



Photo courtesy of Oceanside Beach Resort Owner LLC

Mission Pacific Hotel and The Seabird Resort are both scheduled to open in spring 2021. They are located in Oceanside on Pacific Street near Mission Avenue.

Two Adjacent Hotels to Open in Oceanside in 2021

HOSPITALITY: \$180M Project Will Add 387 Rooms and 400 Jobs

■ By MARIEL CONCEPCION

The city of Oceanside is about to get a major hospitality upgrade.

The **Mission Pacific Hotel** and **The Seabird Resort**, two adjacent oceanfront properties located on 2.8 acres of the Oceanside Pier, are scheduled to open spring 2021. Together, they span 700 feet of beachfront property.

The \$180 million project will add an

additional 387 hotel rooms to the city as well as 400 new jobs. Collectively, the hotels will be the largest oceanfront resort development in San Diego County in more than half a century, according to **Oceanside Beach Resort Owner LLC**, an affiliate of **S.D. Malkin Properties**.

Personality of Oceanside

Leslee Gaul, president and CEO of **Visit Oceanside**, said the city has been

working on creating the dedicated lodging space for over 10 years, with groundbreaking taking place in 2019. The transient occupancy tax (TOT) from the properties is expected to be \$3.4 million annually, she said, with lodging representing 26% of visitor spending in Oceanside out of \$415 million. (The remaining 74% is spent on dining, attractions, museums, recreation, retail, etc.) The visitor

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Military's Economic Impact Estimated at \$52.4 Billion

DEFENSE: Report Quantifies Presence of Navy, Marines, Contractors

■ By BRAD GRAVES

With its **U.S. Navy** port, its sprawling military bases, a large and diverse population of defense contractors and a legion of military retirees, San Diego County is home to the nation's largest military community. Year over year, the **U.S. Department of Defense** spends a greater amount in the region.

The military was responsible for some \$33.6 billion in direct spending during fiscal 2020. That figure grew 5.7% from total direct spending of \$31.8 billion in fiscal 2019, according to a recently issued report from the **San Diego Military Advisory Council (SDMAC)**, a nonprofit civic organization with ties to the military.

Such spending makes the local economy resilient and helped cushion the economic

blow of COVID-19 this year, the report stated.

Responsible for 342,500 Jobs

The military directly employed approximately 153,000 uniformed and civilian employees in fiscal 2020, up 7.5% from approximately 142,400 in the previous year.

Report authors said the military can

➔ *Military page 35*

Cue Receives \$481M Award

BIOTECH: Co. Plans to Produce More Virus Tests

■ By BRAD GRAVES

The **U.S. Department of Defense** awarded San Diego-based **Cue Health Inc.** \$481 million to expand the capacity of its San Diego manufacturing plant. Cue Health makes point-of-care tests to detect SARS-CoV-2, the virus that causes COVID-19.

The two entities announced the award on Oct. 13.

Under the deal, Cue and the federal government plan to deploy 6 million COVID-19 tests to support the government's domestic virus response by March. The partners are aiming to get

➔ *Cue page 34*

Holographic Solutions

TECH: IKIN Creates New Way of Interacting

■ By FRED GRIER

IKIN, a San Diego company founded in 2017, is in the process of partnering with some of the largest companies in the world to provide holographic solutions for both business and consumer applications.



IKIN
CEO
Joe Ward

Led by CEO **Joe Ward**, and **Taylor Griffith**, IKIN's CTO and founder. The company aims to provide an ecosystem in which people will have access to tools to create, interact, touch and feel holographic environments.

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P.33 REAL ESTATE: Big Gains Seen in Hot Industrial Market

THE LIST

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SDBJ INSIDER

By JAY HARN

Supply Chains

The University of San Diego's Supply Chain Management Institute holds a Supply Chain Fall Forum each year that brings more than 200 attendees from more than 80 companies to learn and discuss the latest trends, challenges, and innovations in the supply chain industry. But this year, because it is being held virtually, the event will be open to anyone across the globe for free.

At the one-day, Thursday, Oct. 29 event, attendees will hear from speakers from a variety of well-known and respected companies. This year's event will feature presentation topics on machine learning and artificial intelligence, cybersecurity and healthcare supply chains. More topics will be featured in workshops and participants can attend one, or all, of the events.

