

Office of the Chief Medical Examiner Building

1 Newhall Street, San Francisco, California

Informational Presentation to the SFAC – Civic Design Review Committee

February 10, 2014



OCME - AGENDA

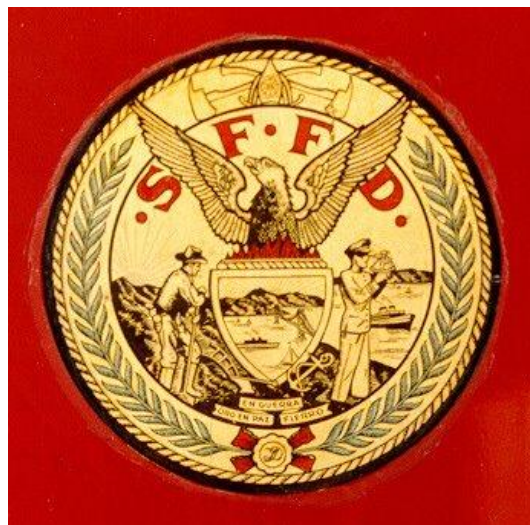


- **Introductions**
- **ESER 2014**
- **Goals**
- **Schedule**
- **Property / Project Description**
- **Program Area**
- **Planning Strategy**
- **Project Site**
 - ❖ **Surrounding Context**
 - ❖ **Existing Building / Existing Building Modifications**
- **Floor Plans / Roof Plan**
- **Questions / Discussion**

ESER2014 – Scope & Budget



▪ Neighborhood Fire Stations	\$85M
▪ Auxiliary Water Supply System (AWSS)	\$55M
▪ Office of Chief Medical Examiner Facility	\$65M
▪ SFPD Forensic Services Division Facility & SFPD Traffic Division	\$165M
▪ <u>SFPD District Stations</u>	<u>\$30M</u>
Total	\$400M



San Francisco
Water
Power
Sewer

Services of the San Francisco Public Utilities Commission

- Produce an effective work environment.
- Engage with the surrounding context.
- Convey a civic identity.
- Create a sustainable facility.

Property Information

- Address: 1 Newhall Street
- Zoning: PDR will require Conditional Use approval
- Existing building 18,000 SF constructed 1984
- Existing 1-story Precast Tilt-up Structure
- Light weight Timber roof
- Partial wood mezzanine
- 25'-4" Building height
- Environmental Evaluation approval May 31, 2013

