessibility upgrades for existing community room.</li> <li>• <u>Accessible path of travel</u>: 2% max slope throughout site, grind buckling concrete, repair exterior sidewalks</li> <li>• <u>Ramps</u>: Accessible ramps to each building ground floor; power-operated doors where required due to limited clearance</li> <li>• <u>Elevator</u>: Install 6-stop, 5x7, 2500# hydraulic elevator, exterior shaft enclosure. Existing 400A service can currently handle new elevator load (15HP max) without service upgrade.</li> <li>• <u>Accessible parking</u>: Accessible (blue) ADA parking/drop-off zones with curb cuts at streets, re-stripe ADA parking near elevators</li> <li>• <u>Site improvements</u>: signage, bench seating</li> <li>• <u>Lighting</u>: Increase lighting (levels) as necessary (Entry, Site)</li> <li>• <u>Security</u>: Master security system with central panel, 6 cams/building, sensors, dedicated booth for storing camera footage</li> <li>• <u>Fencing</u>: NO perimeter fence or gates, and NO enclosures of exterior staircases</li> </ul>