City Clerk Council and Public Services <clerk.cps@lacity.org>

RE: Request to Include Attachments in Council File 25-1518 (too large to upload via the City's Public Comment Portal) ... Please see email for details ... (Email 1 of 4) ...

1 message

Ziggy Kruse <ziggykruse2005@yahoo.com> Thu, Jan 15, 2026 at 6:24 PM
Reply-To: Ziggy Kruse <ziggykruse2005@yahoo.com>
To: "clerk.cps@lacity.org" <clerk.cps@lacity.org>
Cc: Bob Blue <bob.blue@live.com>, Ziggy Kruse <ziggykruse2005@yahoo.com>

Email 1 of 4

Dear City Clerk,

We are respectfully requesting the inclusion of the attached document(s) in the official record for Council File **25-1518**. The attached files are too large to transmit via the City's Public Comment Portal at https://cityclerk.lacity.org/publiccomment/?cfnumber=25-1518.

The attached material are documents received from the Los Angeles Department of City Planning regarding the matter currently under consideration by the City Council.

We ask that the documents be uploaded to the *LACityClerk Connect* portal so that they are available for review by the Council Members, their staff, and the general public.

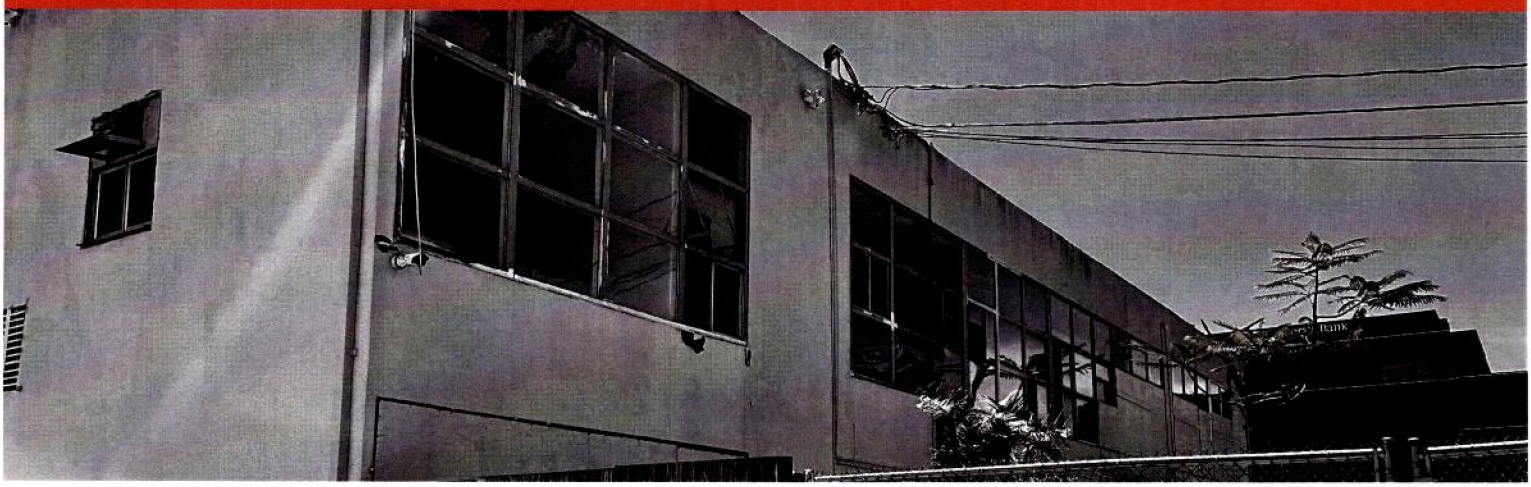
Thank you for your assistance in ensuring this information is properly filed and made part of the public record. Should you have any questions regarding this submission, please feel free to contact us directly at **ziggykruse2005@yahoo.com**.

Sincerely,
Ziggy Kruse Blue

(for: Angelenos for Historic Preservation)

2024_CPRA Response from LA City Planning_Upload 1 of 4.pdf
15922K

THE BARRY BUILDING - 11973-11975 SAN VICENTE BLVD



Q: WHAT'S THE SOLUTION?

In order to comply with the City's rules and because the Barry Building does not meet minimum seismic standards, thus posing a risk to the community, the owner is proceeding with the demolition of the building. Demolition of the building is the safest and most viable solution to mitigate the risk posed by the building. Demolition prioritizes community safety and eliminates risks posed by an earthquake that could result in the collapse of the building.

Q: IS THERE A PROPOSED PROJECT TO REPLACE THE BARRY BUILDING?

No. There is no proposed project to replace the Barry Building. The only application pending with the city is for the demolition of the building. Any future development proposal, if any, would likely be subject to extensive community input and a long, public city process which would include a full new Environmental Impact Report (EIR) for any such proposed project.

Q: IS THERE AN ENVIRONMENTAL ANALYSIS?

