WHO'S BUILDING L.A.

A Quarterly Look at Who's Building in the City of Angels

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The new two-million-square-foot Circa complex is a stunning addition to the South Park neighborhood of Downtown. The project, designed by architects Harley Ellis Devereaux with interiors by HansonLA, will feature 648 apartments in two 35-story high rounded, twin towers. Those units—located above a 46,000-square-foot, five-story retail and parking podium—will be arranged in one-, two-, and three-bedroom configurations and will range in size from 700 to 3,800 square feet. The towers will be connected by a landscaped pool patio and cabana areas located atop the podium. Additionally, the towers will also feature streamlined floor-to-ceiling glass curtain wall exteriors. The buildings’ eastern and western facades also contain protruding exterior balconies. The oval shape of the towers is intended to “create maximum view corridors for every unit.” Circa is due to open in early 2018.

**PROJECT HIGHLIGHTS**
- 2 million square-foot complex
- 648 apartments
- 1, 2 or 3 bedroom dwellings available
- Stunning landscaped pool patio
- Uniquely artful interiors by HansonLA
Would your clients recommend you to others?

Ours do. When 273 corporate real estate decision makers were polled in the independent 2015 Watkins Survey*, Cresa came out ahead of all our national competitors - by a long shot. We have to be in sync with our clients’ commercial real estate needs every day in order to earn their trust and keep their business. When you hire Cresa, you’re making the right decision.

*The Watkins Survey: an industry benchmark. Watkins Research Group, Inc., in a joint project with Flaspöhler Research Group, conducted interviews with 273 corporate real estate decision makers, representing North America’s largest users of commercial real estate services. The survey evaluated 23 corporate real estate service providers and identified key considerations in selecting these providers.
In the 1960s, El Segundo made history in aerospace thanks to the insight of its visionary business leaders and engineers. However, with this abundance of large, corporate R&D users, the City lacked office serving amenities. Over the past 10 years, the major El Segundo defense tenants have consolidated and/or relocated outside of California. This tectonic tenant shift has offered developers the opportunity to re-position large “horizontal” buildings into cutting edge, highly-amenitized creative campuses. Today, this coastal city enjoys a diversified tenant base and is a hub for creative innovation in design, technology and new media. Additionally, El Segundo has a thriving entrepreneurial community, and offers immediate connections to primary North/South and East/West corridors. Los Angeles and Santa Monica are within easy reach, and LAX is just minutes away.

In April 2015, SteelWave took advantage of this flourishing market and purchased one of the classic industrial buildings. Now known as INSITE, and located at 2030 E. Maple Ave., the project is a compelling adaptive re-use project. SteelWave’s renovation program has preserved the historical industrial elements and retro feel of the building while providing a modern, state-of-the-art creative working environment catering toward professionals in leading edge industries. SteelWave retained HLB, a leading design architect experienced with similar transformation, to convert the now obsolete, former Raytheon R&D facility into the South Bay’s most-amenitized creative office campus. The project was very capital intensive and the approximately $11M program included: a complete demo of interiors, new roof, façade, parking field, landscape, a new signage program, and the addition of extensive shared amenities including a coffee bar, fitness facility with showers, bicycle storage and repair, firepit lounge, basketball half court, food truck parking and a dog run. CBRE’s Bill Bloodgood, Bob Healey and Erin Rierson were hired to assist in the implementation of an aggressive marketing and leasing plan. The project was completed in November, 2016.

