

# LOS ANGELES STREET CIVIC BUILDING

A.K.A. *OLD PARKER CENTER*

*DRAFT*



DEPARTMENT OF PUBLIC WORKS  
BUREAU OF ENGINEERING ARCHITECTURAL DIVISION

LOS ANGELES STREET CIVIC BUILDING  
OLD PARKER CENTER

EIR & CONCEPT DESIGN

**TETRA**  
ARCHITECTURE  
PLANNING

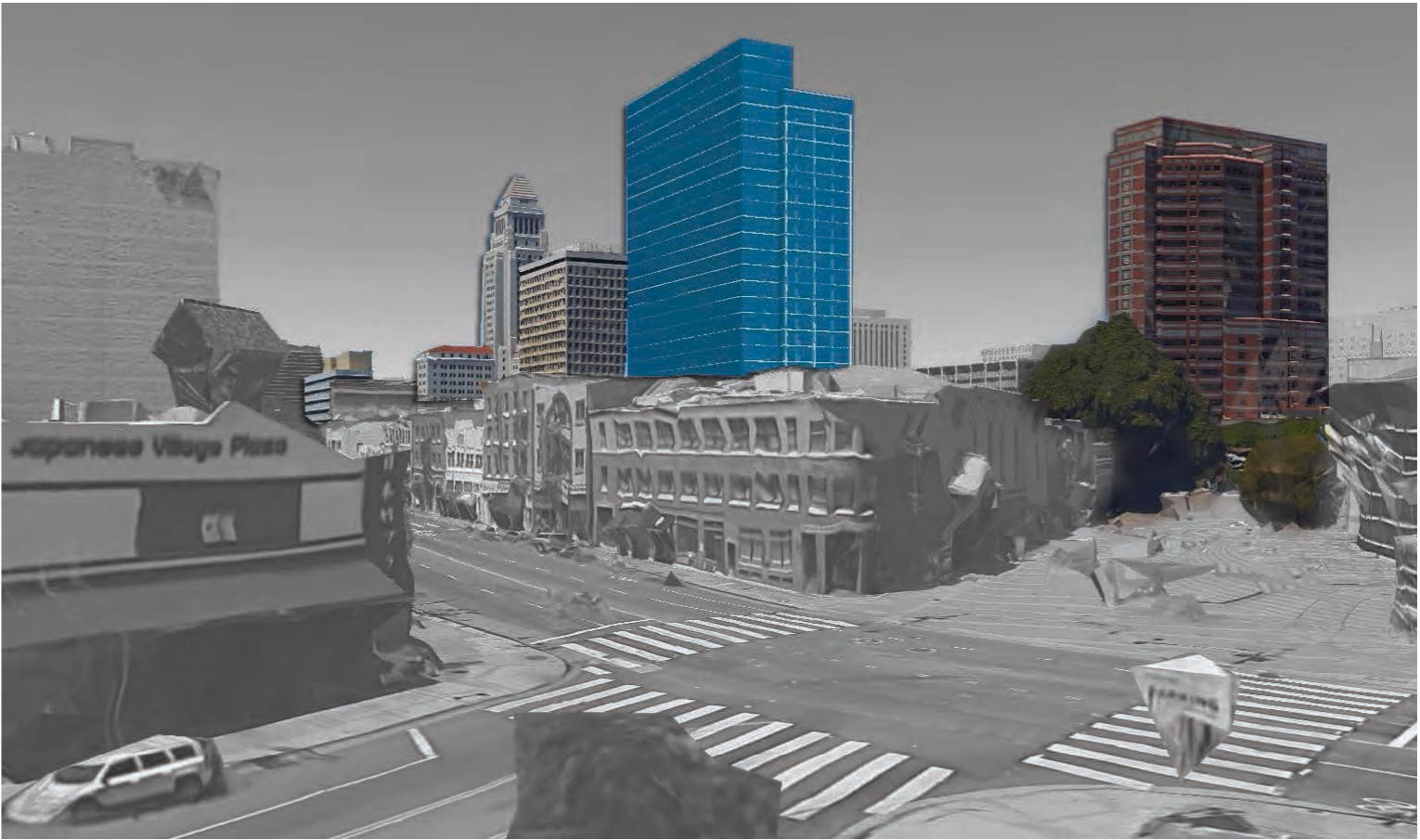
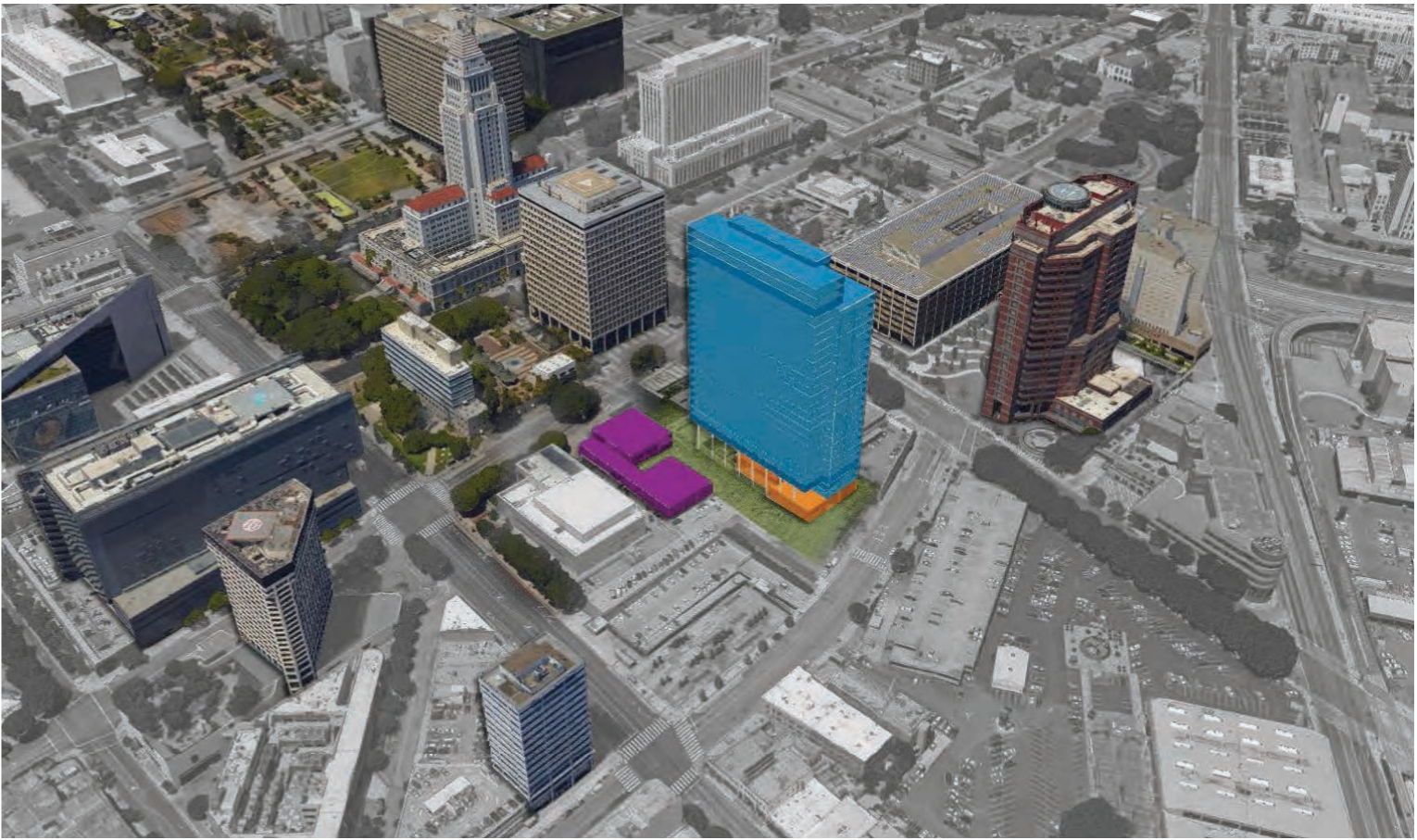
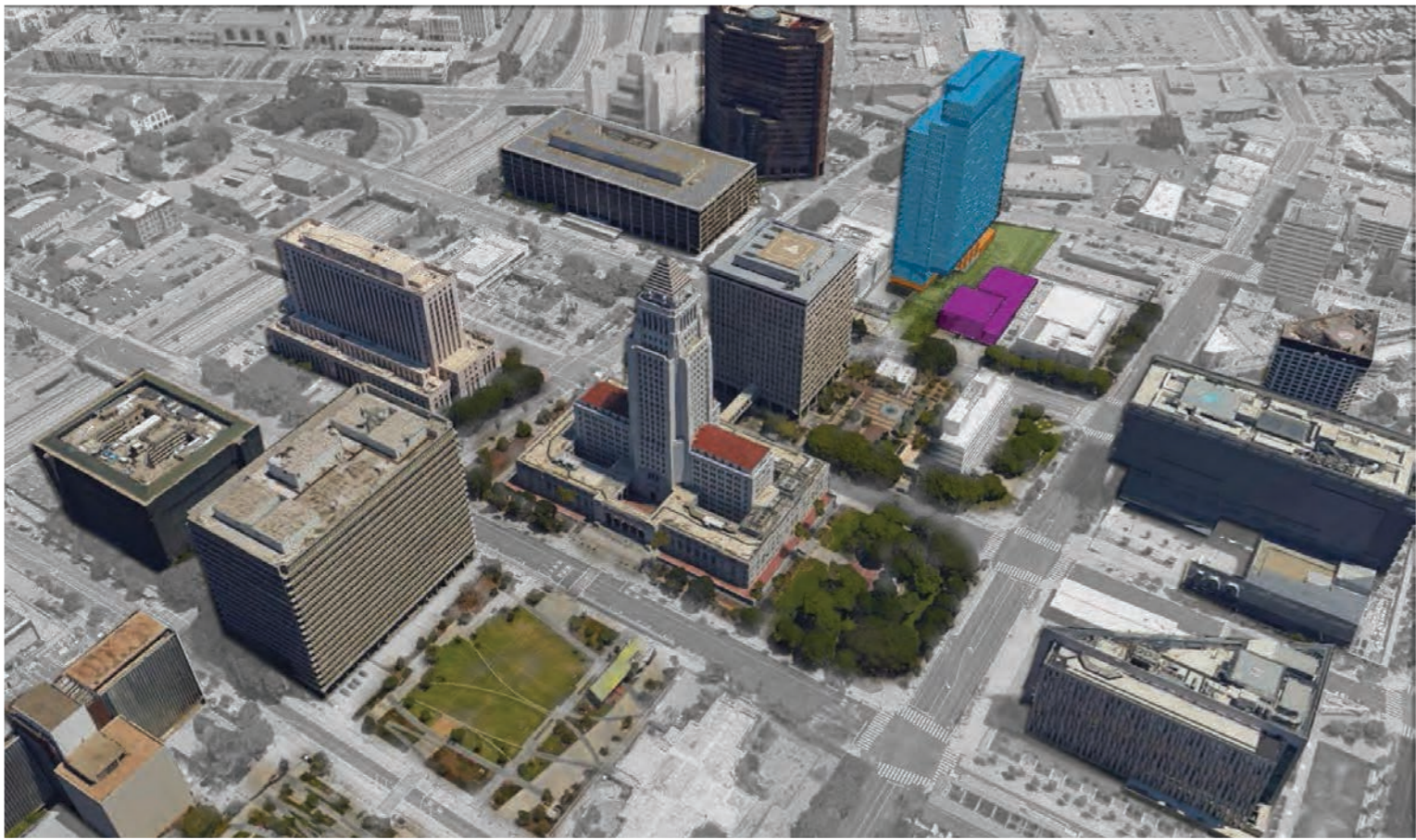
**IBI**  
GROUP

