



THE GRANADA

CONSTRUCTION PROJECT

A PRESENTATION FOR TENANTS OF THE GRANADA 2022

Anna Cooper
Kym Smith
Joovers Hondoy
Andrew Lambert

Support Services Manager
Assistant Support Service Manager
Property Manager
Assistant Property Manager

CONSTRUCTION SCOPE & TIMELINE

Seismic upgrades

Remodeled Units

New and remodeled community spaces

New and remodeled staff offices

CONSTRUCTION IS EXPECTED TO LAST APPROXIMATELY
18 MONTHS

CONSTRUCTION MOBILIZATION:

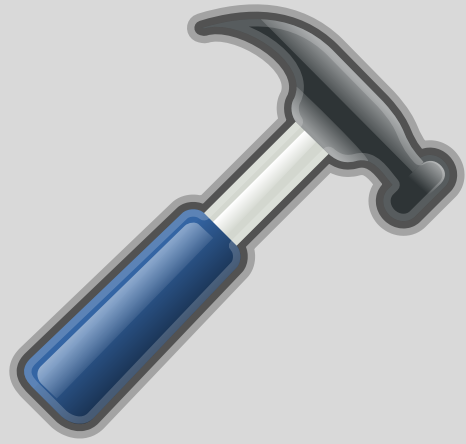
FEBRUARY - MARCH 2022

- Construction signage installed
- Workers wearing vests and hardhats*
- Work hours are generally between 8am – 3:30pm
- Materials/equipment will enter through Sutter
- Commercial kitchen will not be in service

