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TRANSMITTALTo:
CouncilDATE
08-25-16COUNCIL FILE NO.
15-0554From:
Municipal Facilities CommitteeCOUNCIL DISTRICT
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At its meeting of August 25, 2016, the Municipal Facilities Committee (MFC) considered a report from the Bureau of Engineering (BOE) relative to additional environmental analysis for the proposed Los Angeles Street Civic Building. MFC adopted the recommendations of the attached BOE report, which is hereby transmitted for Council consideration.

There will be no additional impact on the General Fund as a result of approving the recommendations as funding has been previously allocated for this purpose.



Miguel A. Santana
City Administrative Officer
Chair, Municipal Facilities Committee

MAS:JLVW:SMR:151700014

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: August 25, 2016

To: Municipal Facilities Committee

From: Mahmood Karimzadeh, AIA
Municipal Facilities Program Manager
Bureau of Engineering

Subject: **MUNICIPAL FACILITIES COMMITTEE MEETING, AUGUST 25, 2016
PARKER CENTER SITE - ENVIRONMENTAL IMPACT REPORT (EIR)
PROJECT**



Recommendations and Current Status of the Los Angeles Street Civic Building (A.K.A. Parker Center Site) EIR Project:

- ▶ That the MFC accept the analysis for the additional Alternative "B4", and reconfirm the designation of Alternative B3 as the City's preferred alternative,
- ▶ That the MFC approve the revised schedule to finalize the EIR process by the end of February 2017.

* Updates are in bold text.

Councilmember Huizar, CD 14

PROJECT

PARKER CENTER SITE



150 North Los Angeles Street, Los Angeles, CA

1. Background

- ▶ In June 2006 and June 2007, the Council directed the CLA, BOE, GSD, and CAO to report on the feasibility of demolishing the Parker Center, and constructing a new City facility in its place subsequent to the completion of the Police Administration Building (PAB) (CF 06-0360 and CF 07-1009). The Parker Center Site Task Force was formed to explore the various possible options for the redevelopment of the Parker Center site.
- ▶ Since the Parker Center Building has been found to be eligible for the State and National historical resource designations, an EIR will be required to study all possible alternatives for the site prior to its redevelopment.

2. Project Scope

Originally five alternatives were selected to be studied for the EIR, but through project streamlining, the alternatives were reduced to the following four:

- ▶ Alternative A – No Project.
- ▶ Alternative B1 – Adaptive Re-Use of the Existing Building.
- ▶ Alternative B2 – Partial Demolition and Renovation with a 500,000 sq. ft. building & 500 +/- parking spaces.
- ▶ Alternative B3 – Demolition of the Building with Recordation, then Replacement with a New 750,000 sq. ft. building & 750 +/- parking spaces.

The City has completed the analysis of an additional alternative "B4" that preserves the Parker Center tower and provides the equivalent office capacity as Alternative "B3". This study was initiated by a Motion presented by Councilmember Jose Huizar in May, 2015. As a result, the following has been determined for this alternative:

- ▶ Alternative B4 – Preservation and renovation of the existing Parker Center tower and partial demolition of the old jail with a new addition replacement for a total of 818,600 sq. ft. building. Parking for 819 (+/-) cars is included in this alternative (for a details see below Item No. 5).

3. Budget

- ▶ The Mayor and Council provided \$1 million in CIEP funding in 2008–09 (CF No. 08-2475) for the EIR; and, additional \$1 million in MICLA funding was provided via the Fiscal Year 2012-13 Adopted Budget.

FUNDING:

CIEP	\$ 1,000,000
MICLA	\$ 1,000,000

- ▶ After the EIR process is completed, the BOE will hire a design consultant to start improvement process necessary for the approved alternative by the City Council. The cost to initiate this process is estimated in the range of \$10 to \$12 million dollars.
- ▶ The BOE will report back with staff needs for the management of the design and construction of this project to its completion.

4. Schedule

- ▶ The project schedule is as follows :

	<u>Start</u>	<u>Completion</u>	
Notice of Preparation	04/08/2012	05/08/2012	Completed
Draft EIR for Public Review	09/05/2013	10/21/2013	Completed
City Preferred Option & Final EIR	03/03/2014	06/01/2014	Completed
Publish Final EIR	06/02/2014	07/14/2014	Completed
Public Works Committee	12/2016		Projected
Budget & Finance Committee	01/2017		Projected
Approval & Certification	02/2017		Projected

5. Current Status

- ▶ By order of the City Council, the project was put on hold in February of 2010, and then re-started in April of 2012.
- ▶ The consultant has performed the conceptual design to the extent necessary for the evaluation of the four alternatives.
- ▶ A Notice of Preparation (NOP) was issued on May 8, 2012. Subsequently, a Community Scoping Meeting was held on May 22nd 2012.

in the Little Tokyo Branch Library Community Room. In response to this NOP issuance, the City has received input from the Community regarding the Parker Center site that will be included in the Draft EIR for public review.

- ▶ Throughout this environmental process, the City has solicited input via community outreach meetings and communicated with the public in the district and to various Los Angeles based advocacy groups to include their concerns in the process.
- ▶ The Draft EIR was published and released to the public on September 5, 2013. After a 45-day review several comments were received from individuals and public agencies. A Community Meeting was held to present the DEIR findings to the Public on October 15, 2013 at the Little Tokyo Branch Library. The review period ended on October 21, 2013. The City is in the process of addressing the public comments in the Final EIR document.
- ▶ The City must choose one of the four Alternatives before the Final EIR can be adopted. The Final EIR contains the mitigation measures, as well as the summary of the mitigation measure outlined in this report below. Furthermore, a Mitigation Monitoring Plan will be developed as part of the EIR process. The City will then prepare its findings of facts and overriding considerations.
- ▶ Once a preferred option has been identified, the appropriate Council Committee will review and approve the preferred option; this will serve as the first step of the City approval. The Final EIR will be published for public review within 10 days after that. The Final EIR may be reviewed by other related Council Committees before the final Council approval.
- ▶ The City Council will certify the Final EIR and approve the project. Within 5 days of project approval, a Notice of Determination will be filed to start a 30-day statute of limitations on court challenges.
- ▶ **In November of 2014, the CLA, CAO, and BOE submitted a joint-report to the Council, recommending that the Council designate Alternative B3 as the preferred alternative and certify the EIR.**
- ▶ **At the meeting of the Cultural Heritage Commission on January 29, 2015, the members moved to have the Parker Center listed as a Cultural Heritage Monument. This designation would require action and approval by the Los Angeles City Council. However, the City Council did not act on the request/nomination. As a result, after 105 days from the date of the request, the nomination expired and resulted in a "de facto" denial of the request.**
- ▶ **On May 5, 2015, Council District #14 presented a Motion that instructed the BOE and other related departments, prepare additional analysis to develop, analyze and assess a new alternative for the EIR that would preserve the 8 story office tower of the Parker Center, and allow the development on the lot currently occupied by the jail and parking lot for a taller tower than that presented in the "B2" alternative.**
- ▶ **In addition, the Motion called for the CAO, CLA and BOE and any other appropriate City department, bureau or agency report back on the feasibility of initiating a Civic Center Master Plan to assess and coordinate any remaining Civic Center redevelopment opportunities.**
- ▶ **In October of 2015, the BOE with the assistance of its consultant, developed several conceptual options. A new alternative was determined, per Council Motion, through**

collaboration with the CAO, CLA and CD #14 and called Alternative B4. This alternative involved placing a high rise in the footprint of the old jail with a connecting bridge from the Parker Center to the new tower (see attached conceptual graphics, Attachment No. 1).

- ▶ The enclosed package dated 6-29-2016 (Attachment No. 1), provides the complete analysis of Alternative B4 versus Alternative B3.

