

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

Architect:
HKS Architects, Inc.

**Preconstruction
General Contractor:**
Cannon Constructors

In July 2008, Turnberry, LTD, a national development firm based in Florida and Las Vegas, brought Project Management Advisors, Inc. (PMA) on board as Project Manager for the Preconstruction Phase of this residential high-rise. PMA's role, which was successfully completed in October 2008, was 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 for how to move ahead with the project. Located in the up and coming Rincon Hill area of downtown San Francisco, 45 Lansing is the site for the ground-up construction of a 430 foot tower. Consisting of 42 stories with 217 luxury for sale condominium units and an additional four levels of underground parking providing a 1:1 parking ratio. The Project is currently on-hold pending financing.