

## News Briefs

### BCCI South Bay Team Expanding

San Francisco-based BCCI Construction Company (BCCI) announced this week the expansion of its South Bay leadership team. As part of a deep commitment to the South Bay region, and in anticipation of continued market growth, BCCI has selected experienced individuals from within the organization and with distinct areas of expertise to complement the company's key functional teams.



The leadership team has welcomed Shane Heller, LEED AP, Armond Balaian, LEED AP, Sean Hansen, Andrew Nelson, and Kharlo Barcenas, whose combined expertise reflects deep knowledge in preconstruction, project management and operations.

"Given the steady growth of our office since it was launched 10 years ago, it was essential to grow our leadership team to meet the ever-changing needs of our South Bay clientele," says Debbie Fleser, vice president of BCCI.

As director of preconstruction, Shane Heller, LEED AP, produces accurate cost estimates and directs preconstruction management for the South Bay office. With over 29 years of construction experience, Heller evaluates material and systems costs, leads procurement strategy, reviews design documentation, and advises on constructability and value analysis.

As Director of Project Management, Armond Balaian, LEED AP, leads and mentors BCCI South Bay's project management team. With his in-depth knowledge of construction techniques in all facets of commercial construction, Balaian has the expertise to guide teams with the planning and management of complex projects so that all stakeholders have the tools they need to make informed decisions throughout every phase of a project.

As field operations manager, Sean Hansen coordinates onsite operations and supports BCCI's superintendent staff with scheduling, site logistics, subcontractor relationships, risk mitigation, quality control, and safety planning for all projects located in the South Bay.

In his role as service manager, Andrew Nelson evaluates and manages service contracts and directs support services for BCCI's South Bay project portfolio. To ensure seamless coordination, he oversees all aspects of small and fast-track special projects and capital improvements from preconstruction

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## Raintree Partners Announces Over \$500 Million in Mixed-Use Development Projects

Raintree Partners, an Orange County-based private commercial real estate investment company, is under construction on three mixed-use projects in California totaling more than \$500 million in value. Two of the projects include a 465-unit apartment and co-working property in Sunnyvale, a 92-unit multifamily, co-working, and kayak rental property on the waterfront in San Francisco.

"Mixed-use projects including authentic retail and food options as well as dedicated workspaces for residents have always been a part of great cities," says Jason Check, managing director of Raintree Partners. "That said, there has been a rise in demand for these projects over the past five years, as communities seek to increase opportunities for engagement and connection among people and businesses, driving economic growth and delivering higher quality of life for community members."

Check attributes the recent increase in mixed-use developments to a shift towards a more urban, walkable way of life that is in demand across the nation. "People of all ages prefer walkable communities, and the convenience that comes along with them, now more than ever before," he says.

Check explains, however, that a single project cannot support the wider vision that most cities are working to establish. "There needs to be a critical mass of interesting uses to make a place great," he says. "Ideally, we will continue to find opportunities to provide housing where people can park their car for the weekend and enjoy the neighborhood – on foot. In these instances, a project's location becomes its most important amenity, especially when it is situated in an environment with the right energy."

Check notes that each of Raintree Partners' new developments meets this criteria. These new developments include luxury apartments and co-working in Silicon Valley.

Raintree's Encasa development will feature 465 luxury apartment



units and nearly 5,500 sq-ft of dedicated co-working space that offers private offices, lounges and other features. Located in central Silicon Valley, the property is in close proximity to Downtown Sunnyvale and is minutes away from Moffett Park and the technology corridor, which consists of Google, Microsoft, Yahoo, HP, and LinkedIn. The project also includes an extension of the John Christian

features multiple swimming pools, over 4,000 square feet of spa-inspired fitness space, a community garden, communal kitchen and herb garden, a craft workshop, parks, private garages, bicycle repair rooms, and more.

Raintree completed Phase I of the project in late last year and leasing is underway. Phase II of the project is in progress.

The other Northern California project is located in San Francisco's historic Dogpatch neighborhood. Raintree's "The Martin" development includes 92 luxury apartments as well as co-working space and waterfront kayak rentals.

"With unobstructed bay views, waterfront access, and close proximity to one of the nation's strongest job markets (downtown San Francisco), the project will give residents easy access to the City and includes nearly 3,000 square feet of on-site communal workspace," says Check.

Named after the Martin Brothers Shipping Company, which formerly occupied the project site, The Martin is situated along the Third Street light rail corridor adjacent to the Mariposa Street T-Line stop. The project is expected to be completed in Summer 2017.

*"People of all ages prefer walkable communities, and the convenience that comes along with them, now more than ever before."*

Jason Check, Managing Director,  
Raintree Partners

Greenbelt, a pedestrian path and bike network that connects the property to local business hubs.

Raintree Partners has created a 1.1-acre park in the middle of the project atop a previously unused utility easement. Raintree's development will feature both co-working and/or private office leasing. The community also

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tion through post-project completion.

As business development manager, Kharlo Barcenas identifies new project opportunities and forges lasting relationships with clients and industry partners to drive sustainable business growth and increase market share. He is focused on cultivating new business and developing partnership opportunities while also delivering unmatched client service.

With a portfolio that includes new construction, major building renovations, historic restorations, seismic upgrades, and tenant improvements, BCCI offers a range of preconstruction, design-build, project management, sustainable construction, and LEED and WELL consulting services. For more information, visit [www.bcciconst.com](http://www.bcciconst.com).