

SPECIAL
REPORTTOP REAL ESTATE
PROJECTS 2016 AWARDS

Each year for the past decade, the Business Journal has highlighted its Top Real Estate Projects of the North Bay. We selected 20 projects to be honored at a Dec. 13 awards reception. Business Journal Special Correspondent Gary Quackenbush profiled each of the winning projects.

HONOREES

EDUCATION

Healdsburg High Art Classroom Modernization and STEM Building 26 1
Santa Rosa Charter School for the Arts 26 4

EDUCATION - PERFORMING ARTS

St. Helena High School Performing Arts Center, St. Helena 26 4

GREEN

Michel Schumberger Winery Solar Installation, Healdsburg 26 4

HOSPITALITY - HOTEL

Hotel at the Graton Casino, Bolinas Park 26 8

INDUSTRIAL

Wander Bar Warehouse, Vacaville 26 14

Cadex Corporate Center, Petaluma 26 13

INDUSTRIAL - AGRICULTURE

Sonoma Harvest Olive Oil & Winery, Fairfield 26 11

INDUSTRIAL - GREEN

American Tank Co., Windsor 26 11

MEDICAL

Lytton Rancheria Medical Office Building, Santa Rosa 26 14

MEDICAL RESEARCH

BioMar's Research Center, San Rafael 26 16

MULTIFAMILY - NAPA COUNTY

Canyon Ridge Apartments, American Canyon 26 18

MULTIFAMILY - SONOMA COUNTY

The Arsenal Apartments, Santa Rosa 26 17

MULTIFAMILY - AFFORDABLE

Fathers Apartments, Sonoma 26 16

NONPROFIT

Boys & Girls Clubs of St. Helena and Calistoga, Calistoga 26 19

OFFICE

American AgCredit National Headquarters, Santa Rosa 26 15

OFFICE - REUSE

TLCD Architecture Office Transit Improvement, Santa Rosa 26 15

RETAIL

Big John's Market, Healdsburg 26 15

WINERY

Wander Farms Winery, St. Helena 26 15

WINERY - RESTORATION

Freemont Alley, St. Helena 26 17

TOP REAL ESTATE PROJECT AWARDS

Healdsburg High School
classroom modernization

COST: \$22.9 MILLION

CONTRACTOR: LATHROP CONSTRUCTION ASSOCIATES

ARCHITECT: QUATTROCCHI KWOK ARCHITECTS

FINANCING: MEASURE E LOCAL SCHOOL BOND FUNDING

COMPLETED: MAY 1, 2016

HEALDSBURG - Healdsburg High School was in need of modernized learning spaces for career technical education (CTE) for the arts and STEM (science, technology, engineering and

AWARD CATEGORY:
EDUCATION

mathematics) programs.

In June 2012, the Healdsburg community overwhelmingly approved Measure E, a \$35 million bond initiative to modernize and improve facilities on the local high school campus located at 1024 Prince Ave.

As part of a multi-phase project, Quattrocchi Kwok Architects (QKA) modernized and transformed two existing classroom wings with a total of 14,455 square feet. The first wing was converted to serve as a new culinary arts center. Adjacent to the kitchen, students work in gardens, orchards and with livestock associated with on site "farm to table" studies.

The second modernization upgrade included a fine and applied arts wing featuring two art classrooms and a digital arts lab with a large green room for video recording, a sound room, and two recording studios.

In addition, QKA designed a by

9,616-square-foot STEM science building with three science labs, prep rooms, and an engineering and construction lab with a covered outdoor work space.

With the completion of the CTE spaces, Phase 2 included the demolition of 72,881-square-feet of unneeded old science wings to make room for the development of a new campus entry plaza for student gatherings, a new entrance hallway with floor-to-ceiling windows, as well as outdoor learning spaces that adjoin to interior study areas. This phase also involved the building of a new conference room, a new staff meeting room and various classroom renovations and the addition of 80-inch high-definition TV monitors in every classroom to facilitate instruction.

The main building's heating, air conditioning and roof were also replaced.

Site development was designed to conserve water by reducing irrigation requirements. Along with other improvements, campus energy consumption was reduced through lighting controls that adjust to daylight contributions, high efficiency light fixtures and mechanical units. In addition, much needed IT and exterior finishing improvements were completed campus-wide.



PHOTO COURTESY OF HEALDSBURG HIGH SCHOOL
Classrooms at Healdsburg High School have been modernized to enhance Fine and Applied Arts and science, technology, engineering and mathematics (STEM) programs. Also added, a culinary arts center.