(a) "Alternative B3 (Update) Conceptual Massing Studies" features:

1. 753,730 gross sq. ft.,
2. 754 required parking spaces,
3. 588,000 net sq. ft.
4. Estimated Cost = \$514,000,000 (not including Furniture, Fixtures & Equipment)

(b) "Alternative B4 - Conceptual Massing Studies":

1. 818,600 gross sq. ft.,
2. 819 required parking spaces,
3. 588,000 net sq. ft.
4. Estimated Cost = \$621,000,000 (not including Furniture, Fixtures & Equipment)
5. There will be a parking structure for the first six levels above grade of the new addition.

(c) Conclusion:

1. Equity in net square footage at 588,000 sq. ft. each;
 2. Disparity in space use efficiency
Alt. B3 = 78%, B4 (less efficient at) = 70%
 3. 65,000 square feet of additional building added to B4 to create an equal 588,000 of net sq ft.;
 4. Cost Difference of \$107,000,000;
 5. There will be a parking structure for the first six levels above grade of the high rise in Alternative B4.
- ▶ It should be noted that despite the disparity in gross square feet of B3 versus B4, there is equity in the net square feet (588,000 sq. ft. each). The efficiency of the buildings was calculated using BOMA standards. The efficiency of Alternative B3 was determined to be 78% and the efficiency of Alternative B4 came out to be 70%. As a result, an additional 65,000 square feet was added to Alternative B4 to make the yielded net square footage equal to B3. Therefore, the gross square feet were increased to 818,600 square feet for Alternative B4.
 - ▶ The Alternative B3 (Update) estimated project cost, rough order of magnitude (ROM), of \$514 million versus Alternative B4 estimated project cost at \$621 million. Resulting in the difference of \$107 million dollars minimum additional cost for Alternative B4.
 - ▶ When presenting the new Alternative B4 cost estimate, the Council District #14 asked that a responsible fiscal policy be exercised with the budgeting of this project.
 - ▶ On page 14 of Attachment No. 1, "Concept Study Probable Cost", comparing the EIR Alternative B3 prepared in 2013 at

\$475 million not including Furniture, Fixtures and Equipment versus Alternative B3 (Update) prepared in 2016 at \$536 million not including Furniture, Fixtures and Equipment. The cost for Furniture, Fixtures and Equipment is estimated at \$60 million dollars for a total cost of \$596 million.

- ▶ **Alternative B3 includes a memorial to the Parker Center provided on site. The memorial could take several forms. It could include a plaque with memorial pictures, a compilation of art work and relics from the building, an interactive center/museum with videos, pictures and narratives about both the history of the site and the architect. Additionally, the Council office wishes to promote a planning museum feature that would memorialize the development and evolution of the City of Los Angeles. This Center might contain models of downtown Los Angeles and other notable districts (both actual and virtual) along with narrative videos and text that speak to both the past, current and the future of the City. Of course, this Center would also include the exhibit area focusing on the Parker Center site history.**

6. Key Issues

- ▶ The LA Conservancy has promoted Alternatives B1 and B2 as their preference for development on the site. In its correspondence they cited five reasons for their preference:
 1. That the "Parker Center is a significant historic and cultural resource",
 2. That the "Final EIR should evaluate a preservation alternative that avoids major impacts on cultural resources while achieving most of the project objectives",
 3. That "Rehabilitating the Parker Center building is acknowledged as the environmentally superior alternative and can be achieved by meeting the project's sustainability goals and green building objectives",
 4. That "the feasible alternatives to demolition are provided within the DEIR",
 5. That "Alternatives B1 and B2 substantially lessen the impact on historic resources while achieving most project objectives".
- ▶ With respect to the above concerns, the designated alternative as the City's preferred option, Alternative B3, achieves the following:
 1. Where feasible, portions of the building and site fabric will be harvested, preserved and displayed at the site.
 - a. The City shall document historically significant areas of the building according to the Historic American Building Survey (HABS) and Historic American Landscape (HALS). The HABS/HALS documentation shall be deposited with the Library of Congress, Los Angeles Public Library, Los Angeles Conservancy, and the Los Angeles Police History Museum within a month of its completion.
 - b. Based on the HABS/ HALS documentation, the City shall create a display interpreting the building's significance and displaying it in the public spaces of the new building within a month of the issuance of the Certificate of Occupancy.
 - c. The City shall complete the documentation of Parker Center according to HABS/HALS guidelines before

demolition takes place.

- d. The City shall incorporate Parker Center's original public arts pieces, "Theme Mural of Los Angeles" and "Family Group," into the design and setting of the new building.
 2. The City's current office space need in the Civic Center area based on the current staffing of about 5,500 and an average of 200 square feet per employee, is estimated at 1.1 million square feet. The cost of new space could be partially offset by terminating leases and selling City-owned facilities, such as the Public Works Building, The Figueroa, the Personnel Building, and consolidating those employees and others in the new facility.
 3. Alternatives B1 and B2, fall significantly short of providing for the needs of the City. Further, they do not sufficiently address and provide for the needs of the neighboring community as it was expressed at several community outreach meetings.
 4. The neighboring community, Little Tokyo, expressed their desire to have connectivity to the larger regions of the Downtown District. They expressed a strong support for Alternative B3 because it is the only alternative that will provide the opportunity for visual and physical access to the most significant portions of the Downtown District.
- Alternative B3 is designated as the preferred option for the following reasons:
- a. Provides opportunity for a new footprint that will provide and promote a pedestrian corridor that will connect and navigate through the Civic Center and beyond the Grand Avenue Park to the Music Centre.
 - b. Develops a commercial space that can be geared toward patrons other than City Employees,
 - c. The size and floor plate of the building will be conducive to accommodating many City Departments' operation on one floor to achieve the maximum efficiency,
 - d. The building will be designed and constructed with a layout that would be responsive to current and future office needs & City operations. Sustainable design and the high quality of materials will be utilized to endure for a long life cycle,
 - e. The Alternative B3 capacity will significantly meet the projected needs of the City in consolidating staff at the Civic Center.
 - f. This Alternative is the most cost efficient as compared to the other Alternatives because it delivers a larger and more flexible floor plate that can accommodate one or more of the City's various departments on one floor. The efficiency (comparison of gross SF to net SF) of this Alternative has been estimated at 78% as compared to Alternatives B1 & B2 with 55% and 68% respectively). The larger floor plates allow for more efficient flow of people to interact. Also as circulation to the various levels including the garage would be time efficient as all major areas can be accessed from the singular central bank of elevators. As a result, it would deliver a premium of net floor space with the best cost.
 - g. Alternative B3 delivers the best parking arrangement of all of the schemes. The zoning in the area typically requires one stall for every 1,000 square feet of area. For a building that is 750,000 square feet, 750 parking stalls would be required. B3 provides 1,173 parking stalls. That is 156% of the requirement. Alternative

B1 provided only 137 spaces, (43% of the Code requirement); and, Alternative B2 provided 328 spaces, (63% of the Code requirement). As a result, B3 was the only scheme that could meet and exceed the Code requirement, goals of the City and the neighboring business communities concerns. Therefore, this will address concerns of the business community that the influx of employees, facility visitors and the operating activities of the City would negatively impact the parking available for their business' patrons.

- ▶ **The current FEIR was published on June 12, 2014. As a result of the changes within the downtown community, a new traffic study will be performed to determine the validity of the findings from the current FEIR. However, the new traffic study will also consider the effects of the new regional connector, streetcar, bike lanes, bike sharing, car sharing and other public transportation options that are in process. The traffic study will reveal that either no change is needed to the EIR, or if re-circulation might be necessary. The traffic study will be completed by October 2016.**

7. Cost Estimate

- ▶ **An estimate has been prepared for the project. The results are in Attachment No. 1 on page 14.**

MK\RB\PY:ab Q:\Admin\Typed Documents\2016\MFC Report Parker Ctr EIR 8-25-16

Attachment: EIR & Concept Design Presentation Packet, June 29, 2016
Letter from the Little Tokyo Community Council, dated June 2016

cc: Alma Guerrero, Mayor's Office
Shmel Graham, Mayor's Office
Paul Habib, CD #14
Nate Hayward, CD #14
Jacqueline Vernon Wagner, CAO
Stephanie Magnien, CAO
Ivania Sobalvarro, CLA
Cheryl Banares, CLA
Valerie Melloff, GSD
Melody McCormick, GSD

Gary Lee Moore, BOE
Deborah Weintraub, BOE
Candice Arnold, BOE
Erica Cardenas, BOE
Robert Lomelin, BOE
Reza Bagherzadeh, BOE
Paul Young, BOE

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
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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*.



