

REAL ESTATE ROUNDUP

Projects, developments and other activity in cities in and around San Diego County

Compiled by Dana Youst

Ceremony Celebrates Work on School Modernization Project

On Feb. 10, Swinerton joined faculty, district staff, SGI Construction Management, and the project subcontractors at Montgomery High School in San Diego for a topping out ceremony.

Swinerton is currently completing a modernization project on the school campus, which includes the renovation of an existing 5,000-square-foot building into a new learning center, construction of a new 22,000-square-foot library, site utility improvement throughout the campus, the demolition of several existing classroom facilities and the construction of a new courtyard and covered walkway. Once complete, the library will be seeking LEED Gold certification from the U. S. Green Building Council. If the certification is achieved, Montgomery will rank among the top sustainable high school campuses in the country.

Swinerton Builders San Diego is the general contractor on this project for Sweetwater Union High School District, working with architect **Ruhnan Ruhnan Clarke** and the district's construction manager SGI. Green highlights of the modernization project include a bio clean nutrient separating baffle box to clean storm water in the drain system, a water efficient landscaping system and a building energy management system.

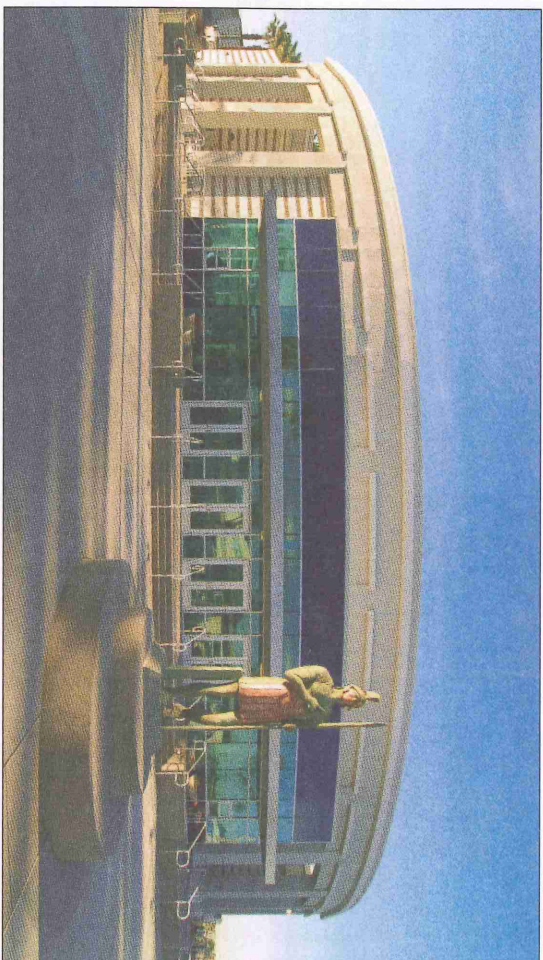
Lease Renewal, Expansion Completed at Tech Center

Jones Lang LaSalle closed a lease renewal and expansion at the San Diego Tech Center, totaling more than 96,000 square feet and valued at more than \$13.5 million, on behalf of owner **MPG Office Trust Inc.**

The new 60-month lease renews **Novatel Wireless Inc.**'s commitment for four suites at the 9645 Scranton Road property and additional space.

Jones Lang LaSalle's Jay Alexander, managing director; **Chad Urte**, executive vice president; and **Tim Olson**, senior vice president, represented MPG Office Trust; while **Dennis Hearst**, senior director, and **David Viani**, senior associate, of **Cushman Wakefield Inc.** represented Novatel Wireless.

The San Diego Tech Center is a Class A technology complex, which serves as the focal point for the Sorrento Mesa Technology area. Amenities at the center include a five-acre Japanese garden with a swimming



Turner Construction announced that it received Liberty Mutual Group's Safety Commendation Award for Turner's work on Chula Vista High School. The company completed the major project without a single loss time injury.

Photo courtesy of BCI

Company Is Awarded Safety Commendation

Turner Construction Co., San Diego, announced that it recently received **Liberty Mutual Group's** Safety Commendation Award for Turner's stellar safety record while performing renovations and new construction at Chula Vista High School.

The construction team was presented with the award on Jan. 27 for completing the entire project, located on two sites, without a single loss time injury, or an injury requiring a worker to be assigned to restricted or modified work.

Liberty Mutual is the fifth largest property and casualty insurer in the U.S. The company was founded in 1912 with the mission of "helping people live safer, more secure lives." Liberty Mutual's prestigious Safety Awards are part of its commitment to promoting safety.

Turner Construction Company received the Liberty Mutual Award based on its DART rate (days away with restricted duty or job transfer. Turner Construction Company worked on the Chula Vista High School project from July 2009 to October 2010 without incident—a DART rate of 0.0. With an average of 95 on-site workers, that equates to approximately 115,044 work hours completed without incident.

The \$18.7 million Chula Vista High School project included a new multipurpose/performing arts theater, a new library,

and modernizations to the cafeteria, PE locker facilities, dance room and gymnasium. The project is anticipated to receive a LEED Platinum rating.