Yes, in order to ensure that the demolition of the building creates no harm to the environment an Environmental Impact Report (EIR) is being prepared by the City. The City released their initial report (Draft EIR) for public review and received comments from the public. The public comment was open from February 16, 2023 - April 3, 2023 and was extended an additional 15 days to ensure adequate time for public engagement. The comment period closed on April 18, 2023. The City's final report (Final EIR) is expected to be completed the end of July or early August.

Q: HOW LIKELY IS IT THAT THE BUILDING IS GOING TO COLLAPSE?

A seismic assessment was prepared that indicated that the Barry Building is structurally unstable. In the event of a moderate to strong earthquake, the building is likely to suffer severe damage and could collapse. Portions of the building have no significant seismic resisting elements at all, which can result in a partial or an entire building collapse. These structural deficiencies represent safety hazards to the community.

Q: CAN THE BARRY BUILDING BE RETROFITTED TO SAVE THE BUILDING?

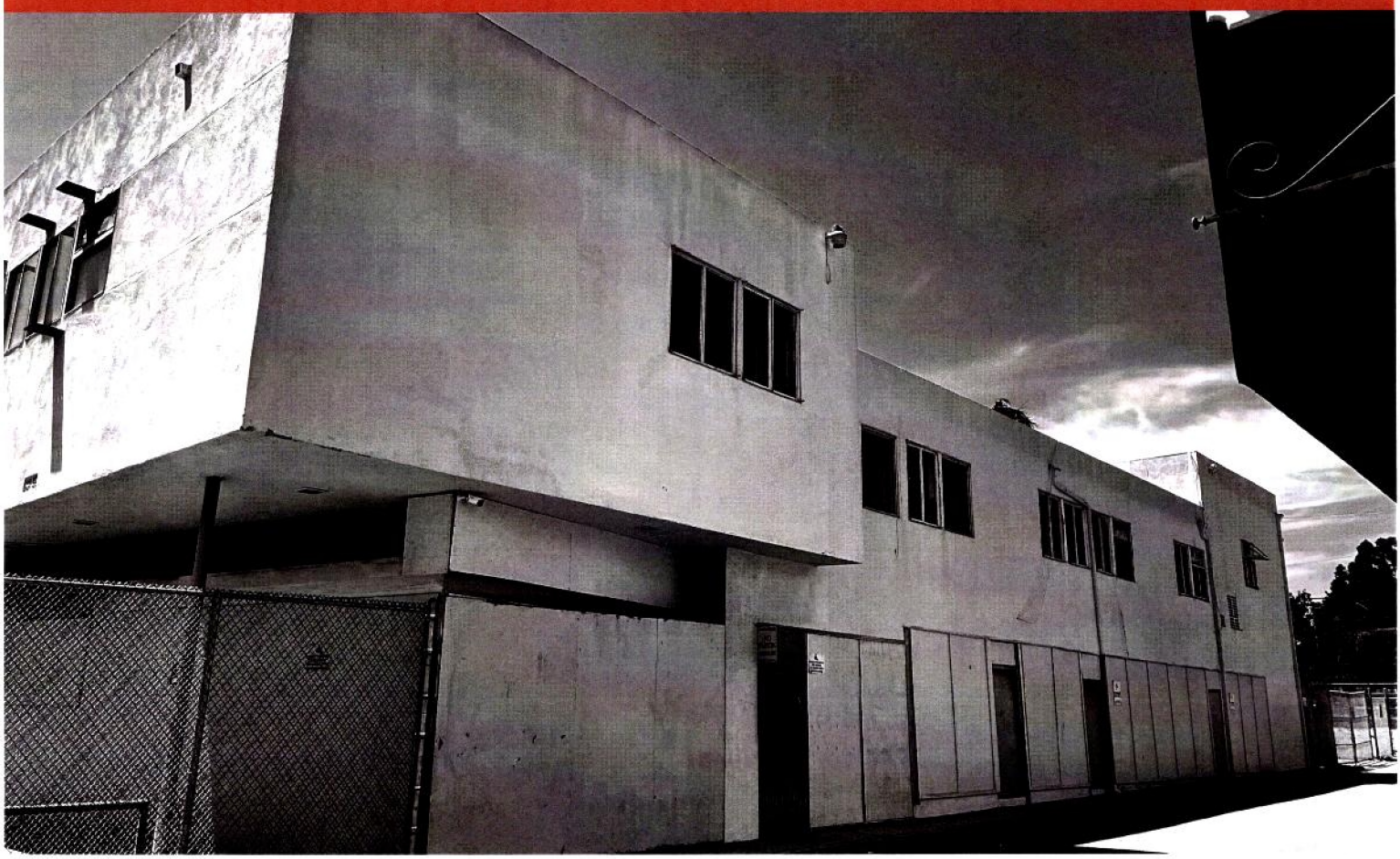
Retrofitting was explored as an option, but due to the extent of the structural deficiencies in the building, retrofitting is not a practical option. The building suffers from significant deterioration due to its age, construction and numerous structural deficiencies embedded in its design and engineering. The safest and most feasible solution is demolition of the Barry Building.