LOS ANGELES STREET CIVIC BUILDING
OLD PARKER CENTER

ALTERNATIVE B3
CONCEPTUAL MASSING STUDIES

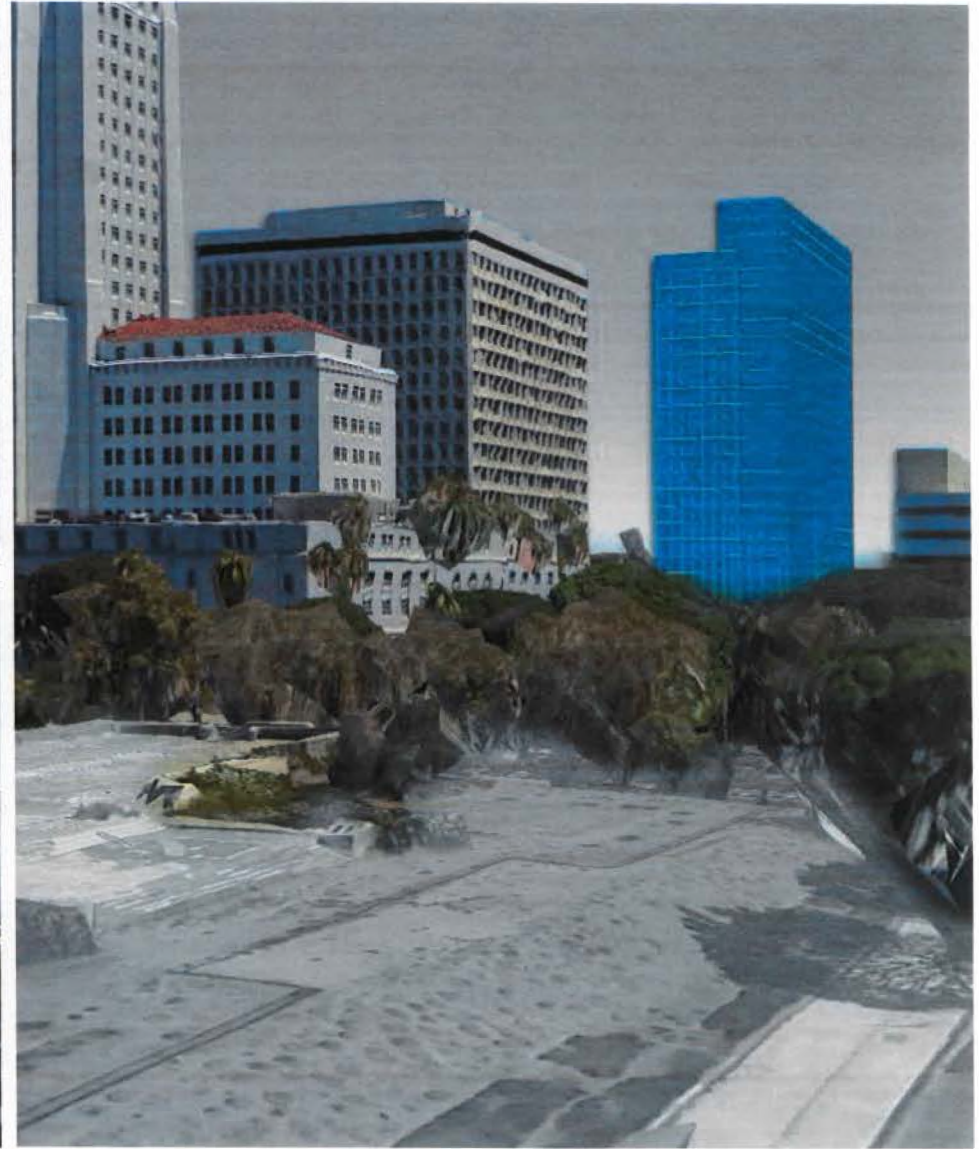
TETRA
ARCHITECTURE
PLANNING

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03



LOS ANGELES STREET CIVIC BUILDING
OLD PARKER CENTER

ALTERNATIVE B3
CONCEPTUAL MASSING STUDIES

TETRA
ARCHITECTURE
PLANNING

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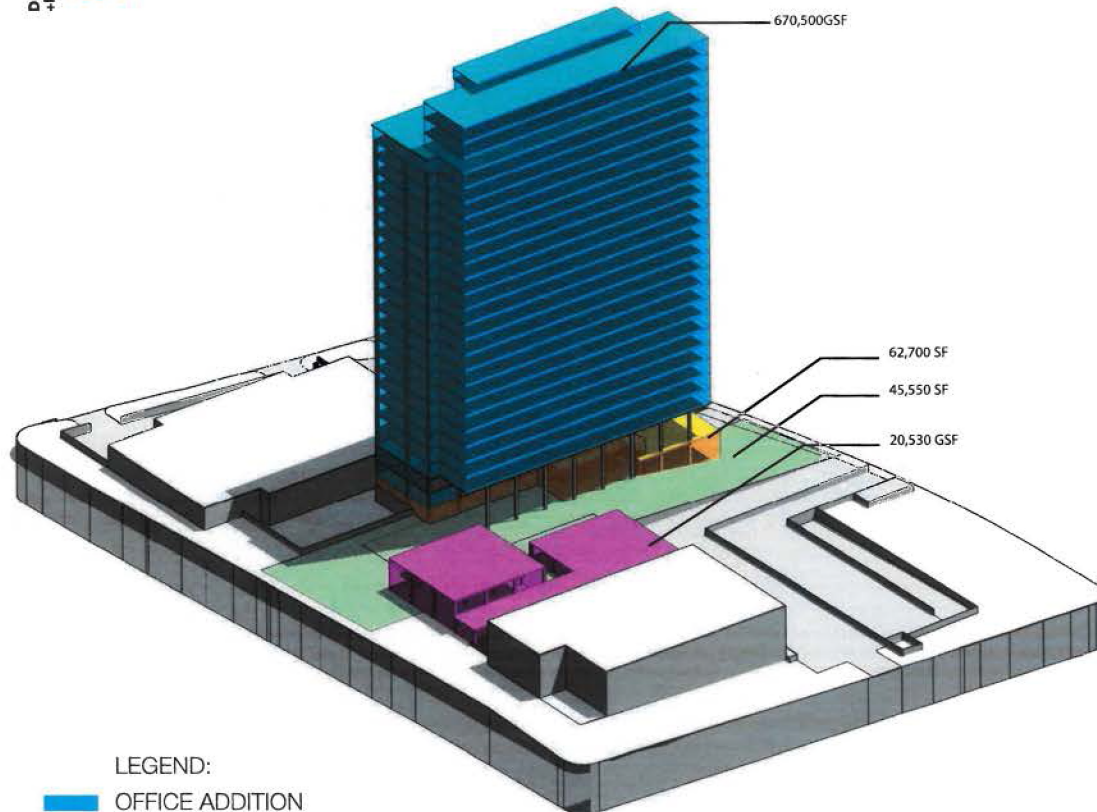
ENGINEERING
CITY OF LOS ANGELES