Project Information

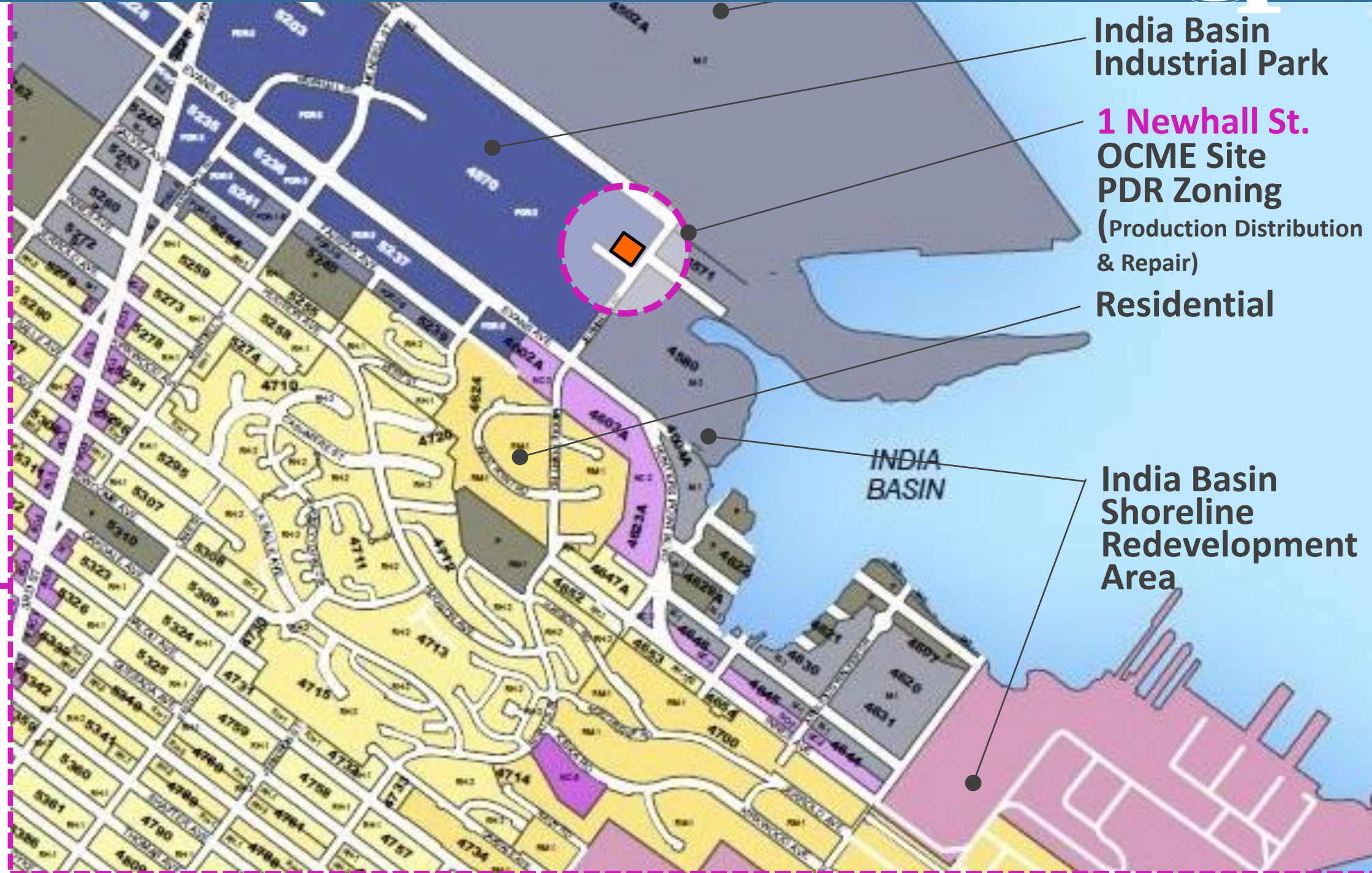
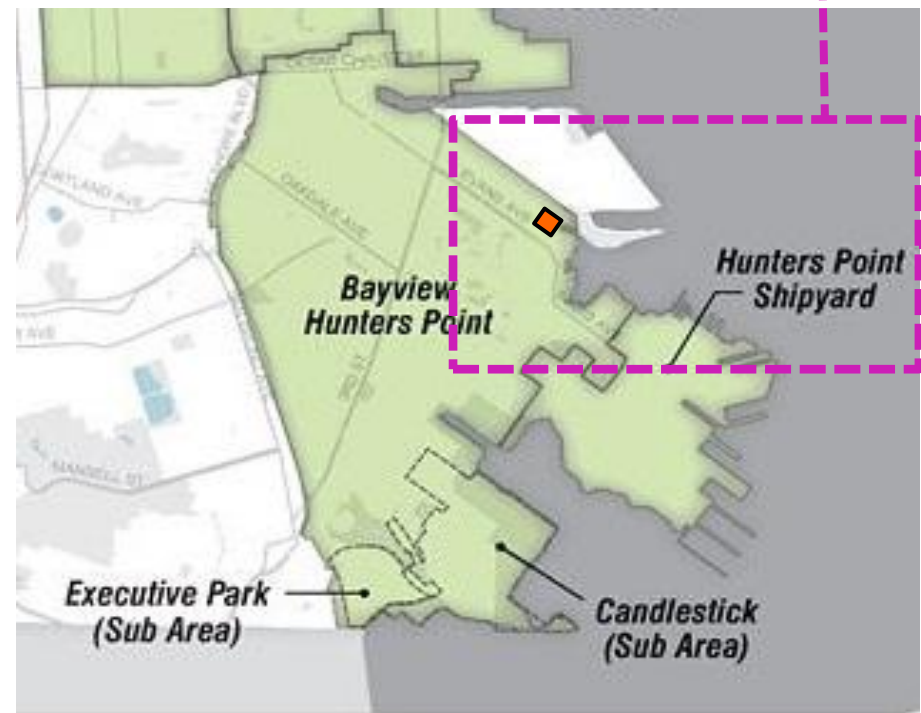
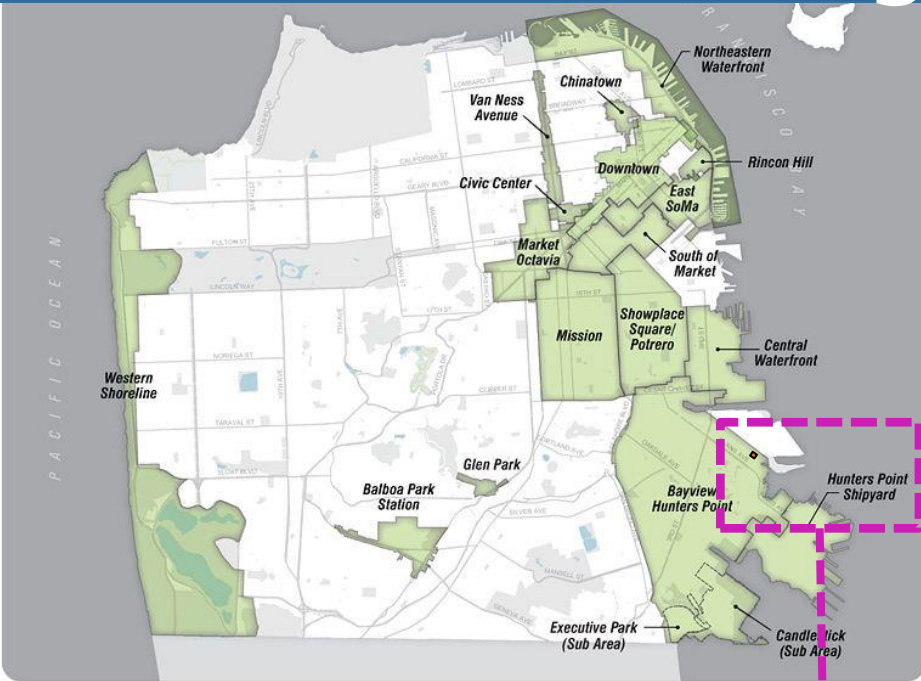
- Autopsy / Laboratory / Support areas
- Office and Office Support areas
- Public / Amenity
- 2-Story building, 42,600 gsf
- 50 Employees
- Parking requirements
 - 8 City vehicles
 - 6 visitor vehicles
 - 10 Secured First responder vehicles
- \$43.3M Total Construction Cost

OCME - Program Area



Divisions & Space Types	Occup.	Total NSF	Total GSF
Medical Complex		11,366 nsf	18,674 gsf
Autopsy		3,251 nsf	5,806 gsf
Autopsy Support		6,979 nsf	11,161 gsf
Administrative	12	1,006 nsf	1,524 gsf
Administrative Support		130 nsf	183 gsf
Forensic Laboratory		8,618 nsf	13,796 gsf
Administrative	11	1,075 nsf	1,629 gsf
Administrative Support		434 nsf	611 gsf
Laboratory		3,381 nsf	5,731 gsf
Laboratory Support		3,728 nsf	5,825 gsf
Administration		3,130 nsf	4,529 gsf
Administrative	10	1,136 nsf	1,721 gsf
Administrative Support		1,994 nsf	2,809 gsf
Field Investigations		3,121 nsf	4,586 gsf
Administrative	16	1,474 nsf	2,233 gsf
Administrative Support		1,647 nsf	2,353 gsf
Building Support		4,205 nsf	6,236 gsf
Building Support		2,081 nsf	3,201 nsf
Public Functions	1	2,124 nsf	3,035 nsf
TOTALS	50	30,440 nsf	47,821 gsf