PLEASE SIGN OUR NEIGHBORHOOD PETITION →

WANT TO EXPRESS YOUR SUPPORT? LETSPROTECTBRENTWOOD@GMAIL.COM

COMMUNITY NOTICE

THE BARRY BUILDING - 11973-11975 SAN VICENTE BOULEVARD



WHAT IS HAPPENING?

Structural experts and the City of Los Angeles have determined that the Barry Building is structurally unfit and is likely to suffer severe damage in an earthquake. The building is subject to the City's Soft Story Retrofit Program and does not meet the minimum seismic standards of the City. The building also poses a risk of vandalism, loitering and other public safety hazards associated with vacant buildings. The owner seeks to demolish the building in order to comply with the City's requirements and to ensure the safety of the surrounding neighborhood.

WANT TO EXPRESS YOUR SUPPORT? QUESTIONS? EMAIL US AT:
LETSPROTECTBRENTWOOD@GMAIL.COM

ALSTON & BIRD

333 South Hope Street, 16th Floor
Los Angeles, CA 90071-1410
213-576-1000 | Fax: 213-576-1100

Edward J. Casey Direct Dial: **+1 213 576 1005** Email: **ed.casey@alston.com**

May 26, 2023

VIA EMAIL

James Harris
Los Angeles Department of City Planning
221 North Figueroa Street, Room 1350
Los Angeles, CA 90012

Re: 11973 San Vicente Boulevard Project Environmental Case: ENV-2019-6645-EIR

Dear Mr. Harris:

On behalf of 11973 San Vicente, LLC ("Applicant"), I am sending this letter to respond to the comment letter submitted by Adrian Scott Fine, Senior Director of Advocacy for the Los Angeles Conservancy dated April 18, 2023 (the "Conservancy Letter"), regarding the 11973 San Vicente Boulevard Project Draft Environmental Impact Report ("DEIR") published by the City of Los Angeles. My letter specifically addresses the comment concerning compliance with the City's mandatory soft-story seismic retrofit ordinance.

We have reviewed a copy of the soft-story building inventory list provided by the Los Angeles Department of Building and Safety on May 12, 2023. (To request a copy of that list, I emailed LADBS.custodianofrecords@lacity.org.) We also obtained a copy of the latest monthly report prepared by the City showing compliance by those buildings with the soft story ordinance. (A copy of that report is provided at https://www.ladbs.org/docs/default-source/publications/misc-publications/soft-story-compliance-report.pdf?sfvrsn=bbe9f553_146.) Based on the information in those lists, we determined that that are 12,440 building on the soft-story ordinance list.

We then compared to the list of those buildings that have been designated as historic cultural monuments (HCMs) under the City's Cultural Heritage Ordinance. (A copy of the list of HCMs prepared by the City Planning Department is provided at https://planning.lacity.org/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical_Cultural_Monuments_List.pdf. In reviewing that list, there are 1,181 buildings that have been designated as HCMs. Out of those HCMs, only four are subject to the soft story ordinance, including the existing building at 11973 W. San Vicente Boulevard (the Barry Building). (638-642½ S. Kelton Avenue, 10919 W. Strathmore Drive

and 1780 N. Griffith Park Boulevard.) Therefore, only (0.032%) of all the HCM buildings have been deemed subject to the soft story ordinance.

Very truly yours,



Kathleen Hill

cc: Stacie Henderson (via email)
EJC:kah

ALSTON & BIRD

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Edward J. Casey Direct Dial: **+1 213 576 1005** Email: **ed.casey@alston.com**

June 2, 2023

VIA EMAIL

James Harris
Los Angeles Department of City Planning
221 North Figueroa Street, Room 1350
Los Angeles, CA 90012

Re: 11973 San Vicente Boulevard Project Environmental Case: ENV-2019-6645-EIR

Dear Mr. Harris:

On behalf of the applicant in the above-referenced matter, I am submitting this letter to provide information concerning the removal of the shutters at the building (the Barry Building) located at 11973 San Vicente Boulevard (Project Site). In 2016, the shutters were removed by the property owner. Deterioration and corrosion in the mounting for the shutters was severe. (Refer to the photos that are being provided by the link in this letter.) https://photos.app.goo.gl/gtgu5KBGF4yByesv7. That deterioration and corrosion posed a risk of failure, which could have caused injuries to the pedestrians on the street directly below the shutters. The second floor of the building (the location of the shutters) is located very close to the lot line immediately fronting the sidewalk, so pedestrians were in danger of being struck by falling debris if the shutters failed. To avoid that risk of injury, the property owner caused the shutters to be removed. The shutters were all placed in shrink wrap and are stored safely at the Project Site.