*ALL CONSTRUCTION PERSONNEL

WILL FOLLOW BBI'S

COVID PROTOCOL

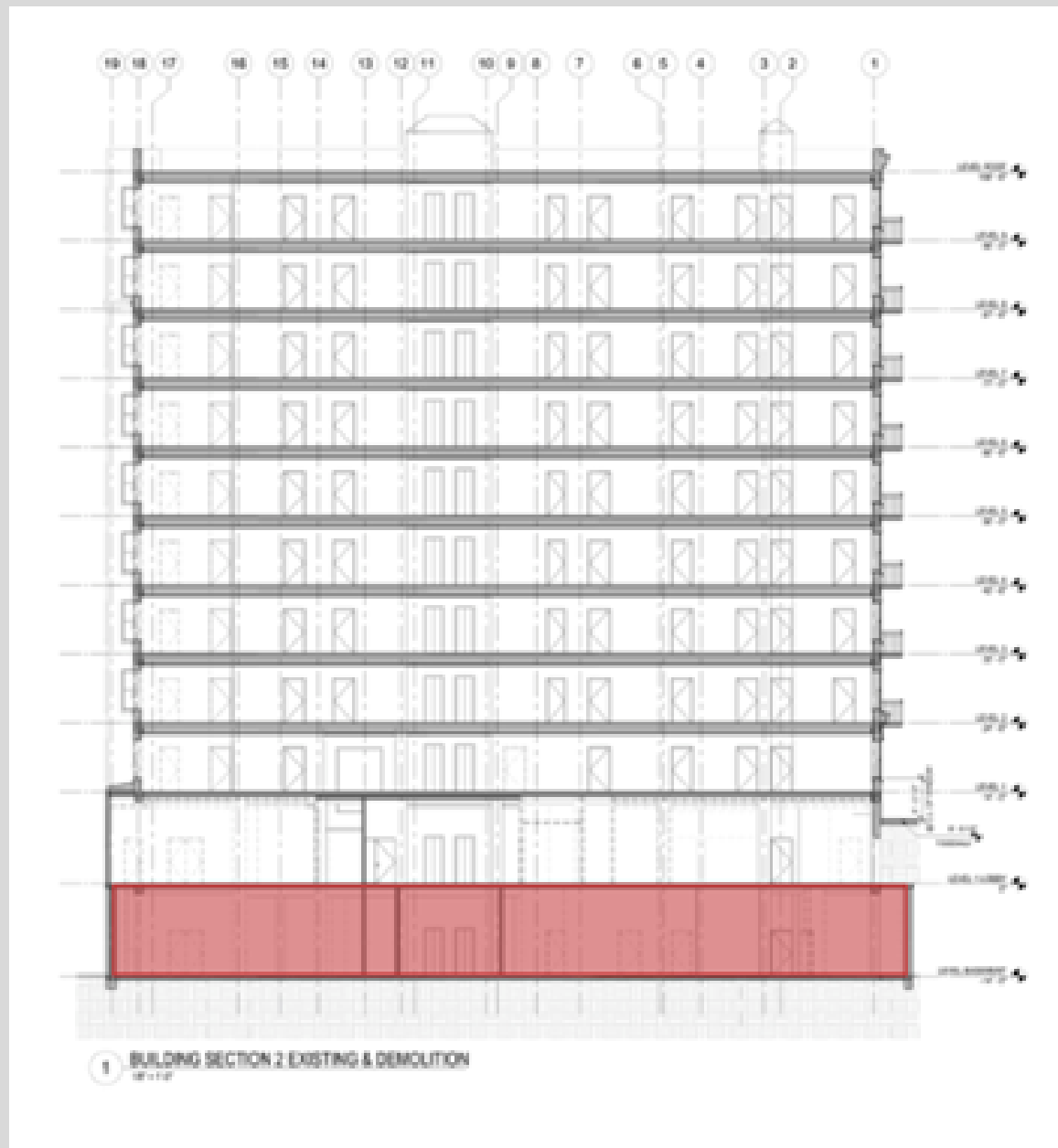


BASEMENT STRUCTURAL WORK

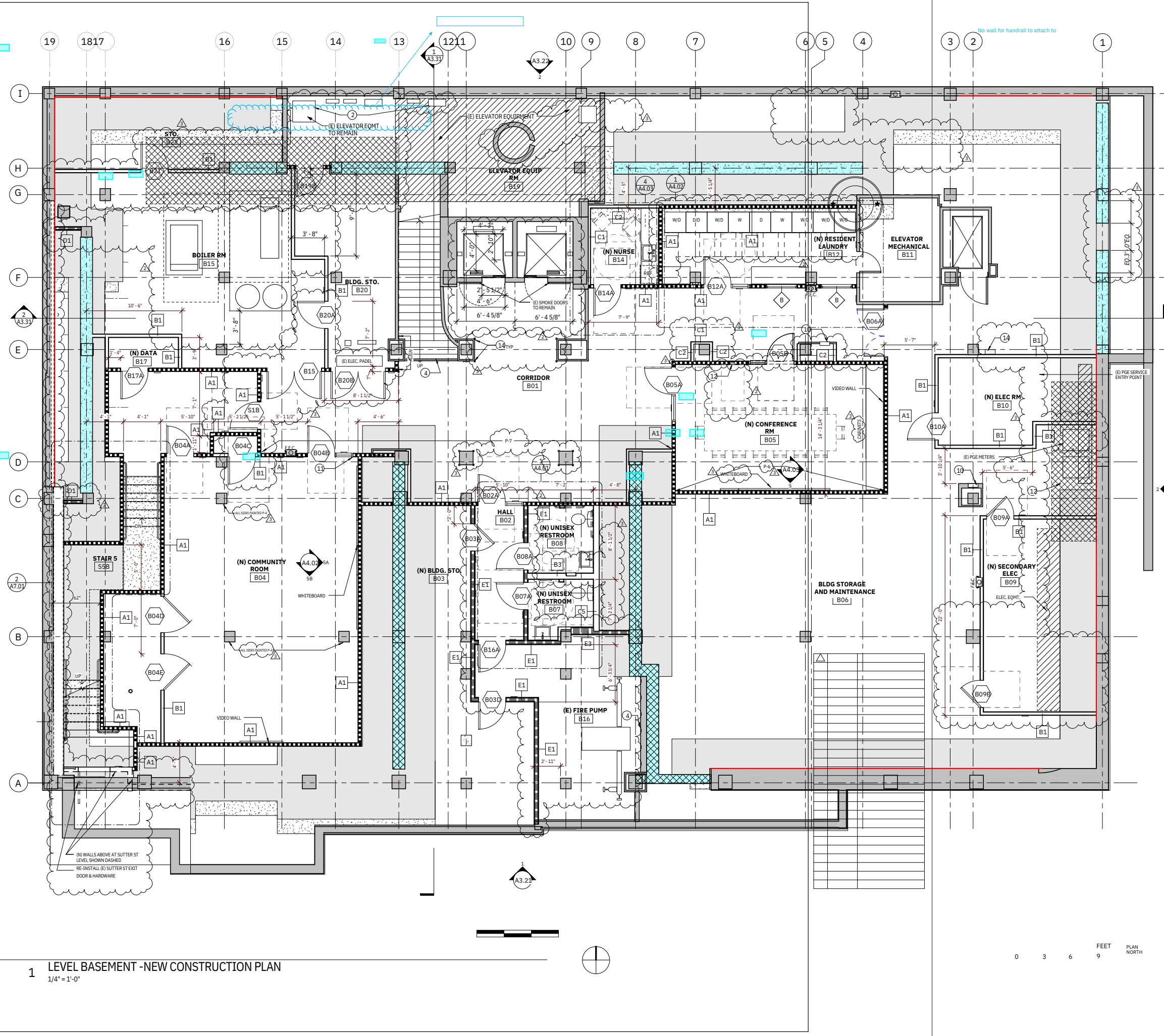
SEISMIC STRENGTHENING = MICROPILES, FRP & SHEAR WALLS

BASEMENT COMPLETION WILL INCLUDE:

- TENANT LAUNDRY
- NURSES STATION
- COMMUNITY ROOM
- NEW CONFERENCE ROOM
- BUILDING STORAGE
- MAINTENANCE
- NEW ELECTRICAL SERVICE



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1 LEVEL BASEMENT - NEW CONSTRUCTION PLAN
1/4" = 1'-0"

GENERAL NOTES

- A. SEE CIVIL, STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL DRAWINGS FOR COMPLETE SCOPE OF WORK AND ADDITIONAL INFORMATION.
- B. FOR WALL TYPES, SEE SHT. A8.01. REFER ALSO TO ENLARGED PLANS.
- C. REFER TO DOOR, WINDOW, AND FINISH SCHEDULES FOR ADDITIONAL INFORMATION.
- D. SEE SHT. G1.03 FOR EGRESS, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS.
- E. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO FABRICATION.
- F. ALL (N) PLUMBING FIXTURES TO BE ACCESSIBLE.
- G. SEE A8.01 TO A9.03 SHEETS FOR ARCHITECTURAL DETAILS NOT SHOWN ON PLAN.
- H. SEE STRUCTURAL DRAWINGS FOR FRP LOCATIONS.