OCME – Project Site



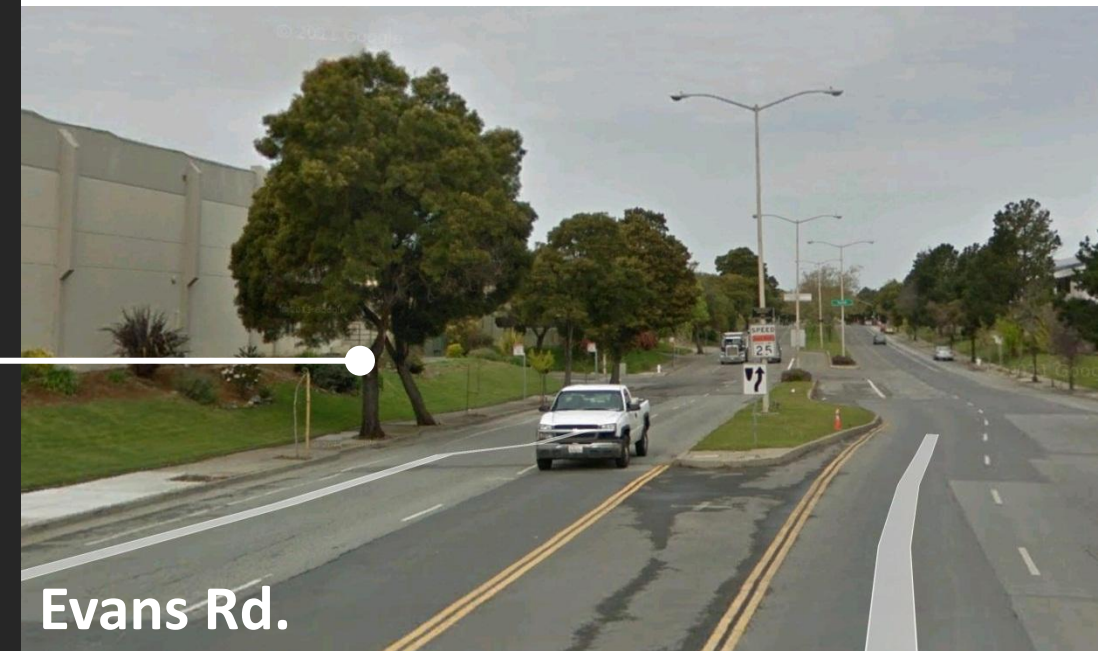
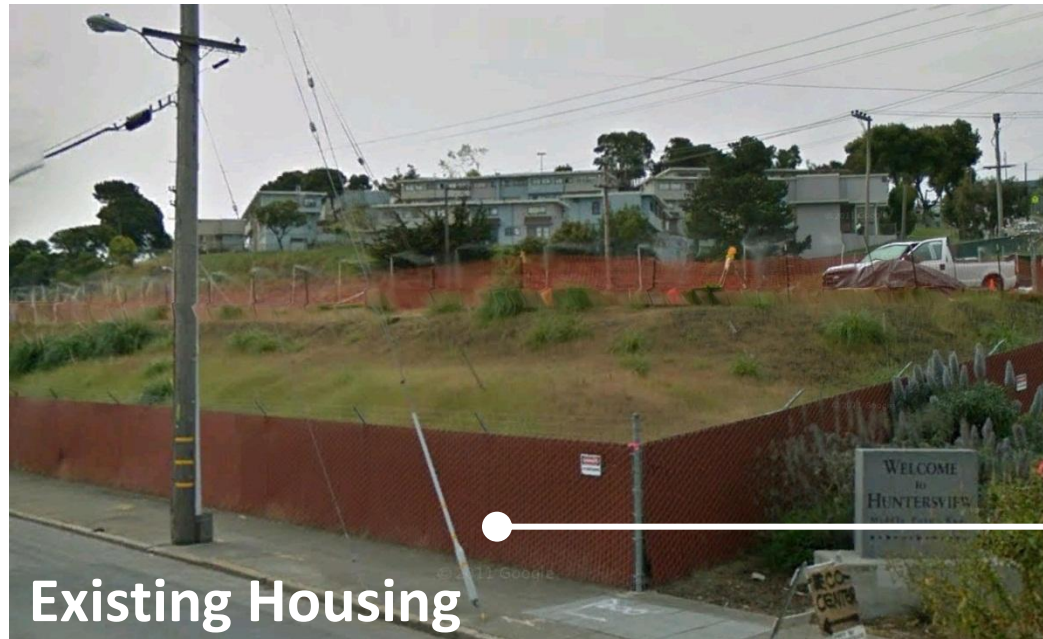
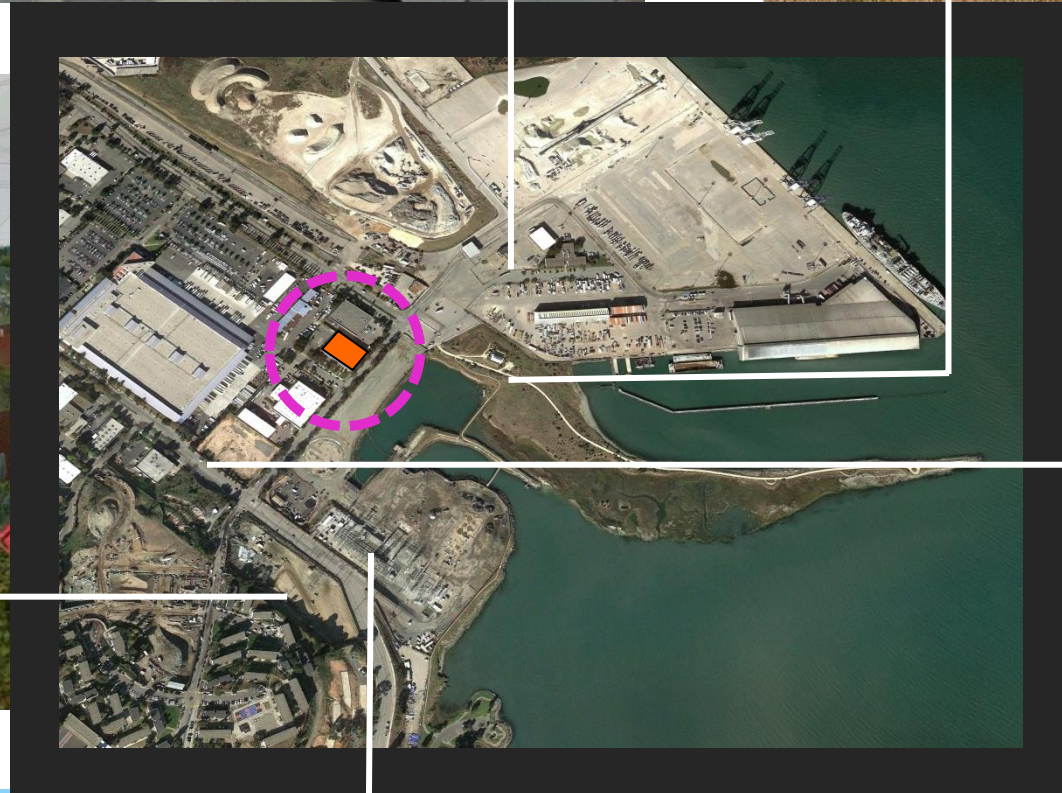
India Basin Industrial Park

