

ONE RINCON HILL

San Francisco, California



Awards:

San Francisco Business Times
2007 Deal of the Year

2007 Ebbie Build SF Award

Client:

Urban West Associates of
San Diego

Location:

San Francisco, California

Assignment:

Development Management

Services:

- Feasibility Analysis
- Due Diligence
- Project Management
 - Schedule & Budget Management
 - Entitlement Management
 - Procurement
 - Design Administration
 - Construction Administration
 - Project Accounting
- Financial Management

Project Facts:

Phase I:

- 61 stories/368 units
- 14 Townhomes
- 391,000 NSF

Phase II:

- 49 stories/312 units
- 324,000 NSF

Common:

- Swimming Pool and Sundeck
- Fitness Center
- Valet Parking Facility with
455 car capacity

Architect:

Solomon Cordwell Buenz

General Contractor:

Bovis Lend Lease (Phase One)

Beginning in early 2002, PMA commenced working with Urban West Associates of San Diego as Owner's Representative/Development Manager for this large-scale residential project located at the entrance ramp to the San Francisco/Oakland Bay Bridge. The location represents the highest point in the redeveloping Rincon Hill area and provides unobstructed 360 views. One Rincon Hill represents the third collaboration in ten years between developer Urban West Associates, the architectural firm of Solomon Cordwell Buenz & Associates and PMA. Prior projects completed by this team were similar California residential developments, which provides PMA with a unique understanding of inherent feasibility analysis and due diligence issues.

Construction commenced in November 2005 on Phase One of the two-tower high-rise development that consists of two soaring glass and aluminum-clad towers, one at 49 stories and one at 61 stories, plus 14 garden townhouses providing a total of approximately 700 residential units. Amenities include a swimming pool and sundeck, fitness center and below-grade parking. The project will remain under construction for approximately two years.