- I. SEMI RECESSED FIRE EXTINGUISHER CABINET, LARSEN MODEL NO. 2309-R3, VERTICAL DUO WITH LARSEN-LOC, MP-5 EXTINGUISHER & ROLLED EDGE (NON RATED WALLS), FIRE RATED SEMI RECESSED FIRE EXTINGUISHER CABINET, LARSEN MODEL NO. FS2409-R3, VERTICAL DUO WITH LARSEN-LOC, MP-5 EXTINGUISHER & ROLLED EDGE (RATED WALLS), MOUNT TOP @ 64".
- A.F.F. VERIFY QUANTITIES AND LOCATIONS WITH LOCAL FIRE DEPT. FIRE EXTING. MIN. RATING = 2A. TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING TO A FIRE EXTING. DOES NOT EXCEED 75 FEET.

SHEET NOTES

- ① (N) PLUMBING FIXTURES, SEE P-FIX SCHEDULE
- ② (N) FLOORING, SEE FINISH SCHEDULE
- ③ (N) RUBBER STAIR TREAD W/ 70% CONTRASTING COLOR ABRASIVE PAINTED OR MECHANICALLY ATTACHED STRIPS AT TOP AND BOTTOM TREAD
- ④ (E) FIRE PUMP TO REMAIN
- ⑤ (N) ELEC. PANEL, S.E.D.
- ⑥ (N) STAIR & HANDRAILS
- ⑦ (N) FRONT LOAD WASHERS (NIC), SEE MEP DWGS
- ⑧ (N) FRONT LOAD DRYERS (NIC), SEE MEP DWGS
- ⑨ NOT USED
- ⑩ (E) ELEC. PANEL TO REMAIN, S.E.D.
- ⑪ ELECTRICAL PANEL TO BE REPLACED BY NEW LIKE PANEL IN NEAREST WALL, S.E.D.
- ⑫ PROVIDE MOBILE ASSISTIVE LISTENING DEVICE AND SIGN, S.E.D., SEE
- ⑬ (N) STY. CORNER GUARDS, TYP.
- ⑭ (E) DC EQUIPMENT TO REMAIN

