

SAN DIEGO BUSINESS JOURNAL

Mixed-Use West Project Includes \$80M Tunnel

CONSTRUCTION: \$400 million Downtown Tower is a First for San Diego

By RAY HUARD

A \$400 million downtown tower under construction on the site of what was once the San Diego County superior courthouse is part of a wave of projects scheduled to open downtown within the next two years.

At 37-stories and 445 feet tall, **West**, originally called Courthouse Commons, will combine office space, apartments and commercial space in what is an unusual mix for San Diego – but one that is likely to be repeated.

The overall project also includes an \$80 million tunnel connecting the **San Diego County Central Jail** with the new courthouse. Construction of the tunnel, which is nearly finished, was part of the deal with San Diego County by which Holland acquired the West site.

Construction of the bulk of the West project is expected to be finished in early 2024, but leasing is already under way.

“We’re still about two years from completion but it’s never too early to start preleasing on the office side,” said **Brent Schertzer**, managing partner of **Holland Partner Group**. “The building is coming out of the ground and becoming more prominent.”

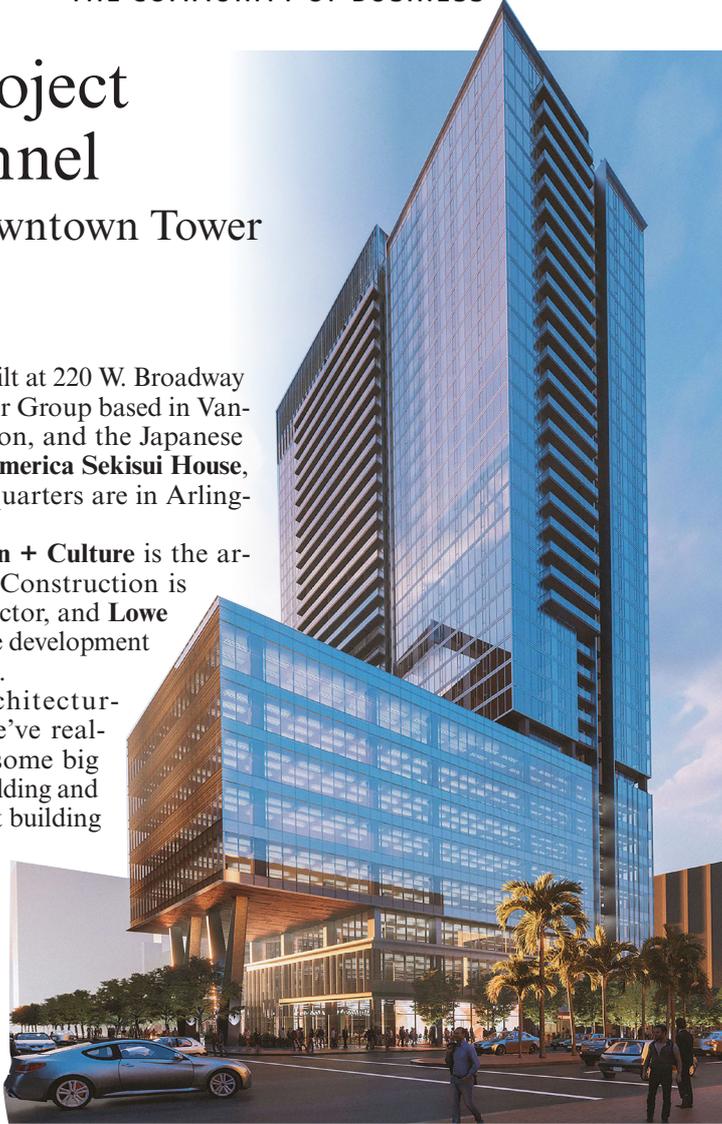
Big-City Feel

West is being built at 220 W. Broadway by **Holland Partner Group** based in Vancouver, Washington, and the Japanese company **North America Sekisui House**, whose U.S. headquarters are in Arlington, Virginia.

Carrier Johnson + Culture is the architect. **Holland Construction** is the general contractor, and **Lowe** is leading the office development side of the project.

“From an architectural standpoint, we’ve really tried to make some big moves with the building and create a prominent building in the context of downtown that has more of a big city feel to it,” **Schertzer** said.

Betsy Brennan, president and CEO of the **Downtown San Diego Partnership**, said that



Courtesy of Holland Partner Group
An artist rendering of the mixed-use, 37-story West project coming to Downtown San Diego.

Positive Data for ARS Pharma

BIOTECH: Firm Touts neffy’s Improved Safety

By JEFF CLEMETSON

ARS Pharmaceuticals, Inc. is poised to bring a new kind of relief to people who suffer from severe allergic reactions with its product **neffy** – an epinephrine nasal spray.



Richard Lowenthal
CEO
ARS Pharmaceuticals, Inc.

The **Del Mar**-based company reported data on **neffy**’s intranasal treatment of type 1 severe allergic reactions, including anaphylaxis, at the **American Academy of Allergy, Asthma and Immunology (AAAAI)**

➔ neffy page 32

Classes Reshape The Workforce

JOBS: Community Colleges Step Up

By KAREN PEARLMAN

By the numbers alone, the reach of California’s community colleges is substantial.

The 116 community colleges in 73 districts throughout the state annually educate 2.1 million students who take courses for credit, and another 250,000 more who attend non-credit classes. Today, one in every four community college students in the U.S. are enrolled in a California community college.

While many students take classes in order to get an associate degree to move on to the four-year university system,

➔ Colleges page 30

Amazon Taps National University to ‘Upskill’ Workforce

EDUCATION: 750,000 Amazon Employees Eligible for ‘Career Choice’

By GEORGE LURIE

San Diego-based **National University** (NU) has been selected by **Amazon** to serve as a national provider for the company’s **Career Choice** program, which offers Amazon hourly employees full tuition at NU to learn new career skills.

Amazon announced March 3 that the company will pay its employees’ full tuition for more than 40 bachelor’s and associate degree programs offered by NU, the flagship institution of San Diego-based **National**



Dr. Michael Cunningham
Chancellor
National University System

University System, which comprises three universities serving more than 45,000 students.

Amazon says its **Career Choice** program is an education benefit designed to empower employees. The program meets individual learners

where they are on their education journey, providing full college tuition, industry certifications designed to lead to in-demand jobs and foundational skills like English language proficiency, high school diplomas and GEDs.

More than \$1B Investment by Amazon

Amazon is investing \$1.2 billion to “up-skill” hundreds of thousands of their U.S. employees by 2025 to help move the workers into higher-paying, in-demand jobs.

➔ Amazon page 34

P.6

BIOTECH: Calidi Eyes Public Markets in SPAC Merger With Edoc

P.13

LEADERSHIP: Meet the Women of Influence in Construction Top 50 for 2022

THE LISTS

LARGEST CONSTRUCTION PROJECTS

Pages 26, 27

LARGEST CONSTRUCTION PROJECTS

Rank	Project Name	Location	Contract Amount	Start Date	Completion Date	Contractor
1	US Bank Tower 1	San Diego, CA	\$200M	2019	2022	Holland Construction
2	San Diego County Superior Courthouse	San Diego, CA	\$150M	2019	2022	Holland Construction
3	San Diego County Central Jail	San Diego, CA	\$80M	2019	2022	Holland Construction
4	San Diego County Courthouse Commons	San Diego, CA	\$400M	2019	2024	Holland Construction
5	San Diego County Courthouse Commons	San Diego, CA	\$400M	2019	2024	Holland Construction
6	San Diego County Courthouse Commons	San Diego, CA	\$400M	2019	2024	Holland Construction
7	San Diego County Courthouse Commons	San Diego, CA	\$400M	2019	2024	Holland Construction
8	San Diego County Courthouse Commons	San Diego, CA	\$400M	2019	2024	Holland Construction
9	San Diego County Courthouse Commons	San Diego, CA	\$400M	2019	2024	Holland Construction
10	San Diego County Courthouse Commons	San Diego, CA	\$400M	2019	2024	Holland Construction
11	San Diego County Courthouse Commons	San Diego, CA	\$400M	2019	2024	Holland Construction
12	San Diego County Courthouse Commons	San Diego, CA	\$400M	2019	2024	Holland Construction
13	San Diego County Courthouse Commons	San Diego, CA	\$400M	2019	2024	Holland Construction
14	San Diego County Courthouse Commons	San Diego, CA	\$400M	2019	2024	Holland Construction
15	San Diego County Courthouse Commons	San Diego, CA	\$400M	2019	2024	Holland Construction
16	San Diego County Courthouse Commons	San Diego, CA	\$400M	2019	2024	Holland Construction



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SHELLY ANDERSON
DPR Construction



BRITTANY ARMSTRONG
Align Builders



JENNIFER BAKER
Kitchell CEM



SHELBY BALLOW
Dowling
Construction, Inc.



MASHA BOYKO
Rudolph and
Sletten



KATHLEEN BRANT
Tri Pointe Homes



CADIE BROWNE LEE
Parisi Portfolio, Inc.



IRMA BUMPAS
T&B Painting Co.



KRISTEN CHIDESTER
Level 10
Construction



AMBER CHIMITS
BNBuilders, Inc.



ALEXANDRA COLLINS
Swift Real Estate
Partners



DOMINICA CORREIA
JLL



SUZY CRUDEN
McCarthy Building
Companies, Inc.



DEBBE DAMRON
White Construction



KRISTEN FREEMAN
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Construction



TRACEY FREY
Turner
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APRIL GINGRAS
Tri Pointe Homes



**GINA GRAHOVAC
FRANKLIN**
Grahovac Construction
Company, Inc.



DENYSE GRIFFITH
Turner
Construction
Company



LIZ HAWKINS
Swinerton

WOMEN of INFLUENCE in CONSTRUCTION TOP 50 2022



NANCY HEARNE
W.E. O'Neil
Construction Co. of
San Diego



HARMONY HODGES
Turner
Construction
Company



RICKA IWATSU
C.W. Driver, LLC



GAYLE JOHNSON
Dowling
Construction, Inc.



