

NEWSLETTER

THE OFFICIAL NEWSLETTER OF
LATITUDE 33 PLANNING & ENGINEERING

NEW THIS QUARTER:

PRINCIPAL'S MESSAGE	PAGE 1
FEATURED STORY	PAGE 2
AWARDS & NEWS	PAGE 4
COMMUNITY & CULTURE	PAGE 5
CELEBRATION	PAGE 6



PRINCIPAL'S MESSAGE



Giovanni Posillico, PE
Principal

As workers migrate away from typical office space, the need for life sciences labs, research, and development space continues to rise. Latitude 33 has had significant growth in this market segment. **We are now working on over 10 million square feet of life sciences, research, and ground up development projects in the San Diego region alone**, thanks to our long-standing partnerships with the design community and deep familiarity with the region where growth is taking place. The projects range from early design phases to under construction.

The vast majority of these projects are campus-style developments that can stand on their own to provide complete facilities and foster an environment conducive to creativity. We have progressively and substantially modified our conventional engineering design approach to a more collaborative design method in order to effectively execute the design of these campuses for our clients, such as **IQHQ, Longfellow, Alexandria, Sterling Bay, and others.**

These world-class life science campus projects have pushed design teams to

raise the bar and employ innovative thinking. The once-traditional land development design method, which previously allowed us to effectively create residential master plans on green fields, has evolved out of necessity into a deliberate, collaborative design approach that brings the whole design team together for every site plan choice. This guarantees that the site layout is both practical and attractive. **This method is a multi-pronged technique that focuses on providing iterative feedback and adjustments from beginning to conclusion.**

This collaborative design approach would not have been possible without strong, long-term partnerships with landscape architects, architects, general contractors, and other design companies. So, we want to take a minute to thank everyone who has helped us with these transformational regional campus projects. We wouldn't have achieved all of this success without our solid connections and knowledge of each other's strengths and methods.

Thank you!

THRIVING WITH LIFE SCIENCE PROJECTS

San Diego County is the number three life science hotspot in the nation. San Diego's life science companies generate \$27.7 billion in gross regional product and bring in more than \$7.3 billion in government contract funding (Biocom's 2021 California Economic Report).



There are currently 1,295 unique life science companies in San Diego, which are directly responsible for 72,402 jobs. That is nearly a **70 percent increase in the San Diego life science workforce in less than two decades**, when the 2003 workforce was at 42,799.

The growth of the life science industry shows no sign of slowing. Commercial broker CBRE noted record-high lease rates coupled with a burst of construction activity and record low vacancy rates at 3.5 percent in the first quarter of 2022. Natallie Rocha of the San Diego Union-Tribune summarized the trend when she reported earlier this year, **“the low supply and high demand for [office] space in the region is fueled by the voracious appetite of growing biotech and tech companies that are expanding into San Diego.”**

While some of San Diego's current growth in the life science industry has been in the works for decades, via institutions such as the **SALK Institute and UC San Diego**, what is exceptional is the fever pitch of investment by REITs—many of which are newer to the San Diego market—including **IQHQ, Sterling Bay, Trammell Crow, Longfellow Real Estate Partners, and Breakthrough Properties**. These privately held companies are contributing to a life science boom that is rippling across all sectors of the region.

The race to obtain potential lab space has supported our growth tremendously. **Latitude 33 currently has 10 million square feet of life science developments in planning, design, and construction.**

