

From the editor

# Winners show power of ingenuity

**W**hile the real estate industry and economy overall continue in turmoil, our 2008 East Bay Structures winners prove that ingenuity and resourcefulness can find success despite market cycles.

Big sales and office leases are still happening, as with the Ygnacio Center in Concord and Robert Half's move to Bishop Ranch. There is striking architecture, seen in the Casa Real event center and the Dahlin Group's headquarters. Retail is still with us: Look at Spare Time Clubs Inc.'s new Diamond Hills Sports Club and Spa in East Contra Costa, with its affiliated retail development and the upscale Danville Rose Garden center, anchored by Navlet's Garden Center.

This year, we added an award for Lifetime Achievement, to recognize an individual in the East Bay development community who has gone beyond his work to exemplify humanity and good citizenship.

That individual is Ken Behring, the Florida developer who moved to California and was the mastermind behind Blackhawk, the luxury housing and shopping area next to Danville. He capitalized on the area's exclusivity and his love of automobiles by building the Blackhawk Museum. Rather than

retire and play golf, Behring finds new energy in philanthropy, giving to museums, including the Smithsonian, as well as educational and health-care efforts worldwide. As a philanthropist, he's become most famous for his Wheelchairs for the World Foundation, which has donated 800,000 wheelchairs to date in 150 countries.

The Structures winners were chosen from public nominations and our own news stories of the previous year. We truly appreciate the advice and recommendations of a panel of industry experts who volunteered time and energy as we considered our nominees. The panel included: Allison Tabor, CEO, TEAC Structural Engineering; John Robbins, partner at Carpenter/Robbins Commercial Real Estate Inc.; Rick Millitello, executive vice president, Skansa USA Building Inc.; Jeffrey S. Weil, senior vice president, Colliers international; and Robert W. Scott, senior vice president and general manager at Sunset Development Co. The final decisions were made by our news management team alone.

Please join us in congratulating this year's Structures winners. And join us in thanking our sponsors and advertisers for supporting the Business Times in creating this supplement and its related awards presentation, on Nov. 13 at the Rotunda Building in Oakland.

—Albert C. Pacciorini, East Bay bureau chief ■

## TABLE OF CONTENTS

Lifetime achievement . . . . .	4
Best office sale . . . . .	6
Best office lease . . . . .	6
Best redevelopment . . . . .	7
Best reuse . . . . .	7
Biggest retail sale . . . . .	8
Best retail lease . . . . .	8
Best retail project . . . . .	9
Biggest industrial sale . . . . .	10
Biggest industrial lease . . . . .	10
Biggest manufacturing project	11
Best hotel project . . . . .	12
Best event venue . . . . .	12
Best architectural design . . .	13
Best sports facility . . . . .	14
Best arts and culture project	15
Best education project . . . . .	16
Best health-care project . . .	16
Best public-private project . .	18