

Construction Week

News, bids, projects and plans



Utility lines in Julian almost done

Monday, September 29, 2008 | San Diego Source: sddt.com/construction

Section C

Page 19

Construction Online

ONLINE PLAN ROOM

Access hundreds of plans in San Diego, over a thousand statewide.

NEWS

Local construction and building industry coverage.

SPECIAL REPORTS

Architecture & Design

Get updates on the latest projects, ideas and trends in interior design, landscape, architecture, space planning and more.

Soaring Dimensions 2008

This 27th edition features in-depth coverage of the county's real estate and construction developments.

Going Green

Learn more about new projects, building materials and technology, design trends, clean technology initiatives and more.

DATABASES

- Construction Bid Board
- Mechanic Liens

Index

BID BOARD	4C
BIDS RECEIVED	6C
CONSTRUCTION CALENDAR	32C
NEW LISTINGS	6C
UPDATE	6C

32 Pages

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



Courtesy photo

Biomed Reality Trust's offices has undergone a remodeling, which includes more space and upgrades to temperature controls and improvements to various rooms.

BioMed-owned building almost complete

By CARLOS RICO
The Daily Transcript

SAN DIEGO — Construction is nearing completion on a multi-million dollar remodeling project at the University Science Center in Torrey Pines that will add tenant space geared toward the biotech community.

BioMed Reality Trust (NYSE: BMR), whose portfolio includes 15 buildings totaling 945,318 square feet in San Diego, is the owner of the complex, and **Provost Construction** is the general

contractor. Both are overseeing this building improvement project.

The renovation of the University Science Center includes significant upgrades to the air handlers, temperature controls, hot water boilers and the building entry way.

The project also calls for new restrooms with showers and lockers, multi-resident corridors, a fitness center and a shared executive conference facility.

When completed, the project will upgrade infrastructure, create move-in

ready suites and reposition the property to meet increasing demand for quality lab space by small and mid-sized users.

Inside the building, there will also be scale occupancy-ready laboratory suites ranging from 4,000 to 50,000 square feet, and institutional grade chemistry and biology infrastructure.

Chimeros Inc., a therapeutic biotech company, has signed a 42-month lease

See **BioMed** on 32C

U.S. housing prices tumble on home mortgage scarcity

By KATHLEEN M. HOWLEY
Bloomberg News

U.S. home prices tumbled in July as the credit crisis that led to this month's toppling of **Lehman Brothers Holdings Inc.** tightened mortgage standards and slashed real estate lending.

Home purchase prices dropped 5.3

percent, seasonally adjusted, from a year earlier, the Office of Federal Housing Enterprise Oversight said today in a report. The one-month decline from June was 0.6 percent, said Washington-based **Ofheo**.

Eight out of nine U.S. regions showed declines for the year as lenders

tightened requirements after banks posted \$523 billion in mortgage-related losses and writedowns worldwide.

U.S. Treasury Secretary **Henry Paulson** this week asked Congress to approve \$700 billion to buy the type of

See **Prices** on 28C

Remodeling

Continued from Page 23C

according to *Remodeling Magazine's Cost vs. Value Report 2007*.

"When we design a remodel project, we focus on what the homeowner wants and needs while maintaining their budget. Increasing the value of our client's home is an added bonus. First and foremost, we focus on ways to increase the livability of a home," Marrokal said.

Many homeowners may have originally purchased their home because it is near good schools, provides a short commute to work and is close to shopping and entertainment.

Perhaps the only thing that has changed is the need for space. Families turn to remodeling to get added space or a fresh, new look without having to say goodbye to friends and the place

they call home, not to mention avoiding the cost and hassle of finding a new home.

In addition to increasing a home's functionality, many homeowners are interested in making their homes more eco-friendly by utilizing green techniques in their remodels.

Homeowners are becoming more knowledgeable about the various green options available to them, and with energy-efficiency tax credits and new technology, homeowners are realizing they can maximize the efficiency of their home while minimizing utility bills.

Green building techniques can conserve wood, water, fuel and other natural resources and materials, lower water and energy bills, reduce maintenance costs and require less frequent replace-

ment, eliminate sources of indoor air pollution and utilize methods and premium materials that result in a more durable home.

Despite the slowing economy, Marrokal is optimistic about the remodeling market and notes that his company is seeing little difference its volume of work.

NAHB estimates that Americans spent \$235 billion in home remodeling in 2007, up from \$233 billion in 2006.

NAHB also reported that remodeling is expected to overtake new home construction by dollar volume within the decade.

Kovach is a senior account manager with TW2 Marketing Inc.

Source Code: 20080911crn

BioMed

Continued from Page 1C

for 21,470 square feet and will occupy the southern quadrant on the second floor leaving approximately 50,000 square feet available for lease.

The two-story facility, which is located at 3545 John Hopkins Court, will be 72,192 square feet and was originally built for and occupied by the Scripps Research Institute.

Renovations for this building started the last week of May and are scheduled for completion in mid October.

Ferguson Pape Baldwin Architects designed the building improvements. Federico Mina and Thomas Felter are overseeing the project for of BioMed.

Subcontractors for this project include **Berg Electric** and **Pacific Rim Mechanical**.

Source Code: 20080926cya