

Construction Week

News, bids, projects and plans



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Section B

Construction Online

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NEWS

Local construction and building industry coverage.

SPECIAL REPORTS

Real Estate Regional Report

This special report provides updates on some of the major developments around the county and offers insight into some of the key issues facing the industry.

Building San Diego

The nuts and bolts of construction in San Diego, from commercial and residential project updates to a review of how the industry is faring.

Commercial Space

Read commercial real estate leaders' industry projections for the remainder of 2011 in this special report.

DATABASES

- Construction Bid Board
- Mechanic Liens

Index

BID BOARD	8B
BIDS RECEIVED	4B
CONSTRUCTION CALENDAR	24B
NEW LISTINGS	5B
UPDATE	4B

24 Pages

The Daily Transcript material is available at sddt.com on the San Diego Source.



Courtesy photo

The new San Diego County Operations Center has been honored for its various environmentally friendly features.

County Operations Center project honored

Special to the Daily Transcript

The new county of San Diego Operations Center now under construction in Kearny Mesa has received a trio of honors.

Those include the "Outstanding Governmental Building of the Year" by the California Center for Sustainable Energy, the "2011 Energy Champion

for New Construction" by San Diego Gas & Electric and LEED Gold Certification by the U.S. Green Building Council.

According to Dan Stewart, **RJC Architects'** project manager, the first phase (Phase 1A) of this project — consisting of two, 150,000-square-foot, four-story office buildings and a park-

ing structure — is now complete, and was recently awarded the trio of accolades.

In a collaborative effort with general contractor **Lowe Enterprises** and **Suffolk-Roel Construction Company**, RJC — a San Diego-based full service

See **Operations Center** on 3B

Barnhart Balfour Beatty in negotiations to build new women's jail

By **CARLOS RICO**
The Daily Transcript

The county of San Diego is now in exclusive negotiations with San Diego-based **Barnhart Balfour Beatty** to finalize a contract to build a new women's jail and replace the existing Las Colinas Detention Facility in Santee.

The design-build contractor was chosen based on the "best value" selection process, according to Andrew

Bohnert, project manager for the San Diego County's Department of General Services.

Bohnert could not give specifics on what exactly is being discussed, but did say the new women's detention facility would be a multiple-building campus totaling no more than 512,537 square feet, and would be built on the existing and adjacent properties.

"It will be constructed in phases," Bohnert said. "Los Colinas will remain

open, and as new facilities are built, old buildings will be demolished."

According to Brian Sampson, director of support services for the San Diego County Sheriff's Department, a new women's detention facility is needed because Las Colinas, built in the 1960s, was never meant to be a permanent facility.

"Las Colinas is made up of tempo-

See **Barnhart** on 2B



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San Marcos getting new luxury apartments, retail center



Courtesy photo

A rendition of future residential units located next to the Campus Pointe retail center in the San Marcos university area. The first residential units should be available next May.

By **JAMES PALEN**
The Daily Transcript

A San Diego investment group and an Atlanta-based developer have each announced the groundbreaking of adjacent sites in San Marcos that will be home to a luxury apartment community and a retail center.

3 Tier Investments LLC, a San Diego-based investment group, will begin developing a 12,000-square-foot retail center, Campus Pointe, on one acre located next to three acres now owned by **Wood Partners**, an Atlanta-based developer. Wood Partners purchased its three-acre lot from 3 Tier Investments and will, at

the same time, develop it into a 108-unit gated residential development at 815 South Twin Oaks Valley Road, not far from California State University, San Marcos.

The first residential units are scheduled to be available in May 2012, but construction will continue into October 2012. The community will include 42 two-bedroom and 66 one-bedroom units in four three-story buildings. All units will feature granite countertops, wood laminate flooring, stainless steel appliances, and washers and dryers. A fitness center, pool and rooftop terrace will also be built.


"There has not been much supply of new apartments in North San Diego County in the past four or five years; it's in need of new, modern communities," said Brian Hansen, Wood Partners' director of development for Southern California.

The adjacent Campus Pointe retail project will consist of two retail buildings with up to three restaurants, outdoor dining and up to seven retail businesses. Pre-leasing has begun, and construction is also scheduled for completion by October 2012.

The architect for the residential community is **Van Tilburg, Banvard, Soderbergh AIA** and the general con-

tractor is **WP West Builders**. Tony Villasenor and Ryan Gonzalez of **Grubb and Ellis Co.** brokered the land deal. **Epstein & Associates** broker Joe Wojdowski will represent the retail component.

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Operations Center

Continued from Page 1B

architectural, planning and interior design firm — incorporated the latest in sustainable design practices into the project, significantly reducing negative environmental effects, as well as daily operations costs, officials said.

Airy glass-walled private offices allow abundant natural light and are strategically clustered around the center, while the floor plans create a pedestrian oriented layout.

"Outdoor spaces are defined by the buildings as outdoor rooms, with buildings laid out to provide shade,"

Stewart explained.

Other elements include energy efficient roofing, glazing systems to reduce heat gain and a landscape irrigation system that reduces water usage.

Phase 1B of the \$531 million project — consisting of two administrative buildings totaling 300,000 square feet and a 20,000-square-foot conference center — is slated for completion in October 2012.

According to Stewart, the conference center is designed to be LEED Platinum, the highest rating given by

the U.S. Building Council.

"This will be one of the few buildings in San Diego designated platinum," Stewart said. "Buildings that attain this rigorous level are among the greenest in the world."

RJC designed the entire six-building, 920,000-square-foot facility to be functional and sustainable.

"The center's existing buildings have been there for almost 50 years," Stewart said. "We've designed the new ones to be here for at least that long."

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