LOS ANGELES STREET CIVIC BUILDING

A.K.A. OLD PARKER CENTER

DRAFT

DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING ARCHITECTURAL DIVISION
• After final EIR was published in June 2014 with the Municipal Facilities Committee concurrence of Alternative B3 as a preferred option; Bureau of Engineering was directed to prepare and analyze an alternative B4 for Parker Center site that preserves the existing Parker Center tower providing a net usable area of 588,000 sq.ft. matching Alternative B3 option.

• The purpose of this study is to directly compare the cost of Alternative B4 with the Alternative B3.
ARCHITECTURE PLANNING

LOS ANGELES STREET CIVIC BUILDING
OLD PARKER CENTER

ALTERNATIVE B3 (UPDATE)
CONCEPTUAL MASSING STUDIES

670,500 GSF
62,700 SF
45,530 SF
20,530 GSF

E TEMPLE ST
W 1ST ST
N LOS ANGELES ST

911 CALL CENTER
METRO JAIL
PARKING PLAZA
CAR ACCESS
PEDESTRIAN ACCESS
PEDESTRIAN ACCESS

FLOOR PLAN
AXONOMETRIC

GROSS SQUARE FEET
753,730

PARKING SPACES
754

DEMOLITION
BUILD

PUBLIC SPACE
ASSEMBLY
PARKING
OPEN SPACE

OFFICE ADDITION

GROSS SQUARE FEET
670,500 GSF
62,700 SF
45,530 SF
20,530 GSF

275' - 0"
110' - 0"

LEGEND:

OPEN SPACE
Alternative B3 (EIR 2013) would result in the full demolition of the Parker Center building and construction of a new office building, which would consist of approximately 1,173 parking spaces with a maximum height of approximately 400 feet. The proposed 753,730 square-foot program could be accommodated in one or two buildings on the site. The new building(s) could take on a variety of configurations, but would generally fill the footprint of the existing Parker Center building. Outdoor open space and a pedestrian connection between City Hall to the west, and the Little Tokyo neighborhood to the east and south would be provided.
Alternative B3 (update) would result in the full demolition of the Parker Center building and construction of a new office building, which would consist of approximately 754 parking spaces with a maximum height of approximately 400 feet. The proposed 753,730 square-foot program could be accommodated in one or two buildings on the site. The new building(s) could take on a variety of configurations, but would generally fill the footprint of the existing Parker Center building. Outdoor open space and a pedestrian connection between City Hall to the west, and the Little Tokyo neighborhood to the east and south would be provided.
ARCHITECTURE PLANNING

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OLD PARKER CENTER

ALTERNATIVE B4 CONCEPTUAL MASSING STUDIES
Alternative B4 would result in the partial demolition of the Parker Center site, rehabilitation and seismic reinforcement of existing Parker Center tower, and construction of a new 588,000 net s.f. office building. This will total to approximately 818,600 gross square feet, and 819 parking spaces with a maximum height of approximately 420 feet.

No feasible mitigation measures were identified that would address the resulting impacts and meet project objective. Alternative B4 EIR significant impact is not mitigable. An amendment to the current EIR is required, which will extend the schedule by about 1 year.
## Alternatives Data Summary [B3 vs B4]

### Alternative B3 (New 2016)
- **Gross Square Feet:** 753,730 GSF
- **Net Square Feet:** 588,000 NSF
- **Efficiency Ratio:** 78%
- **Approximate Parking:** 754 spaces
- **Maximum Height:** 450 ft. (Max. Envelope)
- **Est. Project Cost (ROM):** $514,000,000

### Alternative B4
- **Gross Square Feet:** 818,600 GSF
- **Net Square Feet:** 588,000 NSF
- **Efficiency Ratio:** 70% (Approx.)
- **Approximate Parking:** 819 spaces
- **Maximum Height:** 450 ft. (Max. Envelope)
- **Est. Project Cost (ROM):** $621,000,000

**Difference in Project Cost:** $107,000,000

### Notes
1. Gross square footage is calculated [per the BOMA (Building Owners and Managers Association) gross method] to the outside face of the exterior walls.
2. Net square footage is calculated by taking the gross square footage less the square footage for the following areas: auditoriums, all vertical shafts, elevators, stairs, duct/conduit shafts, mechanical rooms, electrical rooms, and tele/data rooms, exterior walls (including new structure), lobbies, elevator lobbies, hallways, toilets, and janitor closets.
3. The property is zoned “PF” which does not require additional parking. The percentage is based on a typical requirement of 1 space per 1,000 GSF.
4. All elevations are taken from floor level of existing Parker Center Building at Los Angeles Street.
### Notes

1. Summary Estimate - EIR Alt. B3 - prepared 10/15/2013 by Cumming
   (a) The 4/16 Structured Parking cost summary (EIR Alt. B3) reflect a reduction from the 1173 stalls to 754 stalls.
   (b) The 4/16 Site Development costs (EIR Alt. B3) reflect an increase for Haz. Matl. Abatement and historic elements/artifact relocation.

*Unit Costs are rounded to the nearest whole number.*

### 2016 Option Analysis

<table>
<thead>
<tr>
<th>2016 Alt. B3 (WITH 754 STALLS)</th>
<th>NEW ALT B4 (WITH 818 STALLS)</th>
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<tbody>
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<td>(a) 28,104,600</td>
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\[(\Delta B3 & B4 \text{ TOTAL} = $106,885,918)\]
NOTES
1. PARKER CENTER SITE
2. LEASED BUILDINGS
3. OWNED BUILDINGS

EXISTING PARKER CENTER
- 142,000 S.F.
- 388 EMPLOYEES

PERSONNEL BUILDING
- 40,591 S.F.
- 150 EMPLOYEES

CALTRANS BUILDING
- 9,000 S.F.
- 450 EMPLOYEES

CITY HALL SOUTH
- 80,000 S.F.
- 200 EMPLOYEES

LA MALL
- 10,000 S.F.
- 50 EMPLOYEES

FIGUEROA PLAZA
- 385,812 S.F.
- 983 EMPLOYEES

GARLAND BUILDING
- 201,735 S.F.
- 906 EMPLOYEES

PARAMOUNT BUILDING
- 35,054 S.F.
- 128 EMPLOYEES

MEDIA CENTER
- 61,000 S.F.
- 322 EMPLOYEES

PUBLIC WORKS BUILDING
- 438,000 S.F.
- 1,286 EMPLOYEES

BRADBURY BUILDING
- 35,054 S.F.
- 128 EMPLOYEES