04

DEMOLITION
+ BUILD

GROSS SQUARE FEET
753,730

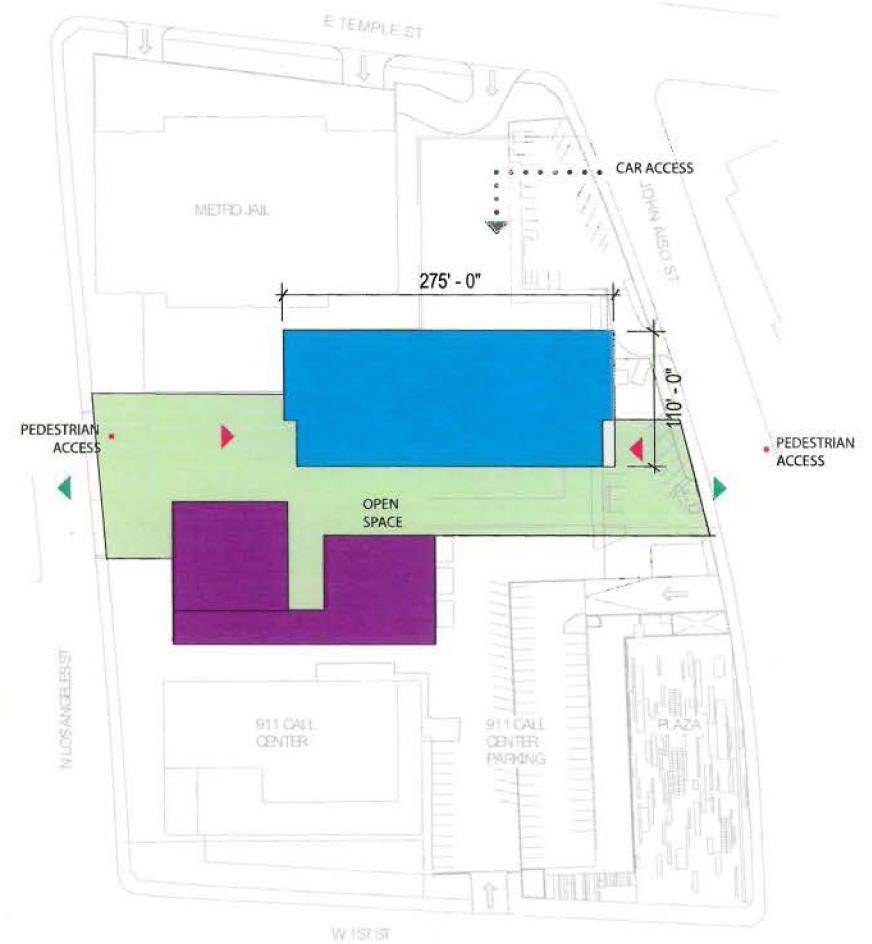
PARKING SPACES
754



LEGEND:

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

AXONOMETRIC



FLOOR PLAN



LOS ANGELES STREET CIVIC BUILDING
OLD PARKER CENTER

ALTERNATIVE B3 (UPDATE)
CONCEPTUAL MASSING STUDIES

TETRA
ARCHITECTURE
PLANNING

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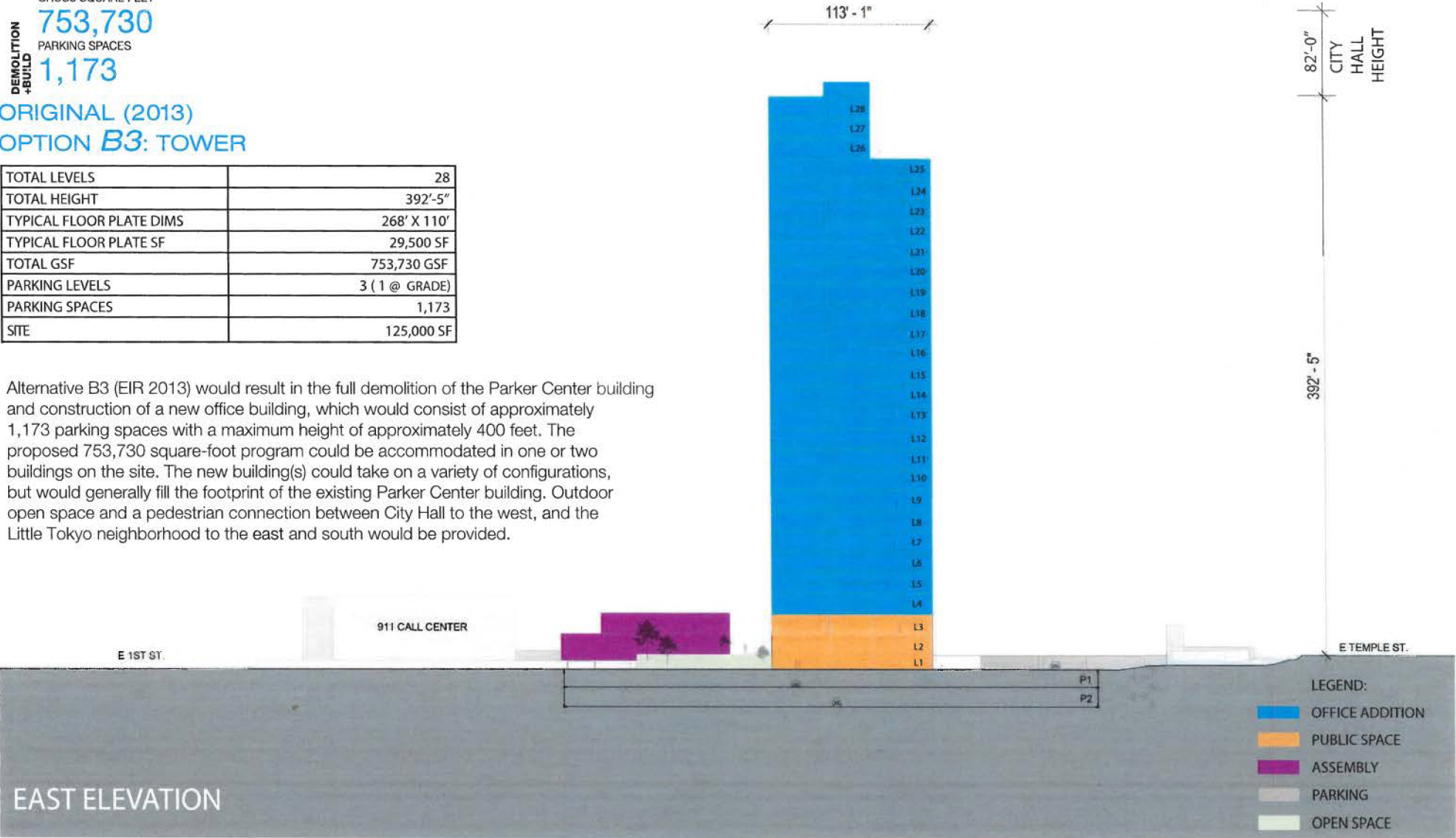
05

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.