### PROJECT HIGHLIGHTS
- 101,874 rentable square feet, including 22,289 of mezzanine, located on a 4.8 acre site
- A prime “horizontal campus” with an abundant parking ratio of 3.75 per 1,000 SF
- Immediate freeway access to the Century (105) and Interstate 405 Freeways, with Los Angeles International Airport (LAX) minutes away
- Striking, contemporary architecture can accommodate tenant needs for large or smaller spaces, while outdoor seating amid eco-friendly landscaping creates a uniquely intimate, campus-like setting
- Extensive windows, solar tubes and skylights permit natural light to flow throughout the interior space at both the ground and mezzanine levels
- An architectural “sky-cut” opens the structure to provide an individual entry point for each tenant
- On-site amenities include a coffee bar/pantry, fitness facility with showers, bicycle storage and repair, firepit lounge, basketball half court, beanbag toss, food truck parking and a dog run
- Ample green space and indoor/outdoor collaboration areas equipped with Wi-Fi provide opportunities for recreation and relaxation
- Close to El Segundo’s Main Street retail area filled with abundant shopping and restaurant amenities
The design of the new United States Courthouse in downtown Los Angeles is both modern in spirit and rooted in classic principles of federal architecture. It uses traditional architectural elements such as processional steps, grand public spaces, and enduring materials like limestone to achieve a strong civic identity. Envisioned as a “floating” cube, the building employs an innovative structural engineering concept that cantilevers the glass volume above its stone base, making the courthouse contemporary in material, technology, and form.

Located on a prominent block in the city’s Civic Center neighborhood, the 10-story, 633,000-square-foot building contains 24 courtrooms and 32 judicial chambers. It houses the U.S. District Court of the Central District of California, accommodates the needs of the U.S. Marshals Service, and provides trial preparation space for the U.S. Attorneys’ Office and Federal Public Defender.

**PROJECT HIGHLIGHTS**
- 633,000 square feet
- 10 story structure
- 24 courtrooms and 32 judicial chambers
- Striking design highlighted by “floating cube” effect

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**DID YOU KNOW?**

This **July 1**, the City of Los Angeles will require Energy and Water Efficiency Benchmarking for existing buildings including:

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- Industrial
- Multi-family

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Balancing Modern and Classic through Construction Collaboration

By JAY WEISBERGER

As cities evolve, communities strive to strike a balance between old and new. In Los Angeles, it’s especially important since classic structures are a hallmark. They’re among the sites visitors wish to see and sources of pride for residents who see them as places that set the region apart.

More and more, we’re seeing the juxtaposition of the classic with modern. That contrast doesn’t mean communities have to lose their own sense of place. Contractors are breaking out of their traditional roles to collaborate with communities, designers and other key partners to take a more active role in delivering the vision that communities want when projects are proposed.

One reason for this is the rise of alternative delivery methods like design-build and CM/GC, which ask all project participants to collaborate, rather than bid-build models where contractors simply were asked to execute a design.

Another reason for this level of involvement is more straightforward: it delivers better outcomes for communities it serves. The former bridge was akin to “that actor who’s in that movie” that you can never name. Lacking the star power name of something like the Golden Gate, the Sixth Street Viaduct was well known nationally from being the go-to spot for filming everything from car ads to classic films. Sadly, the concrete that supported much of the structure suffered from a chemical condition from its era that caused it to deteriorate. The structure is being fully replaced.

From an early stage, the City of Los Angeles worked with a visionary design team – Michael Maltzan and HNTB – to design a bridge that would be equally recognizable, but do more to connect communities, principally the growing Arts District and the bustling East LA community. The construction team got to work early in the design process to make the vision a reality. Structurally, the CM/GC delivery method meant the construction team of Skanska and Stacy & Witbeck was able to experiment with concrete pour mockups many months before final contract negotiations with the City. The complex design of the bridge requires intricate concrete work. While the construction team is well-versed in cast-in-place concrete, this is an extremely unique design. The “practice rounds” completed in an Inland Empire yard identified several areas to refine with the full team, long before they ever became issues in the field. One can only imagine the community reactions if a visionary design it’s counting on must be changed at the last minute. CM/GC ensured smooth sailing.

At the same time, significant community outreach has taken place, from advance notification of construction activity to local residents and businesses, to helping recruit local labor and trade partners to build this iconic new project. When it was time for the original bridge to be demolished, the construction team and the City hosted several open house-style events, including “Rock Day LA” where Angelinos could take a piece of their historic bridge home with them, helping preserve the memory of the structure and giving the community a greater sense of ownership over the bridge and the entire project.

