

COMPANY OVERVIEW · FOR OWNERS, BROKERS AND PROPERTY MANAGERS

Commercial general contractor for San Francisco and the Bay Area.

Tenant improvements, full-building renovations, ground-up construction, seismic and structural work, and historic preservation across nine Bay Area counties, with one accountable project manager from the first walkthrough to close-out.

One business day

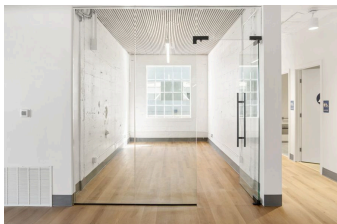
to first contact from a dedicated project manager; estimates in 7 days

WHAT A COMMERCIAL INVESTMENT LOOKS LIKE

ENGAGEMENT	PROJECT SIZE	REFERENCE PROJECT
Service upgrades	\$100K – \$300K	435 Brannan St, SF · first-floor office refresh
Tenant improvement	\$300K – \$5M	350 Brannan St, SF · second-floor suite
Full-building renovation	\$1M – \$20M	601 Clement St, SF · clinic in a 1912 former bank
Ground-up construction	\$2M – \$20M	63 Bluxome St, SF · new structure inside a masonry shell

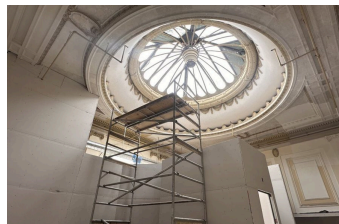
Project budgets are confidential. No drawings are needed for a Rough Order of Magnitude, pre-construction or constructability review.

SELECTED WORK



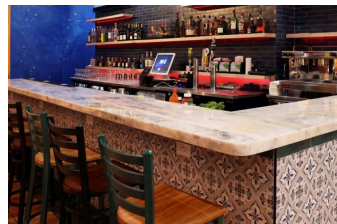
COMMERCIAL TI · SOMA 350 Brannan St: a second-floor office suite

Restrooms, three glass-front conference rooms, a kitchenette, heat-pump HVAC and structural infill. Base-building work priced as separate options; unused allowances credited back. Final inspection passed.



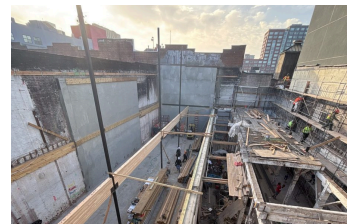
NONPROFIT CLINIC · INNER RICHMOND 601 Clement St: a 1912 former bank branch, now a counseling clinic

Basement, ground floor, a new mezzanine and the roof: an accessible lift, new HVAC, sprinklers and electrical. Original marble stair and stone wainscot kept; pricing reconciled line by line through every revision.



RESTAURANT · MISSION DISTRICT 2731 Mission St: a bar remodel, built while the restaurant stayed open

New tile bar front, lit back-bar shelving, pendant lighting and a structural shear wall added mid-project, with dust containment and work scheduled around the restaurant's events.



STRUCTURAL REDEVELOPMENT · SOMA · UNDERWAY 63 Bluxome St: a new structure inside a brick masonry shell

Braced brick walls, a new foundation, shotcrete walls and steel columns, with new upper floors, a penthouse, a new elevator, skylights, roof and storefront.

FEATURED · 63 BLUXOME ST, SOMA · UNDERWAY

Structural redevelopment inside a historic unreinforced-masonry shell



New floors, a penthouse and an elevator built inside the original brick walls: braced brick, new foundation, shotcrete walls and steel framing.

How we manage every project.

01 · Scope

Scope, drawings and the permit path confirmed with you and the design team up front.

02 · Budget

Early pricing with clear assumptions, so there are no surprises at bid or buyout.

03 · Schedule

Built around lease dates, tenant needs and long-lead items.

04 · Risk

Existing conditions, permitting and supply risks flagged before they cost you time.

05 · Change orders

Written, priced and approved before work proceeds. Nothing off the record.

06 ·

Communication

One project manager and clear updates for tenants, managers and owners.

WHAT WE BUILD

Commercial tenant improvements and tenant turns

Capital improvements and full-building renovations

Ground-up commercial construction

Seismic retrofits and structural reconstruction

Historic preservation, accessibility and code upgrades

Multifamily and restaurant renovation

WHO WE SERVE

Commercial brokers and brokerage teams handling TI and build-outs

Landlords, institutional owners and property managers

Owners and developers with well-defined projects

Architects and design teams who want a GC engaged early

Projects from \$100,000 to \$20,000,000; larger projects by request. San Francisco, San Mateo, Santa Clara, Marin, Alameda, Contra Costa, Solano, Sonoma and Napa counties.

COMPLETED AND CURRENT WORK, BY ADDRESS

350 Brannan St · SoMa, SF · **601 Clement St** · Inner Richmond, SF · **527 Howard St** · SoMa, SF · **2731 Mission St** · Mission, SF · **1074 Folsom St** · SoMa, SF · **1437-1441 Stockton St** · North Beach, SF · **1081-1089 Valencia St** · Mission, SF · **515 Pacific Ave** · Jackson Square, SF · **1100 Amphlett Blvd** · San Mateo · **1123 Burlingame Ave** · Burlingame · **1130 Cadillac Ct** · Milpitas · **31840 Alvarado Blvd** · Union City · **4019 Sebastopol Rd** · Santa Rosa · **1310 Redwood Way** · Petaluma · **368 N Petaluma Blvd** · Petaluma · **654 Vernon St** · Oakland · **63 Bluxome St** · SoMa, SF · underway · **49103 Milmont Dr** · Fremont · underway

YOUR TEAM

Steve Lombardi

HEAD OF CONSTRUCTION

Edmund Leibert III

ESTIMATING AND
PRECONSTRUCTION

Erick Reyes

FIELD LEAD

FOR COMMERCIAL BROKERS

Referral fee

We pay a referral fee on qualifying projects you introduce. Ask us for the details.

FOR OWNERS, LANDLORDS AND PROPERTY MANAGERS

Your first project with us

\$1,000-\$2,000 of complimentary work on our first project together, with the scope agreed in writing up front and no obligation. Send us one property that needs a GC; we will walk it, price it and follow up within one business day.

Let's walk your property. Would a Tuesday or Thursday work?

Call or text (415) 299-5369

sales@lombardipd.com