

# TURNBERRY TOWER - 45 LANSING

## San Francisco, California



© HKS Architects



**Client:**  
Turnberry, LTD

**Location:**  
San Francisco, California

**Assignment:**  
Project Management

**Services:**  
Preconstruction:  
• Entitlement Analysis  
• Document Review  
• Schedule & Budget Review  
• Proforma Development  
• Financial Analysis  
• Contractor Validation/  
Procurement

**Project Facts:**  
• Condominium Residences  
42 Stories/217 Units  
• Approx. 300,000 NSF  
• 4 Levels Underground Parking  
• Common Amenities:  
- Indoor Swimming Pool  
- Fitness Center

**Completion Date:**  
October 2008

**Architect:**  
HKS Architects, Inc.

**Preconstruction  
General Contractor:**  
Cannon Constructors

Turnberry, LTD, a national development firm based in Florida and Las Vegas, purchased the 45 Lansing Street site in the up and coming Rincon Hill area of San Francisco to develop Turnberry Tower, a new 430 foot residential condominium tower. Turnberry Tower will consist of 42 stories with 217 luxury for-sale condominium units and an additional four levels of underground parking, providing a 1:1 parking ratio. Project Management Advisors, Inc. (PMA) began working with Turnberry during the preconstruction phase of the project. Work during this phase entailed a four month engagement to review, in detail, all project documentation including overall project approach, plans, schedules, budgets, and proformas. Through this effort, PMA provided strategic input and recommendations on ways in which to move forward with this project. The project is currently on-hold pending financing.