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REAL ESTATE ROUNDUP

ID Studios Completes Design for Thomas Jefferson School of Law

Interior design and strategic planning firm **ID Studios Inc.** of Solana Beach has completed the interior design, furniture fixtures and equipment for Thomas Jefferson School of Law's new campus in the East Village of downtown.

The new eight-story law school is currently under construction, with the project scheduled to be completed in December 2010 and classes commencing in the new building in January 2011.

The campus will include two floors of classrooms and a student lounge, two floors of law library space, distance-learning studios, a moot courtroom, more than 45 faculty offices, a boardroom and faculty/staff lounge, a floor devoted to student support services, two large outdoor terraces and, on the ground floor, a law clinic, café and bookstore open to the public.

The interior design and planning by ID Studios integrates art, paleontology and "green" features that will qualify the school for a U.S. Green Building Council Leadership in Energy and Environmental Design Gold rating.

ID Studios team members include Deborah Elliott, design principal; Lorraine Morgan, project manager; Andrew Fordham, senior designer; Tracy Morran, senior designer; and Mary Nelson, designer.

St. Michael's Holy Family Center Construction Gets Under Way

T.B. Penick & Sons General Contractors has begun construction on the \$6.6 million, 20,330-square-foot Holy Family Center at St. Michael's Catholic Church in Poway for the Roman Catholic Diocese of San Diego.

The new building, located on the south end of the campus near Pomerado Road, is scheduled to be completed Feb. 15, 2011. The single-story building, with wood and steel framing, exterior stucco and clay tile roof, is 35 feet in height and will include a



Photo courtesy of Barnhart

An academic building with 17 classrooms, a counselor center and library media center is being built at Montgomery Middle School in the Sweetwater Union High School District.

1,400-seat assembly space with performing stage for school and parish events. It was designed to complement the existing church and school structures on the parish's 26-acre campus. The center will also feature upgraded acoustics and audio systems of a nearly professional quality and a 1,200-square-foot commercial kitchen.

The project design was provided by **Lord Architecture Inc.** of San Diego. T.B. Penick's project team includes Steve Penner, project manager; Dane Penick, project superintendent; Fernando Idiaquez, estimator; Lindsey Thaxton, project administrator; and Blake Hertel, project engineer.

Contract for Middle School Project Awarded to Barnhart

Barnhart Inc. has been awarded a pre-construction services contract from the

Sweetwater Union High School District to begin preparing for the construction of a Montgomery Middle School addition.

The new two-story, 57,000-square-foot academic building will include 17 classrooms, a counselor center, library media center, food-service kitchen and a covered lunch area. It will require the demolition of several existing buildings, including classrooms, a cafeteria and library.

The project is being funded by Proposition O, a voter-approved, \$644 million bond program aimed at improving and modernizing school facilities in the Sweetwater Union High School District. The financing method being arranged is called "lease-leaseback," under which a school district leases district land to a builder, which then subleases the land back to the school district. The school district then pays monthly sublease payments to cover the cost of construction, and the title to

the property and the buildings vests in the school district when the project is completed. The final cost of the project is under negotiation.

Designed by LPA Inc. architects of Irvine, the project includes several energy conservation techniques that will help the building achieve a LEED Platinum rating.

The Barnhart team working on the project includes Mike Derouin, vice president; Chuck McArthur, senior project manager; Gordon Stanley, project manager; Matt Wathen, field engineer; and Brian Rasmussen, project superintendent.

Cassidy Turley Announces International Partnership

Cassidy Turley signed a memorandum of understanding with London-based GVA Grimley for the creation of a new international partnership. The new partnership will allow Cassidy Turley to enhance the delivery of commercial real estate services internationally.

Cassidy Turley's core services include capital markets, corporate services, landlord and tenant representation, and property and project management. It is one of the largest commercial real estate services firms in the United States, with \$16 billion in transactions for 2008. GVA Grimley is one of the United Kingdom's leading firms of property consultants, providing a full range of property-related services.

As previously announced, Colliers Turley Martin Tucker, Cassidy & Pinkard Colliers, Colliers Pinkard, Colliers ABR Inc., BT Commercial and CPS CORFAC International in Northern California, BRE Commercial in Southern California, BRE Commercial in Arizona and Colliers Houston & Co. of New Jersey will officially be rebranded as Cassidy Turley. They will officially launch the new branch, structure, logo and Web site on March 1.

— Katie Pirllo