LEGEND

	EXISTING WALL/COL. TO REMAIN
	(N) 1 HOUR RATED ASSEMBLY
	(N) 2 HOUR RATED ASSEMBLY
	(N) FRAMED WALL, SEE WALL TYPES
	(N) CONCRETE SHEAR WALL, SSD
	FRP AT FACE OF WALL, SSD
	EXISTING FIXTURE TO REMAIN
	EXISTING TO REMAIN
	UNOCCUPIED / NEEDS RENOVATION
	OCCUPIED / NEEDS RENOVATION
	OCCUPIED / PREVIOUSLY RENOVATED

1000 SUTTER St.

1000 SUTTER ST, SAN FRANCISCO, CA 94109, UNITED STATES
JOB NO. 20356
DRAWNBM
CHECKEDBM
JOB CAPTAINYS
ISSUE

DATED DESCRIPTION
09/10/21 PERMIT
2 10/29/21 DBI PC 1
3 10/29/21 Constructability 1

DRAWING TITLE
LEVEL BASEMENT - NEW CONSTRUCTION PLAN

SCALE 1/4" = 1'-0"
A2.2B

B:\P\366\1000 Sutter\20356_ECS Sutter_Central.rvt



ROOM RENOVATIONS: BEGINS SPRING 2022

Phase 1: 38 Rooms *

Phase 2: 33 Rooms

Phase 3: 22 Rooms

Phase 4: 30 Rooms

***WORK WILL BEGIN IN THE VACANT UNITS, AND EACH PHASE IS EXPECTED TO TAKE 3 -4 MONTHS**

DURING THIS PHASE CORRIDOR IMPROVEMENTS WILL INCLUDE NEW CARPET, PAINT, AND NEW SHARED RESTROOMS.