**ALEXANDRIA
JOHNSTONE**
Prevost
Construction



CECILIA KUCHARSKI
Webcor



REBEKAH MAY
Dempsey
Construction



SARA MILLER
Marks, Golia &
Pinto, LLP



SARAH O'LINN
Florida Surety
Bonds



CATHERINE OSBORNE
Turner
Construction
Company



JENNIFER PARKER
Women's
Construction
Coalition



KATERINA PETROVA
Ryan Companies



SORAYA PURDY
Turner
Construction
Company



LORENA QUINTERO
WillScot



KATY ROSS
Helix Electric



LISA SIGUI
Turner
Construction
Company



SANDY SNYDER
CBSI



MELISSA STERN
C&S Companies



SARA SUTER
CBSI



CLAUDIA THOMPSON
D 3 Construction
Services, Inc.



GINA TOLEDO
Level 10
Construction



CHARLI VALADEZ
Institute for
Leadership in Capital
Projects



**REGINA
VANDERWERFF**
Sundt Construction



CARMEN VANN
BNBuilders, Inc.



DONNA WALTON
Cushman &
Wakefield



NICHOLE WEINMAN
JAAM Electric



CHELSEA WILLIAMS
Turner
Construction
Company



BREE WONG
PCL Construction,
Inc.



KATIE YEE
Connect Strategic
Consulting



MARTINE ZETTL
Turner
Construction
Company

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SHELLY ANDERSON
Project Executive
DPR Construction

Shelly Anderson is a Project Executive at one of San Diego's leading general contractors, DPR Construction, with 27 years of experience in the construction industry. She is a licensed Professional Engineer in three states — California, Arizona and Alaska — and has successfully completed a range of projects across 12 states, as well as several international projects. She currently leads DPR San Diego's concrete division, most recently completing the Mission Pacific Hotel and Seabird Resort in Oceanside.

Within DPR Construction, and externally, she serves as a mentor, leader and role model to young women paving their way in the historically male-dominated architecture, engineering and construction industry. She has been married to her husband for 26 years and is a proud mother of two. When not working, she is an avid scuba diver. She dedicated five years of her life to mission work in Europe and Africa, bringing supplies into formerly communist countries and administering immunizations in Uganda.



BRITTANY ARMSTRONG
Project Manager
Align Builders

Brittany Armstrong is an experienced project manager who loves one-of-kind projects. She thrives on owner-client relationships and making projects fun and memorable. She began her construction career on the business development side, and then became a project manager for an electrical contractor. Her background in electrical allows her to be creative in complex situations. Armstrong has been on multiple unique projects that are impactful to our environment such as Scripps Ocean Atmosphere Research Simulator (SOARS) that will mimic the ocean with unprecedented accuracy in a laboratory setting (capturing interactions of wind, waves, microbial marine life and sea surface chemistry) as well as the Allen Lab at UC San Diego, whose research combines scanning probe microscopy with electronic transport measurements to study quantum materials and utilize them for emerging technologies, such as quantum computing. She is always ready for a new challenge and accepts it with a smile. She can be reached at (415) 730-8236 or barmstrong@alignbuilders.com.



Align Builders



JENNIFER BAKER
Program Manager
Kitchell CEM

Jennifer Baker is a dynamic, empathic leader who is skilled at developing collaborative, high-performing teams to create and innovate with shared vision, passion and purpose. As a program manager at Kitchell CEM, she supports teams at Rady Children's Hospital and UC San Diego, overseeing and facilitating the trajectory of complex, technically challenging projects, conducting business development, pursuing projects and championing regional goals as part of the leadership team.

Over the past decade, she has worked on a variety of projects with Rady Children's Hospital, UCSD and Sharp Healthcare. She recently managed the Dickinson Image-Guided Intervention Center at Rady Children's Hospital San Diego, a new \$24 million catheterization lab suite focused on patient care and research. With additional experience working on high-rise residential, corporate, government, higher education and cultural projects, including the Art Institute of Chicago, Baker brings a wide breadth of knowledge to her work. She can be reached at (312) 479-5627 or jrbaker@kitchell.com.



SHELBY BALLOW
Project Coordinator
Dowling Construction, Inc.

Shelby Ballow, CIT, started as a receptionist at Dowling Construction Inc. in 2015. She was quickly promoted to Project Coordinator and is currently working towards becoming a Project Manager. Over the past six years, she has completed over 200 tenant improvement projects, totaling roughly 350,000 square feet and over \$20 million. She has received her Construction Industry Technician (CIT) certification through the NAWIC Education Foundation and continues her education by attending construction seminars and conferences throughout the year.

She has been heavily involved in industry associations since 2016. She is the current President of NAWIC San Diego Chapter #21 (National Association of Women in Construction) and has served on the board for the past four years as a Director, Vice President, and President-Elect. Ballow also served on the BOMA San Diego board as a Member-at-Large for two years and has recently joined NAIOP San Diego. She can be reached at (858) 277-7988 or shelbyb@dowlingconst.com.



MASHA BOYKO
Senior Project Engineer, San Diego Region
Rudolph and Sletten

Masha Boyko is an indispensable part of Rudolph and Sletten's San Diego region. A 2014 graduate of San Diego State University's Construction Engineering program, she began her career with R&S immediately after graduation. Since then, she has worked on three major healthcare facility projects that ignite her passion for positively impacting the community and saving lives. She was also part of the team that delivered the San Diego Central Courthouse, which features prominently in the downtown skyline.

As the R&S recruiting captain for SDSU, she is dedicated to finding the right people to join the R&S family and, once hired, offers them a warm welcome and her operational expertise to help them succeed. She participates in industry associations like NAWIC and WiOPS and volunteers with Habitat for Humanity. Holding herself to the highest integrity, she is committed to excelling in her role and looking toward the next level in her career as a project manager.



KATHLEEN BRANT
Director of Customer Care
Tri Pointe Homes

Kathleen Brant is a leading construction professional specializing in customer care for Tri Pointe Homes San Diego. Brant joined Tri Pointe Homes in 2013 as a Customer Service Representative helping respond to warranty issues and ensuring repairs are completed to the homeowner's satisfaction. Known for her personal touch and high-quality performance, she was quickly recognized for providing a great customer experience that exceeds expectations.

Today, Brant serves as Director of Customer Care for Tri Pointe Homes San Diego. She supervises daily operations and management of personnel, while improving efficiency, cost-effectiveness and satisfaction across 11 neighborhoods currently under construction. She has maintained a safe, civil and clean work environment within all work sites despite the challenges and changing regulations caused by COVID-19. As someone who has worked at multiple positions within the company, she now guides the professional development of her team. She can be reached at Kathleen.Brant@TriPointeHomes.com.



CADIE BROWNE LEE
CEO
Parisi Portfolio Interior Design

Cadie Browne Lee is a dynamic woman, business leader and role model with a work ethic and professionalism that are truly admirable. Her accomplishments are not limited to the success of Parisi Portfolio, as she continues to make contributions to the industry and the community as well.

As a lobbyist, Browne Lee has served and spoken on behalf of the multi-family housing industry at local, state and federal levels. As a design professional, she is dedicated to keeping at the forefront of the industry. She and her team at Parisi Portfolio have won several hundred local and national awards within the building industry. She is a repeat honoree in SDBJ's Women of Influence in Construction. Browne Lee has a passion for giving back to the community and has been engaged in philanthropic efforts for many years, raising hundreds of thousands of dollars for charitable organizations. She can be reached at (858) 259-0031 or cadie@parisiporfolio.com.



IRMA BUMPAS
President and CEO
T&B Painting Co.

Irma Bumpas got into the painting business in 1988. At the time, she was working as a cleaning lady. A client (who turned out to be a mentor) insisted that Bumpas paint her residence. That was the beginning of a business that has now been in existence for more than 30 years. Bumpas has received military contracts reserved for woman-owned, minority-owned businesses. With the arrival of COVID-19, she did not close down her business but kept her employees busy, implementing a safe work zone rule to keep clients safe.

People who know her say Irma Bumpas is a hard worker, a person who does what she says she will do and a person who exhibits a "can do" attitude. Today she is a mentor herself, helping others grow. On a related note, she took in three children and, as a single mother, put them through school and showed them how to be successful. She can be reached at (619) 572-6774 or irma@tbhpcn.com.





BIA San Diego is proud to celebrate

Nichole Weinman,

a proven woman leader in construction. Nichole has developed relationships based on openness, respect and honesty, creating a positive, welcoming environment to her fellow team members, suppliers and customers. BIA applauds Nichole, as she is a shining example of a role model and mentor for women who enter the construction workplace.



BUILDING INDUSTRY
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BUILDING HOMES FOR ALL OF US

Lori Pfeiler lori@biasandiego.org

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KRISTEN CHIDESTER
Director of Marketing
Level 10 Construction

Kristen Chidester, Director of Marketing at Level 10 Construction, joined the company in 2016. She has more than 20 years of AEC marketing experience. Working for both architects and general contractors throughout Northern and Southern California has given her a strong understanding of design and the built environment. She leads Level 10's marketing strategies by aligning marketing and business development; and the operational goals of Level 10 Construction by planning, articulating and communicating the company's marketing strategy, brand integrity and consistency, and ensuring measured results. Level 10 Construction's clients include but are not limited to the University of San Diego, Father Joe's Villages and many notable biotech and high-tech clients throughout California.

Chidester earned her Bachelor of Arts degree in English from CSU Sacramento and studied digital media at CSU Monterey Bay. She is a member of CREW San Diego and has recently joined CREW's Marketing and Communications Committee. She can be reached at kchidester@level10gc.com.