"I'd like to thank Liberty Mutual for this award, and commend our outstanding team that demonstrated their excellence not only in the quality of their work, but also in the manner in which they completed it," said **Shawn Rosenberger**, vice president and general manager for Turner Construction Company, San Diego.

Kitchell Sees Opportunity

In New Del Mar Location

Kitchell has consolidated its offices in San Diego County to a new Del Mar location, offering clients construction, program management and development services from one location.

"Over the past three decades we have served public and private sector clients in Southern California, from several different offices," said **Kitchell, Vice President Don Glatthorn**. "With this new consolidated location, our clients will gain a greater understanding of our footprint and capabilities."

Kitchell's Southern California office manages and develops projects throughout the state. Several employees from the company's Carlsbad and Phoenix offices have transferred to the new location, 853 Camino Del Mar. The San Diego base reflects Kitchell's long-term commitment to provide the full range of its expertise and services to the entire California market; other California Kitchell offices are

in Santa Barbara, Sacramento, Ontario, Fresno and San Jose.

"This expanded Southern California platform offers the opportunity to showcase our vast portfolio," said **Kitchell Corporation President and CEO Jim Swanson**. "San Diego County is a significant market for us and we look forward to sharing our 60-plus years of experience with a growing number of clients in the region."

With large-scale private-sector clients in health care, hospitality, master-planned communities and custom homes, Kitchell also serves public-sector clients, building a variety of projects.

KMA Is Selected to Design Audiology Clinic

KMA Architecture & Engineering has been tapped to design a new Audiology Clinic at the Veterans Affairs Healthcare System, in Loma Linda. Retained by **Teelhe/Straub Construction** joint venture, KMA has begun designing the \$4.7 million project with construction expected to begin in April 2011 and project completion expected in March 2012.

Located at the Jerry L. Pettis Memorial VA Medical Center, the one-story, 8,000 square-foot building will be northeast of the existing hospital building. The new building entrance will provide a recognizable, formal entry. The design calls for a main entry that will pose a welcoming transition from the landscaped outdoors to the interior spaces, and create a landmark for patients to identify the building entry point.

"Our team approached this project with sensitivity to blending the new project's exterior appearance with the existing hospital campus," said **Tim Rubesh** of KMA. "Recognizable visual elements of the hospital have been scaled down in our design for the new clinic, though subtle differences, like the new building's exterior color scheme, will make it an identifiable landmark."

The interior design plan will provide a functional and cost-effective layout to work with a future second story addition. Spaces within the clinic will accommodate audiology operations, as well as public and support spaces for common-use. Diagnostic and treatment rooms have been sized and configured in accordance with demographic data. In addition, exterior windows will enhance the healing environment experience by creating small vistas for the patients to view the landscaping.

The KMA project team includes **Rubesh** and **Alison Warren**.

UCSD:

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can play a small role in helping UC San Diego bring together the resources needed to help cure type 1 diabetes and so many other diseases that impact our community and the world."

"Our teenage daughter tested positive for certain antibodies, so we have also been living for years with the realization that she is likely to contract the disease," **Lisa Altman** said. The Altmans made their comments via a UCSD spokeswoman.

UCSD plans to break ground on the building in 2012. As planned, some 189,000 square feet of the building's 311,000-square-foot total will be available for assignment.

Among other things, the building will

UC SAN DIEGO HEALTH SCIENCES

Vice Chancellor for Health Sciences:

Dr. David A. Brenner.

Annual budget: \$1.78 billion. Research funding amounted to \$597.4 million in 2010.

No. of employees: 9,300.

Headquarters: La Jolla.

Year founded: The school of medicine was founded in 1968.

Mission of organization: UC San Diego Health Sciences takes in schools of medicine and pharmacy, as well as the UCSD Health System and the UCSD Medical Group. Its mission is to provide excellent and compassionate patient care, advance medical discoveries and educate future health care professionals.

offer space for human subject research, including research that involves overnight stays. Right now, such research is scattered

on the UCSD main campus west of Interstate 5, in leased space on Torrey Pines Mesa and at UCSD's hospital complex in Hillcrest, said **Dr. Gary Firestein**, director of UCSD's Clinical and Translational Research Institute.

The new building will offer an "attractive environment" for researchers who would like to move their projects, Firestein said.

Firestein said building plans call for wet labs and dry labs. Those terms refer, respectively, to space suitable for classic biological experiments and space optimized for computer-related research.

UCSD officials envision researchers from a variety of fields working side by side in the building, taking multidisciplinary looks at problems and creating a unique sort of energy, Firestein said.

Some \$37.2 million in federal funding will go toward the building. The National

Center for Research Resources, part of the National Institutes of Health, made the commitment in 2010 to provide the funding over five years, Firestein said. The university expects research grants to pay for the balance of the debt on the building, Firestein said. Such grants typically provide for indirect costs, such as electricity, water and facilities, he said.

A Need for Private Support

With state funds growing short, UCSD has an increased need for private donations, the university said in a statement.

The University of California's board of Regents approved financing for the building project in November. It has yet to approve actual building plans. The university selected **Zimmer Gunsul Frasca Architects LLP** to design the building. The Portland, Ore., firm designed the Moores Cancer Center, located nearby on UCSD's east campus.