LOS ANGELES STREET CIVIC BUILDING
 OLD PARKER CENTER

ALTERNATIVE **B3** (EIR 2013)
 CONCEPTUAL MASSING STUDIES

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DEMOLITION
+ BUILD

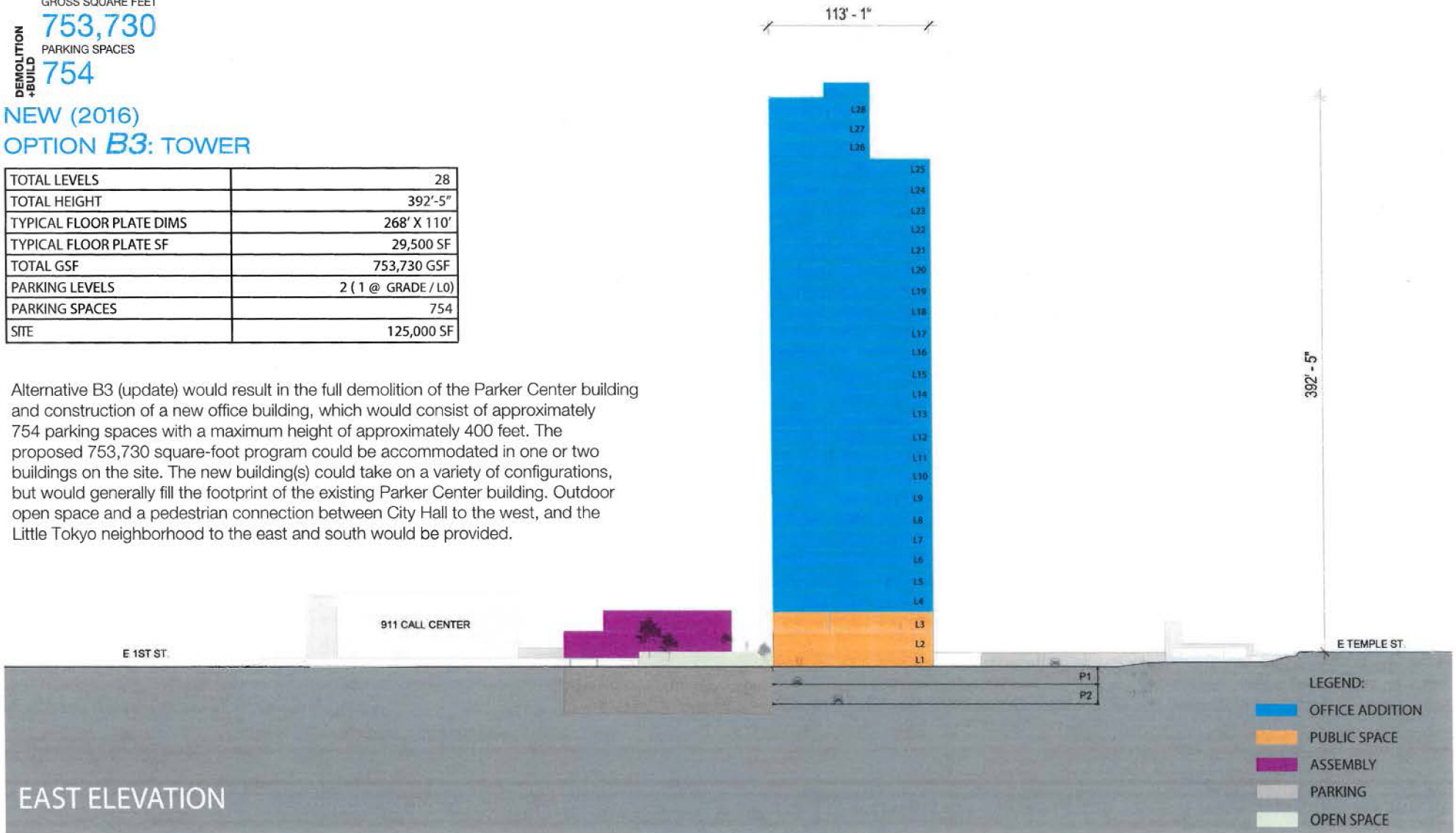
GROSS SQUARE FEET
753,730

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.



LOS ANGELES STREET CIVIC BUILDING
OLD PARKER CENTER

ALTERNATIVE **B3 (UPDATE)**
CONCEPTUAL MASSING STUDIES

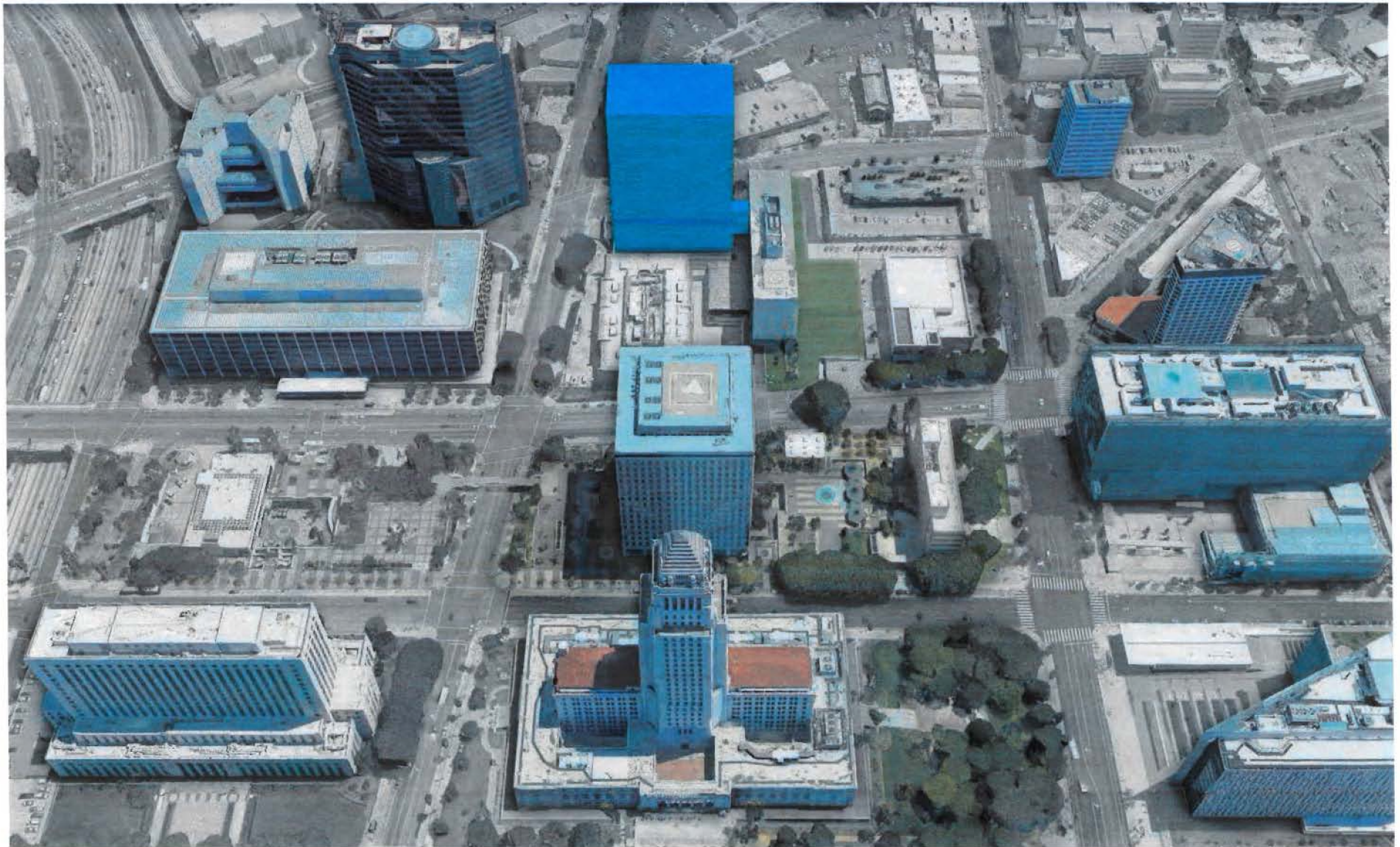
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07



LOS ANGELES STREET CIVIC BUILDING
OLD PARKER CENTER

ALTERNATIVE B4
CONCEPTUAL MASSING STUDIES

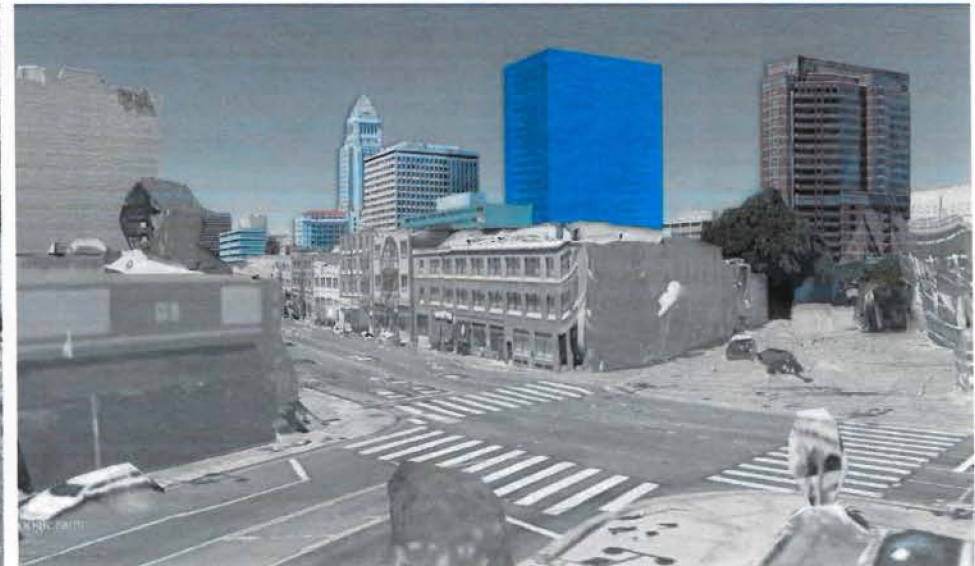
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08



