

The Walt Disney Family Museum

Building Statistics



Alyse Sutara
Mechanical Option
The Walt Disney Family Museum
The Presidio of San Francisco
September 16, 2009
Building Statistics Part 1 Revised

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Project Name

*The Walt Disney Family Foundation
WSP F+K Project Number 10150 & 10151*

Location

<i>Building 104</i>	<i>Building 108</i>	<i>Building 122</i>
<i>104 Montgomery Street</i>	<i>108 Taylor Road</i>	<i>122 Riley Avenue</i>
<i>The Presidio of San Francisco</i>	<i>The Presidio of SF</i>	<i>The Presidio of SF</i>
<i>San Francisco, CA 94129</i>	<i>San Francisco, CA 94129</i>	<i>San Francisco, CA 94129</i>

Site

The Presidio of San Francisco, Main Parade Ground

Occupant Name

The Walt Disney Family Foundation

Occupancy Type

Building 104 – Assembly Group A (Museum, galleries, exhibits, media center)
Building 108 – Mechanical equipment
Building 122 – Education Group E, Business Group B (Archives/storage, Administration/Education)

Size

Building 104 – 38,011 SF
Building 108 – 17,521 SF
Building 122 – 1,174 SF
Total SF - 70,437 SF

Total levels within buildings

Building 104 – 2/3's of building housed in existing 4 levels, 1/3 of building housed in 3 level infill structure
Building 108 – 1 level
Building 122 – 3 levels

Project Team	
Owner	<i>Presidio Trust 34 Graham Street P.O. Box 29052 San Francisco, CA 94129 http://www.presidio.gov/</i>
General Contractor	<i>Plant Construction 300 Newhall Street San Francisco, CA 94124 http://www.plantconstructioncompany.com/</i>
Project Management	<i>D.R. Young and Associates 5 Los Dedos Road Orinda, CA 94563 http://dryoungassociates.com/</i>
Architects	<i>Page & Turnbull, Inc. 724 Pine Street San Francisco, CA 94108 http://page-turnbull.com/</i>
MEP	<i>Flack + Kurtz 405 Howard Street, Suite 500 San Francisco, CA 94103 http://www.wspgroup.com/en/Welcome-to-WSP-Flack--Kurtz/</i>
Structural Engineer	<i>Degenkolb Engineers 225 Bush Street, Suite 1000 San Francisco, CA 94104 http://www.degenkolb.com/</i>
Lighting Design	<i>Fisher Marantz Stone 22 West 19th Street New York, NY http://www.fmsp.com/</i>
Civil Engineer	<i>BKF 4780 Chabot Drive, Suite 104 Pleasanton, CA 94588 http://www.bkf.com/</i>
Geotechnical	<i>Treadwell & Rollo 555 Montgomery, Suite 104 Pleasanton, CA 94103 http://www.treadwellrollo.com/</i>
Telecommunications	<i>Teledata</i>

	<i>44061 Old Warm Springs Blvd. Fremont, CA 94538 http://www.teladata.com/</i>
Site Lighting	<i>Auerbach Glasow 225 Green Street San Francisco, CA 94111 http://www.auerbachconsultants.com/</i>
Acoustics/Audio- Visual	<i>Charles Salter Associates 130 Sutter Street San Francisco, CA 94103 http://www.cmsalter.com/indexl.html</i>

Dates of Construction

September 2007 – August 2009

Actual Cost Information

\$125,000,000 (Overall project cost)

Project Delivery Method

Design-Bid-Build

Architecture

The project consists of three buildings which will house a museum, library and central utility plant to honor the late Walt Disney and family. These three historic buildings will be part of a rehabilitation project within the Presidio of San Francisco, a historic army post turned into a national park. An addition to the main museum house will also be included in order to properly display the work and accomplishments of the great Walt Disney.

Major National Codes

*2003 International Building Code
2003 International Existing Building Code
2001 California State Historic Building Code
2001 California Title 24 – California Energy Code*

Zoning/Occupancy Groups

*Building 104 – (Mixed Use), A-3 Assembly, Museum and Gallery, B Offices, F Mechanical, S-1 Storage
Building 122 – (Mixed Use), A-3 Assembly, Museum and Gallery, B Offices, F Mechanical, S-1 Storage
Building 108 – F Mechanical*

Historical Requirements

The Presidio of San Francisco is a federally managed public space with private tenants that make up a small city within this National Park, formal military installation, as well as historic district. The Presidio Trust is a federal corporation that manages all construction and redevelopment within the park. Any project development within the Presidio must comply with Historic Preservation requirements and the Trust must approve all building and occupancy permits.

During construction, much of the building was preserved and reused such as the existing window sills, keystones, window frames, original brick, existing walls, columns, wooden trusses, all depending on the status of deterioration and current conditions.

Building Envelope

The buildings within the Walt Disney Family Foundation Museum campus consist of exterior facades, which are composed of existing, reinforced brick masonry that was cleaned with warm low-pressure water wash to remove biological growth as well as existing stains. Most of the building envelope was kept in tact as much as possible in order to preserve the historic structure.

Window support consists of repaired sandstone window sill and overhead anchored, channeled keystone elements. Window framing consists of existing salvaged steel window frames, which are modified to be compatible with new locking devices in conjunction with the security system. Most windows also have acoustical glazing in areas where needed.

All doors were replaced, interior as well as exterior. Exterior doors are hollow metal or wooden depending on location within building.

Roofing

Original, existing roofing material to be removed and replaced, unless otherwise noted, with the following materials:

The new roofing systems consists of an existing layer of roofing substrate composed of 1" x 6" tongue and groove straight sheathing. On top of the lay of substrate, a layer of ½" plywood followed by 2 layers of 15 pound roofing felt also known as tar paper. This layer of roofing felt is useful for waterproofing and protection against atmospheric conditions, especially in the humid weather conditions in San Francisco. The next layer of roofing is a self-adhered layer of roof membrane, used for protection against UV damage and weathering. Asphalt shingles are then applied as the final roofing layer.