AMBER CHIMITS
Senior Estimator
BNBuilders, Inc.

Amber Chimits, Senior Estimator with BNBuilders, is a collaborative and team-focused leader with more than a decade of industry experience.

Upon joining BNBuilders in 2016, Chimits spent several years in the field learning the building process, initially as a Field Office Coordinator and eventually transitioning into her recent leadership role as Senior Estimator. In her current position, she determines the most cost-effective way to achieve design and construction goals, and helps procure subcontractors. Key projects in her portfolio include Vertex Pharmaceuticals' San Diego Research Center and the 200,000-square-foot Fate Therapeutics San Diego Expansion. She particularly enjoys design-build contracts, as it leverages her "team" mentality.

Chimits demonstrated her drive and leadership from an early age. She was a competitive soccer player from age 12 to 22, and team captain at San Diego Christian College, where she received her bachelor's degree in Communication. She holds a master's degree in Industrial Organizational Psychology from Alliant International University.



ALEXANDRA COLLINS
Senior Project Manager
Swift Real Estate Partners

Alexandra Collins is the Southern California Senior Project Manager in Construction & Development for Swift Real Estate Partners. She is responsible for the management of complex capital expenditure projects, tenant improvements and repositioning projects in her region. Prior to joining Swift, Collins worked in project management on the tenant representation side for JLL and Cushman & Wakefield. She holds a B.S. in Mathematics and B.A. in Spanish from UC Santa Barbara.

Collins supports the Southern California region Asset and Property Management/Engineering Teams in underwriting, scope development, review and bidding exercises which consists of 10 properties with over 2.9 million square feet. Among the larger projects she has led is Flyte, a \$14 million renovation of two interior lobbies located at 2200 and 2222 E. Imperial Highway. She manages the entire project life cycle, oversees job costs and ensures the project delivers on time and on budget. She is analytical, strategic and a true team player.



DOMINICA CORREIA
Vice President
JLL

Dominica Correia provides leadership and project management expertise for various clients throughout San Diego in her role as a Vice President for JLL's Project and Development Services. Her responsibilities include project management, preconstruction, budgeting, forecasting, cost control, contract review and negotiations. She is currently part of the JLL Markets group in Southern California, where she is managing a variety of tenant improvement projects for healthcare, educational and hospitality clients. Her well-developed technical knowledge of the design and construction process gives her a broad understanding of the important principles that must be incorporated into every project. Her projects have earned the LEED Platinum Level Certification creating sustainability and increasing resale value. Notable projects include the NCAA Intercollegiate Baseball Complex for Palomar College and the UCSD Charles David Keeling apartment-style dorm. She is constantly looking at the big picture and the needs of the client. These go well beyond being on time and under budget.



SUZY CRUDEN
Vice President of Marketing &
Business Strategy
McCarthy Building Companies, Inc.

Suzy Cruden is Vice President of Marketing and Business Strategy for McCarthy Building Companies. She is a graduate of UC San Diego and a DBIA Certified Professional who began her career with McCarthy as a Design Manager, and then advanced through positions of increasing responsibility. In her current role, she supports the overall marketing and business strategy for San Diego and the three other offices in the Southern Pacific region. During her time at McCarthy, she has elevated the success of the Region. She is a respected leader, committed to driving a business culture that creates opportunities for all of McCarthy's internal and external partners.

Cruden is looked to as a mentor within McCarthy and is a key decision-maker in San Diego. She is actively involved in several McCarthy initiatives including McCarthy's Diversity, Equity, and Inclusion initiatives, Hearth Hats, a philanthropic group, along with McCarthy's Partnership for Women. She can be reached at (619) 813-7813 or scruden@mccarthy.com.



DEBBE DAMRON
Vice President
White Construction

Debbe Damron is Vice President and Project Manager for White Construction, a \$35 million per year business in Carlsbad. In the years since 1998, she has completed more than 700 projects ranging from a few hundred dollars to \$2.2 million. Projects range from typical office tenant improvements to retail. One of the business' specialties is medical and dental. Her responsibilities include working closely with owners/owners' reps/architects and tenants in day-to-day duties including preliminary pricing, contract negotiations, value engineering, subcontractor selection, project schedules, weekly meetings and close out packages. She manages the company's field superintendents and has implemented the company safety program.

Damron has the respect of her colleagues and is a leader within her industry. She succeeds and excels in a male-dominated field, serves as a mentor to other women at the company, and inspires women in the construction industry to overcome obstacles. She can be reached at (760) 931-1130 or ddamron@whiteconstructioninc.com.



KRISTEN FREEMAN
Project Manager
Level 10 Construction

Kristen Freeman is a dynamic and team-oriented leader with 17+ years of construction industry experience executing increasingly complex projects. She has demonstrated success through the delivery of over 1 million square feet of mixed-use projects across multiple sectors, including both ground-up and redevelopment sites. In her current role as Project Manager at Level 10 Construction, she is grateful to be able to build her dream projects — developments that improve the lives of the people that occupy them, and serve a purpose for the community. She is passionate about serving on project teams that value collaborative partnering and innovative solutions.

Freeman has most recently overseen the construction operations of two multifamily high-rise developments in East Village, adding 629 total residential units to the area. She holds a Master's Degree in Construction Management from Newschool of Architecture and Design and a Bachelor's Degree in Urban Studies and Planning from the University of California San Diego.



TRACEY FREY
Business Development
Turner Construction Company

Tracey Frey has been an invaluable team member throughout her 18+ year career in Business Development and Marketing at Turner, growing not only the business but also cultivating strong relationships with business partners, colleagues and community members. She currently works closely with the executive team to identify new and expanded opportunities to grow the business and to contribute to the community. For more than 15 years, she has been an instructor with Turner's School of Construction Management. Here she devotes after-work hours to lead classes that give small, local businesses an opportunity to improve their economic viability by enhancing their managerial and technical skills as well as develop strategic business relationships throughout the industry. She is a volunteer with Turner's Mentor program, Future Leaders Group, and organizes events for the Professional Women's Group. Tracey Frey is a role model who embodies the enduring values of commitment, generosity, and consistently improving the lives of those around her.



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WOMEN OF INFLUENCE IN CONSTRUCTION 2022



APRIL GINGRAS

Director of Community Experience
Tri Pointe Homes

April Gingras has more than 22 years of experience in the real estate and construction industries. In her current role for Tri Pointe Homes San Diego, she develops targeted marketing and sales strategies for new home communities. Gingras has confidently navigated supply chain issues and delays caused by COVID-19 by coordinating across Purchasing, Operations and Land Development departments to ensure timelines are kept and customers are satisfied. In the past year Gingras directed campaigns promoting the release of several new and diverse product lines priced from the \$400,000s to more than \$2 million. Interest routinely outweighed supply by 400-1,000%.

A motivational and inspirational leader, Gingras works closely with her team to identify and encourage opportunities for personal growth. She has led efforts to celebrate company wins and applaud individual accomplishments leading to a reinvigorated staff that is more connected to the industry than ever before. She can be reached at April.Gingras@TriPointeHomes.com.



GINA GRAHOVAC FRANKLIN

President
Grahovac Construction Company, Inc.

Gina Grahovac Franklin, President of Grahovac Construction Company, Inc., is a trailblazer. Born in Tasmania, Australia, she migrated with her family to the United States in 1969. The influence of her father — who was originally from Croatia and a carpenter in the European tradition — pointed her toward the construction industry. In 1985, while majoring in Interior Design at SDSU, she and her father decided to create Grahovac Construction. Franklin gained 36 years of industry experience by completing a variety of commercial projects throughout Southern California. During 2019 and 2021, she increased the size of the company in sales and employees, growing a list of clients which includes Wells Fargo Bank, Torrey Pines Bank, US Bank, SDG&E and San Diego International Airport. Franklin's persistence, drive and hands-on involvement has led to long-term relationships with clients and the respect of her employees. She can be reached at (619) 466-6693 or ginaf@grahovacconst.com.



DENYSE GRIFFITH

Cost Analyst
Turner Construction Company

Denyse Griffith has been in the construction industry for 15+ years and holds a B.S. in Bio-Mechanical Engineering from the University of Southern California. She has worked as a Document Control Clerk and Engineer on projects ranging from office tenant improvement projects to large public projects for the City, County and Airport Authority. Recently, she managed the build-out of the County of San Diego, North Coastal Mental Health Center in Oceanside, which was LEED Gold certified.

Griffith is currently a Cost Analyst at Turner, overseeing multiple projects of various sizes through to successful completion on budget. She works closely with project teams and the accounting department to audit cost reports, forecast required labor, and help mitigate financial risks for Turner and its clients. She is also an active participant in Turner's Professional Women's Group and Future Leaders Group. She is resourceful and thoughtful, both in her role at Turner and as a mom of an energetic 3-year-old.



LIZ HAWKINS

Operations Manager
Swinerton

Liz Hawkins of Swinerton has a strong background in construction and a passion for making an impact beyond the built environment — two attributes that have positioned her as a leader in her field. She progressed quickly in her career, beginning in 2004 as an estimator before moving into Operations as Project Manager and Project Executive. Currently serving as Operations Manager, she manages the Special Projects Group in San Diego and has played a key role in Swinerton's entry into the Life Science/Technology market. She has been a driving force in growing the Swinerton San Diego Division, which averages over \$500 million annually.

Hawkins is highly regarded by coworkers, subcontractors and owners widely due to intangibles such as charisma and the energy that she brings to the project team. She stays connected in the industry by actively participating in organizations including NAIOP, AGC, ISPE, Biocom and DBIA. She can be reached at (619) 987-3512 or ehawkins@swinerton.com.



