

Date: 5.20.2025

## Hardship request narrative

**Re: KIPP Bayview Academy - 1060 Key Ave.**

To the attention of:

Secretary, Access Appeals Commission 49 South Van Ness Ave  
49 South Van Ness Avenue, Suite 500  
San Francisco, CA 94103  
(628) 652-3721

Project information:

ADDRESS: 1060 Key Ave, San Francisco, CA 94124

PRINCIPAL OCCUPANCY TYPE: E

CONSTRUCTION TYPE: Type V

# OF STORIES: 1 + 1 basement

YEAR OF CONSTRUCTION: APROX. 1961

BUILDING AREA: APROX. 55,000 SF

FIRE PROTECTION: FULLY SPRINKLERED

The project scope of work consists of a voluntary partial structural strengthening at Hope Building and Peace Building, along with the patching and repairing of the affected areas. The structural work is limited to voluntary partial seismic strengthening of the existing classroom buildings (Hope building and Peace building). The seismic strengthening will address deficiencies in each of the building's lateral systems in both the transverse and longitudinal directions. It will be limited to introducing new shear walls within the interior classroom spaces.

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The intent of the improvement is to provide added life safety for the school's students and staff as recommended by the SFDBI per code section SFBC 329.

## **Unreasonable Hardship Justification**

We are seeking an exemption from full compliance due to the following reasons:

1. Economic Infeasibility: Complying with all accessibility requirements is estimated to cost \$1,699,285 (\$955,000 + \$744,285), which constitutes more than 51% of the overall project cost. This creates a significant financial strain that is not sustainable given our current budget for the project. Moreover, the total construction cost for this project is approximately \$3,305,000. Requiring 100% accessibility compliance would result in a substantial cost increase, rendering the project economically unfeasible.

2.- Scope of Accessibility Upgrades: While full compliance is not financially viable, we are committed to making the school as accessible as possible within reasonable economic limits. As the Hope Building is home to the administrative offices, we propose to upgrade the path from the public right of way to (and including) the entry into the Hope Building. We also propose bringing a restroom in the Hope Building closest to the work area into full code compliance. These proposed improvements focus on critical accessibility features that will provide the greatest impact to the entire school community using the limited resources available. The improvements focus on the primary entry to the campus, and the only one that is used day in and day out by all students, teachers, staff, and other school community members. It also provides an accessible link to the rest of the campus.

The cost of the Accessibility improvements is estimated to be \$955,000, which is 29% of the total amount of structural strengthening.

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| <b>Breakout of PROPOSED STRUCTURAL IMPROVEMENTS</b>                               |                    |
|---|--------------------|
| Hope Building   | \$1,322,000        |
| Seismic   |                    |
| Patch & Repair  |                    |
| Peace Building  | \$1,983,000        |
| Seismic   |                    |
| Patch & Repair  |                    |
| <b>TOTAL</b>  | <b>\$3,305,000</b> |
|   |                    |
|   |                    |
| <b>Breakout of PROPOSED ACCESSIBLE IMPROVEMENTS</b>                               |                    |
| Hope Building Restroom Modifications  | \$15,000           |
| Relocate (E) sink to achieve required clearances                                  |                    |
| Relocate (E) toilet fixture to have 18" OC separation from the wall               |                    |
| Relocate (E) rear grab bar  |                    |
| Relocate (E) paper towel and soap dispenser to a compliant height of the sensors. |                    |
| Related plumbing, patching, and repairing of finishes, as required                |                    |
| Hope Building Entry Door and Accessible Hardware                                  | \$30,000           |
| Hope Building Entry Ramp  | \$613,000          |
| Concrete ramp & stair   |                    |
| Handrails   |                    |
| Site Drainage   |                    |
| Waterproofing   |                    |
| Metal Handrails   | \$70,000           |
| Hope Building Fences and Gates  | \$170,000          |
| (N) Fence & Gate  |                    |

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|--|------------------|
| Chain link fence reconfiguration   |                  |
| Accessible Hardware  |                  |
| Intercom System  |                  |
| Sidewalk Improvement   | \$50,000         |
| Signage  | \$7,000          |
| <b>TOTAL</b>   | <b>\$955,000</b> |
|  |                  |
| <b>Breakout of ITEMS NOT BEING UPGRADED</b>                                    |                  |
| New accessible entrance at Peace building                                      | \$460,114        |
| Sidewalk improvements  |                  |
| Accessible security gate at property line                                      |                  |
| Regrading of path between the gate and the new ramp                            |                  |
| New ramp to exterior doors   |                  |
| New accessible doors and hardware at the building                              |                  |
| General conditions for added time to construction schedule                     |                  |
| Renovation of the existing restroom on the ground floor, Peace Building        | \$274,980        |
| Combination of water closet and a handwash station into an accessible restroom |                  |
| Framing, demo, and new walls   |                  |
| New door and hardware  |                  |
| Plumbing improvements, including possible service upgrades                     |                  |
| New plumbing fixtures, hardware, etc   |                  |
| New finishes   |                  |
| General conditions for added time to the construction schedule                 |                  |
| Accessible signage not related to the Hope Exterior Entrance                   | \$9,191          |
| <b>TOTAL</b>   | <b>\$744,285</b> |
|  |                  |

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### **Conclusion and request**

We respectfully request that the Access Appeals Commission ratify an *Unreasonable Hardship Exemption* for the accessibility upgrades at the Kipp Bayshore Academy project.

While full compliance is economically infeasible, we are committed to delivering meaningful accessibility improvements that provide the most impact within our limited budget.

Thank you for your time and consideration of this request. Please feel free to contact us on 415-999-0218 or 415-374-9293 for any further discussion or clarification.

Sincerely,



**Peter Pfau**  
Design Director  
Perkins & Will