LOS ANGELES STREET CIVIC BUILDING
OLD PARKER CENTER

ALTERNATIVE B4
CONCEPTUAL MASSING STUDIES

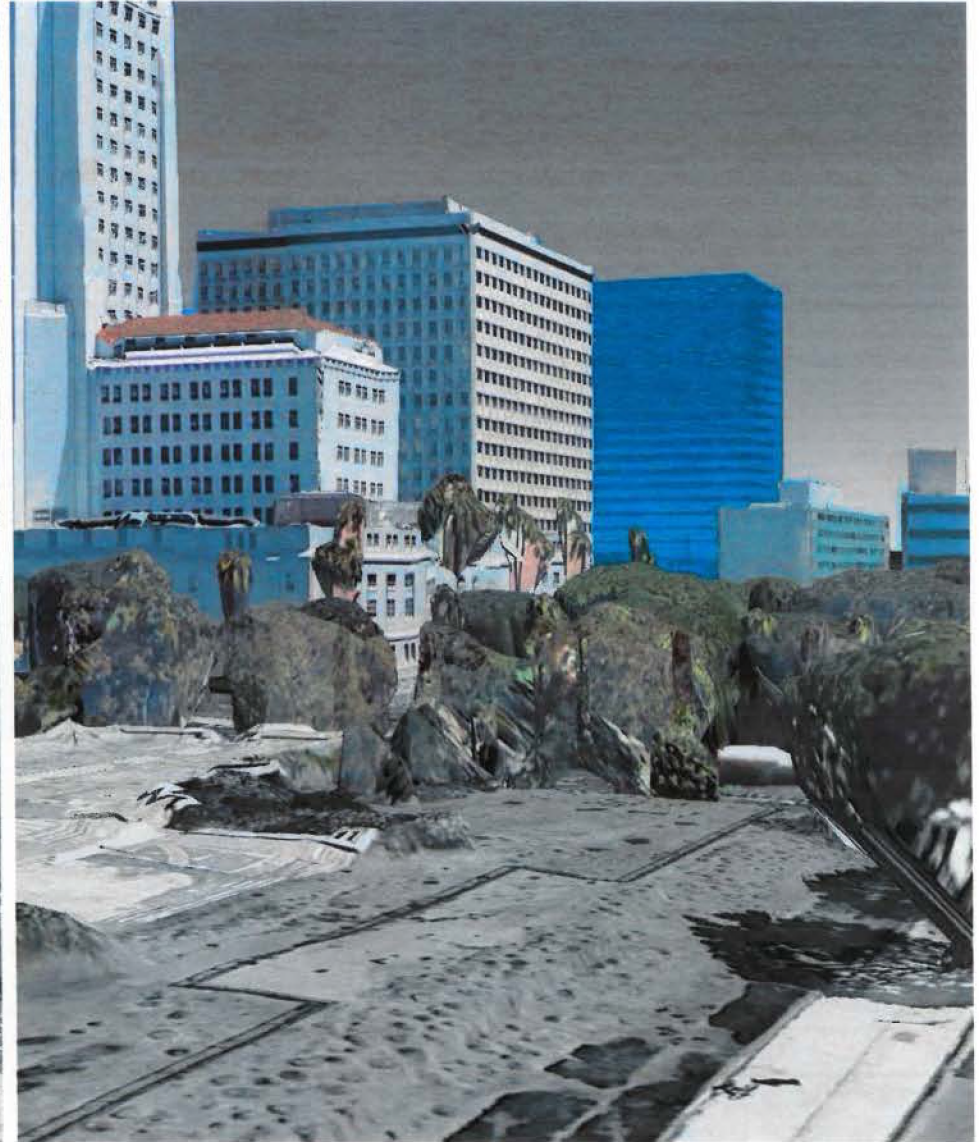
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LOS ANGELES STREET CIVIC BUILDING
OLD PARKER CENTER

ALTERNATIVE B4
CONCEPTUAL MASSING STUDIES

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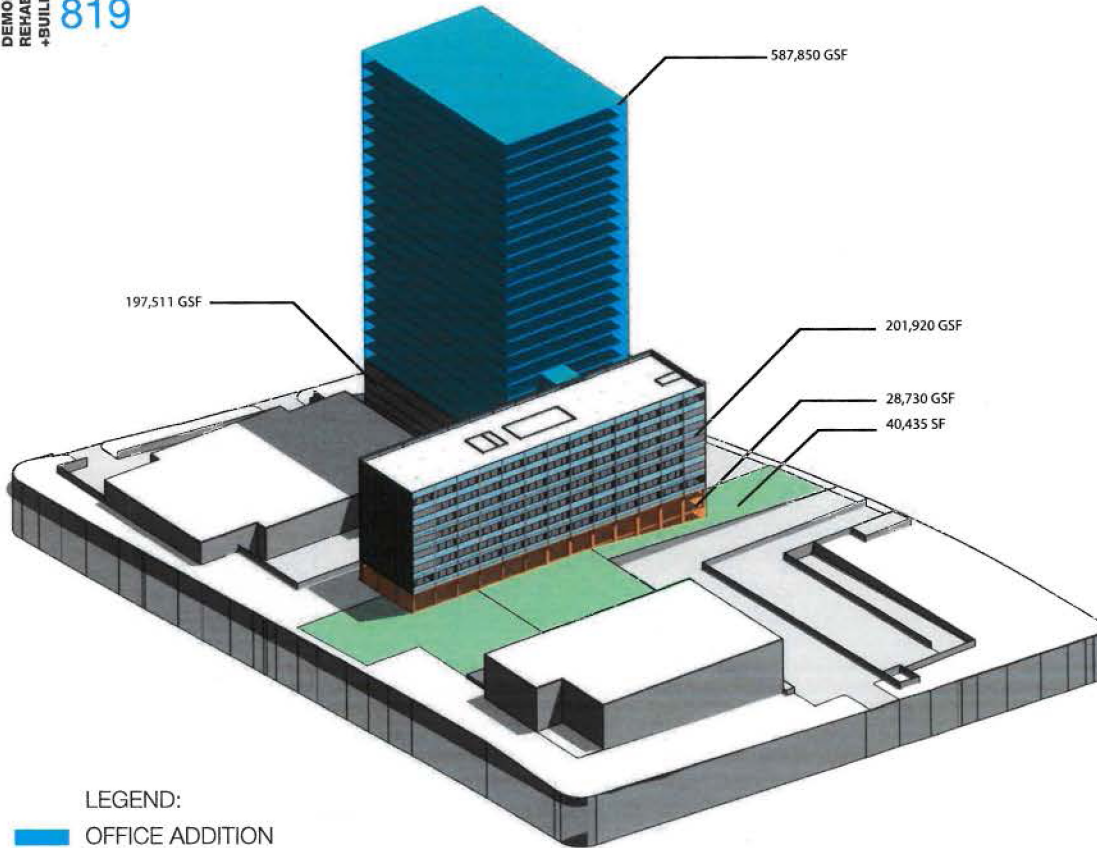
SELECTIVE
DEMOLITION,
REHABILITATION
+ BUILD