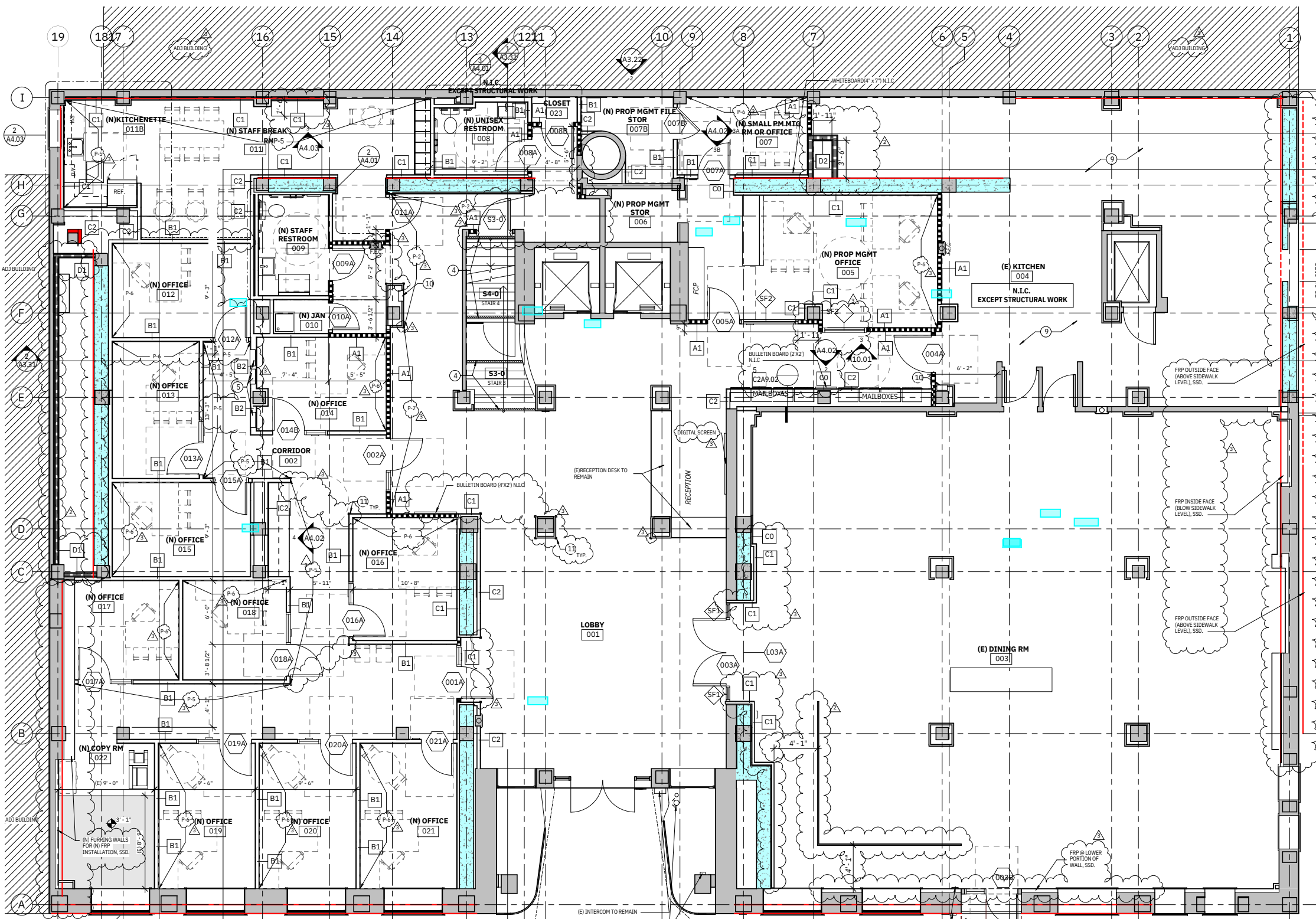


LOBBY & COMMUNITY SPACES: JANUARY 2023 - AUGUST 2023

- New Mailboxes
- Two ADA Bathrooms
- Remodeled Dining Room
- New Staff Offices
- Commercial Kitchen

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BIM 360/1000 Sutter/20356_ECS Sutter_Central.rvt



1 LEVEL LOBBY - NEW CONSTRUCTION PLAN
1/4" = 1'-0"

0 3 6 9 FEET PLAN NORTH

GENERAL NOTES

- FOR ADDITIONAL ARCH SYMBOLS SEE 0001
- A. SEE CIVIL, STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL DRAWINGS FOR COMPLETE SCOPE OF WORK AND ADDITIONAL INFORMATION
- B. FOR WALL TYPES SEE SHIT, A.S.1. REFER ALSO TO ENLARGED PLANS.
- C. REFER TO DOOR, WINDOW, AND FINISH SCHEDULES FOR ADDITIONAL INFORMATION
- D. SEE SHIT, G1.01 FOR EGRESS, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS
- E. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO FABRICATION.
- F. ALL (N) PLUMBING FIXTURES TO BE ACCESSIBLE
- G. SEE A8.01 TO A9.03 SHEETS FOR ARCHITECTURAL DETAILS NOT SHOWN ON PLAN.
- H. SEE STRUCTURAL DRAWINGS FOR FRP LOCATIONS
- I. SEMI RECESSED FIRE EXTINGUISHER CABINET, LARSEN MODEL NO. 2409-R3, VERTICAL DUO WITH LARSEN-LOC, MP-5 EXTINGUISHER
- J. SEE SHIT, G1.01 FOR EGRESS, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS
- K. SEE SHIT, G1.01 FOR EGRESS, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS
- L. SEE SHIT, G1.01 FOR EGRESS, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS
- M. SEE SHIT, G1.01 FOR EGRESS, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS
- N. SEE SHIT, G1.01 FOR EGRESS, EMERGENCY SIGNAGE, AND FIRE EXTINGUISHER LOCATIONS

SHEET NOTES

- ① (N) PLUMBING FIXTURES. SEE P-FIX SCHEDULE
- ② (E) FIRE HOSE STATION TO REMAIN
- ③ (E) VERT. HIGH/LOW ACTUATOR FOR POWERED DOOR OPERATOR & (E) 1.8% MAX SLOPE LEVEL LANDING, V.I.F.
- ④ (N) ONE PIECE RUBBER STAIR TREAD RISER W/ 70% CONTRASTING COLOR ABRASIVE PAINTED OR MECHANICALLY ATTACHED STRIPS AT TOP AND BOTTOM TREAD
- ⑤ (N) ELEC. PANEL, S.E.D.
- ⑥ (N) FLOORING. SEE FINISH SCHEDULE
- ⑦ (N) CONC. INFILL WALL, SSD.
- ⑧ (N)
- ⑨ RETURN THE KITCHEN EQUIPMENTS TO ITS EXISTING CONDITION AS MUCH AS POSSIBLE
- ⑩ (E) ELEC. PANEL TO REMAIN, S.E.D.
- ⑪ (N) SCHEDULED CORNERGUARD AT ALL OUTSIDE CORNERS IN COMMON AREAS, TYP.