1 Newhall St.
OCME Site
PDR Zoning
(Production Distribution & Repair)

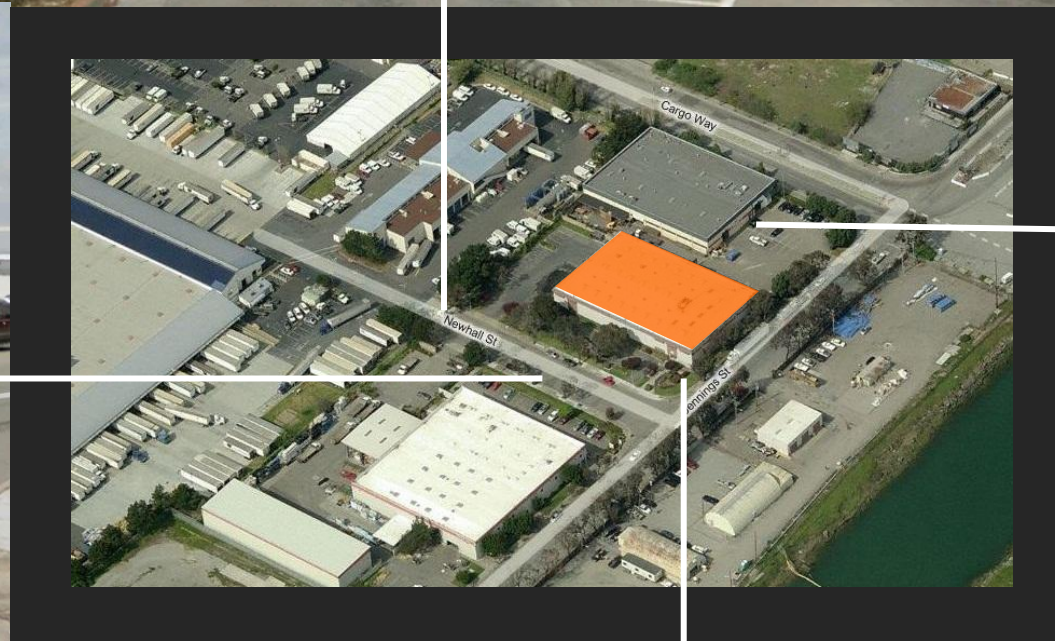
Residential

India Basin Shoreline Redevelopment Area

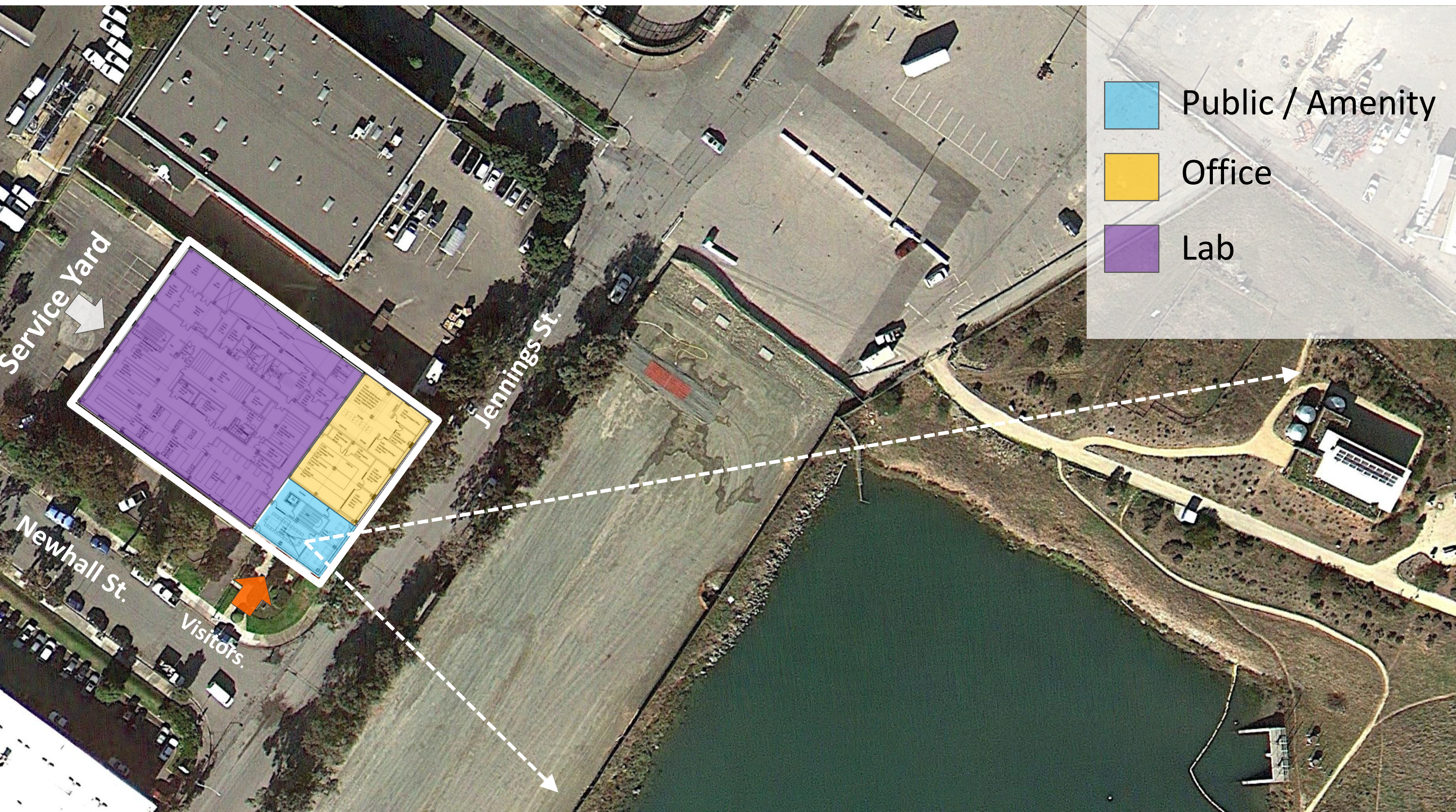
OCME – Surrounding Context



OCME – Adjacent Context



OCME – Planning Strategy



-  Public / Amenity
-  Office
-  Lab

Service Yard

Jennings St.

Newhall St.

Visitors.

OCME – Existing Building

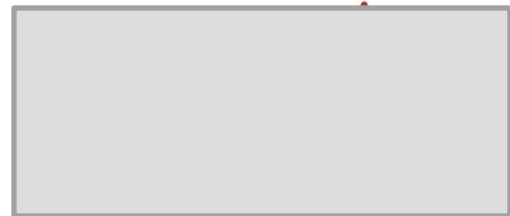
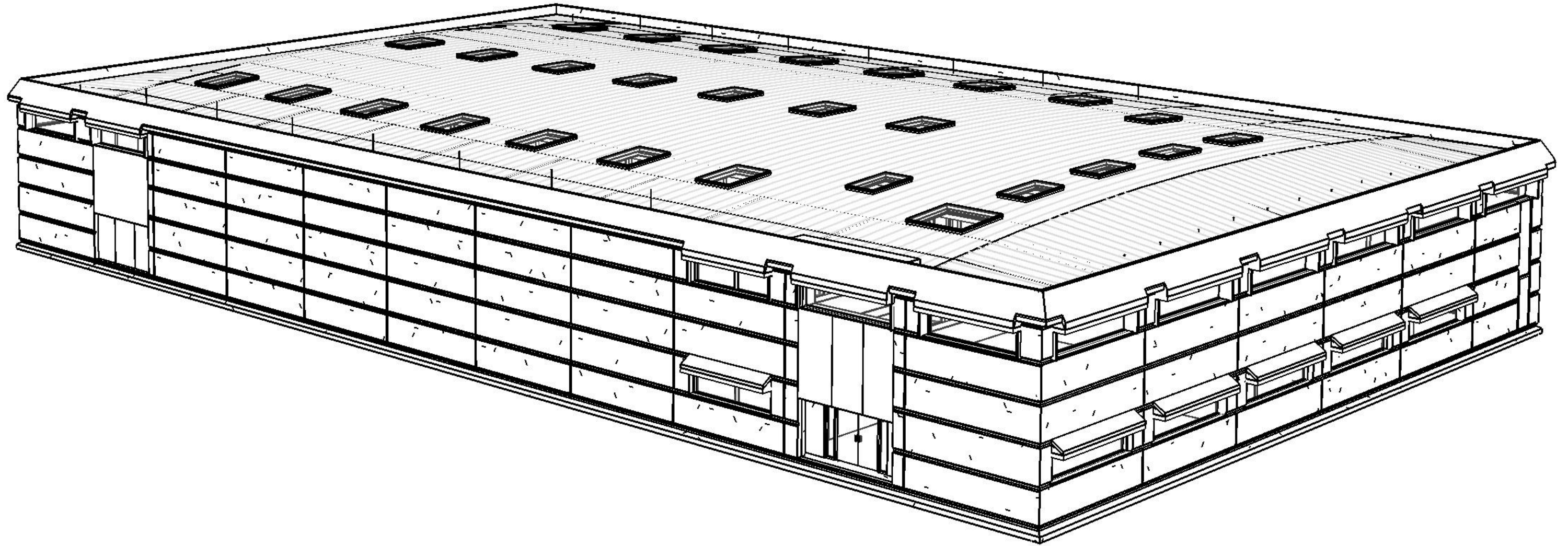


OCME
1 Newhall St.