GROSS SQUARE FEET

818,600

PARKING SPACES

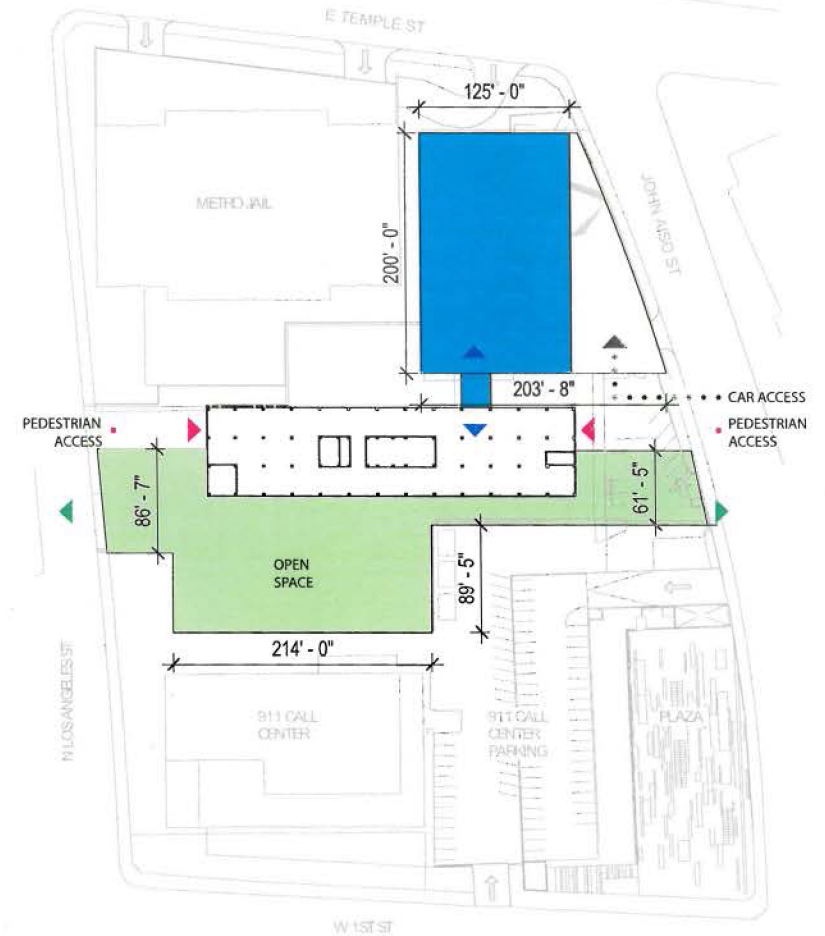
819



LEGEND:

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

AXONOMETRIC



FLOOR PLAN



LOS ANGELES STREET CIVIC BUILDING
OLD PARKER CENTER

ALTERNATIVE B4
CONCEPTUAL MASSING STUDIES

TETRA
ARCHITECTURE
PLANNING

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CITY OF LOS ANGELES

SELECTIVE
DEMOLITION,
REHABILITATION
+ BUILD

GROSS SQUARE FEET

818,600

PARKING SPACES

819

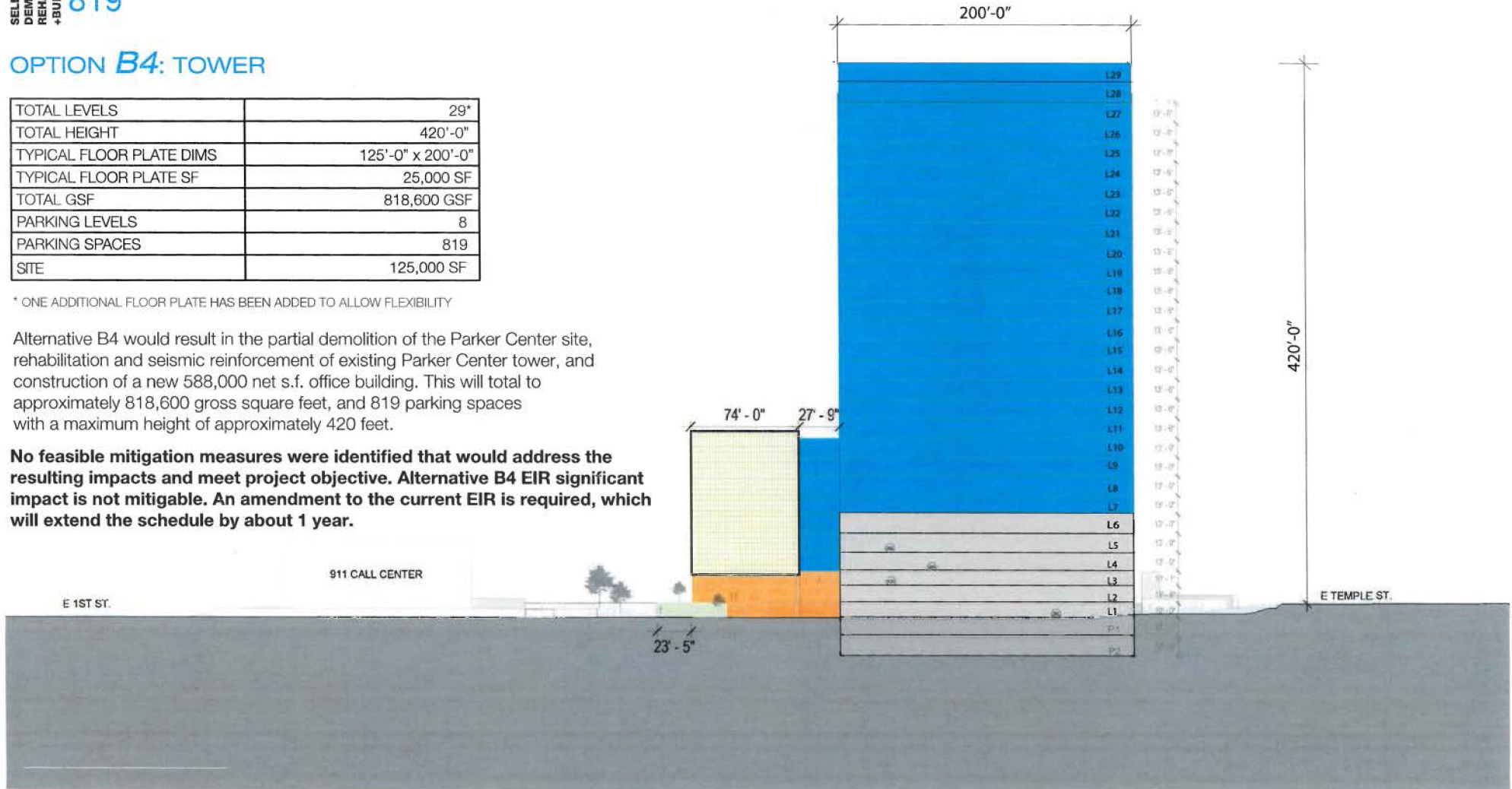
OPTION B4: TOWER

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.



LOS ANGELES STREET CIVIC BUILDING
OLD PARKER CENTER

ALTERNATIVE B4
CONCEPTUAL MASSING STUDIES

TETRA
ARCHITECTURE
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ALTERNATIVES DATA SUMMARY [B3 vs B4]

	ALTERNATIVE B3 (NEW 2016)	ALTERNATIVE B4
GROSS SQUARE FEET ¹	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 ²	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 ³	754 SPACES	819 SPACES
MAXIMUM HEIGHT ⁴	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

- Gross square footage is calculated [per the BOMA (Building Owners and Managers Association) gross method] to the outside face of the exterior walls.
- 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.
- 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.
- All elevations are taken from floor level of existing Parker Center Building at Los Angeles Street.

PROBABLE COST [B3 vs B4]

3/8/2016

Building (New and/or Existing)SF
Building Net SF
Parking Structure

Building Construction

Existing Bldg. Constr.

New Building Constr.

Subtotal Bldg.