Very truly yours,



Edward J. Casey

cc: Stacie Henderson (via email)

ATTACHMENT A

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Ety Benichou, PE, SE
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Zen Hodo, PE, SE
Kimberly Hoo, PE, SE
Diana Erickson Nishi, PE, SE
Reid Nishimura, PE, SE
Al Ikemura
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Daniel Chan, PE, SE, LEED AP
Mohamed Hassan, PhD, PE, SE
Mitchel Le Heux, PE, SE
Katherlin Lee Choi
Milton S. Shiosaki
Daniel W. Shubin
Edward Silver, PE, SE
Kimberly F. Tanouye

June 1, 2021

via email: greg.berlin@alston.com

Mr. Greg Berlin
Alston & Bird
333 South Hope Street, 16th Floor
Los Angeles, California 90071

Regarding: 11971 San Vicente Boulevard – Retrofit Schemes
Englekirk Job No. 21-L023

Dear Mr. Berlin:

This letter summarizes the structural analysis work that you have requested we perform for the above noted building. You have requested that we perform a structural analysis to repair the building to conform to the City of Los Angeles Soft Story Ordinance (Ordinance No. 183893). We were also requested to provide structural sketches that convey the structural work required to conform to this ordinance. This work is identified as a Phase I level repair work. For a Phase II level repair work, we were to develop structural sketches that will conform to ASCE 41-13 level of repair using the Basic Service Earthquake – 1E (BSE-1E) as the design criterion.

Existing Building Description

The existing building is a two-story wood framed structure. The floor plan is 100' x 107' with an open 43' x 56' courtyard. The courtyard essentially separates the building into four wings. The north and south wings at the second floor and roof are raised by about 1'-6" from the east and west wings. This essentially creates four separate structural building elements with no common floor or roof diaphragm.

The first floor consists of a 4" concrete slab-on-grade. The second-floor system consists of a 2" diagonal sheathed wood floor supported by sawn lumber joists. The roof system consists of 1" diagonal sheathing supported by sawn lumber joists. Both the floor and roof levels have a ceiling. Typical bearing walls are 2x4 studs. The story height is about 12' at the first floor and 11'-6" at the second floor.

The lateral bracing for this building consists of the horizontal floor and roof diaphragms and the perimeter vertical shear walls. The second floor and roof consist of diagonal sheathing. The nailing pattern for the sheathing is unknown. This diagonal sheathed floor and roof diaphragm span to the exterior perimeter walls. These exterior walls serve as the vertical shear walls that brace this building. The interior demising walls do not form a complete lateral bracing system as they are discontinuous between floors, and several of these walls have been removed and the wall locations are irregularly distributed.

The foundation system consists of continuous and spread footings that bear on the foundation soil. The plans note that the design bearing pressure is 2,000 psf. The bearing walls are founded on an 8" continuous stem wall which is then supported on a 16" wide x 8" deep continuous footing.

The south wing that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation. Instead, the second floor is supported on a series of steel columns. There are some exterior walls on the eastern side, but they are discontinuous between floors.

Phase I – City of Los Angeles Soft Story Ordinance

We have reviewed the Ordinance and have determined that this ordinance will apply to the building south wing as there is no ascertainable lateral system. The wing is supported on isolated steel columns. Therefore, we have developed a seismic retrofit solution that addresses this building portion only. The

Englekirk
STRUCTURAL ENGINEERS

Ordinance stipulates a seismic design force level of 75% of the current California Building Code. Additionally, because of the historic nature of the building, a structural solution that minimizes the architectural impacts on the building was selected.

The seismic retrofit scheme consists of steel moment frame structures that are located within the building and are supported on new concrete footings. These steel moment frame structures provide lateral bracing for this south wing. In addition, there are some new wood shear walls that are placed to minimize architectural impact on the building. New footings are added, and the first floor, second floor and roof diaphragms are added and strengthened.

This scheme is depicted in the attached sketches.

Phase II – ASCE 41-13 Retrofit

This scheme delineates the structural retrofit work that is needed beyond the Phase I work described above. This work includes the work to the north, east and west wings that are not retrofitted in the Phase I scheme.

The seismic retrofit scheme consists of new and strengthened wood shear walls that are sheathed with 12" plywood sheathing and wall anchors. There are new foundations to support the seismic loads resisted by the new shear walls. These walls are distributed throughout the wings. The locations of these walls are general in nature and can be located more precisely in the future. The first floor, second floor and roof diaphragms are added and strengthened.

This scheme is depicted in the attached sketches.

Summary

The two schemes presented are conceptual in nature and do not represent final construction repair plans. These plans can be used to develop conceptual budgeting pricing only for the seismic related retrofit work. Additional non-structural costs such as American with Disabilities (ADA) compliance, MEP relocation, construction sequencing, etc. should be reviewed and assessed by a qualified Contractor or Cost Estimator.