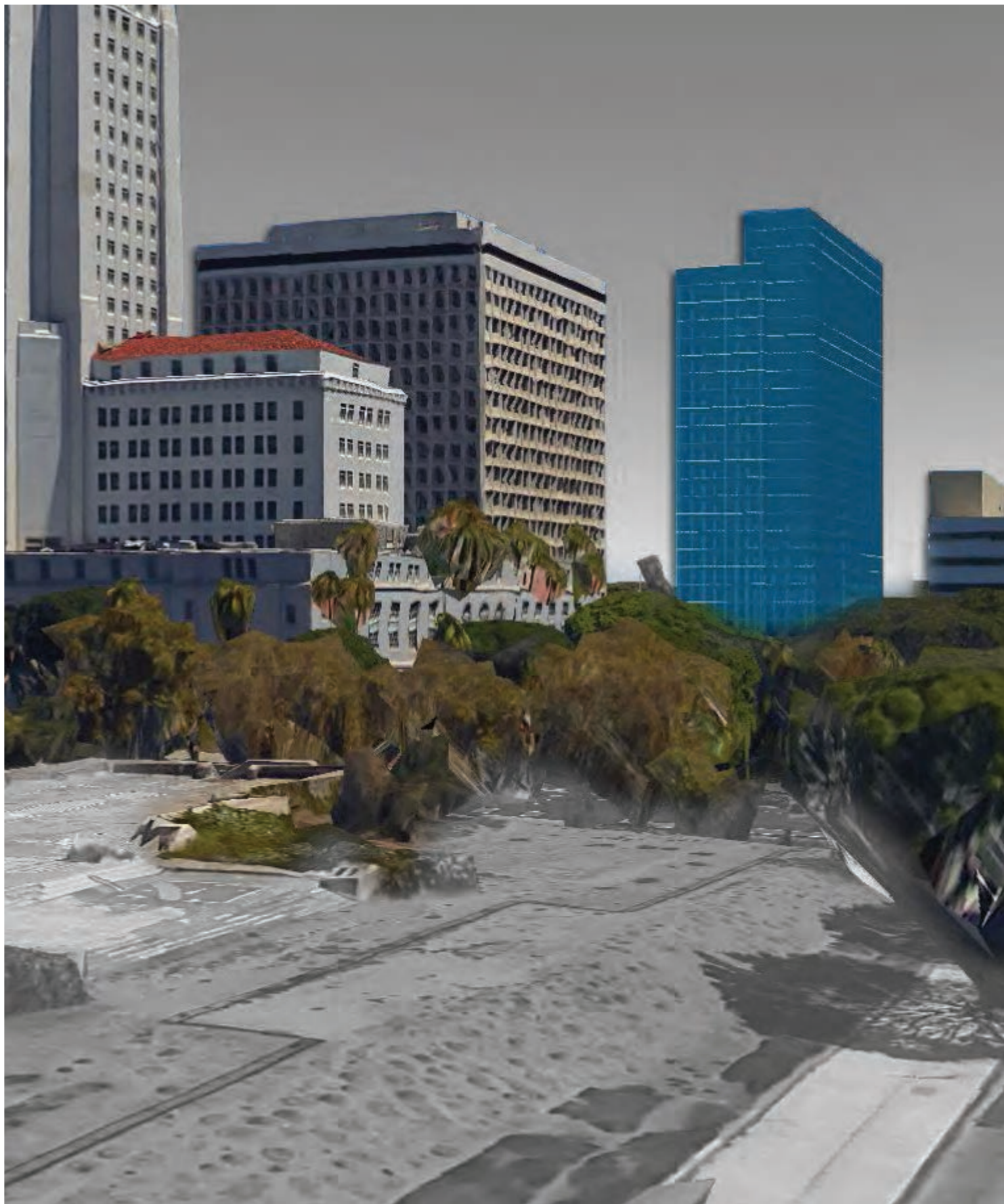
**Gensler**

**ENGINEERING**  
CITY OF LOS ANGELES

6.29.16

- 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*.

