

## News Briefs

## Level 10 Construction Completes Moffett Gateway Project



Level 10 Construction announced June 28 that it has completed the core and shell construction of the \$180 million Moffett Gateway project, a development that includes two seven-story office towers, a parking structure with a green roof, and a fitness center.

The 15.5-acre Moffett Gateway project contains 612,000 sq-ft of Class A office space with views of the Santa Cruz Mountains and Silicon Valley. Adjacent to the two office towers is a parking garage with partial green roof. Called a "high garden," the green roof contains a bar and barbeque area, multiple seating/dining areas, bocce courts, hardscape and native plants and trees.

The parking structure rooftop also contains an enclosed 14,299-sq-ft fitness center with locker/shower/stream rooms, a yoga studio, a TRX suspension training area, a weight and exercise room, a kitchenette, and administrative offices. Moffett Gateway also integrates a 49,000-sq-ft landscaped central commons area.

Developed by the Jay Paul Company and designed by DES Architects + Engineers, Moffett Gateway is targeting LEED Platinum certification. The project is offsetting 35% of its energy consumption by purchasing green power, includes 36 electric car chargers, and was constructed with large amounts of recycled materials.

Level 10 Construction is ranked as one of the largest builders of corporate office space in the U.S. by Engineering News Record. The company is a full-service general contractor with offices in Sunnyvale, San Francisco and San Diego. Level 10 is focused on providing innovative facilities to the corporate, healthcare, education, entertainment, hospitality, technology, life sciences, and multi-family housing/mixed-use markets.

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## BCCI Construction Provides Pro Bono Work for SF Education Center

San Francisco-based BCCI Construction Company (BCCI) announced June 28 its involvement in building the new 826 Valencia Tenderloin Center, which opened last month. The nonprofit center is dedicated to helping children develop writing skills, and is one of San Francisco's most notable educational organizations.

"I've always wanted to get involved with a project that would really give back to the city that has been so good to BCCI," says BCCI President and CEO, Michael Scribner. BCCI donated its labor and fees to support the new 826 Valencia Tenderloin Center and spearheaded an outreach program with the local subcontractor.

The retrofit of the 5,000 sq-ft ground floor space included extensive demolition, abatement, structural upgrades, and tenant improvements to create a safe and comfortable environment. With a series of modifications to the building over its hundred-year history, structural deficiencies and many unexpected conditions were uncovered. New footings were poured and structural posts and beams were installed to support the unreinforced masonry structure.

Modern materials, such as redirecting light film, were used in the build-out. The team also took advantage of the extraordinary salvage opportunities available in the Bay Area, incorporating reclaimed doors, wood, mirrors, windows, sheet metal, and a fireplace. One of the gems found during demolition was vintage, hand-painted wallpaper that included the image of a map. It was protected during construction and used as a final finish in the space.

As with all 826 Valencia locations, the new space includes a themed retail storefront, King Carl's Emporium, which students traverse before entering the writing lab. With eclectic design elements such as a fog bank, rope shelving, a trapdoor, portholes, and a wall of doors, the store reinforces a theme of exploration. The interactive wall of doors is the gateway to the



student writing lab, providing various options as points of entry: through a standard door, a bunny door, and even a hidden passageway in the fireplace.

Once inside the writing lab, a treehouse play structure is perched high above the room with treasures tucked in cubbyholes below. Two different floor levels in the writing lab, an existing condition revealed during demolition, turned out to be a benefit, supporting multifunctional use for tutoring and for presentations. Beyond the writing lab is a meeting room and 826 Valencia's new administrative office to support the nonprofit's operations.

The design of the project is the result of collaboration between multiple firms, including MKThink, Jonas Kellner, INTERSTICE Architects, Gensler, and Office. MKThink and Jonas Kellner took the lead on the interior architecture for the writing center, while INTERSTICE Architects created the vision for the exterior. Gensler drove the retail concepts, designing the interiors for the emporium, while Office worked on the store branding, signage and product design.

The contributions from subcontractors and suppliers, all provided at cost or in-kind, amounted to nearly \$2 million, says project officials. These con-

tributions included a complete design-build mechanical system by Anderson Rowe and Buckley. McMillan Electric, Paganini Electric, and Sprig Electric partnered to provide a complete electrical build-out based on Glumac Engineering's electrical design. Ayoub & Peery completed all of the plumbing work for four restrooms and a staff kitchen.

Richard Hancock signed on to do all of the wood structural framing with DW Nicholson and B Metals did the steel portion of the structural framing. Golden Gate Fire Sprinklers installed a new sprinkler system. Flooring was a team effort completed by California Wood Floors, Nor Cal Wood Flooring, Majestic Floors, Tandus Centiva, Deanza Tile, Bay Area Concrete, Emser Tile and Shaw floors.

California Drywall Co., Stockholm Construction and Surber Drywall Construction divided framing, drywall and taping, as well as finishing to provide a complete drywall scope. Painting was performed by Giampolini and Monticelli Painting and Decorating. Progress Glass Company and Mission Glass Company partnered to perform all of the glazing scope. Design Workshops completed the wall of doors feature, and Commercial Casework provided kitchen millwork.

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Level 10 offers a full-range of services, including preconstruction; self-performed concrete work; design/build; MEP and commissioning; green construction; sustainability evaluations; and LEED certified building. For more information visit [www.level10gc.com](http://www.level10gc.com).