LEGEND

- EXISTING WALL/COL. TO REMAIN
- (N) 1 HOUR RATED ASSEMBLY
- (N) 2 HOUR RATED ASSEMBLY
- (N) FRAMED WALL, SEE WALL TYPES
- (N) CONCRETE SHEAR WALL, SSD
- FRP AT FACE OF WALL, SSD
- EXISTING FIXTURE TO REMAIN
- EXISTING TO REMAIN
- UNOCCUPIED / NEEDS RENOVATION
- OCCUPIED / NEEDS RENOVATION
- OCCUPIED / PREVIOUSLY RENOVATED
- (N) F.I.C. F.I.C.
- (N) EXTINGUISHER CABINET

HKIT ARCHITECTS
538 NINTH STREET SUITE 240 • OAKLAND, CA 94607
T 510 625 9800 • F 510 625 9801 • WWW.HKIT.COM

LICENSED ARCHITECT
CHRISTOPHER SCOTT
No. C 30046
STATE OF CALIFORNIA

1000 SUTTER ST.

1000 SUTTER ST, SAN FRANCISCO, CA 94109, UNITED STATES
JOB NO. 20356
DRAWN BY: M
CHECKED BY: M
JOB CAPTAIN'S: M
ISSUE: M
DATE DESCRIPTION: M
09/10/21 PERMIT
2 10/29/21 DB1 PC 1
3 10/29/21 Constructability 1

DRAWING TITLE
LEVEL 1 LOBBY - NEW CONSTRUCTION PLAN

SCALE 1/4" = 1'-0"
A2.20

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TEMPORARY MOVE PLANNING & SUPPORT

ECS Housing Corporation is responsible for:

- *Hiring and Paying for a Professional Moving Company

- *Providing Boxes, Tape and Packing Materials

- *Providing Packing Assistance

- *Paying for transfer fees for Phone, Cable and Internet

TEMPORARY MOVE NOTICING

General Information/Notice of Non-Displacement

30-Day Move Notice

All residents will meet individually with Pati well in advance to discuss concerns and plan for a successful move!



GENERAL INFORMATION/NOTICE OF NON-DISPLACEMENT

The property you currently occupy has been acquired and is being proposed to be renovated by 1000 Sutter LLC (LLC). The renovation is hereinafter referred to as the Project. The Project is expected to receive assistance from the State of California Department of Housing and Community Development (HCD) Home Key program, which may include federal funds.

At this time, we expect that the Project will require some Granada residents to move temporarily to vacant rooms in the building. We will provide further details to the community as construction plans are finalized.

Construction is expected to begin in late January 2022, and last for approximately 18 months.

This Notice does not mean that you need to vacate the premises at this time. **PLEASE DO NOT MOVE.** This notice is to inform you that, during this renovation, you will NOT be required to move permanently. Therefore, we urge you not to move anywhere at this time. (If you do elect to move for reasons of your choice, you will not be provided with relocation assistance.)

This notice serves to inform you of your potential rights under the Uniform Relocation Act (URA), State of California Relocation Assistance Law (CRAL) and State of California Relocation Assistance Guidelines (Guideline). All current Granada residents required to move temporarily will be provided with the following assistance:

1. You will be provided a temporary room at 1000 Sutter.
2. You will be given at least thirty (30) days advance written notice of the temporary move date.
3. Upon completion of the rehabilitation, you will be returned to your current unit. You must comply with the standard lease terms and conditions at all times.
4. Episcopal Community Services will hire and pay for a professional moving company.
5. The professional moving company will also pack your belongings (except for your personal belongings and



valuables).

6. You will be reimbursed for all reasonable and pre-approved out-of-pocket expenses related to your temporary move, including costs to transfer phone, cable or internet service if you currently utilize that service.

7. Storage will be provided and paid for by Episcopal Community Services, as needed.

Please remember: This is not a notice to vacate the premises. This letter is important and should be retained. We will keep you informed, through written correspondence and community meetings, about the progress of rehabilitation plans.