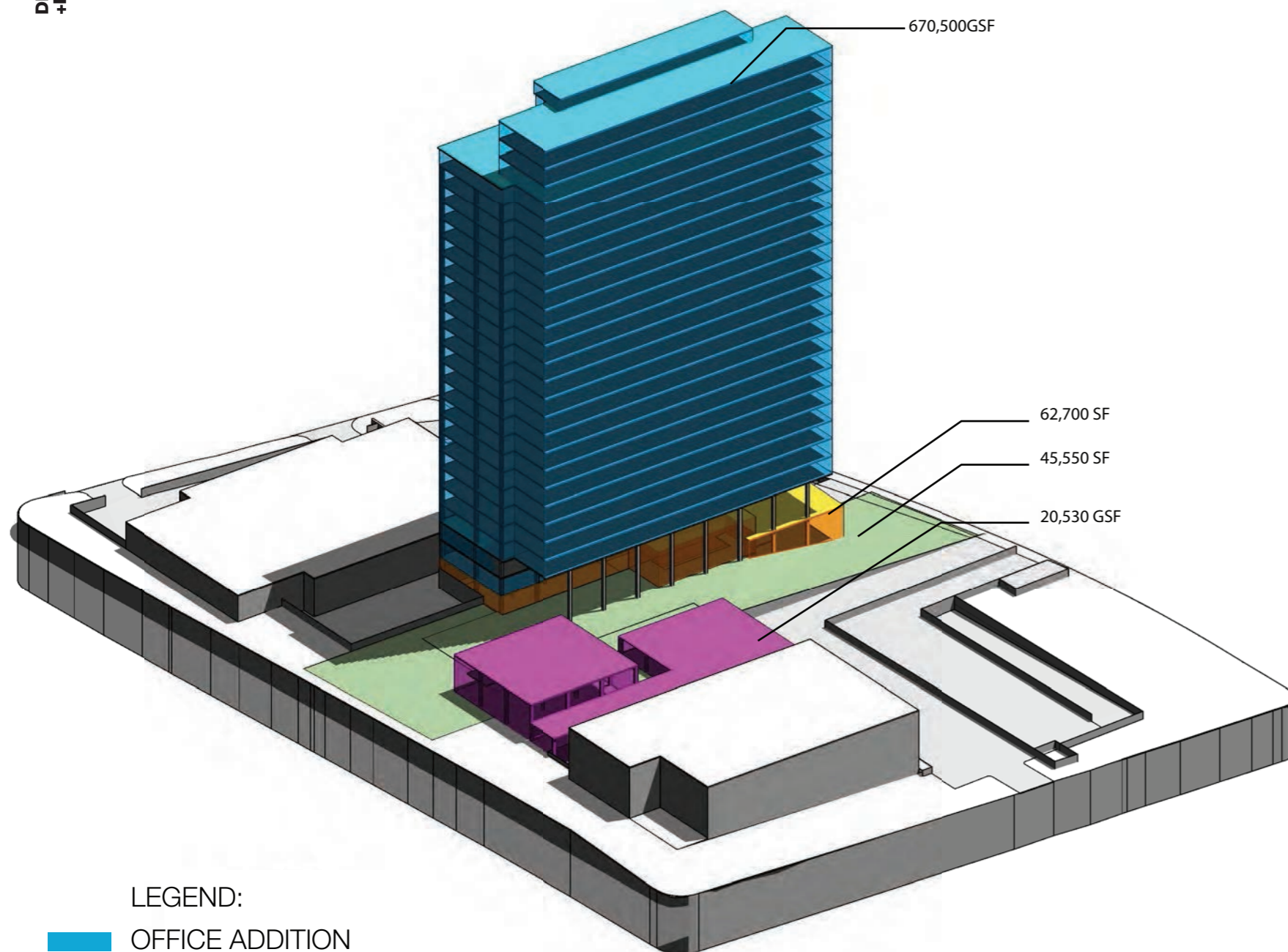




DEMOLITION  
+ BUILD

GROSS SQUARE FEET  
**753,730**

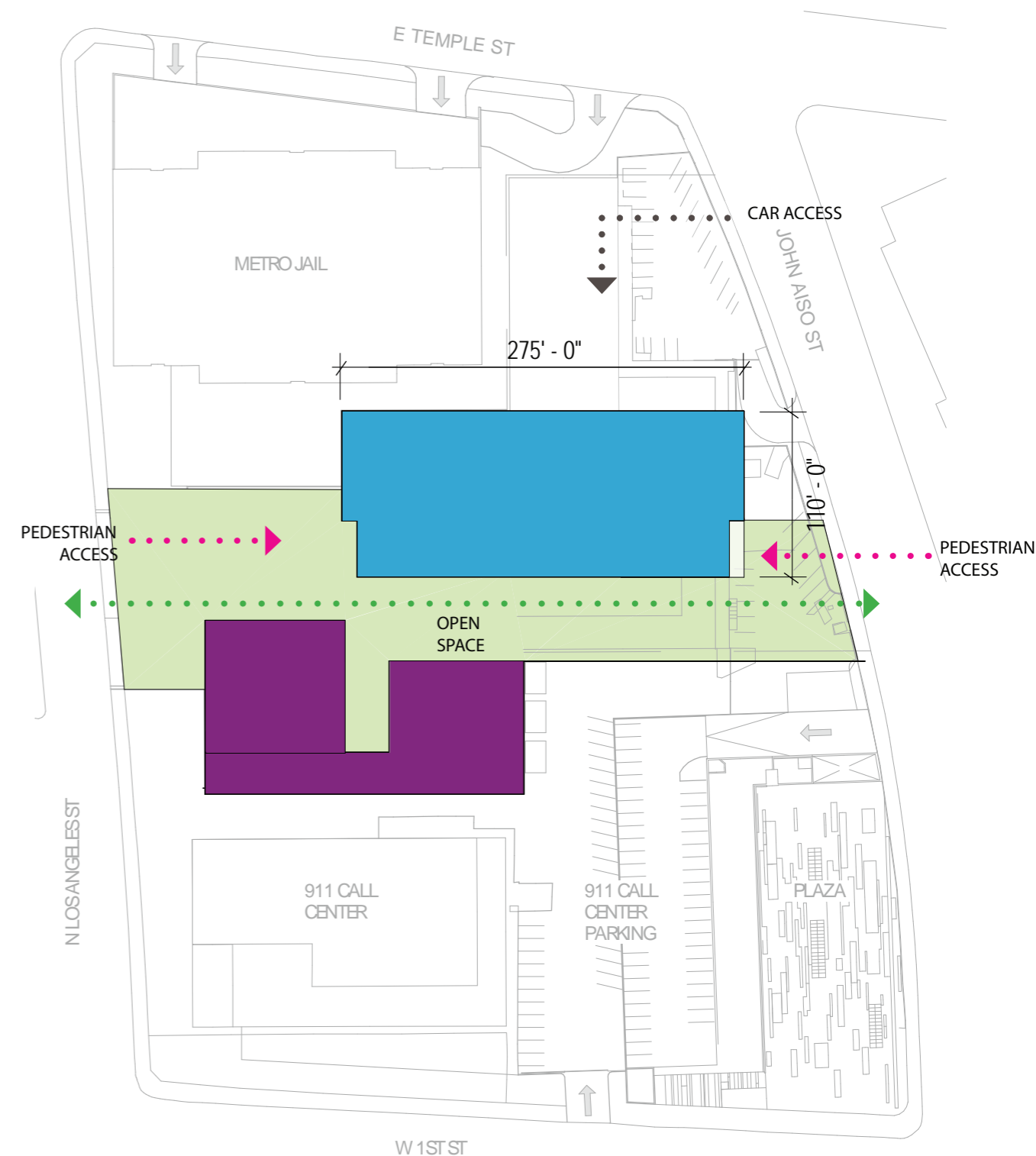
PARKING SPACES  
**754**



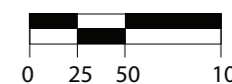
LEGEND:

- OFFICE ADDITION
- PUBLIC SPACE
- ASSEMBLY
- PARKING
- OPEN SPACE

AXONOMETRIC



FLOOR PLAN



DEMOLITION

+BUILD

GROSS SQUARE FEET

753,730

PARKING SPACES

1,173

ORIGINAL (2013)  
OPTION *B3*: TOWER

TOTAL LEVELS	28
TOTAL HEIGHT	392'-5"
TYPICAL FLOOR PLATE DIMS	268' X 110'
TYPICAL FLOOR PLATE SF	29,500 SF
