

Walls up at Bressi Ranch

Tilt-up concrete walls have been erected for The Towers at Bressi Ranch, the first registered LEED-CS, core and shell project in Carlsbad. **Ryan Companies US Inc.** is the developer and contractor, and **Smith Consulting Architects** the designer.



The shell of the Towers is designed and being built in accordance with LEED (Leadership in Energy and Environmental Design) standards. These standards reduce operating costs, enhance building marketability and increase worker productivity, while reducing the potential liability resulting from indoor air quality problems.

The initial phase of The Towers will include 161,000 square feet of industrial/flex condos and stand-alone office condos in 12 buildings on 12 acres. Completion of the first phase began in May, for the first building, through August.

The 21-acre, two-phase project will total 280,000 square feet in 18 industrial and office condominiums and stand-alone office buildings within the 2.1 million-square-foot Bressi Ranch Corporate Center.

Mark Langan is vice president-in-charge for Smith Consulting, with Gary Baker as vice president of design and LEED Accredited Professional, and Brian Drache as project architect and LEED Accredited Professional.

Robbie Knight is division manager for Ryan Companies' construction operations and is a LEED Accredited Professional. Consultants include **Prime Structural Engineers, Lang Engineering Company, McParlane & Associates, MPE, and Ridge Landscape Architects.** Drew George is serving as LEED consultant.