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## CONSTRUCTION IS RISING AT 181 FREMONT IN SAN FRANCISCO

Source: Daily Pacific Builder

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Above ground construction is moving upwards at 181 Fremont, a 70-story residential and office tower located in San Francisco's new downtown area. The \$540 million project, developed by San Francisco-based Jay Paul Company, is said to be the only residential tower in the city to be pre-certified LEED Platinum.

Currently the lead contractor, Level 10 Construction, and subcontractor Herrick Steel, are continuing to install the mega box columns at the 181 Fremont site. This phase of construction began in mid-July and is continuing through the truss level at the 2nd floor, which will be complete by the end of August. Once the structural steel is complete through level two, and the trusses are completely welded, the building will be erected at a rate of three to four floors per week, says Steve DeWees, Level 10 project executive.

The seven mega-columns range in weight from 50,000 lbs to just under 100,000 lbs. Some sections are no more than 10 ft-long due to the weight of the 5 1/2" thick plate steel columns.

The steel is being hoisted into place with the project's Wolfkrann 700B luffing tower crane. The crane is the only one of its kind presently being used in the United States, and it has weight capacities and line speeds that are unmatched in the industry, adds DeWees.

The subbasement, which is five floors below street level, is currently about 80% complete. This section houses the P&GE vault, fire water tank, loading dock, valet area, residential parking and the Gray Water treatment facility,

The lobby level concrete floors will be placed after the 2nd floor truss is completely welded, due to construction aids used in the erection process. The infill steel for levels 1A, 1B and level 2 are ongoing. Level 10 has also started installation of the man/material hoist that will transport workers up the 802' tall structure.

Designed by Heller Manus Architects, with ARUP serving as structural engineer, the residences at Fremont will be the highest elevation homes west of Chicago, say project officials. Because of its height, the tower was specifically engineered to respond to high wind forces as well as seismic events.

"Our state-of-the-art steel and glass tower is anchored by the exceptionally deep construction shafts. These features, together, with the building's unique structural exoskeleton design and saw-tooth curtain wall system, are truly industry leading," says Matt Lituchy, CIO of Jay Paul Company.

The 706,617-sq-ft tower is scheduled for completion in the second quarter of 2016 and is comprised of 432,000 sq-ft of Class-A office space; 67 luxury condominium residences on the top 17 floors with interiors designed by Orlando Diaz-Azcuy; and 3,000 sq-ft of retail space on the 7th floor.

The commercial offices within 181 Fremont will feature column-less open floor plates offering optimum flexibility, 9.6-ft finished ceiling heights, and floor-to-ceiling glass curtain walls providing prime views of the Transbay Park, the surrounding neighborhood and San Francisco Bay. It will also include a pedestrian friendly lobby, 88-stand bike shed with private stalls and an underground valet parking garage.

Sustainable features include a water recycling system that will capture, treat and reuse greywater and rainwater, as well as a

unique glass curtain wall system, which maximizes natural light, improving the quality of light while reducing power consumption.

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