TOTAL GSF	753,730 GSF
PARKING LEVELS	3 ( 1 @ GRADE)
PARKING SPACES	1,173
SITE	125,000 SF

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.



DEMOLITION

+BUILD

GROSS SQUARE FEET

753,730

PARKING SPACES

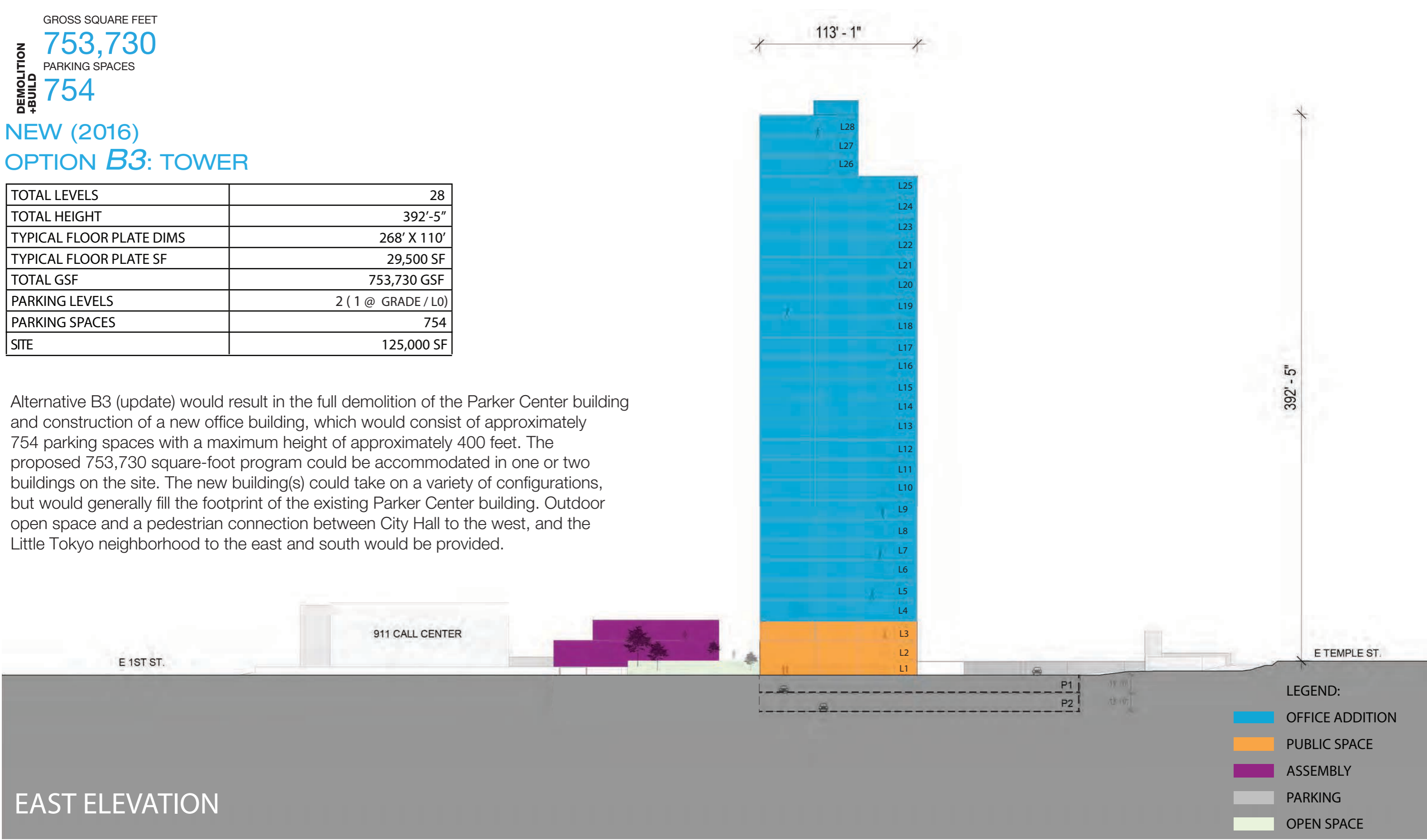
754

NEW (2016)

OPTION *B3*: TOWER

TOTAL LEVELS	28
TOTAL HEIGHT	392'-5"
TYPICAL FLOOR PLATE DIMS	268' X 110'
TYPICAL FLOOR PLATE SF	29,500 SF
TOTAL GSF	753,730 GSF
PARKING LEVELS	2 ( 1 @ GRADE / L0)
PARKING SPACES	754
SITE	125,000 SF

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.