CONGRATULATIONS
REGINA VANDERWERFF

*Top 50 Women of Influence
in Construction*

*Sundt is very pleased to have
you on our team.*



SUNDT
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NANCY HEARNE

*Employee Engagement Manager
W.E. O'Neil Construction Co. of
San Diego*

Nancy Hearne, Employee Engagement Manager with W.E. O'Neil Construction, focuses on creating new opportunities to showcase and support the company's team members, creating a culture where people feel valued and fulfilled. An employee since 2015, Hearne has created a role within the company crafting experiences that cultivate a playful spirit and inspire even greater collaboration. Her diverse experience, including that of construction industry business owner, have prepared her for this role.

A graduate of Loyola Marymount University with a degree in Marketing, Hearne considers her role that of an Internal Marketeer. She is responsible for the creation of the company's Milestone Anniversary Recognition Program and co-facilitator of its WEO Wellness Program. She is a content creator, a concierge for all departments, as well as an advocate for women in the construction industry. Hearne is a cheerleader, an attitude shifter, a mentor and a friend. For Nancy Hearne, engaging others is a passion, not a position.

W.E. O'NEIL



HARMONY HODGES

*Assistant Engineer - Budget Controls
Turner Construction Company*

Harmony Hodges is currently an Assistant Engineer for the Budget Controls process at Turner, working on the largest mixed-use waterfront development in San Diego, IQHQ's RaDD. She earned her B.S. in Civil Engineering from San Diego State University and has been working in the construction industry for five years. Hodges has contributed to multiple award-winning projects during her time at Turner, including multiple education projects such as the Innovation Middle School and the new Cal State University, San Marcos Extended Learning Building.

She participates in Turner's mentorship program and is active with both the Future Leaders Group and Professional Women's Group. She volunteers with the local ACE Mentorship chapter, teaching students about the construction industry. She also supports a global bone marrow transplantation organization called Be the Match. She is a hard-working mother and team member who exemplifies Turner's "Active Caring" culture by giving back to her community and being an indispensable part of her project team.

Turner



RICKA IWATSU

*Chief Estimator
C.W. Driver, LLC*

Ricka Iwatsu is Chief Estimator in C.W. Driver's San Diego Region, leading all estimating efforts in a territory that stretches from Camp Pendleton to the U.S.-Mexico border and from the Pacific Ocean to El Centro.

She began her estimating career about 30 years ago at Ahlstrom Pyropower, a company that designed and constructed power plants domestically and internationally. During the U.S. recession of the late 1980s, Ahlstrom Pyropower focused more on international work, which allowed her to travel, work side-by-side with foreign counterparts, see the differences in overseas construction practices and experience some of the world's most significant architectural monuments. She continued her career working for eight years at a mid-size general contractor in the San Diego region. She has spent the last 16 years at C.W. Driver Cos., where she has helped the firm secure over \$1 billion in work.

She is passionate about hiring, training, and mentoring other women. She can be reached at fiwatsu@cwdriver.com.

C.W. Driver
BUILDERS SINCE 1919



GAYLE JOHNSON

*Vice President/Owner
Dowling Construction, Inc.*

Gayle Johnson has worked at Dowling Construction, Inc. since its doors opened in 1998. She became 40% owner in 2018, after years of serving in roles as various as CFO, Office Manager and HR Manager. Although her background is in accounting, she has continued her education to become well-versed in payroll, HR policies, CAL/OSHA and safety protocols, contract law, and general construction knowledge. She has a checklist for everything, so new employees have a resource and starting point for any task they may need to tackle. Dowling Construction is known for its timely meeting minutes and comprehensive close-out packages, both of which can be attributed to Johnson. She is an astounding role model with impeccable time management that allows her to run not only Dowling Construction but also Western Flooring Inc. while being a fully present, hands-on mother. She encourages everyone around her to continue their education, increase their skills and advance their careers.

D DOWLING
CONSTRUCTION
Lic. 756809



ALEXANDRIA JOHNSTONE

*Program Manager and Operations
Coordinator
Prevost Construction*

Alexandria Johnstone has made significant contributions to the industry after graduating from San Diego State University in 2015 with a Bachelor of Business Administration, Management and Operations degree.

Prevost Construction recently promoted her to Program Manager and Operations Coordinator. She is responsible for company operations support and client program management assignments. As Program Manager, she facilitates move coordination among other activities for Becton Dickinson & Co.

She supports creating a positive experience for clients' employees and project team members through proactive and effective communications. She has contributed significantly to successful operations coordination for process improvements, business intelligence and technology. With a solid foundation in business management, she incorporates her construction knowledge and talent for problem-solving to drive results for the project team. Johnstone sits on both the Education and Foundation committees for CREW (Commercial Real Estate Women) San Diego, playing a pivotal role in the outreach and educational programs of the organization.

PREVOST
CONSTRUCTION



CECILIA KUCHARSKI

*Vice President, San Diego Operations
Webcor*

Cecilia Kucharski began her second tenure with Webcor in March 2021. In this role, she is working to help Webcor — which is currently working in the government and energy sectors — further penetrate the San Diego market. As vice president representing the region, she is expanding the company's focus to include the higher education, hospitality, commercial office, residential, science and technology sectors.

Kucharski is a high-performing leader with 26 years of industry experience. She holds a BS in Construction Engineering & Management from Purdue University and is a certified LEED AP and DBIA Professional. She is a dedicated member of the San Diego business and philanthropic community and has been actively involved with several industry organizations, including Downtown San Diego Partnership (currently on the board of directors and several DSDP committees), Urban Land Institute (former management committee member and current associate member), and Design-Build Institute of America (current member and 2021 committee member).

WEBCOR



REBEKAH MAY

*Director of Business Acquisition
Dempsey Construction*

Rebekah May started with Dempsey Construction in 2017 and currently serves as Director of Business Acquisition. She is an instrumental part to the company's culture and growth. One of her skills is the ability to utilize her vast network of connections to help cultivate and maintain relationships with clients, potential clients and industry professionals. This opens doors to create the best opportunities that align with Dempsey's process.

May and her team of seasoned professionals at Dempsey Construction have completed over 26 million square feet of construction improvements and are able to deliver a truly unique blend of large-company experience, process and quality of finished product, with the "hands on" approach of a boutique company.

May was honored by CREW (Commercial Real Estate Women) as the Outstanding Committee Member of the year in 2021. She serves as Co-Chair for CREW's Special Events Committee and is active in other industry and civic organizations. She can be reached at rmay@dempseyconstruction.com.

DC DEMPSEY
CONSTRUCTION



SARA MILLER

*Construction Attorney
Marks, Golia & Pinto, LLP*

Sara Miller, a licensed architect with a degree in construction management, leverages her 15 years' experience in the construction industry throughout her legal practice as a construction attorney at Marks, Golia & Pinto, LLP. Miller helps contractors, subcontractors, designers, suppliers and government service providers resolve contract interpretation issues and disputes. Her hands-on experience and breadth of industry knowledge is typically unseen in this area of the law and strategically positions her to help clients navigate contract issues.

As the industry continues to grapple with the short- and long-term effects of the COVID-19 pandemic, Miller remains steadfast in helping clients to mitigate risks, document project changes and delays, and work through project issues as they arise. She is perfectly poised to help her clients, and the local construction industry, weather the far-reaching impacts of the pandemic to keep San Diego's project pipeline moving forward. She can be reached at (619) 202-0175 or sara@marksgolia.com.

MARKS, GOLIA & PINTO, LLP

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WOMEN OF INFLUENCE IN CONSTRUCTION 2022



SARAH O'LINN
Vice President
Florida Surety Bonds

Sarah O'Linn loves providing bonding solutions for emerging and established large contractors. Her clients benefit as a result of her expertise and credibility with her agency's 60 surety companies. Given her experience working for the U.S. Navy, she is especially passionate about helping veteran-owned and minority-owned small businesses navigate the SBA's 8(a) program and federal acquisition process. She is happy to share the top tools, guidance and insight she's learned working for the federal government's contracting office to help her contractors succeed.

O'Linn is a graduate of the University of Florida's College of Engineering and the Naval Postgraduate School with a Masters in Systems Engineering. She is active in the local Society of American Military Engineers (SAME) and Associated Builders and Contractors (ABC) chapter and has a knack for putting together a winning team for her clients and helping them gain a competitive edge by sharing the latest opportunities in the industry.



CATHERINE OSBORNE
Project Superintendent
Turner Construction Company

Catherine Osborne is a Project Superintendent with Turner Construction Company, currently working on the SAN New Terminal 1 project. She has more than 20 years of professional commercial construction experience acquired through extensive work within many secure and active, public facilities. Osborne has successfully met the challenges of each project that she is a part of and is well regarded by her peers and subcontractor trades alike, with an exceptional record for safety, on time project delivery, and client satisfaction.

Her special expertise is in construction within active, secure campus facilities that require intensive coordination between many stakeholder groups and permitting agencies. Her extensive field and technical expertise make her one of the leading large scale ground-up construction experts in her field. She is a mentor and a role model for all those who work with her, and is active in Turner's Professional Women's Group and Future Leaders Group. She can be reached at cosborne@tcco.com.



JENNIFER PARKER
Executive Administrative Director
Women's Construction Coalition

Jennifer Parker is owner of CalpwrPSC – Cal Power Professional Services & Consulting. She is a Professional Consultant, Executive Administrator and Bookkeeper in San Diego with 26 years of experience in the construction industry. She serves eight local companies, five of which are in the construction industry.

Her aspirations have always been to assist in the transformation of companies, building them to productive and long-lasting financial and operational successes. She has expanded her work with construction companies and nonprofits in San Diego. The construction family has given her mentors. Now she mentors the next generation. Parker said she found her passion while working with the Women's Construction Coalition and their Julia Morgan Society, mentoring young women to careers in the construction industry. She values the members of the WCC, the direction of their mission and the support they get from the surrounding construction companies. She can be reached at (760) 703-1887 or jennifer@wccsd.org.



