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## SDBJ Poll

What are your feelings about the Sunrise Powerlink, the proposed electric transmission line from the Imperial Valley to San Diego County?

- Build it.
- Forget it.

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Posted date: 9/10/2007

## The Walls Come Down On Sunroad's Centrum

### Developer Complies With FAA's Flight-Path Warning

By MICHELLE MOWAD

SAN DIEGO BUSINESS JOURNAL STAFF

Alterations to Kearny Mesa's skyline will barely be noticeable when a controversial high-rise near Montgomery Field is lowered 20 feet. San Diego developer Sunroad Enterprises was ordered to lower the Centrum 12 office building on Kearny Villa Road to comply with city requests following safety concerns raised by the Federal Aviation Administration and California Department of Transportation.



Construction crews are removing the top portions of the controversial Kearny Mesa office tower.

Work crews are removing the topmost portion of the building piece by piece as the developer and its team of architects and engineers tweak plans to make the building in the airport's flight path compliant with safety requirements.

The city of San Diego's Development Services Department received plans that follow the same architectural features of the existing structure, including the unique roof, but the 180-foot, 12-story building would be lowered to 160 feet and 11 stories. Mechanical equipment will be move from the roof to the ground level and the elevator's operational elements are being reconfigured.

The Development Services Department, which manages all land building development, receive these revised architectural, structural, mechanical and electrical plans Aug. 14. City engineers performed and completed reviews of these plans in late August.

"Reviews have been completed," said Kelly Broughton, assistant director of Development Services. "Development Services now needs clarifications and more details as this is a very extensive technical review."

Last month, Broughton told the San Diego Business Journal that most building plans submitted to the city go through at least two reviews.

During the second review, Development Services will conduct inspections at each phase of construction in the affected areas, which would likely include inspecting the framing, electrical, mechanical, plumbing and exterior work, according to Broughton.



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“DSD reviews plans for compliance with building codes and fire and life safety requirements under the San Diego Municipal Code and state laws,” said Broughton via e-mail. “Because Sunroad’s engineers and architects had to revise the building design to lower the height, there were engineering calculations to be completed, and those details must be reviewed for compliance with applicable regulations.”

### Review Of Revisions

The second review is done by individual appointments with specific reviews conducted for each aspect of construction, such as plumbing. Broughton anticipated the second review to be submitted during the week of Sept. 10 to meet the timetables agreed upon. A conceptual schedule provided by the city calls for a final design plan to be approved by mid- to late September.

“Once the plans for the new building configuration have cleared all review issues, the FAA has said they will make their determination regarding a Notice of No Hazard,” he said. “Once Development Services receives a Notice of No Hazard from the FAA for the structure, we will issue the final building permit. Then Sunroad can begin construction of the revised building.”

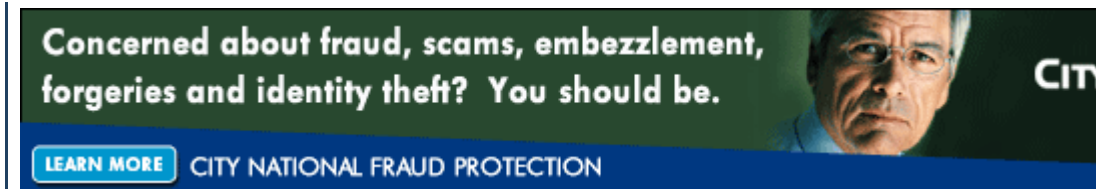
Ken Walsh, director of the construction engineering program at San Diego State University, estimated the costs to comply with these regulations could be 30 percent to 50 percent of the initial building costs.

While Sunroad declined to comment and has not released the cost of the project, construction of steel-framed high-rise buildings is not cheap. The Daily Transcript has reported that Sunroad spent \$6 million on steel alone.

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