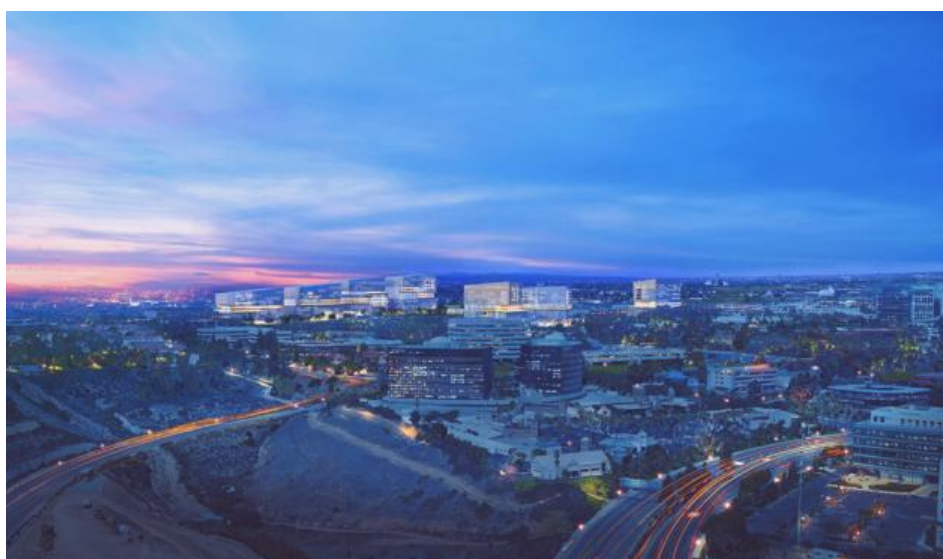
*Photos and renderings of
Aperture Del Mar, Lusk Center,
and Vista Sorrento Labs.*



Several of Latitude 33's current life science projects underway include:

- **Lusk Center** by Longfellow
- **Aventine** by IQHQ
- **Vista Sorrento Labs** by Trammell Crow
- **Aperture Del Mar** by Gemdale USA

Among others that are currently under NDA and will be announced soon!



Key developments in Latitude 33's completed life sciences portfolio include: **Illumina i3 Campus, Center of Novel Therapeutics at UC San Diego, Altman Clinical and Translational Research Institute at UC San Diego, APEX, and La Jolla Centre III.**

Latitude 33 strategically diversified into the life science industry years ago to align itself with this economic powerhouse. We are committed to continue serving clients that provide the research and science required to create a healthier and more equitable global landscape.

AWARDS & NEWS

AWARDS

ASCE SAN DIEGO 2022 AWARDS

Latitude 33 and Balfour Beatty had a great time celebrating the **County of San Diego Youth Transition Campus Phase 1** win at the DBIA Western Pacific Regional Conference and Awards. We are pleased to share that the County of San Diego's Youth Transition Center (YTC), Phase 1, was recognized and received the **Award of Merit** on awards night!

This project for the County of San Diego is meant to serve as a model for positive growth and to refocus our approach to the rehabilitation of incarcerated youth. The Urban Camp Phase 1 of the project includes roughly 131,000 square feet of new structures, over 300 parking slots, and new campus amenities such as a leisure field, ball courts, indoor gymnasium, educational facilities, vocational spaces, and four new housing facilities. The atmosphere will prioritize staff and youth engagement, family ties, positive program involvement, and a sense of wellbeing for both youth and staff.

The Design-Build team is being led by Balfour Beatty + DLR Group, along with nine (9) design/engineering partners and eleven (11) trade partners, including Latitude 33.



PROGRESSING PROJECTS

JEFFERSON LA MESA RIBBON CUTTING

Latitude 33 joined the La Mesa Chamber of Commerce and developer, JPI Companies, for the grand opening of Jefferson La Mesa on October 19, 2022. This 230-unit luxury apartment community offers studios, live/work units/lofts, and 1, 2 and 3-bedroom units with 19 floor plans.

Community amenities include a dual-level fitness center, BBQ grilling stations, yoga studio, swimming pool and poolside cabanas with TVs. Latitude 33 was honored to bring necessary infrastructure improvements to both the project and the City of La Mesa!



AWARDS & NEWS

AWARDS

40 UNDER 40

We congratulate our Associates **Sean Scaramella** and **Sean Drake**, for being named finalists for the SD Metro's 40 Under 40 in 2022!



PROGRESSING PROJECTS

TORREY PINES FIRE STATION GROUNDBREAKING

In October, Latitude 33 attended the groundbreaking ceremony for **San Diego's first fire station to house an all-electric fire apparatus and a quick-charge electric vehicle charging station**. Latitude 33 and our partners were on-site to get our hands dirty and kick-start the project. The building, which will be two stories tall and have over 10,500 square feet of area, will be housed within SDFD's Battalion 5. It will have three apparatus bays; sleeping rooms for nine personnel; a firefighter's office and the battalion chief's office; an exercise room; a kitchen; a ready room; and on-site parking. This new fire station will improve safety not only for UC San Diego but also for everyone who lives and works in the surrounding area. The Fire Station is expected to open in 2024!