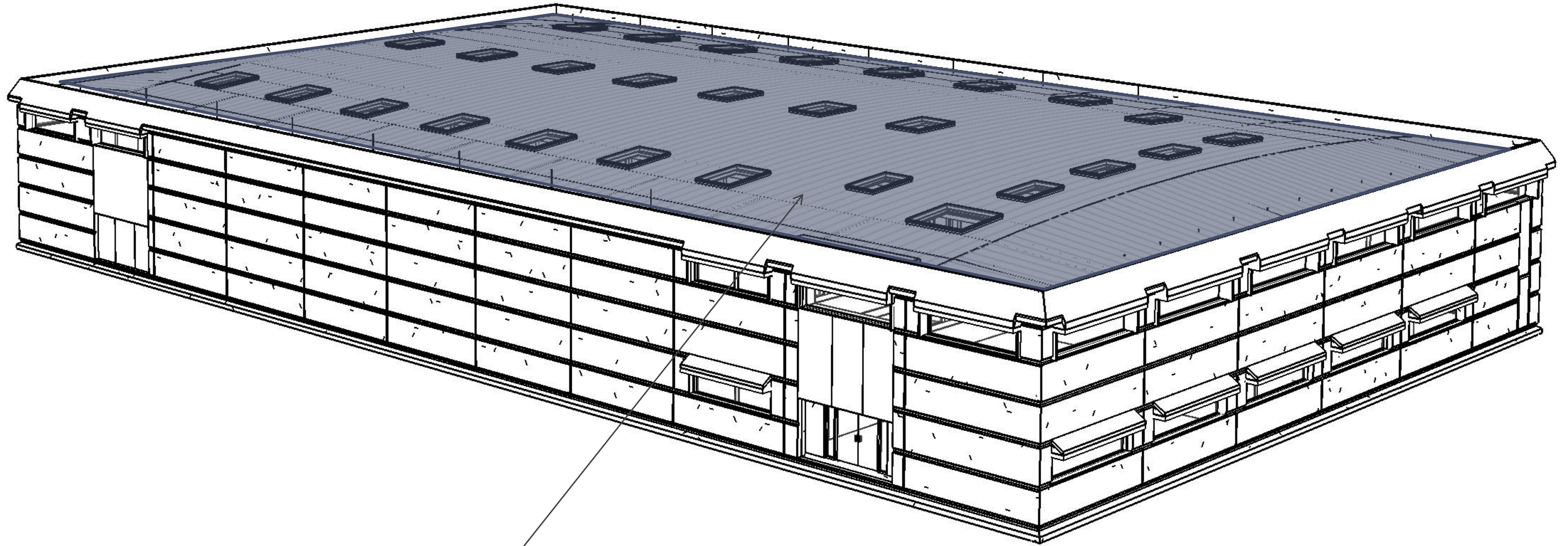
OCME – Existing Building



OCME – Existing Building Modifications



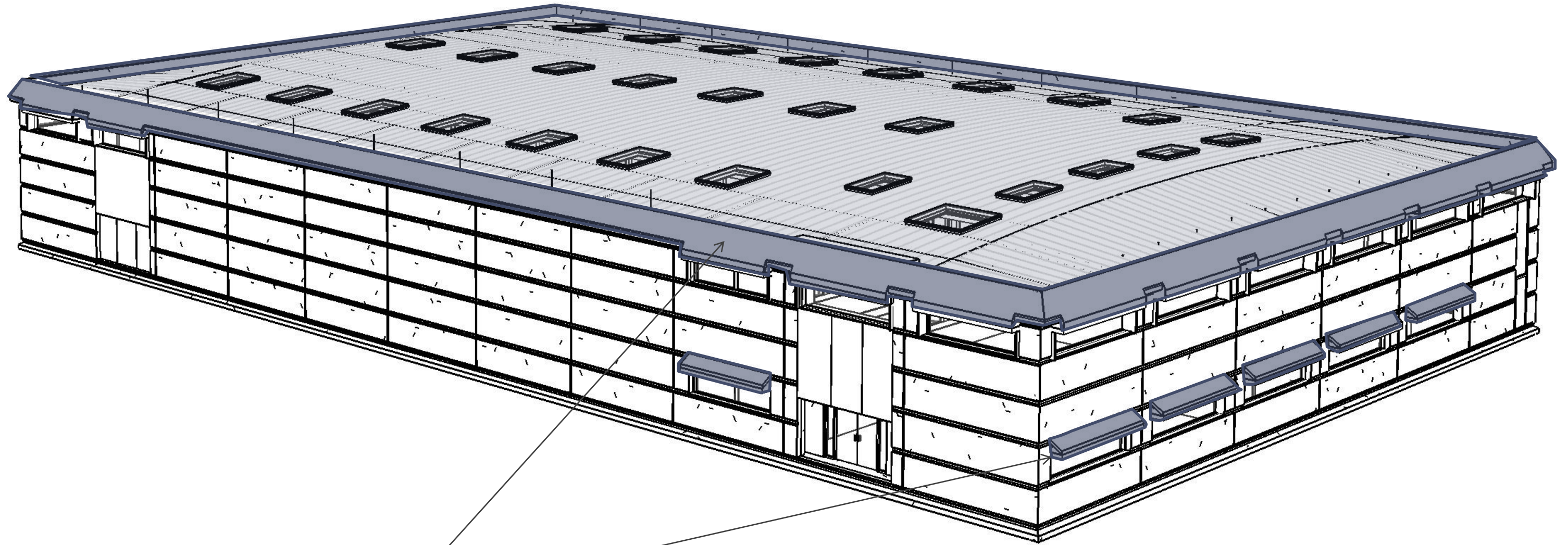
OCME – Existing Building Modifications



REMOVE ROOF AND STRUCTURE



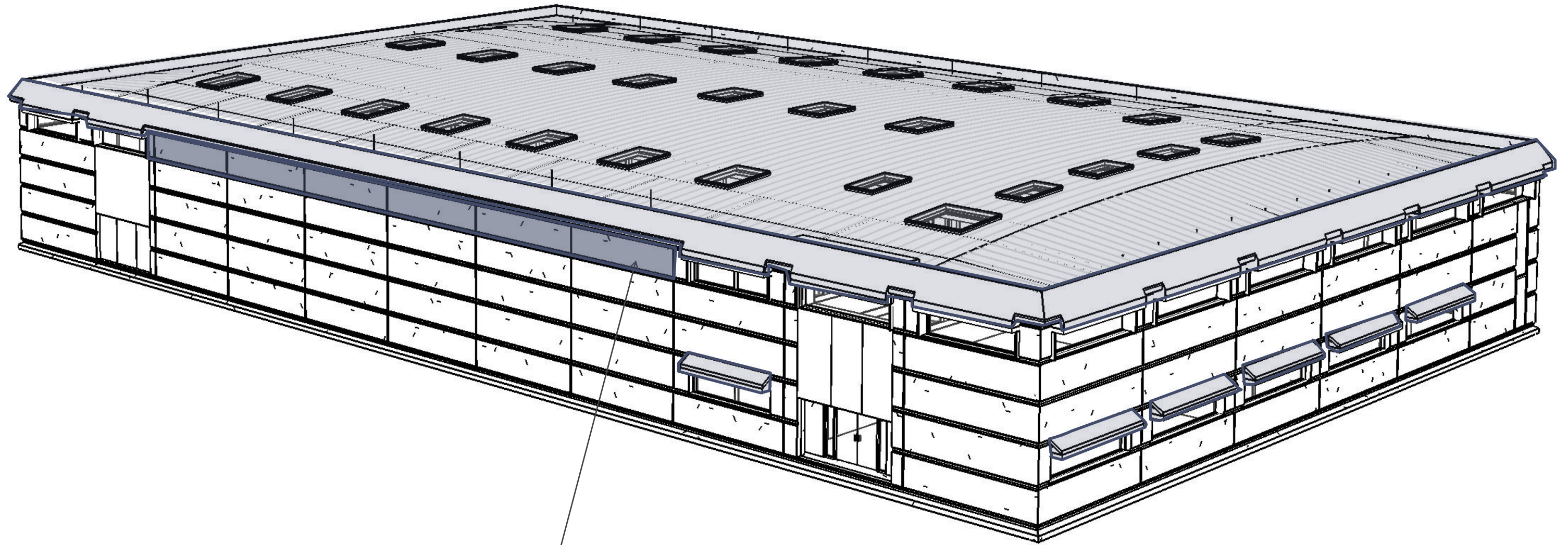
OCME – Existing Building Modifications



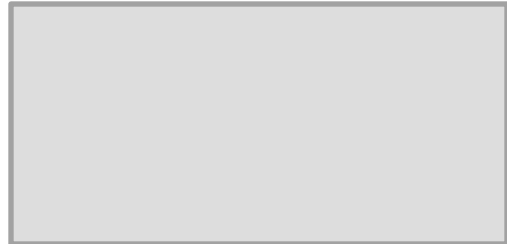