Respectfully submitted,

Russell Tanouye

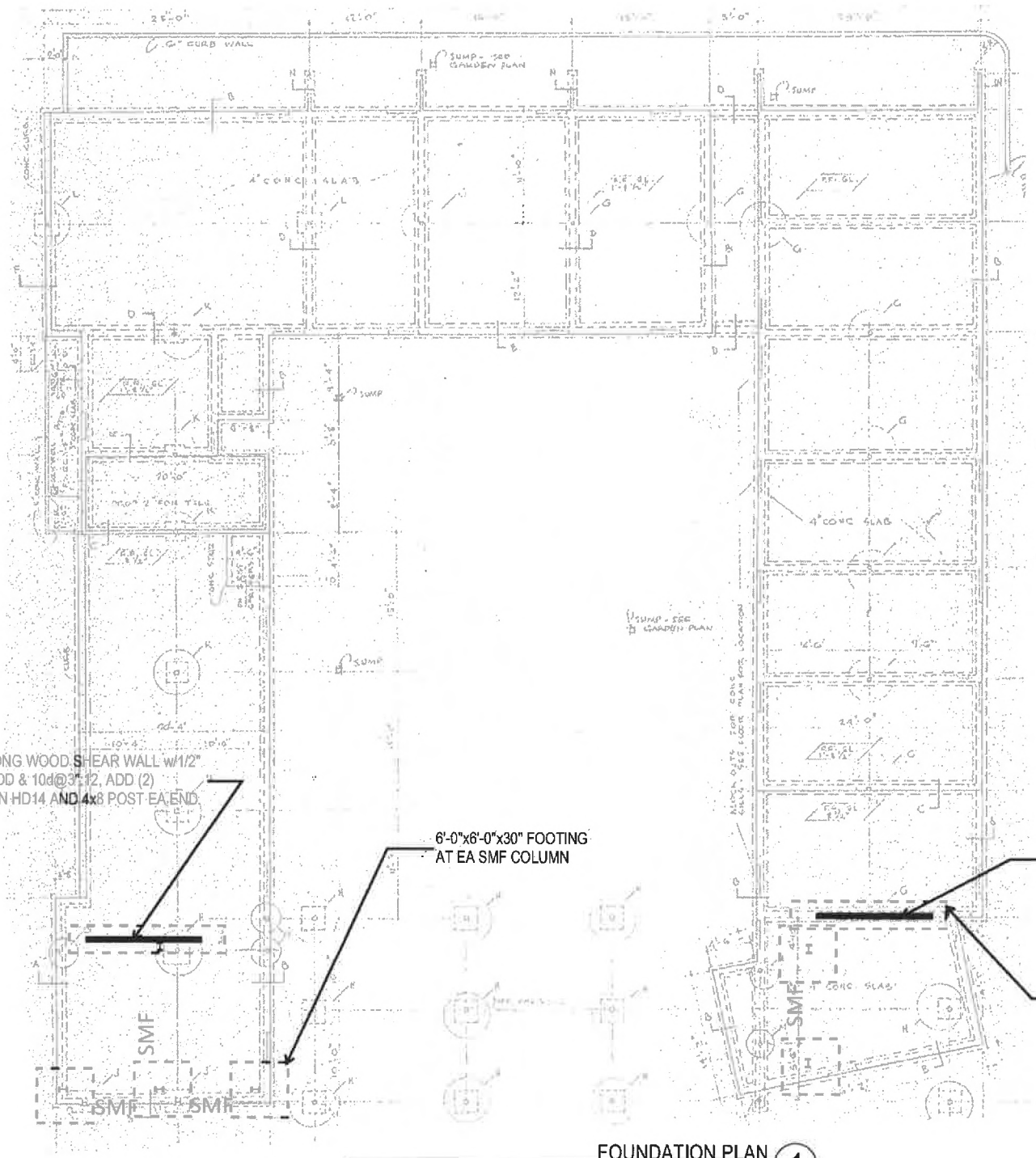
REGISTERED PROFESSIONAL ENGINEER
RUSSELL TANOUYE
NO. 2850
STRUCTURAL
STATE OF CALIFORNIA

