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Reno Contracting accelerates tenant improvements

To bring maximum value for the construction dollar in tenant improvements (TI), it's best to engage an experienced contractor to get the project completed quickly. San Diego-based **Reno Contracting** has completed award-winning interiors ranging from laboratories for biotech and pharmaceutical companies, to media studios, health care, retail and law firms. Once the core and shell of a project has been completed, Reno can begin the transformation from exterior to comfortable workspace. Reno's team of project managers works in concert with architects to customize the space to the tenant's specification.

Fast-track building guarantees timely move in

Reno's ability to fast-track TI projects can be seen in the recently opened Scripps Clinic in Rancho Bernardo. After completing the project's shell, Reno quickly mobilized its team to begin installation of a state-of-the-art outpatient surgery center, recovery bays, digital radiology department and MRI facilities. To better serve the North County's growing patient base, Scripps added an expanded urgent care center plus sports medicine and primary care services. These, along with the core medical services, more than doubled the size of the new medical complex that replaced the 25-year-old Scripps Clinic. The additions required specialized installation of equipment that enhanced the ability of medical and technical staff to adequately serve patients visiting the facilities.

"I'm compelled to recognize the remarkable job Reno's team has done in delivering this highly complex project ahead of schedule and under budget," said Janis Cruz, project manager for Scripps Health. "Through genuine teamwork, broad technical expertise and coordination, Reno helped us to avert potential cost and schedule issues."

An example of the complexity of TI work can be found in Reno's spectacular build-out of DiamondView Tower, a 15-story office and retail center adjacent to Petco Park in San Diego's East Village. Reno met the demands of ground-floor retailers by building the Fit Athletic Club, which houses a 35,000-square foot gym and outdoor swimming pool. The Well-Heeled Spa's tenant interiors constructed by Reno include a salon, treatment rooms, barbershop and lounge and occupy 2,665 square feet of luxury and convenience.

More than 50 percent of DiamondView Tower was leased before construction had been completed, thus Reno Contracting was able to anticipate tenants' specific needs that allowed architects to prebuild individual workspaces. Cox Media's offices and its Channel 4 studios required five-foot-higher ceilings to accommodate studio lighting installation. The complex TI project was completed on time due to Reno's ongoing strong relationships with its dependable subcontractors. DiamondView Tower was subsequently honored by the San Diego Chapter of Associated Builders and Contractors with an Excellence in Construction Award, a Merit Award from the Association of General Contractors, San Diego Chapter and the Best of 2007 Award from *California Construction* magazine.

Focusing on environmental-friendly design

Reno's commitment to its customers is exemplified in the LEED Environmental Silver Certification of Sabre Springs Building III for core and shell. Silver certification -- the first in San Diego -- was awarded for Reno Contracting's diligence in building sustainable

elements into the site, including environmentally friendly refrigeration for HVAC, low-emission paint, sealants and adhesives and water and energy conservation.

Reno Contracting's ability to tackle complex tenant improvements successfully comes as a result of outstanding client relationships, supported by an experienced team of managers and subcontractors. Reno specializes in build-to-suit construction and tenant interiors for the health care, biotech, commercial, industrial and retail industries. Reno has been awarded General Contractor of the Year numerous times by the American Subcontractors Association and awarded General Building Contractor of the Year by The Associated General Contractors, San Diego chapter. For further information on Reno Contracting services, visit its Web site at renocon.com.

Submitted by Richard Dowdy for Reno Contracting