Persons wishing to submit an appeal of any issues related to their temporary relocation to HCD may do so in writing to: Department of Housing and Community Development (HCD), located at 2020 West El Camino Ave., Sacramento, CA 95833.

If you have any questions about the temporary move process, please call me at 415-722-3584 or email at patiboyle@comcast.net.

Sincerely,

Pati Boyle
Move Coordinator

ACKNOWLEDGMENT OF RECEIPT _____

To ensure that you have received this important notice, please sign one copy and return to Joovers Hondoy, Property Manager. Thank you!

Tenant Name (Print): _____

Tenant Signature: _____

Unit Number: _____

Date: _____

REMINDERS & WAYS TO STAY CONNECTED

- GINs will be delivered the week of 1/17, please sign and return to Joovers.
- Drop off questions/concerns to the Renovation box at the front desk
- Come to coffee hour on Thursdays starting 1/20 to talk with Pati. She can also be reached at 415-722-3584 or patiboyle@comcast.net
- Check the website for construction updates:
1000sutter.com

SERVICES DISCUSSION

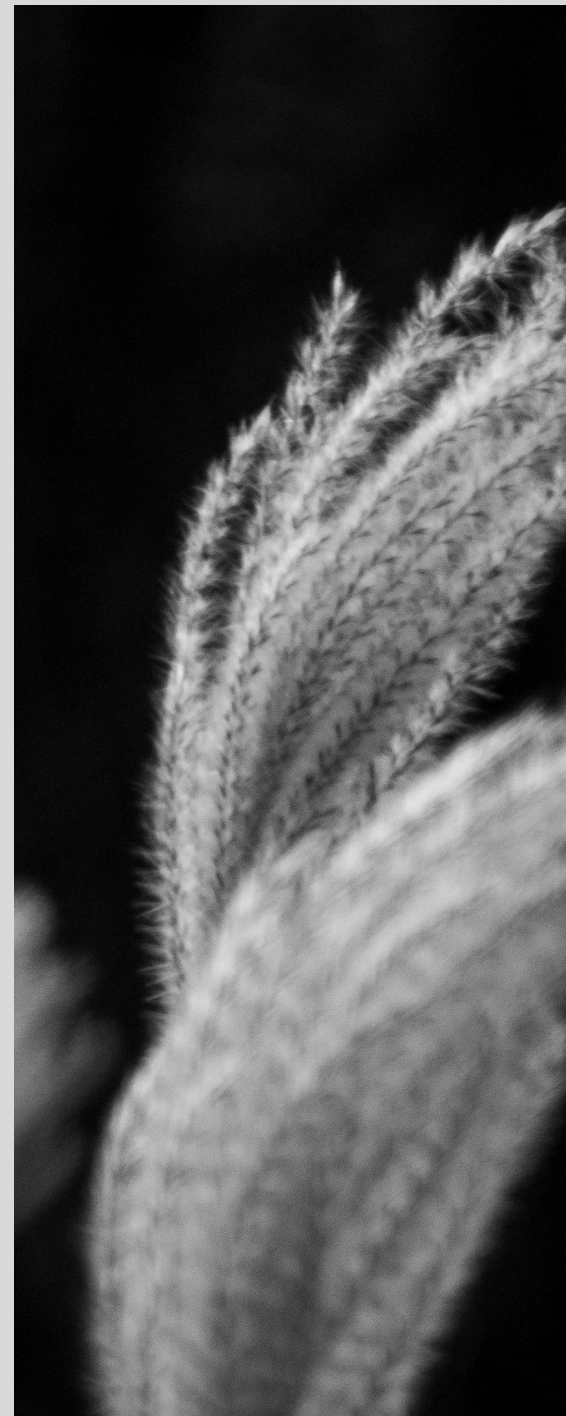
- SAFETY
- GOALS FOR THE GRANADA
- ASSISTANCE DURING CONSTRUCTION
- OFFSITE ACTIVITIES
- RESIDENT FEEDBACK

SAFETY

Support Services is here to support residents during construction at The Granada. We acknowledge that many residents may have a difficult time and want you all to share with us how to best assist you.

We want to make sure that all residents and staff stay safe during construction and feel supported in some of the issues construction can cause.