Register for the event here: https://sandiego.zoom.us/join/register/tJmudmsq-jwoEty3IJQTihh5d_Un7XjzTpz1

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The San Diego Seniors Community Foundation has announced an historic \$1 million fundraising campaign to support isolated older people impacted by COVID-19.

Because of the widespread impact of COVID-19 and associated social distancing measures, older adults have been hit hard. The AARP calls it "social isolation" and "loneliness epidemic." The "No Seniors Alone Initiative" will provide \$1 million to support isolated older adults across San Diego County.

Because seniors are especially vulnerable to the virus, they have been advised to continue staying home even as restrictions relax.

"COVID-19 is indiscriminate in choosing who it affects, and the reality for older people is that we are at high risk of infection and at even higher risk of long-lasting impacts due to social isolation. Health and economic wellbeing later in life has little to do with personal sacrifice on an individual level. It has more to do with our collective willingness to give where it helps to build a community that supports all of its residents. That's what the 'No Seniors Alone Initiative' is about," said Bob Kelly, founder, CEO, and president of the foundation.

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Lower interest rates don't just mean savings for businesses or homeowners. Taxpayers in the Palomar Community College District will save \$21.2 million in future debt payments as a result of a bond refunding process.

In order to take advantage of the low interest rates, the district refinanced \$200 million of eligible Series C bonds that were approved for capital improvement under Prop. M.

"We are refinancing these loans that are held by the taxpayers in our district from 5 percent interest to about 2.7 percent," said Yulian Ligioso, the acting assistant superintendent/interim vice president of finance and administration for the district.

According to the district, this represents approximately 9.5% savings that will be reflected in property taxes over the life of the bonds. Prop. M was approved by voters in 2006.

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The San Diego Business Journal Giving Guide — our annual list of nonprofit organizations and foundations — is featured with this week's edition. Make sure to check it out. We all know how tough this year has been for many of these groups as the pandemic has made it much harder to fundraise. A special congratulations to our 40 under 40 finalists. Winners will be announced in our Nov. 2 edition. ■

Project Has Industrial Revolution as its Theme

ARCHITECTURE: East Village Building Uses Steel as Central Design Element

■ By RAY HUARD

Steel is a big part of the work Paul Basile's BASILE Studio did in its award-winning design for Broadstone Makers Quarter in downtown San Diego's East Village. "We do a lot of steel work. It's kind of our go-to material. If you look at all of our projects you'll see there's a lot of steel," said Paul Basile, principal of BASILE Studio. "We like to use steel for what it is, we like the beauty of it."

In the case of Broadway Makers Quarter, steel fit right in with the feel Basile sought for the project.

"The overarching theme of the project was we were sort of exploring the evolution of the Industrial Revolution, kind of a tribute," Basile said. "It being Makers Quarter, we thought it would be a good analogy."

Fine Detail

The result was a hit with the San Diego Architectural Foundation, which awarded BASILE Studio a 2020 interior design orchid for its work on Broadstone Makers Quarter. Orchids go to projects worth emulating and onions to those that fall short.

Architectural Foundation judges said that Basile's work at Makers Quarter "has a dark perspective" but praised the project for "the level of detail in it."

His idea was to incorporate elements from different stages of the Industrial Revolution as people moved from an agrarian society, to one of machinery to computers with a nod to the future with the development of artificial intelligence — the combination of mechanical and electronics.

In the case of Broadstone Makers Quarter, the lobby features an interactive art piece, comprised of what Basile calls flip dots.

As described by Basile, an analog pixel board of about 12 square feet uses magnetism to flip a series of small discs from white to black in milliseconds. A 3-D camera records the hand gestures or movements of someone standing in front of the pixel board and mimics the movements in reverse on the dot screen.

