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## **CONSTRUCTION UPDATE: New Project Profiles: Carneros Business Condominiums**

by [Jeff Quackenbush](#)  
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*Editors note: The Business Journal features profiles of North Bay construction projects that are complete or nearly so. Send details to [jquackenbush@busjrn.com](mailto:jquackenbush@busjrn.com) or fax to 707-521-5292.*

### **Carneros Business Condominiums**

1620 Carneros Meadows Lane, Sonoma

**Owner:** Carneros Business Condominiums LLC

**Developers:** William A. Saks & Company, St. Helena, and McDevitt & McDevitt Construction Corp., Petaluma

**Description:** 43,000-square-foot concrete tilt-up building on 3.24 acres. The building has 41 fully insulated office-warehouse units, ranging in size from 769 to 1562 square feet, and units can be combined into larger spaces. Units have ample parking and glazing.

**Completion:** December 2008

**Architecture:** building – Del Starrett Architect, Santa Rosa; landscape – Parker Smith, Sebastopol

**General contractor:** McDevitt & McDevitt

**Engineering:** civil – Bedford/Associates, Santa Rosa; structural – ATM Engineering, Rancho Cordova; electrical – Ray Slaughter & Associates, Petaluma; other – Baechtel Hudis

**Lender:** Sonoma Valley Bank

**Project cost:** \$8.5 million

**Asking prices per square foot:** ranges from \$194 to \$262

**Real estate representation:** William A. Saks & Company

Bill Saks brought together Willie McDevitt and Ed Brush, owners of Petaluma-based commercial general contractor McDevitt & McDevitt, and 10 other investors to build the industrial condominiums, which they call "iCondos." It's the first project to be built in the 53-acre Carneros Business Park.

Approval of the business park in 2006 took several years because of environmental and other regulatory issues, some of which were resolved with the installation of a large "bioswale," or grass-lined pond, to naturally filter rainwater runoff.

The condo project also encountered challenges in permit processing, such as traffic mitigation fees. However, surmounting those matters could ease evaluation of future projects in the park, such as Ganau America's planned expansion of its wine cork finishing facility, according to Mr. Saks.