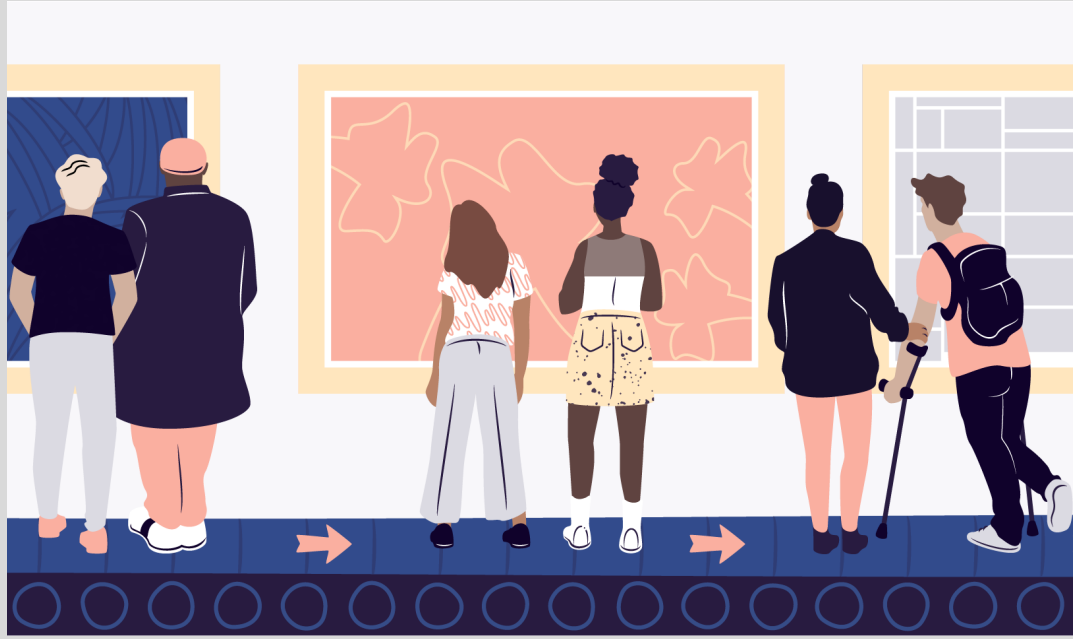
GRANADA GOALS

The goal for The Granada is to provide a more welcoming, home environment for all who resides at this historic location. The construction will be tackling some of the main structure issues as well as upgrading units. We plan to provide an aesthetic and sustainable environment you can call home. Our goal during construction will be to provide you all with assistance managing your day to day activities which can include activities onsite and offsite.

Please be patient with us while you await your new home.

Assistance DURING CONSTRUCTION

Assistance During the construction period can include things such as Noise Cancelling earphone & ear plugs, masks and any other items you feel may assist you during this time. You will also receive support with challenges that may not be present to you at this moment. We pride ourselves on offering the best assistance possible during construction. Your feed back on what that looks like for you is gratefully welcomed.



Residents will be provided with a list of free events and activities, referrals for adult day health programs, information to various senior centers in SF where you can participate in activities and meal programs as permitted by current COVID protocols.



We also can provide staff hosted field trips to various locations and events in the city. Food and transportation will be provided. We are able to assist with bus tokens if you want to go offsite on your own.

2022

OFFSITE ACTIVITIES



We all have a vision for The Granada and how we would like it to be. We all share the same feeling of a need to make The Granada feel like home again. We are very happy that we can finally put the needs of The Granada into fruition . With your cooperation, feedback and effort to make The Granada a better place to live, we will all be able to get through this together.

FEEDBACK

We would like to learn how to best serve you during construction. Please let us know what your needs are to help manage your day to day routines. Any questions or concerns we can assist with contacting the construction team through the website or contact information provided.

PROPERTY MANAGEMENT

CARITAS PROPERTY MANAGEMENT

PROPERTY MANAGEMENT DUTIES WILL OPERATE AS NORMAL THAT INCLUDES :

*PEST CONTROL SERVICES

*COMPLETING WORK ORDERS

*COLLECTION OF RENT

*ADDRESSING ANY MAINTENANCE OR BUILDING ISSUES

*ANY EMERGENCY AFTERTHOURS CONTINUE TO NOTIFY THE FRONT DESK

Granada