Left to right: Matt McGuirk, Project Engineer at Latitude 33 | Sean Drake, Associate at Latitude 33 | Pradeep Khosla, Chancellor at UC San Diego | Joe LaCava, Councilmember at City of San Diego | Todd Gloria, San Diego Mayor



LATITUDE 33'S NEWEST TEAM MEMBERS



Eisen Domingo | SURVEY TECHNICIAN

The Latitude 33 team now includes Eisen Domingo as a Survey Technician. In his free time, he likes to go to the gym and watch his grandsons compete in tournaments all over San Diego. He is a Civil Engineering graduate with expertise in survey calculations, drafting, and land development design. He will succeed in his new position thanks to this knowledge. Greetings from the team!

“ I AM LOOKING FORWARD TO THE BUSY WORK. ”



Chaston Stewart | SR. DESIGN ENGINEER

Senior Design Engineer Chaston Stewart is now a member of the Latitude 33 team. With a bachelor's in civil engineering, Chaston recently graduated from San Diego State University (GO AZTECS) in 2021. He spends his free time taking care of Korban, the newest member of his family, playing and recording music, going on hikes and camping trips, and hanging out with his loved ones. Chaston anticipates a positive work environment and the company culture at Latitude 33. Welcome!

“ I'M LOOKING FORWARD TO THE OPPORTUNITY TO LEARN AND GROW WITH THIS COMPANY AND WORK ON DIVERSE TYPES OF PROJECTS. ”



Andrea Vega | WATER RESOURCE MANAGER

Water Resource Manager Andrea Vega has joined the Latitude 33 team. She likes to watch movies, go to Disneyland with her family, and make cardstock banners in her free time. When choosing a college major, she became interested in civil engineering. "I came to understand that civil engineering had a wide range of options. I initially became interested in water resources just because I liked the classes. Fortunately for me, I really enjoyed the work once I started learning about the practical applications of hydrology and hydraulic calculations." We at Latitude 33 are delighted to have you on board!

“ I AM LOOKING FORWARD TO GETTING TO KNOW MY TEAMMATES AND WORKING CLOSELY WITH SUCH AN AMAZING TEAM. ”



Todd Raimundo | PARTY CHIEF

Todd Raimundo, Party Chief, has joined the Latitude 33 Survey Department. He recently graduated from SDSU with a communications degree and two years of civil engineering education. He valued the expertise and advice he received from Geoff Howland and Trevor Turano, and he is looking forward to working with them again. He enjoys surfing, golfing, and traveling in his leisure time, but his favorite pastime is spending time with his family and coaching his boys' different sports teams. The opportunity to use his technical education and work outside in a challenging career that constantly presented a new challenge to solve drove him to land surveying. We are delighted to have you here.

“ I AM LOOKING FORWARD TO TACKLING NEW CHALLENGING PROJECTS AND WORKING ALONGSIDE OTHER EXPERIENCED SURVEYORS TO EXPAND MY UNDERSTANDING OF THE FIELD AND GROW MY CAREER WITH THE COMPANY. ”



Latitude 33 contributed to our partner Cavnag, who supported the Man & Woman of the Year Fundraiser for **The Leukemia & Lymphoma Society**. LLS's mission is to eradicate leukemia, lymphoma, Hodgkin's disease, and myeloma while also enhancing the lives of patients and their loved ones. LLS serves as the voice for all blood donors, funds life-saving blood cancer research around the globe, and offers free resources and support services.

Visit <https://givenow.lls.org/> to find out more about The Leukemia & Lymphoma Society and make a donation.

DID YOU KNOW?

Latitude 33 is always seeking qualified candidates at all levels regardless of formal posting.

Email your resume to
JOBS@LATITUDE33.COM

OR APPLY ONLINE AT **WWW.LATITUDE33.COM**

CELEBRATION

This quarter, we've been active with site visits, golf competitions, softball games, evening outings, team building, and Halloween trivia nights. As our team expands, we strive to retain a culture of excellence, empowerment, and FUN!

SITE VISITS

GOLF

SOFTBALL

HALLOWEEN

Thank you for being part of our planning, engineering, and surveying family.

Keep an eye out for our next newsletter hitting your email Winter **2023**.

From the entire Latitude 33 team, thanks for reading!

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