

REAL ESTATEroundup



Photo courtesy of Barnhart

The new \$72 million Chino Hills Government Center built by Barnhart includes a City Hall, police station and fire district headquarters.

Barnhart Completes Government Center

Barnhart and the city of Chino Hills announced the completion of the Chino Hills Government Center on June 3.

The \$72 million project includes a new City Hall and police station, Chino Valley Independent Fire District Administration headquarters, James S. Thalman Chino Hills Branch Library and Government Center parking structure.

During an 18-month period, Barnhart managed the construction, planning and scheduling operations of the project, which involved 130,000 square feet over 10 acres in the city's Shoppe Town Center.

The construction was completed in five phases, starting with the police station in August and most recently with the library in January.

The project was deemed an Honorable Mention from the Construction Management Association of America for "Buildings — New Construction Greater Than \$25 Million" and received a "2008 Best of Chino Hills Award" from the US Local Business Association.

Barnhart is a San Diego-based subsidiary of Atlanta-based Heery International.

— Molly Pappas

Sweetwater High School Begins \$46M Modernization

Sweetwater High School held a ceremony June 5 commemorating the first phase of construction under Proposition O.

The \$46 million project plans to modernize the 89-year-old campus.

Proposition O is a classroom safety and repair measure that addresses the urgent needs of the 32 campuses within the Sweetwater Union High School District.

It is funding the construction and repairs to ensure a safe and high-quality learning environment for the district's students.

Sweetwater High School is just one, and the largest, part of the Phase I nine-school renovation project totaling \$644 million.

The renovation and construction team includes general contractor, The Sundt Cos., BCA Architects and the construction management firm is comprised of joint venture partners Gilbane/SGA

Construction Management. The team is responsible for constructing a three-story, 86,360-square-foot classroom, administration, health and counseling complex. The complex will also include a contemporary library wing and theater.

— Molly Pappas

Kornberg Architects to Design Areas for Malaysian Research

Kornberg Associates | Architects announced that they have been selected to design research areas for the new Malaysia Genome Institute.

The institute, a research organization built by the Malaysian government in April 2005, hopes to discover tropical bioresources through research on genomes and structural biology.

The 200,000-square-foot project will construct biology and chemistry, teaching and nuclear magnetic resonance labs, public information displays, an auditorium and a data center.

The project is expected to be completed in the spring of 2010.

— Molly Pappas

SALES AND LEASES

SALES

Opera Development purchased a 10,202-square-foot parcel of land in Golden Hill for \$490,000. Located at 440 19th St. and 1845 Island Ave., plans for the space include redeveloping the land for residential units.

Brian Wood of Damico Realty represented the buyer. Tim Mills, CCIM, SIOR, of Cushman & Wakefield represented the seller, Estate of Clifford J. Houston.

LEASES

Chuck Jones Gallery has leased 2,271 square feet of retail space at Bridgeworks, 235 Fifth Ave., in the Gaslamp Quarter. The space leased for five years with a transaction value of \$573,387. The lease brings the project's retail shops to full capacity.

Linda Jones Enterprises, dba Chuck Jones Gallery, was represented by Danny Fitzgerald of Grubb & Ellis | BRE Commercial. The lessor, SD Bridgeworks II LLC, was represented by Corinna Gattasso and Bill Shrader of Cushman & Wakefield.

ASEG Inc. has leased 3,965 square feet of office and warehouse space at 6867 Nancy Ridge Drive in Sorrento Valley. The three-year lease is valued at \$154,418.

Dean Asaro of CB Richard Ellis represented both the lessee and the lessor, Champion Pacific.

Long Dan Tran DDS has leased 1,100 square feet of retail space at University Square Shopping Center, 5971 University Ave., in the college area. The space leased for five years and is valued at \$140,161.

Joel Wilson of CB Richard Ellis represented the lessee. Reg Kobzi, also of CB Richard Ellis, represented the lessor, Lakha Properties-San Diego LLC.

IntelliDOT has leased 10,883 square feet of office space in Sorrento Towers North at 5375 Mira Sorrento Place, Suite 500, in Sorrento Valley. The property is leased for three years at \$1 million. David Marino of Irving Hughes represented the lessee and Eric A. Northbrook, SIOR, and Chris High of Cushman & Wakefield represented the lessor, Trizec Sorrento Towers LLC.

Sharp HealthCare has leased 1,188 square feet of office space at 3555 Kenyon St., Suite 102, in Morena. The property, leased for 24 months at a transactional value of \$58,705, will be used for medical office space. Dan McCarthy and Jim Laing of Cushman & Wakefield represented both the lessee and the lessor, Techbilt Homes.

— Molly Pappas

Manufacturing:

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lieu of professional models, the company chooses to grace its product catalogs with professional chefs such as Jason Knibb of Nine-Ten restaurant in La Jolla.

Five brothers currently work for Chef Works. Neil oversees operations, Clive supervises product development, Gilad handles Internet and IT issues, and Alan is in charge of manufacturing. Their father, Joseph, is in charge of quality control and still personally selects the fabrics.

The Gross family arrived in San Diego by way of South Africa, where they still maintain a manufacturing facility. In 1964, Joseph Gross of Johannesburg founded J. Gross and Co., a manufacturer and distributor of industrial clothing in South Africa. Thirty years later, his sons Dale and Alan launched Chef Works USA in Boston.

Traveling by minivan from New York to California in 1984, Dale and Clive fell in love with San Diego. Its mix of small town and cosmopolitan elements reminded them of South Africa. "San Diego has

a great macro and micro feel all in one," said Clive Gross.

The company uses salespeople, participates in trade shows, and publishes print and electronic catalogs. In recent years, Chef Works has started distributing products via Costco Business Center and Restaurant Depot. Costco Business Center provides online and warehouse sales of restaurant and hospitality products. Restaurant Depot is a national cash-and-carry, food-service wholesaler that offers discount prices.

"With the recent recession, people are looking to save money," said Dale Gross. "Small restaurants and sandwich shops can come into local Restaurant Depot centers and buy product just-in-time at a reduced price."

In today's challenging economy, lower prices are important. The former buyer of a \$50 shirt jacket is seeking a \$15 or \$20 version, said Dale Gross.

"If we can give them that brand quality, and keep them cool and collected in the kitchen, then we've done our homework," he said. "It's very price sensitive but they still want value."

Sylvia Tiersten is a freelance writer for the Business Journal.



Kail Brenneman

Members of the Gross family who have a role in creating hospitality apparel for Chef Works are Clive, left, Joseph, Dale and Neil.