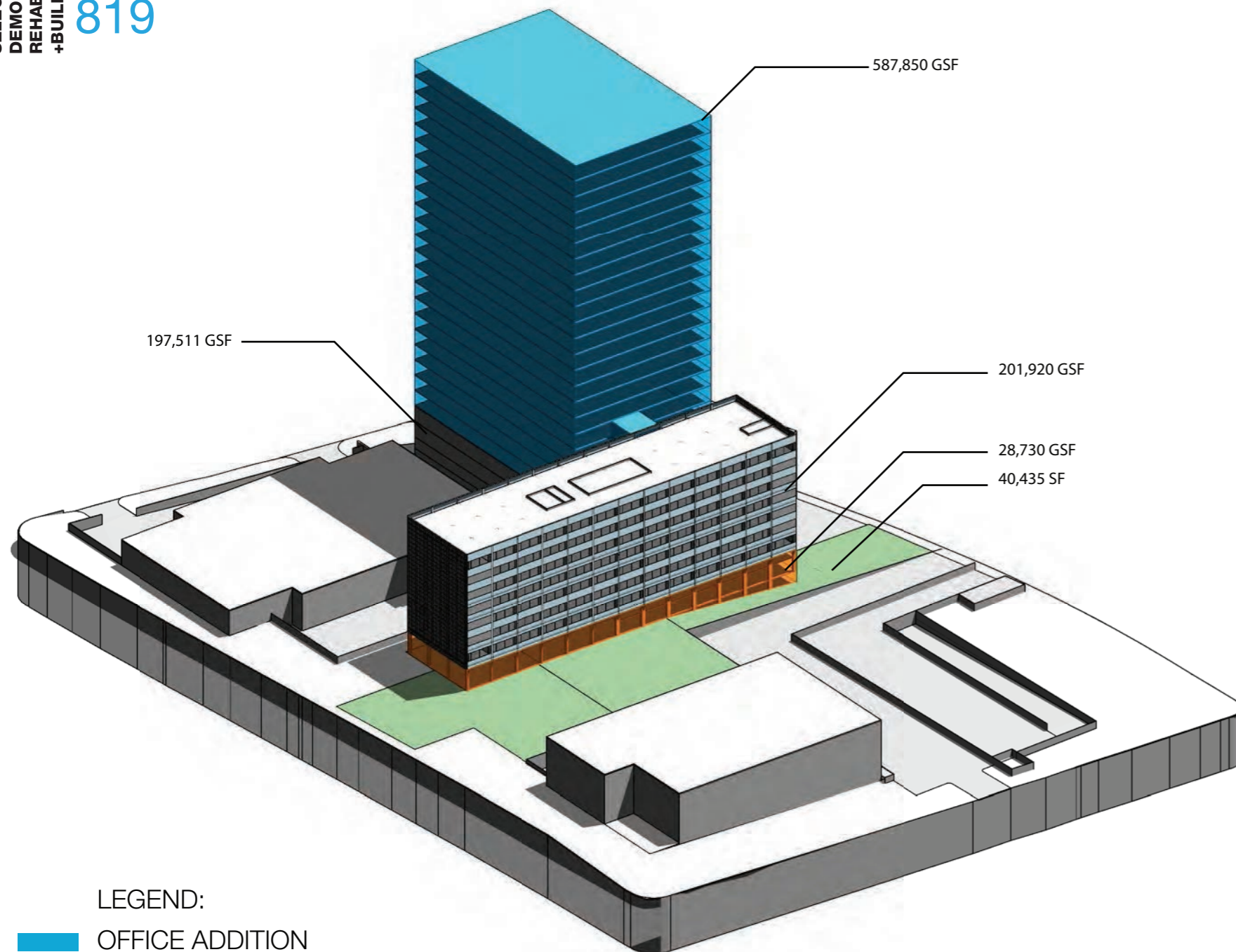
SELECTIVE  
DEMOLITION,  
REHABILITATION  
+BUILD