KATERINA PETROVA
Assistant Superintendent
Ryan Companies

Katerina Petrova combines a strong knowledge of architecture, structural engineering, and mechanical, electrical, and plumbing (MEP) design with extensive virtual design and construction (VDC) and building information modeling (BIM) expertise. Her ability to view projects from multiple perspectives and to use BIM to recognize and solve problems before they occur makes her a valuable resource. She's known for her positive attitude as well as her understanding of how trades need to coordinate, making her particularly effective as a project engineer. Her passion for innovation and technology led to her being chosen as part of the team on the high-profile Pierside Apartments project, where she was charged with testing VDC modeling as it applies to wood frame modeling.

While still a student, she helped to establish and raise funds for a volunteer team to go to Haiti following a devastating earthquake. While there, she led efforts to create as-builts and develop retrofit plans, and mentored locals.



PCL CONGRATULATES BREE WONG

WE ARE PROUD OF YOU BEING RECOGNIZED AS A WOMAN OF INFLUENCE IN CONSTRUCTION!

As Business Development Manager at PCL Construction San Diego, Bree opens doors to exciting new opportunities through her focus on building meaningful, symbiotic relationships. Her service to the industry, our community and PCL continues to spark positive change in the path forward through Diversity, Equity & Inclusion. We are thrilled she is receiving this well-deserved recognition! Congrats, Bree!

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California Buildings
SAN DIEGO

SAN DIEGO BUSINESS JOURNAL
WOMEN OF INFLUENCE IN CONSTRUCTION 2022



SORAYA PURDY

Project Manager
Turner Construction Company

Soraya Purdy graduated from the University of Arkansas, Fayetteville with a B.S. in Business. She happened into the construction industry when she moved to San Diego in 1995 and got a temporary job as a project secretary for Golden Construction. She only intended to keep the job for a short time while settling in San Diego, but she ended up getting hired permanently and has stayed in construction ever since. Now at Turner Construction Company, she is currently a Project Manager on the San Diego International Airport New Terminal 1 expansion project. She is also an active member of Turner's Professional Women's group. Her key accomplishments include successfully working her way up in the construction field as a woman in the 1990s and witnessing firsthand the progression of women in the industry. She is proud to say she helped build some of the most iconic structures in San Diego.



LORENA QUINTERO

Territory Sales Manager
WillScot

Lorena Quintero is a Territory Sales Manager for WillScot in San Diego with 27 years of experience in the construction industry. She assists general contractors with temporary space and equipment. If they have an immediate, ready to work and functional space on site, they can focus on the project at hand. Quintero is a driven and a passionate person in her profession, who goes above and beyond in developing and maintaining strong relationships with her customers and team.

She is involved with and supports Inclusion & Diversity, Hispanos Community and LGBTQIA+ within the WillScot Company. In 2021, she was honored to be nominated as President of Women's Construction Coalition in San Diego and to assist its Julia Morgan Society High School Clubs. She is committed to build the next generation of women leaders in the construction industry and to ensure they have opportunities for personal and professional growth. She can be reached at (619) 787-1693 or Lorena.quintero@willscot.com.



KATY ROSS

General Counsel
Helix Electric

Katy Ross serves as General Counsel at Helix Electric, one of the safest and most respected electrical contractors in the United States. She provides a critical role in negotiating and advising on contracts across all of Helix's projects, as well as all non-contract-related matters. She joined Helix Electric in 2017 and, since then, has earned the trust and respect of her colleagues in handling the most significant legal matters in the company's history. Ross has been practicing law for more than 15 years, handling litigation in both the public and private sectors of the industry. She earned her Bachelor of Arts in History from Columbia University in New York and her J.D. from the University of San Diego, where she received a Dean's Scholarship. She served on the board of directors for the Women's Construction Coalition (WCC) since 2014 and as president from 2017-2020. She can be reached at kross@helixelectric.com.



LISA SIGUI

Vice President & Financial Manager
Turner Construction Company

Lisa Sigui is Vice President and Financial Manager of Turner Construction in California, Arizona and Nevada. She provides strategic insight for companywide initiatives relative to revenue growth, data analytics and cash management. She began her career with Turner in 2002, working on the American Airlines project at Miami International Airport. A series of promotions made her Financial Manager of that city's business unit by 2007. After a move to the Pacific Northwest, she relocated to San Diego in 2013. Her promotion to Vice President and Financial Manager came in 2019. She is currently responsible for all financial operations of the Northern California and Southwest regions, including the areas of San Francisco, Oakland, Silicon Valley, Sacramento, Fresno, Los Angeles, Anaheim, San Diego, Phoenix and Las Vegas.

Sigui holds a Bachelor of Arts Degree in Business Administration and International Business from Florida International University in Miami. She resides in Carlsbad with her family.



Congratulations
April Gingras and Kathleen Brant



April Gingras

Vice President of
Community Experience



Kathleen Brant

Director of Community
Experience



Top 50 Most Influential Women in Construction

This honor reflects the tremendous contributions April and Kathleen have made to Tri Pointe Homes and the home building industry. Your tireless dedication towards uplifting fellow team members and creating a positive customer experience can be felt in each of the communities we serve.

TriPointeHomes.com

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WOMEN OF INFLUENCE IN CONSTRUCTION 2022



SANDY SNYDER
Director of Operations
CBSI

Sandy Snyder's diverse background, as well as insight gained through 35 years of construction experience, is an integral part of the success at CBSI. She joined the firm in 2013. As Director of Operations, she has utilized her experience and skills in the strategic roles of leadership, human resources, operations and project management. In her nine years at CBSI, Snyder has managed new construction, tenant improvements, FF&E, and relocation projects for clients like Padre Dam Municipal Water District, Arena Pharmaceuticals and SDSU's Aztec Stadium. Her most notable and recent project was the \$9 million upgrade to Santee Lakes Recreational Preserve.

Snyder brings strong leadership, communication and organizational skills to her job, along with the ability to build strong client relationships. She continues to build her skills with trainings in various aspects of business, including courses focused on advancing women in the industry. She can be reached at (619) 212-3470 or ssnyder@cbsisandiego.com.



MELISSA STERN
Business Development Manager
C&S Companies

Melissa Stern provides leadership to seek out, manage and direct prospective sales efforts in Southern California and San Diego County. Her specialty market focus for construction and engineering includes healthcare, affordable housing, mixed use and commercial special projects. She handles sales on both the civil/structural and electrical engineering side of the C&S Companies and the general contracting side of the business.

Stern has been very involved in bringing in over \$20 million in design and construction related opportunities. She is part of the growing leadership team in San Diego where C&S was selected four years in a row as one of the Best Places to Work. She is a leader in growing the Young Professional (YP) group for BIA, and within C&S Companies' diversity and inclusion group. She is very involved in lobbying for affordable housing within the county and in YIMBY (Yes in My Backyard) advocacy. She can be reached at (413) 330-1912 or mstern@cscos.com.



SARA SUTER
Vice President
CBSI

Sara Suter is Vice President of CBSI. She is an integral part of leading the construction and project management firm with a focus on organizational development. She joined the firm in 2017, with an emphasis on building new construction partnerships with local municipalities, educational institutions and corporations. Her strong strategic management skills in marketing and development have significantly increased sales and raised the profile of the firm's brand. Under her leadership, CBSI has successfully managed ground-up building projects, FF&E planning, tenant improvements and relocation projects for clients such as San Diego Gas & Electric, Padre Dam Municipal Water District, San Diego International Airport, and SDSU's Aztec Stadium.

Suter holds a master's degree in Business Administration and has 20 years of experience with creating fiscal controls, project management, human resources, procurement and contracts. She has also shared her expertise through her leadership blogs and podcast 'Lead With Coffee.' She can be reached at (619) 741-4566 or ssuter@cbsisandiego.com.



CLAUDIA THOMPSON
President
D 3 Construction Services, Inc.

Claudia Thompson is the founder and President of D 3 Construction Services, a certified small, woman owned general requirements contractor providing temporary fencing, job site trailer installation, and scope gap labor in the local market. She began her journey in the construction industry in 2002 as an Intern for Lendlease on the construction of a \$100 million midrise condo in San Francisco. She subsequently graduated from Chico State and worked with Centex Homes.

Now a business owner, Thompson is able to use the skills she learned to run her own company. She continues to grow her knowledge through educational opportunities and will soon graduate from Clark Construction's Strategic Partnership Program. She is very involved in the community, holding officer roles within the San Diego Estimators Association and the Women in Construction Coalition. She is a proud advocate for women in the industry with a passion for helping women-owned businesses. She can be reached at d3constructionservicesinc@gmail.com.



**Congratulations
Martine, Lisa,
Tracey, Soraya,
Catherine,
Denyse,
Harmony, and
Chelsea!**



MARTINE ZETTEL



LISA SIGUI



TRACEY FREY



SORAYA PURDY



CATHERINE OSBORNE



DENYSE GRIFFITH



HARMONY HODGES



CHELSEA WILLIAMS

Congratulations to all of the 2022 Women of Influence in Construction!
You inspire and elevate all women in the industry with your leadership, commitment, and vision.

SAN DIEGO BUSINESS JOURNAL
WOMEN OF INFLUENCE IN CONSTRUCTION 2022



GINA TOLEDO
Preconstruction Executive
Level 10 Construction

Gina Toledo, Preconstruction Executive with Level 10 Construction, is an AEC industry leader. She leads preconstruction efforts for large and complex projects in the Education, Biotechnology, Corporate Commercial, Residential/Mixed-Use, Healthcare and Advanced Technology sectors. She collaborates with global and award winning design firms to build the most technologically advanced and state-of-the-art facilities.