REMOVE MANSARD ROOF



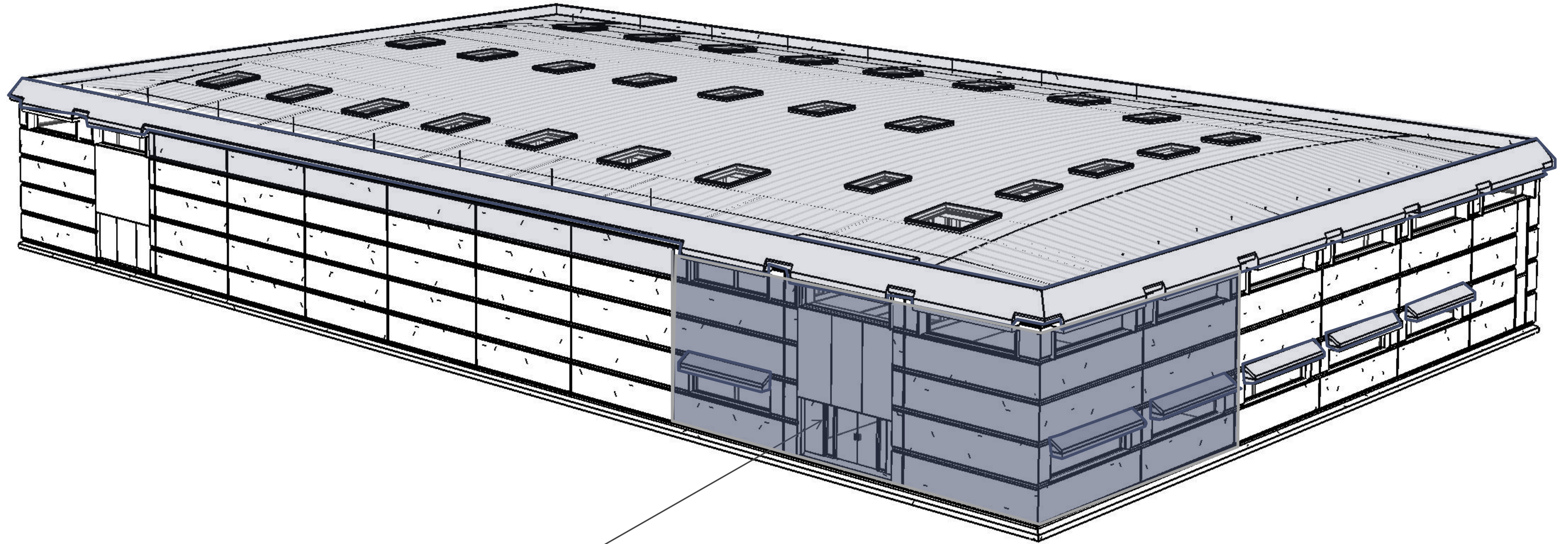
OCME – Existing Building Modifications



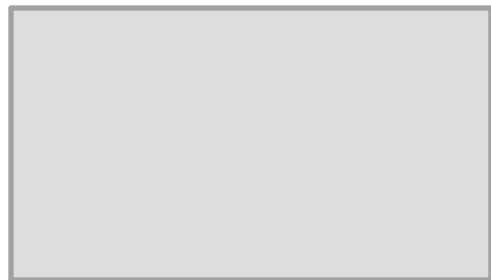
REMOVE UPPER PORTION OF CONCRETE
WALL PANEL FOR WINDOWS INTO LAB
SPACE



OCME – Existing Building Modifications



REMOVE CONCRETE WALL PANELS AT
CORNER FOR WINDOWS INTO PUBLIC
SPACES



OCME - First Floor



