

REAL ESTATE ROUNDUP

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

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Work on DPR Construction's S.D. Headquarters Wraps Up

DPR Construction says construction is now complete on its company-owned San Diego regional headquarters. The 24,000-square-foot office located at 5010 Shoreham Place in University City is pursuing Platinum certification through the U.S. Green Building Council's Leadership in Energy and Environmental Design, or LEED, program.

The office for DPR, a national general contractor and construction manager, contains 11 conference rooms, including the circular Delta room and a large training area, a wine bar, a 16-person video conference room and a space dedicated to building information modeling technology. In addition, the open office features 14-foot exposed ceilings complete with scrims or material that hangs from the ceiling to diffuse light, which are designed to resemble the sails of boats.

To generate as much power as the building consumes, a 64 kilowatt alternating current, or AC, photovoltaic system was installed. The solar panels are expected to produce enough power to offset the building's energy consumption annually.

Bringing light into the building, a design goal from the beginning, was achieved from several modifications to the structure, including stripping the film off existing windows to allow more light into the office, installing 36 Solatubes or high-performance daylighting systems, as well as roof monitors or large operable skylights and glass roll up doors around the perimeter of the space. With these additions and new energy-efficient lighting fixtures and controls, DPR estimates that it will reduce the building's energy consumption by 53 percent and that an outdoor view will be enjoyed in 90 percent of the office.

A state-of-the-art interconnected skylight building management system enables the windows to open to bring natural ventilation into the structure. When the outside and inside air temperatures reach a certain range, the system opens the windows and the skylight to naturally cross-ventilate and cool the open office area. As windows open, the heating, ventilation and air-conditioning, or HVAC, system is shut down to conserve energy. This ventilation

strategy is expected to reduce the number of operating hours of the HVAC system by 79 percent compared with a sealed building.

Other sustainable features include new preferred parking for fuel-efficient vehicles, replacing the roof with an Energy Star product, diverting more than 75 percent of construction waste from disposal in landfills, installing low-flow plumbing fixtures to decrease water usage 51 percent, modifying the existing irrigation to reduce landscape water usage by 60 percent, and placing hand dryers in the bathrooms to decrease energy and waste from paper towels.

DPR, which did not announce the cost of construction, also reused many materials from its previous office and the existing building such as 40 work stations and casework. More than 80 percent of the new wood was managed using the Forest Stewardship Council principles, and high recycled content materials were selected, including tile, drywall and metal tiles. The carpet was also made from recycled materials and was adhered without glue with the volatile organic compounds, or VOCs, that are harmful to the Earth's atmosphere. Other materials that used no or low-emitting VOCs included paints, coatings, composite woods, sealants, adhesives and caulking. In addition, used pallets were stripped and used throughout the space.

The DPR Construction project team featured Elizabeth Barrie, Jeff Cole, Jerry McElfresh and Mark Seidl. In addition, Jonathan Wood of Seattle-based Callison served as architect of the project. Other consultants and designers included KEMA for LEED consultation; Hope Engineering for structural engineering; Latitude 33 Planning and Engineering for civil engineering; Howard Associates Inc. for landscape architecture; Bergelectric Corp. for electrical services; and Pacific Rim Mechanical for plumbing and mechanical services.

DPR Construction is a privately held, employee-owned company. DPR has grown to more than \$1 billion in annual revenue, making it one of the largest general contractors in the nation. Locally, DPR is a perennial top five general contractor with annual revenue averaging well over \$200 million.



Photo courtesy of Weichert Real Estate Affiliates
Erik Weichert, left, Donna Sanfilippo and Mark Marquez of Weichert Realtors – Elite stand with Weichert Affiliates President Martin J. Rueter at the acceptance of their 2009 Pinnacle Award.

Weichert Realtors – Elite Garners a Pair of Awards

Weichert Realtors – Elite was honored with the 2010 Weichert Real Estate Affiliates Public Relations Silver Scoop Award and 2009 Pinnacle Award.

The Silver Scoop was given in recognition of the agency's awareness of the value of communication to the public through the media. The presentation was made at the recent Weichert Real Estate Affiliates "Homecoming 2010" at the company's New Jersey headquarters.

A silver flour scoop from the Charleston Historical Society's antique reproduction collection was presented, along with a certificate that read: "The WREA Public Relations Silver Scoop Awards 2010 is presented to Weichert, Realtors for embracing the fact that communication is the key and that 'the scoop' defines what's newsworthy. The company's marketing director, Sarah Knoepfli, accepted the award.

The Pinnacle Award, is the highest honor given by Weichert Realtors, which bills itself as one of the nation's leading providers of homeownership and financial services, to an office. An engraved crystal trophy was presented by Weichert Affiliates President Martin J. Rueter to owners Mark Marquez, Donna Sanfilippo and Erik Weichert.

"There can be only one sales associate, one office and one company to reach Pinnacle award status each year," Rueter said, congratulating the entire staff and sales team for their commitment to the core values of the organization.

In order to earn the award, the San Diego location achieved the greatest annual gross commission income in the network of affiliates serving 35 states from coast to coast. The office had already earned one of only three President's Club awards presented to affiliates for 2009.

Partners Marquez, Sanfilippo and Weichert brought their company into the Weichert family in December 2007.

Chambers Group Relocates To Larger Local Office

Chambers Group Inc., a certified disabled veteran business enterprise and small-business enterprise environmental firm, announced July 13 the relocation of its San Diego office. The second-floor office is located at 9909 Huennekens St., Suite 206.

'We are very happy to be expanding our San Diego office into new, larger quarters to meet the needs of our clients.'

— Sherman Smith
Chief executive officer and president,
Chambers Group, Inc.

More than 100 clients and employees attended an open house, an event that gave clients the opportunity to tour the firm's larger office as well as the opportunity for them to meet and interact with staff from its other offices.

"We are very happy to be expanding our San Diego office into new, larger quarters to meet the needs of our clients. Chambers Group looks to increase the level of support we provide to clients in the San Diego and surrounding areas," said Sherman Smith, chief executive officer and president, in a statement.

Chambers Group's clients include energy and utility companies, water districts, transportation agencies, cities and counties, federal and state agencies, developers, and other private corporations.

"It was exciting to see the enthusiastic response from our existing and potential clients to our move into this larger office space," Joe O'Bannon, San Diego general manager/air quality manager.

Chambers Group has provided environmental consulting services to public and private businesses in the Western region for more than three decades. Chambers Group also maintains branch offices in Redlands, the Coachella Valley and Reno, Nev.



Photo courtesy of David Hewitt Anne Garrison Architectural Photography

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