Toledo's preconstruction work has been valued at \$1 billion annually over the past three years. Her high-profile clients include the University of San Diego, Jay Paul Company, Meta, San Diego Zoo, SeaWorld, TriLink Biotechnologies, Healthpeak, Museum of Contemporary Art San Diego, Father Joe's Villages, Qualcomm, UC San Diego, Stanford University and many private developers throughout California.

Toledo graduated from Kansas State University with her Bachelor of Science in Construction Science and Management. Today, she acts as a mentor for her staff, sharing her vast preconstruction knowledge to help cultivate others' careers in the AEC industry and bring more women into the field.



CHARLI VALADEZ
Director of Marketing and Communications,
Strategic Relations and Partnerships
Institute for Leadership in Capital Projects

Charli Valadez has spent the last 20+ years working in the Architecture/Engineering/Construction (AEC) industry, specifically for construction management firms. She initially "fell into" an administrative role for an engineering firm at age 21. Fascinated by the industry and wanting to do something practical, she continued her education and gained additional certifications, trained alongside senior business developers, and quickly became one of the highest regarded relationship builders in the region. She runs her own consulting business, Niche Social.

Additionally, Valadez has made waves in the construction industry over the past few years in her role as Director of Marketing and Communications, Strategic Relations and Partnerships for the Institute for Leadership in Capital Projects. During her time at the not-for-profit organization, she worked to champion underrepresented groups in construction. She hopes that her involvement will help to remove the barriers that many young people feel they are up against when attempting to enter the industry.



REGINA VANDERWERFF
Business Development Rep II
Sundt Construction

Regina VanderWerff serves as Business Development Representative II for the Southern California Region for Sundt Construction and manages the firm's California District Proposal Group. Her professional career is driven by her passion for building deep connections with people. This has been a consistent theme no matter the role she is fulfilling. She is a connector of people and has built a strong and reliable network of clients, colleagues and friends in the AEC industry.

Before joining Sundt, VanderWerff — a native San Diegan — held positions with Suffolk Construction, SmithGroup and Harley Ellis Devereaux (HED). She started working in the commercial market as an Account Executive for Innovative Commercial Environments. Prior to her time in the commercial real estate world, VanderWerff spent over a decade working in the luxury residential interior design industry. She attended the Design Institute of San Diego, pursuing a Fine Arts Degree in Interior Design. She can be reached at (858) 500-6382 or rvvanderwerff@sundt.com.



CARMEN VANN
Regional Project Executive
BNBuilders, Inc.

Carmen Vann, LEED AP BD+C, Regional Project Executive for BNBuilders, is an industry trailblazer. A 24-year industry veteran, she is well versed in all aspects of the operational planning necessary for successful project execution from design to close-out. Vann has an expertise in complex, multifamily, affordable housing, K-12, and urban high-rise projects. Previous projects under her executive leadership include the San Diego Central Library (\$185 million), Sempra Energy Headquarters (\$125 million), Ten Fifty B (\$90 million) and Stella & Bluewater (160 affordable units).

Vann earned her B.S. in Construction Management from North Carolina A&T State University. She is committed to giving back to her community in a number of ways. She has used her construction expertise as part of Rebuilding Together San Diego for four years. She participates in several programs designed to mentor and inspire high school students to pursue careers in construction and engineering.



SUZY CRUDEN

Vice President of Marketing
& Business Strategy

CONGRATULATIONS
CONGRATULATIONS

Congratulations to **Suzy**, and all of San Diego's Women of Influence, on being selected as one of San Diego's Women of Influence in Construction, Commercial Real Estate and Design.



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WE O'NEIL

Congratulations
NANCY HEARNE

SDBJ's Top 50 Women
of Influence in Construction

SAN DIEGO BUSINESS JOURNAL
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DONNA WALTON
Senior Project Manager
Cushman & Wakefield

Donna Walton is a Senior Project Manager with Cushman & Wakefield's Project & Development Services in San Diego. She is a self-motivated and resourceful professional with extensive experience in design, estimating and construction. Her experience includes Government JOC and BOA contracts, San Diego County projects, K-12 Education, Healthcare/OSHPD, Commercial T.I., mechanical and plumbing systems and Hospitality construction.

Walton displays superior communication and follow-up skills. She is highly skilled in a multitude of computer programs relevant to the industry. She is well-known for her ability to thrive in fast paced environments and work well with all her colleagues, clients and others within the industry. For several years, she was Co-Chair of the Hospitality Committee and Block Kids Competition for the National Association of Women in Construction - Chapter 21. She also sat on the association's Board of Directors. Walton is a leader as well as a valuable team player. She can be reached at (760) 431-3815 or donna.walton@cushwake.com.



NICHOLE WEINMAN
General Manger
JAAM Electric

Nichole Weinman is the embodiment of what a leader in the building industry should be. Weinman, general manager with JAAM Electric, is passionate, intelligent and an invaluable member of every organization she joins. She has served on the BIA Board of Directors for approximately three years and actively participated on the Specialty Contractors Council for over a decade, helping to educate her peers on topics relevant to their fields. She advocates for housing throughout San Diego and personally supports the building industry through her work with the BIA.

With 25 years of experience in the industry, Weinman provides a unique perspective and challenges all those around her to be their best. She has created a strong, capable team known for its unique culture, efficiency and hard work. In addition, she is personable, professional and pleasure to work with. Weinman has worked diligently to achieve her well-deserved success in the industry.



CHELSEA WILLIAMS
SPD Project Manager
Turner Construction Company

Chelsea Williams is originally from Dallas, Texas and migrated to San Diego to pursue her bachelor's degree in Civil Engineering from San Diego State University. Through her involvement in organizations like NSBE and Chi Epsilon, Williams developed an interest in the construction industry. She began her career at Turner Construction Company immediately after graduation. She has worked on numerous projects throughout the San Diego area and even had the opportunity to work on a project in Phoenix, Arizona.

Williams is currently a project manager for Turner's Special Projects Division. Her favorite thing about construction is the many different positions within the industry that contribute to the success of projects. She is involved in Turner's Future Leaders Group and Professional Women's Group. She is passionate about outreach and mentoring and wants to continue to engage with young Black women to educate them about the opportunities available within the construction industry.



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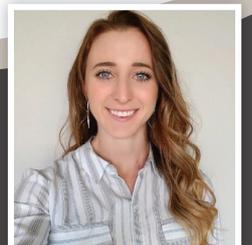
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A special congratulations to **Alexandra Collins** our Sr. Project Manager involved in the project, who was recently named one of SDBJ's Women of Influence in Construction!



If your project is in need of Construction Management, please contact Swift Management Services at SMS@swifttrp.com
SMS is Swift Real Estate Partners platform that utilizes our experience and resources to deliver best-in-class management services to its clients. Swift has provided management services to select clients since 2012. We currently own or operate 45 assets totaling over 7M SF across every major West Coast market.



SAN DIEGO BUSINESS JOURNAL WOMEN OF INFLUENCE IN CONSTRUCTION 2022



BREE WONG
Business Development
PCL Construction, Inc.

Bree Wong is a native San Diegan and a community-focused construction professional dedicated to bettering San Diego through sustainable, well-thought-out developments and strategic alliances with both owner/developers and premier consultant teams. In her first year at PCL Construction, she successfully sourced and secured over \$1 billion worth of new project opportunities in the county. Previously, as Vice President of Business Development for SWS Engineering, Inc., she helped increase annual revenues by 1000%.

She is passionate about sustainability, community health, social equity, collaboration, public education, development innovation and affordable housing, and actively integrates these notions into her work. She sits on the Board of Directors for the San Diego Housing Federation and CREW San Diego; and recently served as Commercial Real Estate Women (CREW) San Diego's 2018 President. She has served on a multitude of boards and committees benefiting AIA San Diego, March of Dimes, Boys & Girls Club of San Marcos, SMPS and the BIA.



KATIE YEE
Owner
Connect Strategic Consulting

Katie Yee, Owner of Connect Strategic Consulting, has always had a passion for the people side of the Architecture, Engineering and Construction (AEC) Industry. Starting her career with homebuilders, including DR Horton and Centex Homes, she learned about the value of networking and relationships.

At Connect Strategic Consulting, Yee works with design and construction firms to help them strategically win work in San Diego. Through Business Development representation, training, coaching and strategic planning, she assists teams with identifying, tracking and pursuing large projects. While she was a Principal and Chief Relationship Officer at Latitude 33 Planning and Engineering, she was instrumental in working with the ARRIVE team that was awarded the San Diego International Airport Terminal 1 Project. Yee has been a Board Member of the local chapter of Commercial Real Estate Women (CREW) and works to expose students to opportunities in the industry. She can be reached at (760) 650-6462 or katie@connectstrategicconsulting.com.



MARTINE ZETTLE
Vice President and General Manager
Turner Construction Company

Martine Zettle serves as Vice President and General Manager of Turner Construction's San Diego office. She joined Turner as a field engineer after graduating from the University of Washington with bachelor's degrees in Construction Management and Architecture. She provides leadership and strategic direction and control over construction planning, project execution, risk management and resource management. She oversees projects including the SAN New Terminal 1, IQHQ Research and Development District and the Campus at Horton.

During her time leading the San Diego office of Turner, Zettle and her team secured a significant volume of new work and, resulting from this growth, she is overseeing a notable expansion in staff. She has been a steady and consistent guide for the business unit during a time of uncertainty and upheaval resulting from the pandemic and from racial unrest that came to the forefront in early 2020. Throughout this time, she continually navigates conversations with sensitivity and openness.



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Cecilia Kucharski, Division Manager | cecilia.kucharski@webcor.com

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#1037217 A, B, C-8, C-9

Downtown Tower

→ from page 1

West “is really going to activate that portion of downtown in new ways.”