- Laboratory
- Laboratory Support
- Office
- Office Support
- Circulation
- Vertical Circulation
- Infrastructure



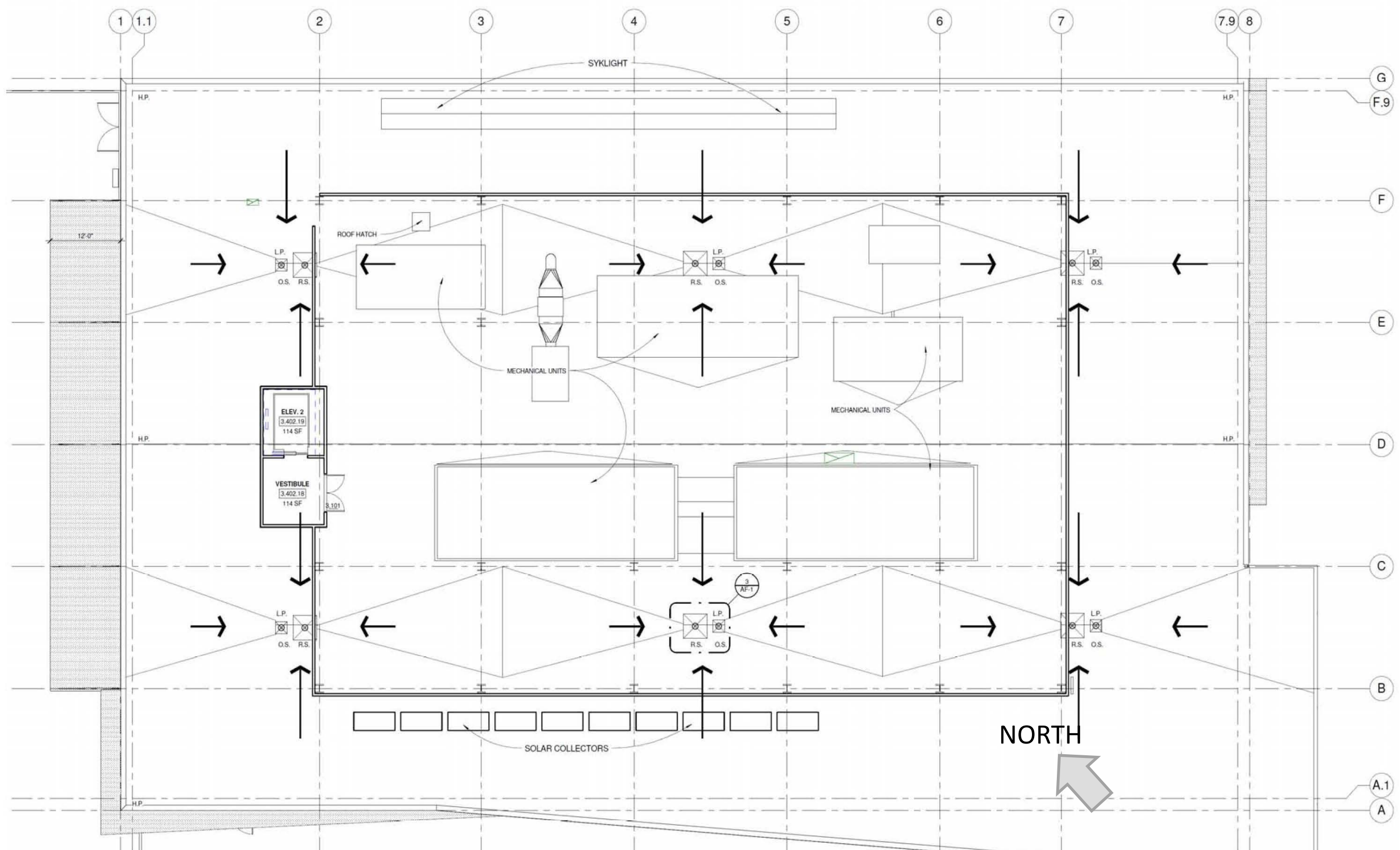
OCME - Second Floor



- Laboratory
- Laboratory Support
- Office
- Office Support
- Circulation
- Vertical Circulation
- Infrastructure



OCME - Roof Plan



OCME – QUESTIONS / DISCUSSION