Russell Tanouye, PE, SE, LEED AP
Principal

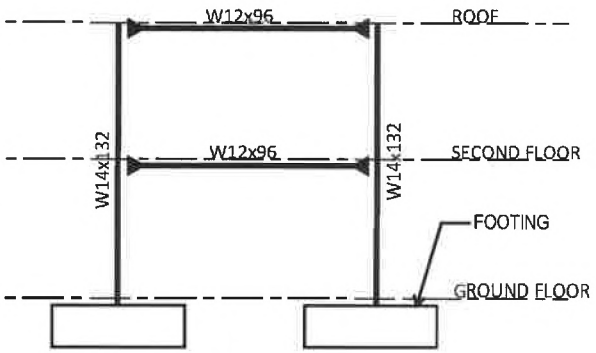
06/01/2021

RT:gh

Attachments

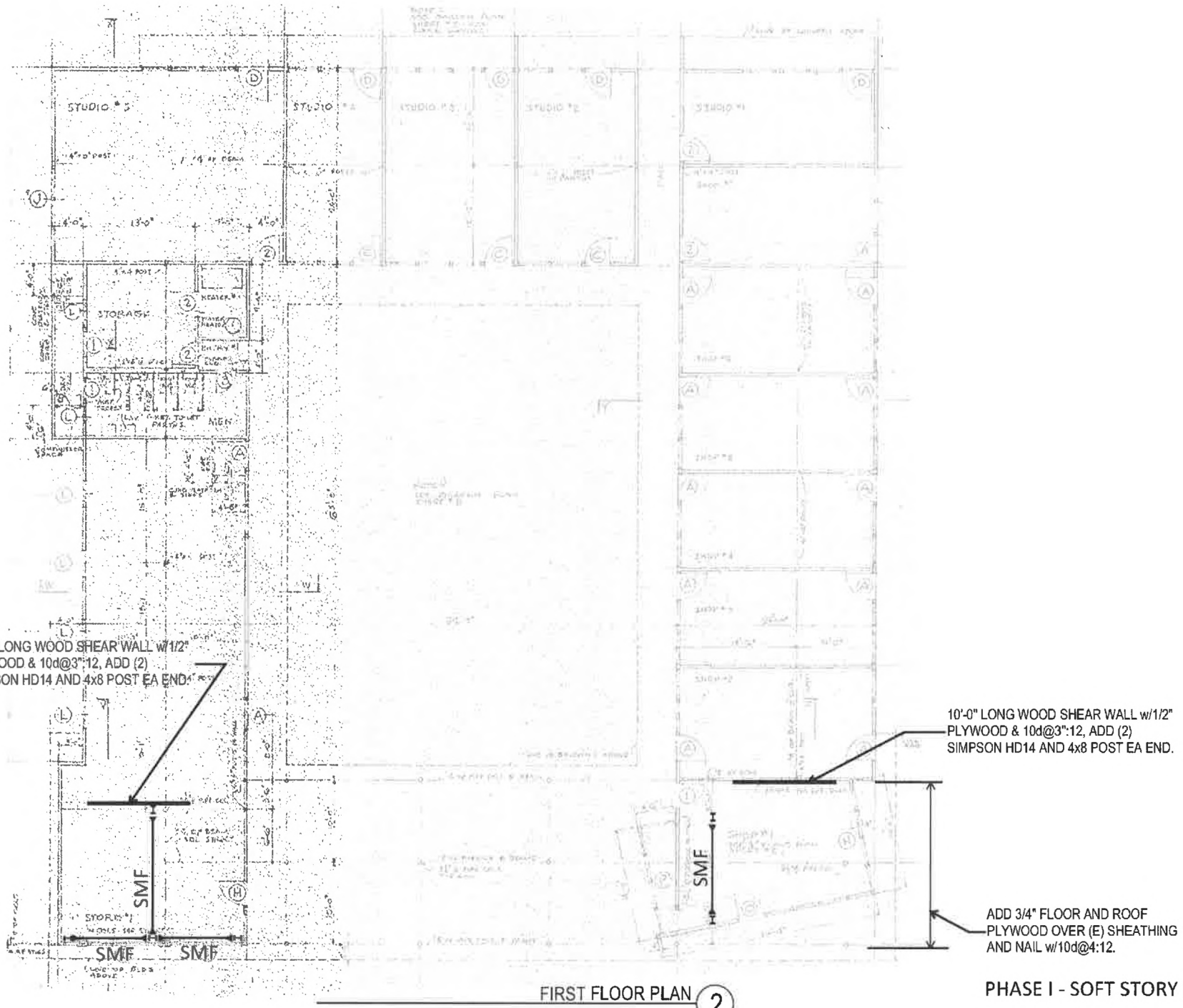


FOUNDATION PLAN 1



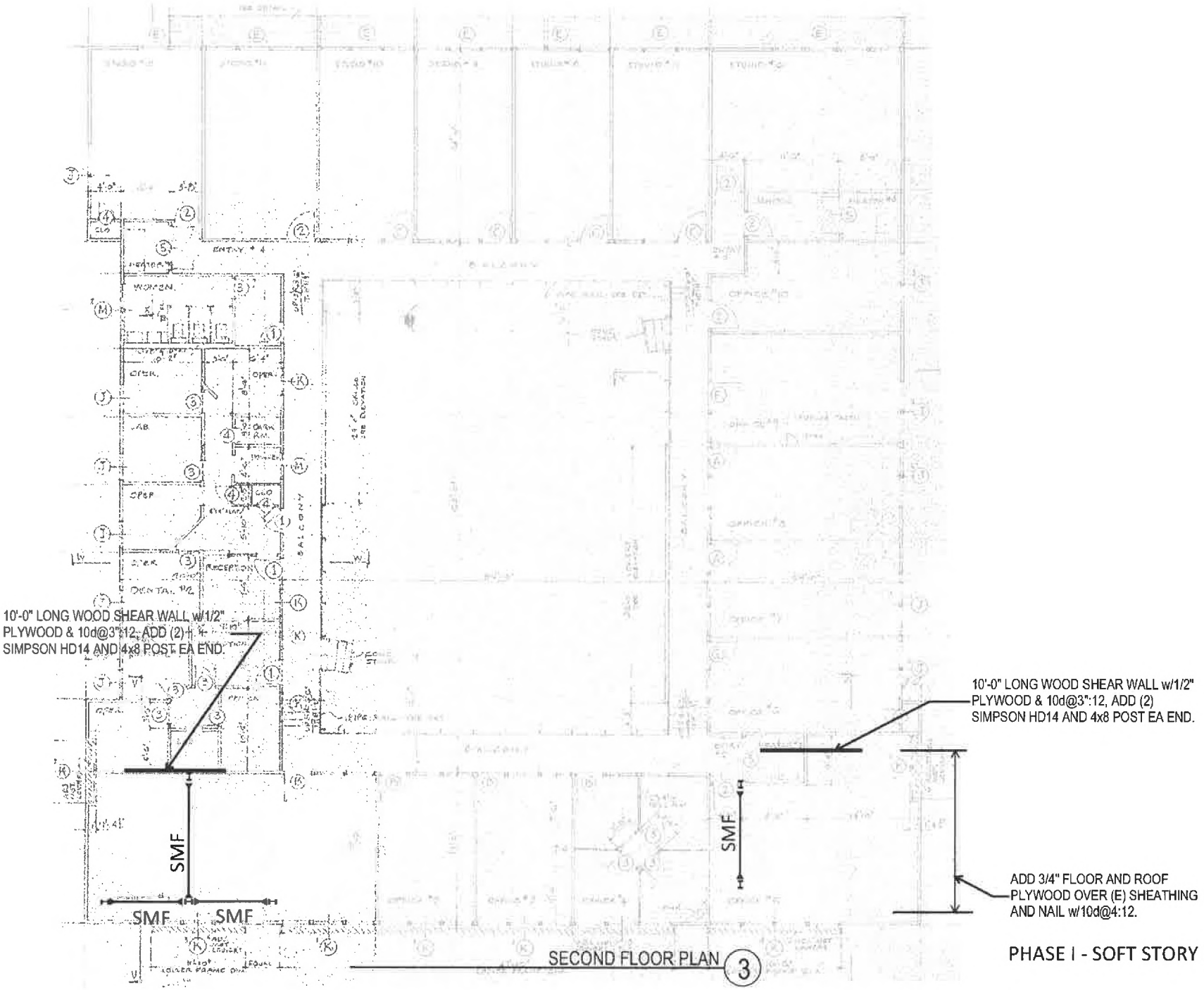