GROSS SQUARE FEET

818,600

PARKING SPACES

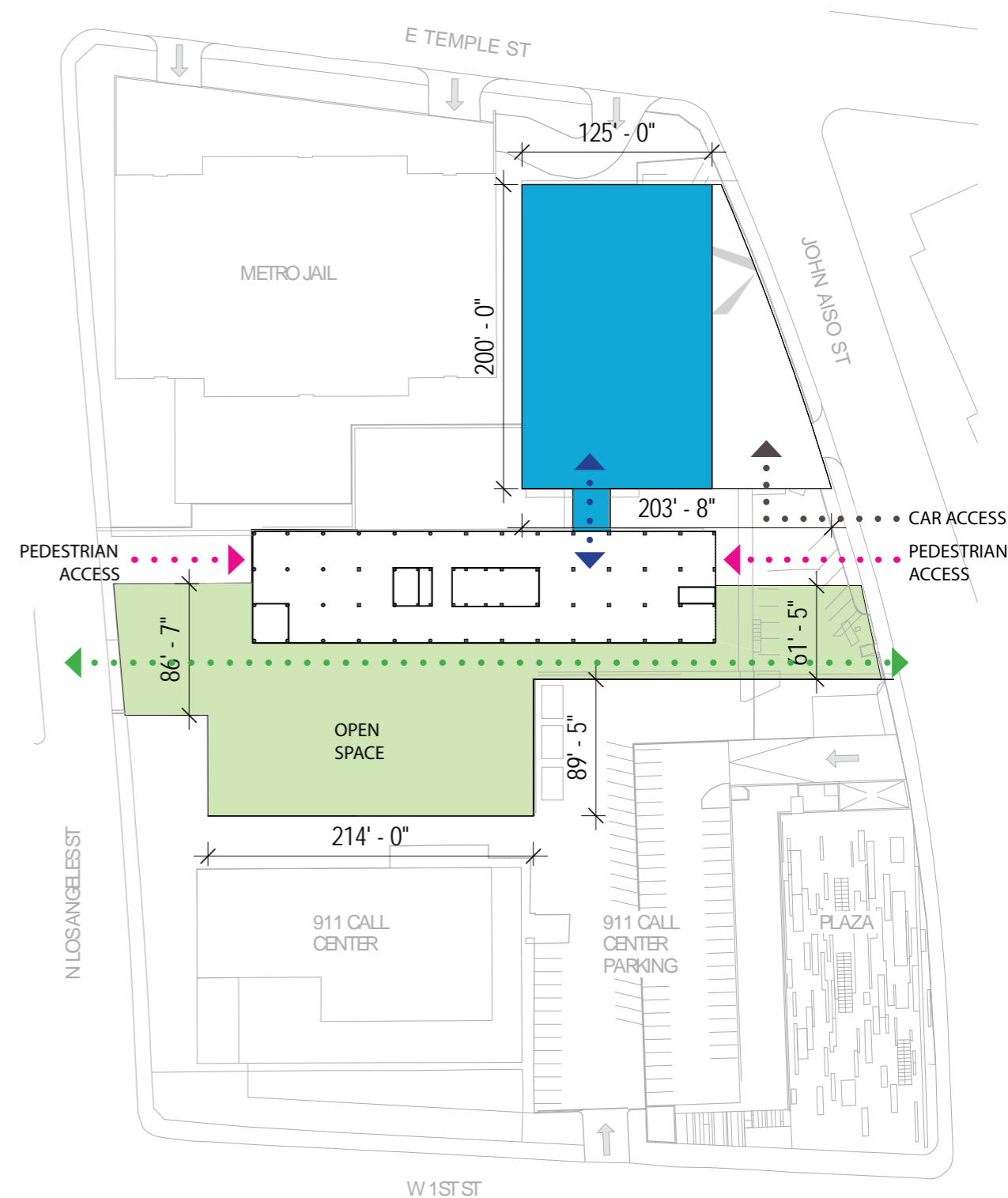
819



LEGEND:

- OFFICE ADDITION
- PUBLIC SPACE
- ASSEMBLY
- PARKING
- OPEN SPACE

AXONOMETRIC



FLOOR PLAN



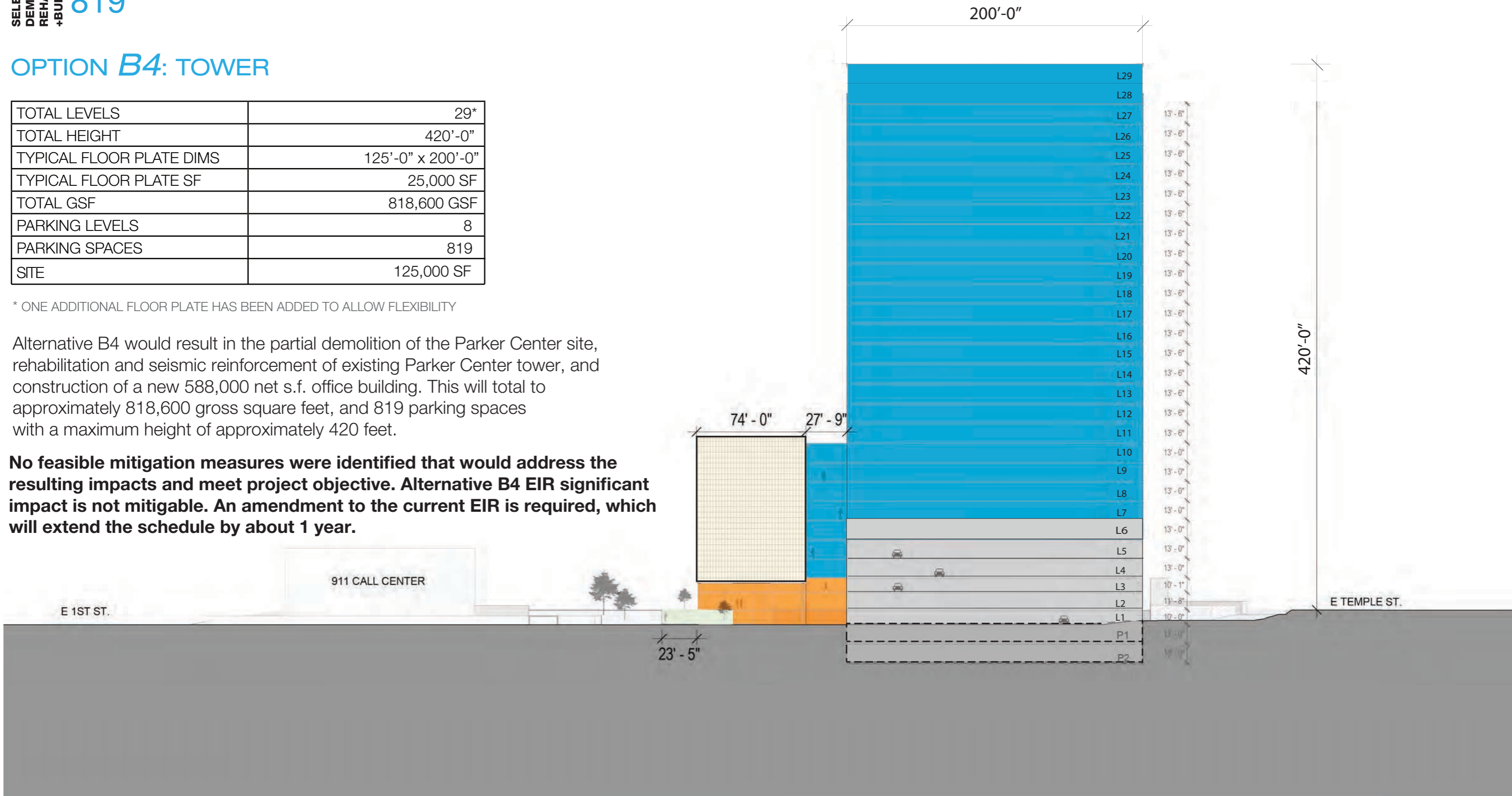
## OPTION B4: TOWER

TOTAL LEVELS	29*
TOTAL HEIGHT	420'-0"
TYPICAL FLOOR PLATE DIMS	125'-0" x 200'-0"
TYPICAL FLOOR PLATE SF	25,000 SF
TOTAL GSF	818,600 GSF
PARKING LEVELS	8
PARKING SPACES	819
SITE	125,000 SF

\* ONE ADDITIONAL FLOOR PLATE HAS BEEN ADDED TO ALLOW FLEXIBILITY

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)	ALTERNATIVE B4
GROSS SQUARE FEET <sup>1</sup>	27 STORIES 753,730 GSF	29 STORIES ( 6 ABOVE GRADE PARKING) 818,600 GSF [ 230,650 GSF / EXISTING    587,850 GSF / NEW ]
NET SQUARE FEET <sup>2</sup>	588,000 NSF 568,000 NSF / OFFICE 20,000 SF / COMMERCIAL + CHILDCARE	588,000 NSF 568,000 NSF / OFFICE 20,000 SF / COMMERCIAL + CHILDCARE
EFFICIENCY RATIO: NET / GROSS	78%	70% (Approx.)
APPROXIMATE PARKING <sup>3</sup>	754 SPACES	819 SPACES
MAXIMUM HEIGHT <sup>4</sup>	450 FT. (MAX. ENVELOPE)	450 FT. (MAX. ENVELOPE)
EST. PROJECT COST (ROM)	\$ 514,000,000	\$ 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.

PROBABLE COST [B3 vs B4]

<u>3/8/2016</u>	
Building (New and/or Existing)SF	
Building Net SF	
Parking Structure	
<hr/>	
<b>Building Construction</b>	
Existing Bldg. Constr.	
New Building Constr.	
<b>Subtotal Bldg.</b>	
<hr/>	
<b>Structured Parking</b>	
<b>Site Development</b>	
<b>Subtotal Bldg, Site &amp; Parking</b>	
<hr/>	
<b>Subtotal GC, B&amp;LI &amp; GC Fee</b>	
<b>Subtotal</b>	
<hr/>	
Design/Estimating Contingency	
<hr/>	
Soft cost (Design Fees, PM/CM)	
<b>Estimated Project Cost (ROM)</b>	
<hr/>	
<b>FF&amp;E</b>	

2016 Option Analysis			
EIR Alt. B3 (2013) <sup>1</sup>		EIR Alt. B3 (UPDATE 2016)	
753,730	Unit Cost*	753,730	Unit Cost*
588,399		588,399	
1,173 Stalls		1,173 Stalls	
<hr/>		<hr/>	
-		-	
\$ 293,789,034		\$ 295,573,770	
\$ 293,789,034		\$ 295,573,770	
\$ 40,460,000		\$ 44,032,325	
\$ 10,285,548		(b) \$ 14,931,000	
\$ 344,537,520		\$ 354,537,095	
\$ 59,260,453		\$ 67,447,137	
\$ 403,797,974		\$ 421,984,232	
\$ 40,999,965		\$ 84,396,846	
\$ 30,000,000		\$ 30,000,000	
\$ 474,797,939	\$ 630	\$ 536,381,078	\$ 712
( NOT CONSIDERED )		\$ 60,000,000	
<hr/>		<hr/>	
2016 Alt. B3 (WITH 754 STALLS)		NEW ALT B4 (WITH 818 STALLS) <sup>2</sup>	
753,730	Unit Cost*	<div>230,650 GSF } 818,600</div> <div>587,950 GSF }</div>	Unit Cost*
588,000		588,000	
754 Stalls		818 Stalls	
<hr/>		<hr/>	
-		\$ 122,938,000	
\$ 295,573,770		\$ 258,362,869	
\$ 295,573,770		\$ 381,300,869	
(a) \$ 28,104,600		\$ 21,925,691	
(b) \$ 14,931,000		\$ 10,317,800	
\$ 338,709,370		\$ 413,544,360	
\$ 64,436,071		\$ 78,672,678	
\$ 403,145,441		\$ 492,217,039	
\$ 80,629,088		\$ 98,443,408	
\$ 30,000,000		\$ 30,000,000	
\$ 513,774,529	\$ 682	\$ 620,660,447	\$ 758
\$ 60,000,000		\$ 60,000,000	

(Δ B3 &B4 TOTAL = \$106,885,918)

NOTES

1. Summary Estimate - EIR Alt. B3 - prepared 10/15/2013 by Cumming
2. Summary Estimate are based on the Addit. Opt. Study B4 - prepared 5/10/2016 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.