West is “a true mixed-use right near Broadway, right near the water in an area that traditionally has not had many residents,” Brennan said. “I’m really excited about West.”

Brennan said that West is among several notable projects downtown that are finishing up, starting construction or planned.

“There’s at least 10 construction cranes downtown right now,” Brennan said. “It represents life science, tech, residential – it represents the complete vibrancy and coming back of downtown San Diego.”



Kevin Mulhern
Senior Vice President
CBRE

“Things were rugged down there for the first six months of the pandemic,” said Mulhern, who specializes in residential projects.

“It seems like we’re on the precipice of some real big things on the employment side,” Mulhern said. “One of the other things that continues to amaze me is we’re continuing to see more high rise residential built downtown and it’s not cheap to build.”

Calling 2022 “exciting times for downtown,” Mulhern added that “all of downtown is being impacted, not just the west side and Little Italy. Even East Village is doing much better. The path of progress in East Village is continuing to push east. It’s continuing to be built over naturally. Consequently, all of downtown is becoming a nicer environment to live in. All these new jobs are going to accelerate downtown in a positive way.”

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Hospitality Approach

West is seen as one of the big job generators downtown that include the \$275 million redevelopment of **Horton Plaza** by **Stockdale Capital Partners**, **IQHQ’s** \$1.5 billion project along San Diego Bay, and the redevelopment of the former **Thomas Jefferson School of Law campus** by **Phase 3 Real Estate Partners** into an eight-story campus with more than 200,000 square feet of office space geared toward life science.

Added to the mix is a plan by the **San Diego Symphony** for a \$125 million redevelopment of the **Jacobs Music Center** that will include the renovation of **Copley Symphony Hall**.

Derek Hulse, a managing director of the commercial real estate brokerage **Cushman & Wakefield**, said that “downtown is better positioned than ever” with new projects like West to attract companies looking to differentiate themselves as workers return to the office.

“There’s limited amounts of large block opportunities in central markets,” Hulse said. “Downtown has them.”

West will include 431 apartments, 41 of which will be designated for low-income renters.

It also will have about 270,000 square feet of office space, and about 19,000 square feet of commercial space.

The ground floor of the tower will include retail and commercial space with offices on the second through seventh floors and apartments above the office space.

The project also will include below ground parking. To blend the residential portion of the project with

the office side, the interior design is more like that of a hotel than a typical office or retail center, Schertzer said.



Photo courtesy of Holland Partner Group

Being built on the former site of the San Diego Superior Court, West will offer office, residential and commercial space.

Marrying Residential and Office

“The team decided taking the hospitality approach to the design of those spaces would help to marry the residential and office so it doesn’t feel cold and sterile,” Schertzer said.

As part of that, special attention was paid to the lobby, with retail space opening up into the lobby “so the lobby won’t be a space you just pass through,” Schertzer said. “We’ve designed the lobby so that the retail on either side of the lobby could be opened up, it blurs the line between sort of the edge of the lobby space and the retail space.”

Separating the office space from the apartments above in the tower is a ninth-floor that has a variety of amenities that will be available to residential and office tenants, including flexible work areas, conference spaces and “significant outdoor space,” Schertzer said.

“This is one of the first projects where you have both office and residential and then the amenities that you would offer to residential tenants expanded to office tenants,” Schertzer said.

Tight Market

Office spaces within the building will be larger than is the norm for downtown, with some floor plates as large as 39,000 square feet.

“We’re really trying to expand the offering on the office side to help attract tenants that maybe didn’t have access to larger floorplates in the downtown market,” Schertzer said.

By starting to offer space for lease so early, Schertzer said West can take advantage of what he sees as “an upward trajectory” in the office market coming out of the COVID-19 pandemic.

Schertzer said West will appeal to office tenants who are being forced out of the La Jolla, UTC and nearby submarkets by the conversion of office space there to serve San Diego’s exploding life science market.

“There’s a lot of tightness in the market with the huge demand for life science space,” Schertzer said. “We’re optimistic that that will bode well for downtown and for newer spaces that are more current.”

Tony Russell, a managing director of the commercial real estate brokerage **JLL**, said that West is going out for leasing at this point “because we thought the timing was ideal to get in front of some of these larger users that are 12 to 24 months out” in needing new space.

“We’re looking to secure a large, multi-floor tenant prior to completion of construction. Once that happens, then we’ll look to smaller users in the building. Right now, we’re focused on a large anchor tenant,” Russell said.

JLL is handling the leasing of West.

“Our commitment is we’re more focused on the traditional office uses that make up the majority of the downtown office market, adding that “there hasn’t been a brand new, iconic office tower built in downtown San Diego in a very, very long time,” Russell said.

“Downtown, if you look at the office (market), the majority of the buildings are older and they’re vertical” with no outdoor space.

By contrast, every floor on West has a balcony.

“It truly encompasses the San Diego lifestyle and embraces what companies and employees was when they go back to work and that’s a safe, healthy work environment where they have access to outdoor space,” Russell said. “The building as a whole is just going to have a great vibe to it because of the mixed use nature of it.”



Betsy Brennan
President and CEO
Downtown San Diego Partnership



Tony Russell
Managing Director
JLL



Brent Shertzer
Managing Partner
Holland Partner Group

Carrier Johnson + CULTURE

FOUNDED: 1977
DESIGN PRINCIPAL: Gordon Carrier
HEADQUARTERS: Downtown San Diego
BUSINESS: Architectural/design firm
NUMBER OF EMPLOYEES: 63
WEBSITE: www.carrierjohnson.com
CONTACT: 619-239-2353

NOTABLE: Carrier Johnson’s clients include corporations, such as Sony, Gateway, BF Goodrich, Neutrogena, Ford Aerospace, Motorola, Hilton Hotels, Marriott International, San Diego State University, the state of California and the cities of San Diego and San Jose

Holland Partner Group



FOUNDED: 2001
CEO: Clyde Holland
HEADQUARTERS: Vancouver, WA
BUSINESS: commercial real estate developer
EMPLOYEES: 800

WEBSITE: www.hollandpartnergroup.com

CONTACT: info@hollandpartnergroup.com/ 562-285-5300

NOTABLE: With California offices in Long Beach and Oakland, the company manages more than 16,800 apartments.