SMF ELEVATION

PHASE I - SOFT STORY RETROFIT



FIRST FLOOR PLAN 2

PHASE I - SOFT STORY RETROFIT



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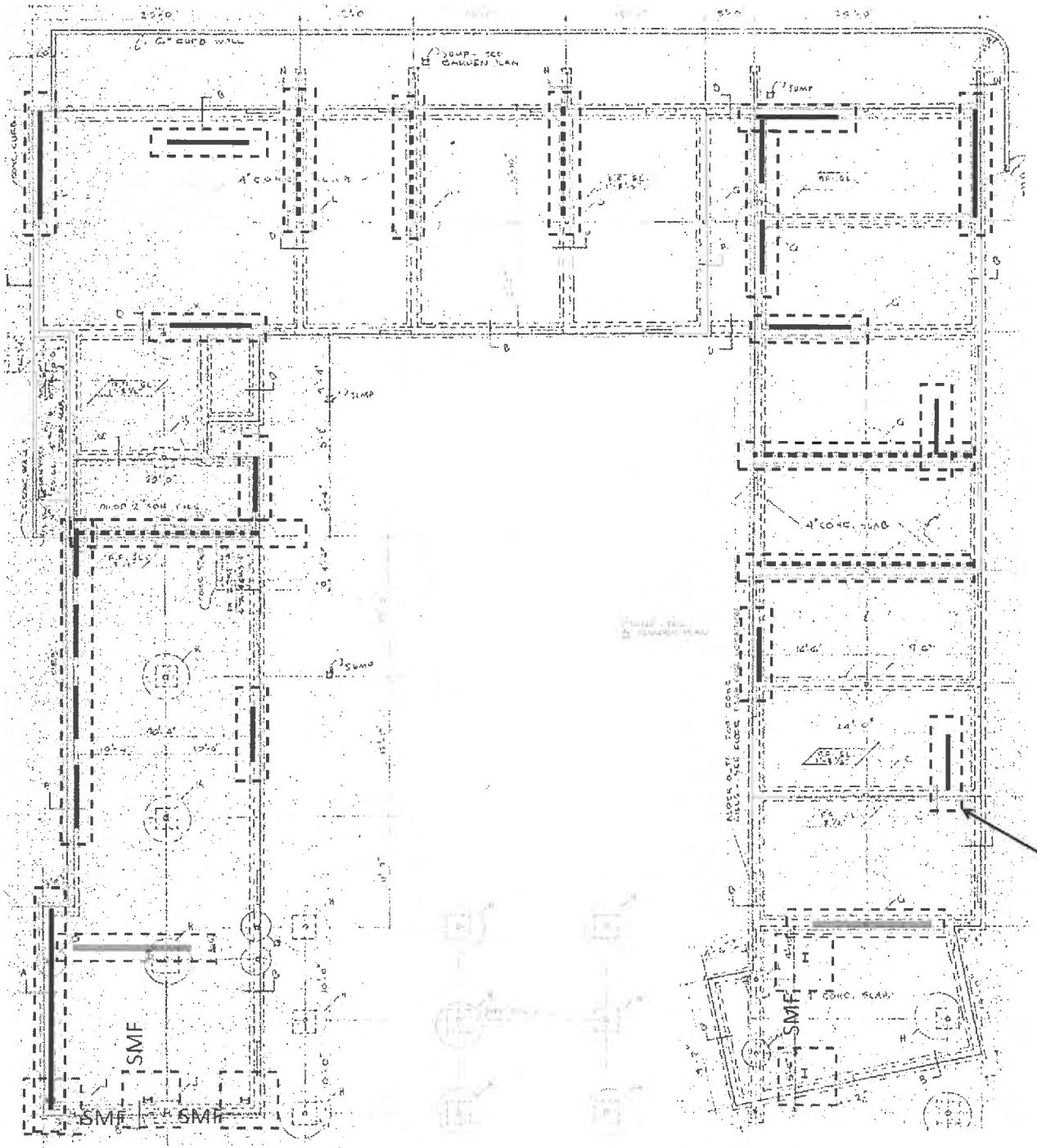


