

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 renovation of older buildings, with one accountable project manager from the first walkthrough to close-out.

First contact within one business day. After the site walk and the information we need, we aim to deliver a written, line-by-line price within 7 calendar days. Larger or complex projects may take longer.

ENGAGEMENTS

ENGAGEMENT	REFERENCE PROJECT
Service upgrades	Brannan St, SF · first-floor office refresh
Tenant improvement	Brannan St, SF · second-floor suite
Full-building renovation	Clement St, SF · clinic in a former bank
Ground-up construction	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 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 Clement St: a 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 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 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.
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FEATURED · BLUXOME ST, SOMA · UNDERWAY



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
Older-building renovation, 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
San Francisco, San Mateo, Santa Clara, Marin, Alameda, Contra Costa, Solano, Sonoma and Napa counties.

COMPLETED AND CURRENT WORK

Brannan St · SoMa, SF · Clement St · Inner Richmond, SF · Howard St · SoMa, SF · Mission St · Mission, SF · Folsom St · SoMa, SF · Stockton St · North Beach, SF · Valencia St · Mission, SF · Pacific Ave · Jackson Square, SF · Amphlett Blvd · San Mateo · Burlingame Ave · Burlingame · Cadillac Ct · Milpitas · Alvarado Blvd · Union City · Sebastopol Rd · Santa Rosa · Redwood Way · Petaluma · N Petaluma Blvd · Petaluma · Vernon St · Oakland · Bluxome St · SoMa, SF · underway

YOUR TEAM

Steve Lombardi

Head of Construction

Edmund Leibert III

Estimating and Preconstruction

Erick Reyes

Field Lead

FOR COMMERCIAL BROKERS

Referral terms

Referral terms for commercial projects are in writing, on request. We do not pay referral fees on insurance-funded repairs.

FOR OWNERS, LANDLORDS AND PROPERTY MANAGERS

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

LPD Builders is the brand of Lombardi Property Development, LLC. Lombardi Property Development, LLC (LPD Builders) · Licensed California general contractor, CSLB #1082065, Class B General Building. W-9 available on request. · Rev. 10.28.2026 · 2/2

Prices are estimates based on the scope, plans and site conditions available at the time. An estimate is not a bid or contract; pricing becomes binding only in a signed agreement. The 7-Day Price starts after our site walk and receipt of the information we request. Timelines are targets, not guarantees. Lombardi Property Development, LLC (LPD Builders), CSLB #1082065.