As we wrap up the first quarter of 2013, we here at BMC have many things to be proud of. We would like to take this opportunity to acknowledge a group of BMC's employees who have been helping to drive this success and remind all of our employees of all the good things that are happening within BMC so far this year.

Our estimating team, (Bob Nurisso, Fred Nurisso, Len Hayward, Bill, Flockhart & Bryan Gugliemo) has been hard at work over the last few months aggressively pursuing the flurry of large construction projects being green-lit in the City. A large number of high-rise developments that were approved but unable to secure the financing needed as the recession hit few years back are now moving forward with construction. Over the first three months of 2013, our estimating team has won over $27 million in new projects, including 535 Mission and 2558 Mission, which we feature later in this newsletter (see table on the left for a summary of this year’s wins thus far).

Our estimating team is not resting on their recent success however. The team is currently hard at work pursuing a number of other large projects that just hit the market, including Trans-bay Terminal Block 6, Mission Bay Blocks 12E & 13W and the Emeryville Community Center among others.

With the construction market red-hot in San Francisco and elsewhere in the Bay Area, BMC plans to continue to aggressively pursue all opportunities and hope to continue to build on our recent success.

We would like to applaud the dedication the estimating team continues to demonstrate through all their hard work and we couldn’t be happier with the results so far this year. Keep up the good work!

-Fred & Ken Nurisso
New Projects: 535 Mission & 2558 Mission

535 Mission Street will be a 27-story, 378 foot tall Class A office tower with approximately 307,000 rentable square feet of office and retail space and is expected to achieve a LEED Gold designation. The office tower will have a striking glass design with column free floor plates and will have dramatic views of the city and bay featuring floor to ceiling glass.

BMC will perform both the plumbing and HVAC scopes of work on the project, which broke ground in mid-February of this year and is expected to be completed by the fall of 2014.

535 Mission adds another high-profile, high-rise project to BMC’s portfolio. The project is located in the South Financial submarket of San Francisco’s lower Financial District, adjacent to the Transbay Terminal development and located on the same block as 100 First Plaza, 555 Mission Street, and 101 Second Street.

General Contractor: Swinterton
Project Manager: Sarah Marvel
Engineer: Stanley Wong
Detailers: Todd Moynagh & Paul Gwizdak

2558 Mission

2558 Mission will be an 8-story, 141,829 square foot development with 114 new market-rate units along with 14,750 square feet of street-level retail space. The project is design build and BMC will perform both the plumbing and HVAC scopes of work. The project is slated to begin construction in July of 2013 and expected to be completed by December of 2014.

The project will replace the old Giant Value department store on Mission Street between 21st and 22nd streets. The project will be constructed next to the adjacent New Mission Theater project which will restore and convert the old theater into a new five screen 600-seat theater, which will include a full service restaurant and bar. The two projects make up the most significant new development this section of the Mission District has seen in decades. The new 8-story building will become the second tallest building in the Mission upon completion.

General Contractor: The Build Group
Project Manager: Ouma Moss
Engineer: Stanley Wong
Detailers: Bruce Weller & Shawn Rodriguez

2558 Mission adds yet another high profile project in the Mission District to BMC’s portfolio following on the heals of 1880 Mission which will be completed this spring.
The Pier 27 Cruise Terminal project will be completed in two phases. BMC just completed Phase One which included enhanced building core and shell and limited site improvements for a temporary certificate of occupancy. The America's Cup Event Authority is now working on completing the tenant improvements needed for the America's Cup race events this summer. Phase Two will be awarded in summer of 2013 and involves interior finishes and site work to be completed after the America's Cup 2013 races are completed in October. The two office spaces designated for the US Dept of Homeland Security and US Customs and Border Protection will be built out, the lobby will be secured with a glass enclosure and escalators will be installed. The new terminal will be a point of entry for cruise lines and will also serve as a large event space. The project is being designed to achieve LEED Silver certification.

A few of the interesting project features specific to BMC's scope of work include: San Francisco's first siphonic roof drain system with MG couplings on no hub cast iron pipe as opposed to typical no hub bands; a rainwater harvesting system that includes an ozone treatment requiring only the addition of reverse osmosis filtering to make the gray water potable; and Yelomine under pier piping for domestic water, ship connections, and forced main.

BMC completed the plumbing scope for the 91,000 square foot fast track project in under 8 months. Congratulations to the BMC team out at Pier 27 for the great work. We look forward to celebrating BMC's involvement in the waterfront project when the America's Cup comes to town!

General Contractor: Turner
Project Managers: Mike Hohl and Frank Perez
Engineer: Stanley Wong
Detailer: Mark Blackwell
Foreman: Al Garcia
BMC now on YouTube

Over the past several months, BMC has been working with a videographer to help create promotional videos that showcase BMC’s Detailing Department, Sheet Metal Shop and Plumbing and Piping Fabrication Shop. The videos were created as a tool to introduce BMC’s capabilities and give our customers an inside look into what goes on in our fabrication and detailing departments over at our headquarters in Oakland. Like many of our general contractor partners, we created a YouTube channel to host the videos for the public to see. The videos have been displayed on our company website, shared on our social media pages and have been used in meetings with contractors and owners.

If you haven’t yet had a chance to see the videos, head over to our YouTube channel to see Bob, Fred and Ken Nurusso, Mike Tobin, Farman Robinson, Roger Sorenson, Rick Hood, Chris Chandler, Bruce Weller and Shawn Rodriguez in our series of videos.

BMC’s YouTube channel can be found at: http://www.youtube.com/user/BroadwayMechanical.

BMC in the News

Last month BMC was the subject of featured articles in trade magazines US Builders Review and PME Magazine. The March 2013 issue of PME featured BMC on the cover and highlighted BMC’s use of PEX piping and the unique challenges constructing 717 Battery. The Winter 2013 issue of US Builders Review featured an article discussing BMC’s rich history, current leadership and presence in the current marketplace within the Bay Area. Both were great articles that help to illustrate BMC’s recent success and are a great reminder of the strength of our team. (Copies of both articles are included in this newsletter for everyone to read).

In addition to these recent write-ups, we have been posting other interesting articles about some of our current projects along with other updates to our website’s “News & Events” page, as well as our Facebook, Twitter, Linkedin and Google+ accounts.

If you haven’t yet, please check out and connect with BMC to stay current with all of our most up-to-date news.

www.broadwaymechanical.com