Of course, preservation is another way to ensure a classic structure remains part of the community fabric for generations. Union Station is an Art Deco gem and, as transit use increases, more and more of a focal point for commuters. The adjacent Fred Harvey Building had stood vacant for more than 50 years. Union Station leadership can tell stories of people peering through its glass doors, recalling meals and drinks inside just after the end of WWII when they brought their families west. The unique architecture of the Fred Harvey Building – both inside and out – held too much history to be razed in favor of something new.

Once again, the Skanska construction team worked closely with stakeholders Metro, Molin Asset Management and Architectural Resources Group to restore the space, which will once again open to the public as a brewery later this year. The team was meticulous. For example, the Art Deco clock in the building was stolen many years ago. Instead of finding a replacement in the style of the clock, the team used the original blue prints to create a 3-D model, which was used to build an exact replica of the original. Similarly, the team found the fabricator of the light fixtures from the original restaurant that opened in 1939, working collaboratively to recreate the originals using a black and white photos.

The construction team alone would not have had the resources to find all of these items. It took a team sharing the vision of the owner, designer, community and other stakeholders to pull it off.

The next 10 years will see more and more development throughout the Los Angeles region. Communities will continue to seek ways to combine needed new structures with the classic places that provide a sense of identity. The good news for all of us is that the right teams can make sure the right balance is achieved.

Jay Weisberger is head of Communications, West for Skanska USA.

THE LOS ANGELES BUSINESS JOURNAL’S
BUSINESS HALL of FAME AWARDS

2017 Business Person of the Year
Monica C. Lozano
Former Chairman and CEO, US Hispanic Media, Inc.
Chairman, Aspen Institute Latinos and Society Program

Please join us at our 16th annual Business Hall of Fame event to honor the 2017 Business Person of the Year, Monica Lozano, and several companies doing business in Los Angeles for over 100 years.

Luncheon and Awards Ceremony
Monday, April 17, 2017
11:00 am–1:30 pm • Millennium Biltmore Hotel Los Angeles
506 South Grand Avenue, Los Angeles, CA 90071
Tickets: $125/Corporate Tables of 10: $1,000

For more information or to register, visit us online at www.labusinessjournal.com/bizevents.
Energy Disclosure Laws: What are the Most Recent Developments?

By MARIKA ERDELY

D oes energy efficiency result in a higher market valuation of a building? Of course, it does. Not only does lower energy consumption cause lower operating costs and higher net operating income, new data hot off the presses at BOMA support this claim. In the California market, Class A buildings with Energy Star Certification had a higher sale price per square foot by 28% than standard Class A buildings. Even more notable was the 31% increase in lease rates for Energy Star certified buildings. In the Los Angeles market, Class A buildings sold for 9% higher than standard and leased for 14% more.

WHAT DOES ENERGY STAR CERTIFICATION ACTUALLY MEAN?

With new energy and water disclosure laws popping up across the country, we will continue to hear about Energy Star, the US Environmental Protection Agency’s Energy Star Program or affectionately called “EBEWE.”

THE CITY OF LA’S ORDINANCE COMES IN TWO PHASES

Phase 1 requires annual disclosure of energy and water use through the EPA’s Portfolio Manager software used to assess a building’s energy consumption by comparing its Portfolio Manager software used to assess a building’s energy consumption by comparing its characteristics against similar building types across the nation. Buildings with an Energy Star Score exceeding 75, the rating is 0 to 100, with 100 being the most energy efficient, can apply for Energy Star Certification. This requires a Professional Engineer or Licensed Architect to inspect a building and test the illumination, thermal comfort and adequate ventilation of the building to meet IESNA and ASHRAE standards. Buildings receiving this certification can display this honor on their entry doors.

During December 2016, the cities of Denver, CO; Orlando, FL; and Evanston, IL and finally, our own City of Angels signed legislation requiring energy and water disclosure laws. Mayor Garcetti signed Ordinance #184674 called the Existing Building Energy and Water Efficiency Program or affectionately called “EBEWE.”