LARGEST CONSTRUCTION PROJECTS

Ranked by project contract amount

Rank	Project name Address	General contractor(s)	Contract amount	Square footage of project Date of (planned) completion	Developer/Owner Architect/architectural firm
1	SDIA New Terminal 1 3225 North Harbor Drive, San Diego 92101	Turner Construction Company	\$2.6B	1.21M 2027	San Diego County Regional Airport Authority Gensler
2	IQHQ Research and Development District (RaDD) 525 North Harbor Drive, San Diego 92132	Turner Construction Company	\$880M	1.7M 2024	IQHQ Gensler
3	The Theatre District Living and Learning Neighborhood La Jolla	Kitchell	\$565M	900,000 n/a	n/a HKS + EYRC
4	San Diego State University - Aztec Stadium and Mission Valley Site Work Friars Road, San Diego 92108	Clark Group	\$457.8M	1.74M 2023	San Diego State University Gensler, Project Design Consultants
5	Scripps Memorial Hospital La Jolla Tower II 9888 Genesee Ave., La Jolla 92037	McCarthy Building Cos. Inc.	\$426M	415,000 November 2024	Scripps Memorial Hospital HGA Architects & Engineers
6	University of California, San Diego Hillcrest Medical Campus Redevelopment Phase 1 200 W. Arbor Drive, San Diego 92103	DPR Construction	\$370M	271,000 2025	University of California, San Diego CallisonRTKL
7	The Campus at Horton 324 Horton Plaza, San Diego 92101	Turner Construction Company	\$230M	1M 2022	Stockdale Capital Partners Retail Design Collaborative (RDC)
8	Logan Memorial Education Complex 2875 Ocean View Blvd., San Diego 92113	Balfour Beatty US	\$180M	240,000 Fall 2022	San Diego USD Baker Nowicki design studio
9	Simone Little Italy 1401 Union St., San Diego 92101	Swinerton	\$145M	612,579 Summer 2023	Trammell Crow Residential Joseph Wong Design Associates (JWDA)
10	Otay Mesa Land Port of Entry (LPOE) Modernization & Expansion Via De La Amistad, San Diego 92154	Clark Group	\$133.4M	n/a 2023	U.S. General Services Administration Gruen Associates; Jones Studio
11	Hotel Del Coronado South Beach Development 1500 Orange Ave., Coronado 92118	Swinerton	\$129M	324,059 Summer 2022	BRE Hotels Leo A Daly
12	UCSD Franklin Antonio Hall 9700 Gilman Drive, La Jolla 92093	McCarthy Building Cos. Inc.	\$127M	200,000 April 2022	University of California, San Diego Perkins & Will
13	Radian 659 Ninth Ave., San Diego 92101	Swinerton	\$108M	387,000 Summer 2023	Cisterra Development Carrier Johnson + Culture
14	San Diego County Regional Airport Authority – Airport Administration Building 2417 McCain Road, San Diego 92101	Sundt Construction Inc.	\$91.4M	n/a Late 2023	San Diego County Regional Airport Authority n/a
15	The Scripps Research Institute Gateway Project 10590 John J. Hopkins Drive, San Diego 92121	DPR Construction	\$80M	150,000 2023	Scripps Research Dowler-Gruman Architects
16	San Diego High School Whole Site Modernization 1405 Park Blvd., San Diego 92101	Swinerton	\$73.9M	0 Spring 2025	San Diego Unified School District Architects Mosher Drew
17	Copley Hall Renovations 1245 Seventh Ave., San Diego 92101	Rudolph and Sletten Inc.	\$70M	n/a Summer 2023	San Diego Symphony HGA Architects and Engineers
18	University of San Diego, Knauss Center for Business Education 5998 Alcalá Park, San Diego 92110	Level 10 Construction	\$67M	120,000 June 2022	University of San Diego Delawie and Perkins + Will
19	NAVY V-22 Hangar (P-1024) Naval Base Coronado, San Diego 92135	Harper Construction Co. Inc.	\$66.72M	132,000 March 2023	US Navy Cass/Sowatsky Consulting Architects
20	Point Loma High School Site Modernizations 2335 Chatsworth Blvd., San Diego 92106	Balfour Beatty US	\$65M	75,000 Spring 2022	San Diego Unified School District AVRP
21	Mira Costa Community College Health and Wellness Hub 1 Barnard Drive Bldg T120, San Diego 92056	Balfour Beatty US	\$64M	580,000 January 2024	MiraCosta Community College District HMC Architects
22	Vista High School Classroom Buildings 1 Panther Way, Vista 92084	Erickson-Hall Construction Co.	\$60.3M	76,000 September 2023	Vista Unified School District Alpha Studio Group
23	San Diego State University Aztec Recreation Center Expansion & Renovation 5301 55th St., San Diego 92182	McCarthy Building Cos. Inc.	\$60.21M	148,000 June 2022	San Diego State University SmithGroup
24	SDUSD Central Elementary School 3878 Orange Ave., San Diego 92105	McCarthy Building Cos. Inc.	\$60M	116,786 December 2022	San Diego Unified School District RNT Architects
25	Healthpeak Properties Callan Ridge 3020/3030 Callan Road, San Diego 92121	BNBuilders Inc.	\$60M	185,000 Q1 2023	Healthpeak Properties Ferguson Pape Baldwin Architects
26	4930 Directors Place 4930 Directors Place, San Diego 92121	Swinerton	\$58.7M	244,776 January 2023	Healthpeak Properties Delawie
27	The Courtyards at Kimball, National City 1105 National City Blvd., National City 91950	AMG	\$55.5M	138,884 August 2022	n/a AO
28	Richland Elementary Reconstruction 910 Borden Road, San Marcos 92069	Balfour Beatty US	\$55M	91,000 Fall 2022	San Marcos Unified School District Baker Nowicki design studio
29	Spreckels Elementary School 6033 Stadium Street, San Diego 92122	Balfour Beatty US	\$55M	70,000 Fall 2023	San Diego Unified School District Marcatects
30	Pacific Sky School 6631 Solterra Vista Parkway, San Diego 92130	Erickson-Hall Construction Co.	\$52M	70,000 August 2022	Del Mar Union School District obr Architecture, Inc.
31	8980 Villa La Jolla 8980 Villa La Jolla, San Diego 92121	Swinerton	\$45.75M	110,000 May 2023	GPI Companies Gensler
32	Amphibious Assault Vehicle & Combat Vehicle Facility (P1901) Marine Corps Base, Camp Pendleton 92055	Harper Construction Co. Inc.	\$45.53M	154,226 September 2022	US Navy Cass/Sowatsky Consulting Architects
33	Scripps Health Sixth Avenue Parking Structure 4077 Sixth Ave., San Diego 92103	Bomel Construction Co. Inc.	\$44.4M	434,592 December 2022	Scripps Health Choate Parking Consultants
34	Palomar Pomerado Parking Structure 2185 Citracado Parkway, Escondido 92029	McCarthy Building Cos. Inc.	\$43.32M	n/a October 2022	Palomar Health Choate Parking Consultants Inc.
35	Prebys Innovation & Education Center at Sharp Healthcare San Diego 22432	McCarthy Building Cos. Inc.	\$43.32M	n/a January 2023	Sharp Healthcare Hanna Gabriel Wells Architect
36	Pacific Beach Middle School Site Modernization 4676 Ingraham Street, San Diego 92109	Balfour Beatty US	\$43M	75,000 2022	San Diego Unified School District Westberg + White, Inc. Architects and Planners

n/a Not applicable/available

Source: The companies.

Eligible projects must be currently under construction. Under construction is defined as having broken ground. Projects must be located within San Diego County.

To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy and thoroughness of

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LARGEST CONSTRUCTION PROJECTS

Ranked by project contract amount

Rank	Project name Address	General contractor(s)	Contract amount	Square footage of project Date of (planned) completion	Developer/Owner Architect/architectural firm
37	Ammunition Supply Point Upgrade (P1310) Marine Corps Base, Camp Pendleton 92055	Harper Construction Co. Inc.	\$42.68M	56,280 June 2023	US Navy NAVFAC-UCMS IPT
38	1st Marine Division Operations Complex (P1130) Marine Corps Base, Camp Pendleton 92055	Harper Construction Co. Inc.	\$42.66M	70,469 May 2023	US Navy Cass/Sowatsky Consulting Architects
39	The Sandbox 329 Highway 101, Solana Beach 92075	Dempsey Construction	\$37.7M	242,392 First quarter 2023	Zepher Gensler
40	Don Powell Theater Main Stage and Second Stage 5500 Campanile Drive, San Diego 92182	Rudolph and Sletten Inc.	\$36.5M	25,000 Summer 2022	San Diego State University HGA Architects and Engineers
41	Fahari L. Jeffers Elementary School (Village 3) 1145 Camino Prado, Chula Vista 91913	Balfour Beatty US	\$34M	60,000 June 2022	Chula Vista Elementary School District n/a
42	Humanities and Social Science Building Renovation 10280 N. Torrey Pines Road, La Jolla 92037-0916	Rudolph and Sletten Inc.	\$32M	n/a Spring 2022	University of California, San Diego Moore Ruble Yudell
43	Scripps Ranch Tech Park 10102 Hoyt Park Drive, San Diego 92131	Lusardi Construction Co.	\$23M	145,000 June 2022	Murphy Development Company HED
44	BEQ 210905 Renovation at Camp Pendleton MCB Camp Pendleton, Oceanside 92055	Barnhart-Reese Construction Inc.	\$18.02M	83,908 June 2022	NAVFAC Delawie
45	Mar Vista High School Aquatics Facility & Central Campus Modernization 505 Elm Ave., Imperial Beach 91932	Rudolph and Sletten Inc.	\$17.9M	n/a Fall 2022	Sweetwater Union High School District Delawie
46	NSB Coronado Barracks Repair NAS North Island, San Diego 92118	Barnhart-Reese Construction Inc.	\$13.11M	47,200 July 2022	NAVFAC Delawie
47	Carlsbad Fire Station #2 Reconstruction 1906 Arenal Road, Carlsbad 92008	Barnhart-Reese Construction Inc.	\$11.8M	10,782 July 2022	City of Carlsbad Delawie
48	Beverly and Joseph Glickman Hillel Center 9009 La Jolla Scenic Drive, La Jolla 92037	Pacific Building Group	\$8.5M	6,500 Fall 2022	Hillel San Diego M.W. Steele Group with Michael Paluso and Clayton Madrid
49	3Roots Community Wellness Center 7401 Cypress Drive, San Diego	C&S Companies	\$6.8M	15,020 June 2022	Lennar CA Architects
50	San Diego International Airport Terminal 2 remodel for ACO and HPD relocations 3225 N. Harbor Drive, San Diego 92101	Grahovac Construction Company Inc.	\$3.73M	11,675 April 2022	n/a Rivers & Christian

n/a Not applicable/available

Source: The companies.

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ENGINEERING
Promotion



Justin Pallamary

Justin has been promoted to the role of Associate at Psomas. Justin joined Psomas in 2020. With 27 years industry experience, Justin was recently promoted to be the San Diego team leader for the Survey group. Justin works with Courthouse Commons, Fluence Energy and SDG&E on some of the most challenging projects.

LATHAM & WATKINS LLP

LEGAL



KEVIN C. REYES

Kevin C. Reyes has been elected a partner at Latham & Watkins LLP in San Diego. A member of the firm's Mergers & Acquisitions Practice in the Corporate Department, he represents public and private companies on a range of corporate matters, including M&A transactions, debt and equity capital markets offerings, venture capital financings, corporate governance, and securities law compliance, particularly in the life sciences, technology, consumer products, and real estate sectors. He received his JD from the University of Southern California Gould School of Law in 2011.



HUMAN RESOURCES
Promotion



Sara Jensen

Innovative Employee Solutions proudly promotes **Sara Jensen** to Senior Vice President Growth & Strategy. Since joining IES in 2011, Sara played a pivotal role in strategic revenue generating initiatives including successfully growing IES into global markets. While still overseeing the sales and marketing departments, her expanding responsibilities will focus on company growth and expansions of current and new enterprise clients, leading international expansion strategy and creating new partnerships to expand market and product offerings. IES is leading global provider of contingent workforce solutions, specializing in Employer of Record payroll and independent contractor compliance services in 150+ countries. Learn more innovativeemployeesolutions.com.

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858-715-5116



ARCHITECTURE
New Hire



Elizabeth Sabol

DAHLIN is excited to announce that Elizabeth has joined the firm as Principal, focused on the education sector. She has spent her career of more than 20 years specializing in educational projects, working closely with K-12 school districts and the DSA to design engaging, interactive learning environments with the latest in technology and sustainability. Passionate about designing projects that support the development and wellbeing of students, faculty and the community, her expertise in guiding clients through complex agency processes to obtain approval and funding will create value for our clients.

For more information please
Email: elizabeth.sabol@dahlingroup.com

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Logan Elementary Educational Complex, San Diego USD

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Sylvia Acevedo

Director, Qualcomm; Fmr. CEO, Girls Scouts of the USA; Fmr. Chair, President Obama's White House Initiative for Educational Excellence for Hispanics; Author



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Harry Kraemer Jr.

Executive Partner, Madison Dearborn Partners; Professor, Management and Strategy, Northwestern University's Kellogg School of Management; Fmr. Chairman and Chief Executive Officer, Baxter International Inc.; Author

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