"It's sort of a convergence of mechanical and electronics," Basile said. "We try

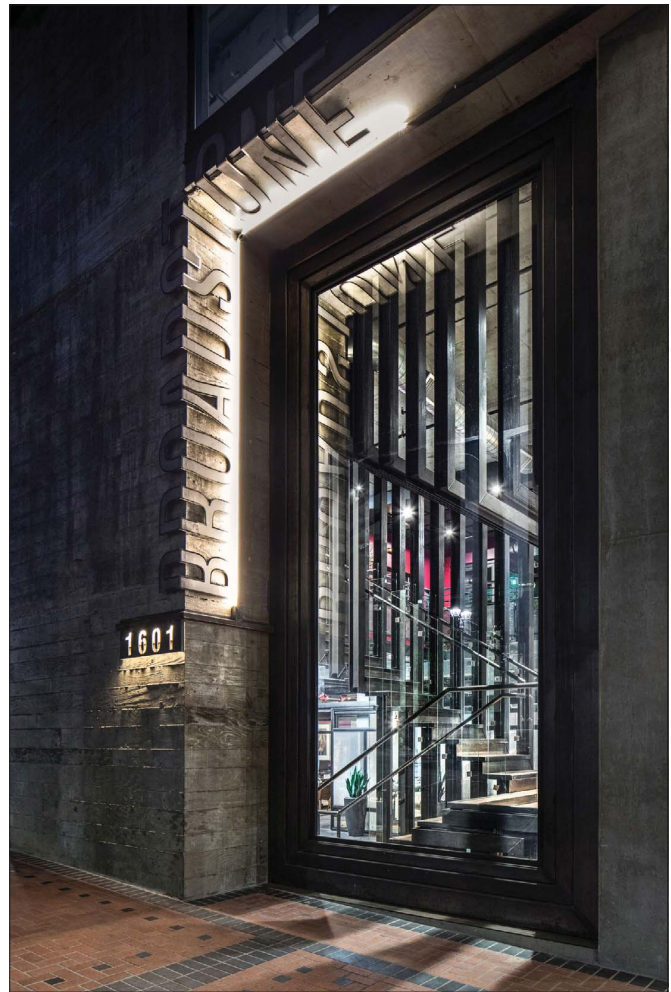


Photo courtesy of BASILE Studio

BASILE Studio's designs for the East Village's Broadstone Makers Quarter are meant as a nod to the Industrial Revolution with steel a central design element.

to integrate something that does something that interacts with the user. It's always about the user's experience. The one thing that really grabs people is something that moves."

Steel

Basile's fascination with steel is evident from the façade, which has balconies

► *Steel page 36*

Building Transformed at Mesa College

EDUCATION: 1970s Vintage Structure Escapes the Wrecking Ball

■ By RAY HUARD

Once destined for the wrecking ball, a Mesa College building of 1970s vintage that climbs up a Clairemont Mesa hillside has been transformed into a fine arts building.

Described by one architect as "a funky old building," the four-story concrete structure in a \$14.5 million renovation got a new life with floor-to-ceiling windows to eliminate the bunker look it had in its original state and an interior color scheme that makes it come to life.

"We were excited about it because all along, we thought the old building was cool, a big concrete-frame building that sort of stepped up the hillside," said Jim Gabriel, a principal of Hannah Gabriel Wells architects that designed the redeveloped structure.

C.W. Driver was the general contractor. "As architects, we always fall in love with things that are strange," Gabriel said. "The building kind of has this awkwardness but at the same time, it's strong. You could see from the way it's built, there's something engaging about this."

Razing the old 29,000 square-foot building to make room for a new one would have cost nearly half as much as building a new one, which came with its own cost.

"It was a pretty staggering cost, Gabriel said.

The design and construction of the old building is a throwback to the 1970s — "a timepiece," Gabriel called it, that's different from other more modern structures on campus "but that's OK," Gabriel said.

Repairs

Originally used for life science classes and administrative offices, the old building had serious problems that had to be overcome, said Lance Lareau, district architect for the San Diego Community College District.

The building is cast-in-place concrete that had developed what Lareau described as "water intrusion problems."

"Water was coming in from the hillside behind," Lareau said. "Water was coming in both sides of the building."

Fixing the problem was not easy, with half the building buried into the hillside.

"We had to drill through the wall and send pressurized grout into the cavity," Lareau said. "It took months and months to do that."