Structured Parking

Site Development

Subtotal Bldg, Site & Parking

Subtotal GC, B&LI & GC Fee

Subtotal

Design/Estimating Contingency

Soft cost (Design Fees, PM/CM)

Estimated Project Cost (ROM)

FF&E

EIR Alt. B3 (2013) ¹

753,730

588,399

1,173 Stalls

Unit Cost*

-

\$ 293,789,034

\$ 293,789,034

\$ 40,460,000

\$ 10,285,548

\$ 344,537,520

\$ 59,260,453

\$ 403,797,974

\$ 40,999,965

\$ 30,000,000

\$ 474,797,939

\$ 630

(NOT CONSIDERED)

EIR Alt. B3 (UPDATE 2016)

753,730

588,399

1,173 Stalls

Unit Cost*

-

\$ 295,573,770

\$ 295,573,770

\$ 44,032,325

(b) \$ 14,931,000

\$ 354,537,095

\$ 67,447,137

\$ 421,984,232

\$ 84,396,846

\$ 30,000,000

\$ 536,381,078

\$ 712

\$ 60,000,000

2016 Option Analysis

2016 Alt. B3 (WITH 754 STALLS)

753,730

588,000

754 Stalls

Unit Cost*

-

\$ 295,573,770

\$ 295,573,770

(a) \$ 28,104,600

(b) \$ 14,931,000

\$ 338,709,370

\$ 64,436,071

\$ 403,145,441

\$ 80,629,088

\$ 30,000,000

\$ 513,774,529

\$ 682

\$ 60,000,000

NEW ALT B4 (WITH 818 STALLS) ²

{ 230,650 GSF } 818,600

{ 587,950 GSF } 588,000

818 Stalls

Unit Cost*

\$ 122,938,000

\$ 258,362,869

\$ 381,300,869

\$ 21,925,691

\$ 10,317,800

\$ 413,544,360

\$ 78,672,678

\$ 492,217,039

\$ 98,443,408

\$ 30,000,000

\$ 620,660,447

\$ 758

\$ 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.

LOS ANGELES STREET CIVIC BUILDING
OLD PARKER CENTER

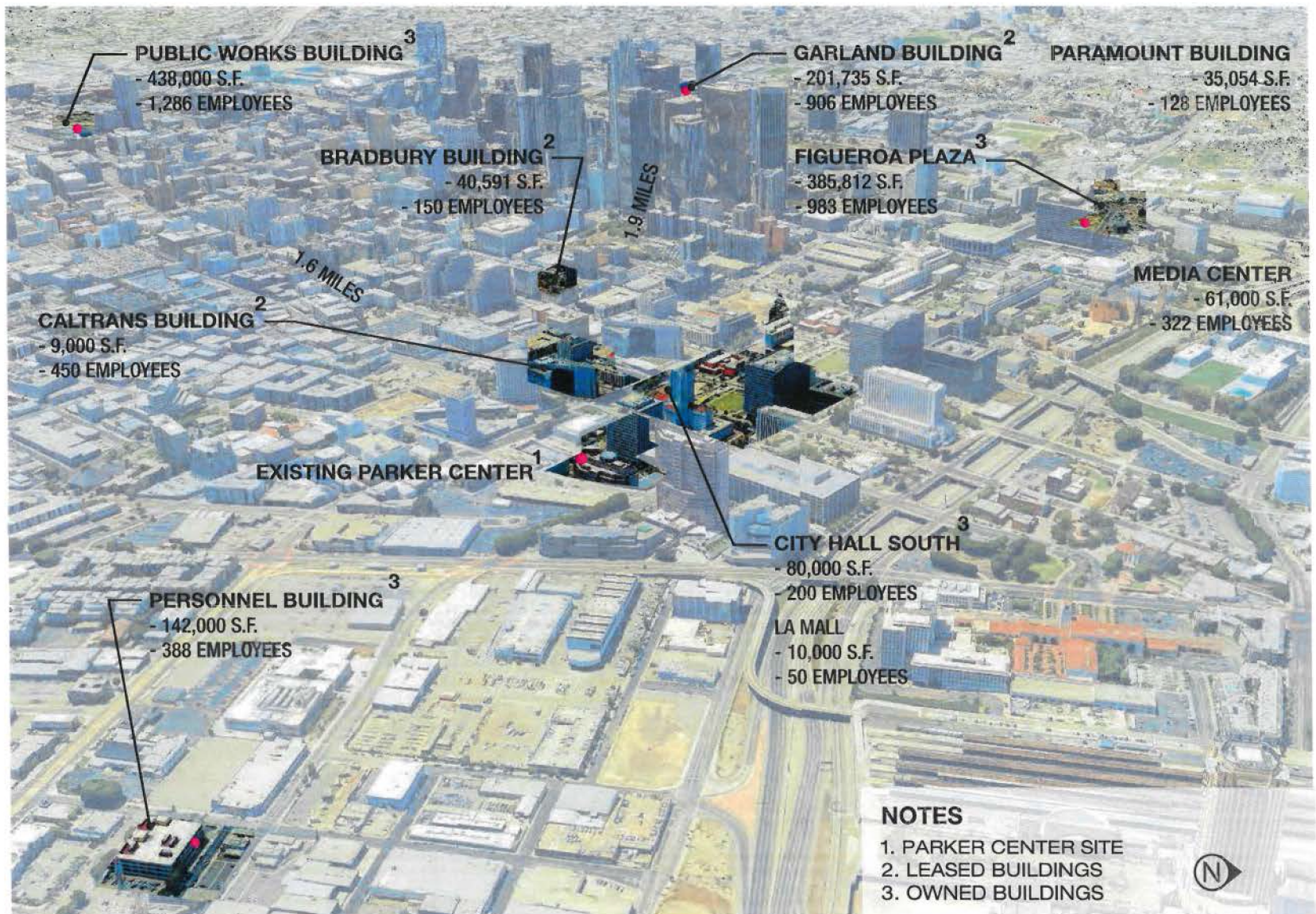
CONCEPT STUDY
PROBABLE COST

TETRA
ARCHITECTURE
PLANNING

IBI
GROUP

Gensler

ENGINEERING
CITY OF LOS ANGELES



LOS ANGELES STREET CIVIC BUILDING
OLD PARKER CENTER

EIR PROJECT

TETRA
ARCHITECTURE
PLANNING

IBI
GROUP

Gensler

ENGINEERING
CITY OF LOS ANGELES



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June 2016

The Little Tokyo Community Council (LTCC) would like to re-iterate that no position of support for preservation of the existing Parker Center building has been taken. Our main concerns, originally articulated in 2013, including the preface and the five-point listed below are encapsulated in quotation marks.

This remains the official position of the LTCC:

"The entire block which today holds the Parker Center was taken from Little Tokyo in the 1960s destroying many family-owned & community-serving businesses, 700-1,000 units of affordable housing, and community facilities including the early site of Nishi Hongwanji Buddhist Temple. The City plans to use upper floors of the building for City offices. The bottom floor could accommodate community-enhancing retail businesses.

Therefore, the agreed-upon concerns of the LTCC are listed below:

- Retail planned for the ground floor should reflect businesses that complement and create a natural connection with Little Tokyo, especially to Union Center for the Arts and to drive people to businesses on Historic First Street and complement future development on First Street North that will now reflect Little Tokyo's vision for a Sustainable Little Tokyo.
- A design will not be acceptable if it "turns its back" on Little Tokyo;
- Public art should be funded that reflects the historic connection of the block to Little Tokyo.
- Additional parking must be included in plans for the L.A. Street Civic Building to accommodate City employees to be housed in the new facility. Current parking, especially in the Aiso Street lot was designed to primarily serve local small businesses. Additional parking for the general public should also be included, given the rapid decrease in available public parking lots around the Little Tokyo and Civic Center area.
- There will be communication and action around the planning and design of the new building in concert with the Little Tokyo community's own vision for the development of the First Street North block and other Sustainable Little Tokyo plans."

Sincerely,

Chris Komai
Chair, Little Tokyo Community Council

The Little Tokyo Community Council is a nonprofit 501(c)(3) which has 90+ member organizations whose mission is to ensure that Little Tokyo would be a viable center for the Japanese American community and the Los Angeles Downtown community. The Council shall work to create a vision of what Little Tokyo should be in the future and serve as an advocate on behalf of the Little Tokyo community.