The schedule for Audits and Retro commissioning is tied to the last digit of the building’s operating cost and how well it is operating, compared to how it was designed.

The Audit Report is a valuable tool to understanding the potential benefits of implementing Energy Conservation Measures (ECMs). For example, LED lighting retrofits can save up to 25% of the total bill. The benefits to retro commissioning include ensuring that a building operates as it was designed. Many times during the operation of a building, cost-saving efforts are implemented to make short term fixes and this ultimately affects the energy and water efficiency of the building. Plus, new technologies can provide new energy saving opportunities.

There are a few exemptions to the benchmarking requirements, excluding buildings that have been under demolition and those that have not received any energy or water service in the past year. In addition, buildings that are already Energy Star Certified will not have to comply with Phase 2 of this ordinance. Also, please note that there are fees for submission of the Benchmarking and Audit Reports, as well as for non-compliance.

WHAT HAPPENING WITH CALIFORNIA’S ENERGY DISCLOSURE LAW?

California has currently set the threshold for compliance for AB 802 (formerly AB 1103) to require all buildings over 50,000 square feet to annually disclose their benchmarking results. This law will no longer be tied to financial transaction as AB 1103 had been. The new law also includes multi-family buildings, which were not previously included. This law is still in draft form but should be finalized in the next several months and requires commercial buildings to disclose by April 1, 2018 and multi-family buildings to disclose by April 1, 2019.

FINAL THOUGHTS

Why care about energy efficiency and why comply with these laws? Market valuations! Our case studies have made it very clear in our recent LED and HVAC control retrofits, that making a building energy efficient is not only going to lower the building’s operating cost and make the cap rate more attractive, it will ultimately affect market valuations. It already does.

Please contact us with any questions regarding energy disclosure law requirements, or energy efficiency.

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Building excellence

AECOM salutes the Los Angeles Community College District and its Board of Trustees for being awarded the prestigious Bentley Systems “Be Inspired” award for its demonstrated excellence in government building projects. Through quality engineering and design the District has created learning environments within their nine colleges to help students build and achieve their own dreams.

BuildLACCD.org
New Los Angeles Community College District Student Facilities Recognized for Design and Efficiency

The Los Angeles Community College District (LACCD) has received a dozen prestigious building and professional design awards for its newest campus facilities serving more than 250,000 students and adults throughout its footprint. The District has been engaged in a massive $6.2 billion campaign to upgrade and improve its teaching facilities across all nine of its colleges. This important work helps prepare students and adults in 21st century learning environments to help them pursue their education and career goals.

A critical component of this effort leverages environmentally responsible construction while modernizing buildings and facilities. More than 60 new structures have met or will meet LEED standards. Program funding comes from three voter-approved bond measures: Proposition A ($1.245 billion); Proposition AA ($980 million); and Measure J ($3.5 billion). AECOM, a premier, fully integrated global infrastructure firm, currently manages the modernization program, known as BuildLACCD.

New construction projects were recently recognized by the U.S. Green Building Council, Greenbuild 2016 International Conference, Community College Facility Coalition, New Building Institute, Design-Build Institute of America, Bentley Systems Inc., and Engineering News-Record. These projects include:

- **Los Angeles Valley College – Monarch Center**
- **East L.A. College – Language Arts & Humanities Building**
- **L.A. Community College – HGA Architects and Engineers**

**LACCD’s BuildLACCD Program began in 2001 and is funded through more than $6 billion in voter-approved bonds to modernize and renovate facilities on the nine campuses of the District.**

**BUILDLACCD PROGRAM HIGHLIGHTS**

- **$6.26 Billion total budget (from 3 voter-approved bond measures)**
- **625 projects completed**
- **196 projects remaining**
- **LA Mission College, Pierce College, LA Valley College, LA City College, East LA College, West LA College, LA Trade-Technical College, Southwest College, LA Harbor College**
- **250,000 students served annually**

**New Los Angeles Community College District Student Facilities Recognized for Design and Efficiency**

**New year, new opportunities.**

Skanska teams with customers and communities to build the places we work, live and play.