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Mesa

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From that point, Lareau said the renovation was “a complete gutting of the entire building except for the cast-in-place concrete.”
 “Everything else was taken out – windows, plumbing, we redid all the electrical work,” Lareau said. “We got rid of all the ceilings so it’s all open to the structure and the classrooms are all open. It has a pretty cool industrial look, which I think art students really like.”

Highlights

A key goal of the renovation was to bring daylight into the building with “a lot of new openings and windows,” Gabriel said.



Hanna Gabriel Wells
Principal
Jim Gabriel

Large terraces and balconies add daylight and provide outdoor space for students to work on their art.

“The highlight of the building for me is the art on display inside,” Gabriel said. “When you look up into the building and you see all the paint easels, the students working on their drawing, to me that really resonates.”

The interior also reflects the purpose of the renovated structure.

Illuminated or glazed walls throughout the building were designed as art walls where students can display their work or get a peek at the work going on inside.”

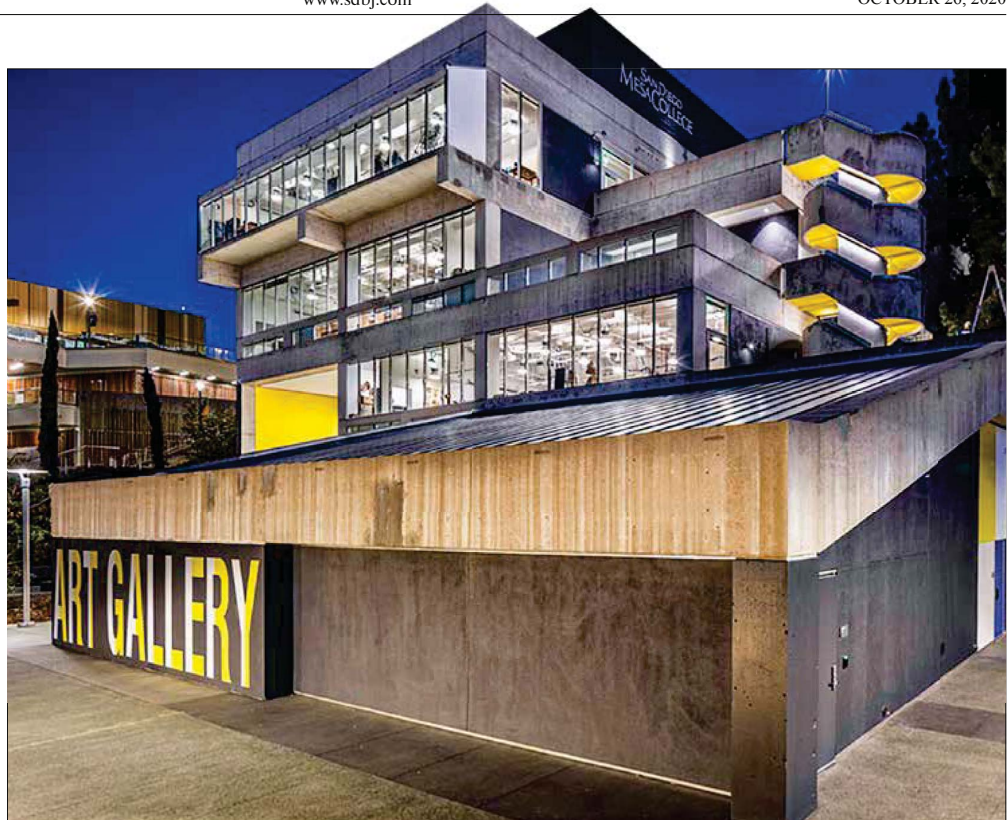
“Throughout the building, we brought in this thread of this bright, intense yellow color and these kind of bold chevron graphics,” Gabriel said. The chevron graphics mark the path through the building.

The renovated building was a perfect fit for the college’s arts programs.

“They thrive in these kind of raw, industrial spaces where everything doesn’t have to be prim and proper,” Gabriel said.

A Gateway

Keeping the building also allowed the school to consolidate all of its art programs from woodworking and metal shop to digital design and life-drawing.



A Mesa College building that was on the list to be demolished was resurrected as a fine arts building.

