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# News

For: **LOWE ENTERPRISES**

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**CONSTRUCTION BEGINS ON REGISTRAR OF VOTERS HEADQUARTERS –  
THIRD PHASE OF SAN DIEGO COUNTY OPERATIONS CENTER  
AND ANNEX REDEVELOPMENT**

*Conference Center completed in phase two awarded LEED Platinum Certification*

SAN DIEGO – Lowe Enterprises has begun construction on the third phase of the County Operations Center and Annex redevelopment (COC) in Kearny Mesa—the 118,500-square-foot Registrar of Voters Headquarters which will be built to LEED standards. The \$73 million project will include Registrar of Voters staff offices, election ballot processing capabilities, warehouse production space and public art installation.

“This is an important facility and another vital component of this modern, sustainable campus serving the County and residents of San Diego. The building will be state-of-the-art at all levels creating an efficient work environment and providing ample space for the processing of ballots and vote counting on election night,” said Mike McNerney, senior vice president, Lowe Enterprises Real Estate Group.

The 47-acre County Operations Center, located on Overland Avenue, is being developed in multiple phases. The second phase completed in August 2012 of the COC includes two 150,000-square-foot four-story office buildings, and a 15,000-square-foot Conference Center and cafeteria. The Conference Center was recently awarded LEED Platinum Certification. It features natural lighting through solar tubes and skylights; energy efficient mechanical, architectural and solar electrical features; a solar hot water system; and a vegetated green roof that naturally filters rain water and provides a park-like setting for the Center. In addition, 20 percent of building materials were obtained from local sources. Phase two also included a first-of-its-kind public art display which showcases art work by local artists including, suspended and ground mounted sculptures, original paintings, photographs and a collection of local historic artifacts displayed on each floor of the new office buildings. As a

result, the County's first archive of historically significant pieces has been compiled and documented.

Phase one of the project, which was completed in October 2010, achieved LEED Gold certification, and was named the San Diego Gas & Electric Energy Leader for new construction for 2011. Two additional four-story office buildings, similar to the buildings in the prior phases, and another parking structure will be built in future phases. When completed, the new campus will comprise more than a million square feet of modern, efficient office space, along with two multi-level parking structures.

The project team also includes RJC Architects, Suffolk Roel Construction, with Project Management Advisors and the County of San Diego Department of General Services overseeing the project on behalf of the County Board of Supervisors.

Lowe Enterprises is a national developer with extensive experience with build-to-suit developments and public-private partnerships similar to the County Operations Center project. The firm has first-hand knowledge of the San Diego market, having acquired, operated and sold several industrial and office properties in the area. The company also completed the 75,000-square-foot Ocean Ridge, Class A office development in Carlsbad in 2006. Through affiliate, Lowe Hospitality Group, the firm operates several local hotel and resort properties including the Paradise Point Resort and Spa, and the L'Auberge Del Mar, where the firm recently completed a \$24 million renovation.

### **About Lowe Enterprises**

Los Angeles-based Lowe Enterprises is a leading national real estate investment, development and management firm. Over the past 40 years, it has developed, acquired or managed more than \$17.5 billion of real estate assets nationwide. Lowe is currently responsible for more than \$5.5 billion of commercial, hospitality and residential assets. In addition to its Los Angeles headquarters, Lowe Enterprises maintains regional offices in Washington, DC, Denver, Philadelphia, Southern California and Northern California.

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