

REAL ESTATE ROUNDUP

Bilbro Construction Wrapping Up Work on \$45M Project

Bilbro Construction Co. Inc., a full-service general contracting firm based in San Diego, announced that the \$45 million construction project for La Jolla Country Day School is nearly complete.

The private kindergarten through grade 12 school had not had a campus-wide face-lift in nearly 40 years. School leaders decided a major overhaul was needed to bring the campus up to modern standards.

A fundraising campaign was launched in 2003, and in June 2005, there was a ground breaking for the first major project, a new 30,000-square-foot middle school. The building was constructed with three interconnected, two-story buildings of structural steel and stone masonry and was completed in 2006. The second phase of work, completed in 2007, was the construction of the Jacobs Family Library, a three-story, 36,000-square-foot building that housed the school library as well as an art gallery and multipurpose/meeting rooms. The third phase of construction, completed in 2008, included a 22,000-square-foot visual arts and science complex. The project is a state-of-the-art facility that is a showcase for the school.

The last project, completed last summer, is a new kindergarten and early childhood/preschool village. The project earned LEED Gold certification and included 95 percent construction waste management diverted from disposal, the use of high-efficiency HVAC equipment, natural ventilation, natural daylight in 75 percent of spaces by using skylights, outside views for 90 percent of spaces, and use of low-emitting materials and outdoor native plant materials.

The project team included Mark Marcus, assistant head of school for La Jolla Country Day; Mike Wall of **Michael Wall Engineering Inc.**, chair of the school's



Photo courtesy of Short Fuse Marketing

A comprehensive \$45 million makeover of La Jolla Country Day School, which includes a new middle school, library and kindergarten and preschool village, is nearly complete.

Building and Grounds Committee; and **B&G Consultants**, owner's representative. The design teams included **Ferguson Pape Baldwin Architects** for the middle school and library projects; **Carrier Johnson** for the visual arts and science complex; and **Davy Architecture** for the kindergarten complex.

Sequoia Converting Solimar's Home to Solar Power

Sequoia Solar has started a solar photovoltaic installation for the **Solimar Systems Inc.** headquarters in downtown San Diego.

The owners of the building became interested in the project when they realized the return on investment for the renewable energy project. The solar system is expected to produce 80,489 kilowatt hours of locally produced, clean, renewable electricity each year. This will save Solimar roughly \$13,600 per year in electricity

costs, and will offset an environmental impact equivalent to 1,704 tons of CO₂ over 25 years, 29 acres of trees planted, or 5.76 million miles not driven.

Solimar Systems is a developer of enterprise output management solutions for digital document creation, production and distribution environments.

Sequoia Solar's headquarters and education center in Solana Beach are solar powered and have hybrid sales vehicles, biodiesel-powered installation trucks, and system installations that are powered by their mobile solar power stations.

H.G. Fenton Garners 15 Apartment Group Awards

The San Diego County Apartment Association honored **H.G. Fenton Co.** with 15 awards at its recent Mark of Excellence awards ceremony.

More than 900 multifamily housing professionals and guests attended the ceremony

at the Town and Country Resort & Convention Center.

The awards reflect H.G. Fenton's achievement in meeting the needs of the residents at its San Diego County apartment communities. Recognition was given for Aquatera, the company's newest community in Mission Valley, which received the first-place award in the Rental Community of the Year category for properties with 301 or more units, and the second-place award for Marketing/Resident Retention Program of the Year. Another first-place winner was Luanna Berry of Tierrasanta Ridge, who was honored in the category of Rental Manager/Owner-Operator of the Year for projects with 301 to 500 units.

H.G. Fenton manages an active development pipeline of land and commercial projects, with more than 3 million square feet of office and industrial space, and 12 apartment communities totaling 3,000 homes. The company has entered its second century of service.

Realtors Association Opens South County Service Center

An increase in San Diego Association of Realtors membership has led to the opening of its second Service Center in the Eastlake area of South County.

This is the first time that SDAR has opened another location. This new location will make it easier for the 1,000 members who live in that area, as well as any other Realtor members showing homes nearby, to get the tools and education they need in order to combat some of the challenges in the local housing market. Like the original SDAR facility, the South County Service Center will offer training courses and a real estate supply store.

SDAR held a ribbon-cutting ceremony to celebrate the opening of the center Dec. 10.

— Katie Pirillo