Photo courtesy of Hanna Gabriel Wells

“We got rid of all the ceilings so it’s all open to the structure and the classrooms are all open. It has a pretty cool industrial look, which I think art students really like.”

LANCE LAREAU

Before moving into the redeveloped building, the arts programs were in classrooms that were deep in the interior of the campus. “You had to really know where you were going,” Gabriel said.

The front of renovated building opens onto a plaza, which is the north gateway into Mesa College.

Combined with a student services building that was constructed in 2004 – also designed by Hannah Gabriel Wells – forms a welcoming plaza on the north side of the campus.

“It really becomes this great greeting for someone coming in,” Gabriel said.

“It’s kind of wonderful,” Lareau said. “As you come onto campus, there it is.”

The bottom floor of the building has a gallery where student art is on display, and the plaza can be used for special exhibits.

At the top of the bill, the back of the building is aglow at night and a new graphic sign in bright yellow lettering welcomes visitors. ■

Hanna Gabriel Wells	
FOUNDED: 1997	
PRINCIPALS: Jim Gabriel, Matthew Wells, Sean Chen, Eric Wendlandt, Amanda Behnke	
HEADQUARTERS: Ocean Beach	
EMPLOYEES: 20	
NOTABLE: the firm’s headquarters are in the first LEED net zero energy building in Ocean Beach	

Steel

◆ from page 3

fashioned from steel beams, and upon entering the building.

The lobby exterior has operable steel louvers that provide shade and change the exterior look of the building entrance.

Inside, steel railroad ties create built-in lounge seating with steel benches and swivel tables with an overhead rebar chandelier adding to the industrial feel.

Basile said a unique aspect of the lobby is steel waffle tiles made to emulate a coffered steel ceiling.

“This craftsmanship has never been done before with each tile handmade and cut to form,” Basile said.

An original Kluge printing press that Basile stationed to the left of the front door in the lobby represents the advancement of the industrial revolution, Basile said.

“I found it at an auction one day. It was hard for me to give up. I bought it because I loved it,” Basile said.

A 20 foot-long “infinity hallway”

inspired by the movie “2001: A Space Odyssey” connects the lobby to the parking garage.

“I loved ‘2001: Space Odyssey,’” Basile said. “That’s the future revolution.”

“This craftsmanship has never been done before with each tile handmade and cut to form.”

PAUL BASILE

The black-and-white tunnel is made of steel and acrylics, using glass, mirrors and light to create an “infinity effect,” that makes the tunnel seem far longer than it is.

A staircase made of sculptured steel I-beams and frameless glass guard rails leads from the two-story lobby to a 1,500 square-foot artists’ mezzanine that includes a 600 square-foot sound proof room equipped with electric guitars and a piano.

“It’s kind of a fun room to go into and you can kind of jam,” Basile said. “You can go in there and play as loud as you want. Nobody can hear you.”

A Refuge

The mezzanine includes a fully-functional loom at one end in a portion of the building that pops out from the façade so passers-by can watch people working on the loom or other creative projects.

“The loom was really one of the first computers,” Basile said. “You put a card into it and the machine would find where the hole is in the card and it would tell the machine to use this color fabric.”

Amenities include an outdoor deck on the third floor above the lobby with a kitchen, craft kitchen and a garden to play against the industrial feel of the rest of the project.

“You have this sort of really modern building and we sort of plunked right in the middle of it this English garden,” Basile said. “It’s sort of a refuge. It’s a quiet space. It’s just a fun romantic area to hang out.”

At the heart of the garden is a rusty-looking old greenhouse steel framework that Basile said is “a romanticized version of what it would be like to come across a BASILE project 100 years in the future.

With a staff of 55 that includes 30 metal workers and two robotic engineers, BASILE Studio makes everything use on its projects.

“We don’t just design, we make everything,” Basile said. “We do structural metal, we do glass and glazing, we do woodwork.” ■

BASILE STUDIO	
FOUNDED: 1994	
PRINCIPAL: Paul Basile	
HEADQUARTERS: East Village	
BUSINESS: design and fabrication firm	
EMPLOYEES: 55	
WEBSITE: www.basilestudio.com	
NOTABLE: interactive art is an integral part of the firm’s projects.	