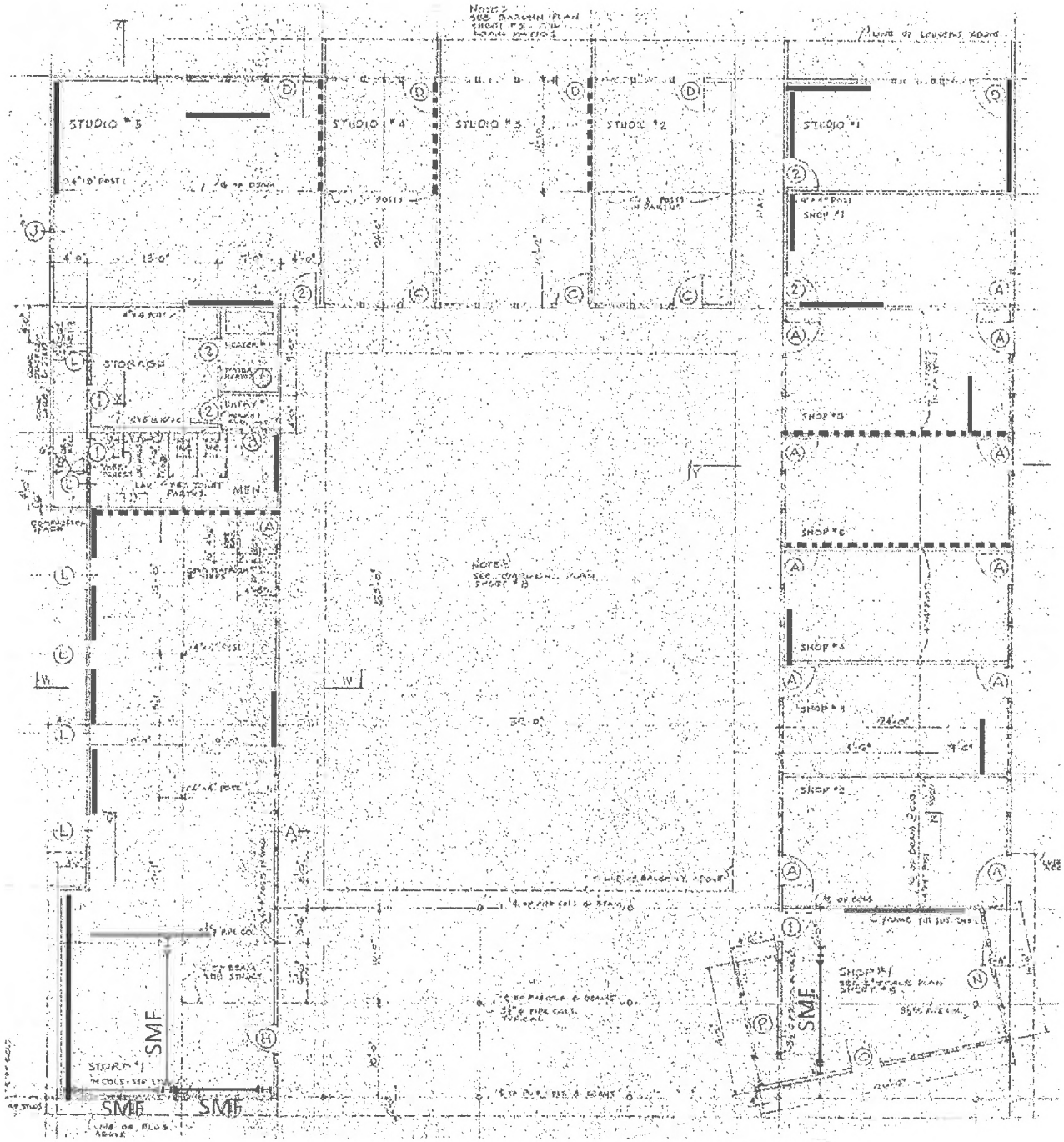
10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

STRENGTHEN (E) WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

3'-0"x30" FOOTING AT EA WOOD SHEAR WALL

FOUNDATION PLAN 1

PHASE II - ASCE 41-13 RETROFIT

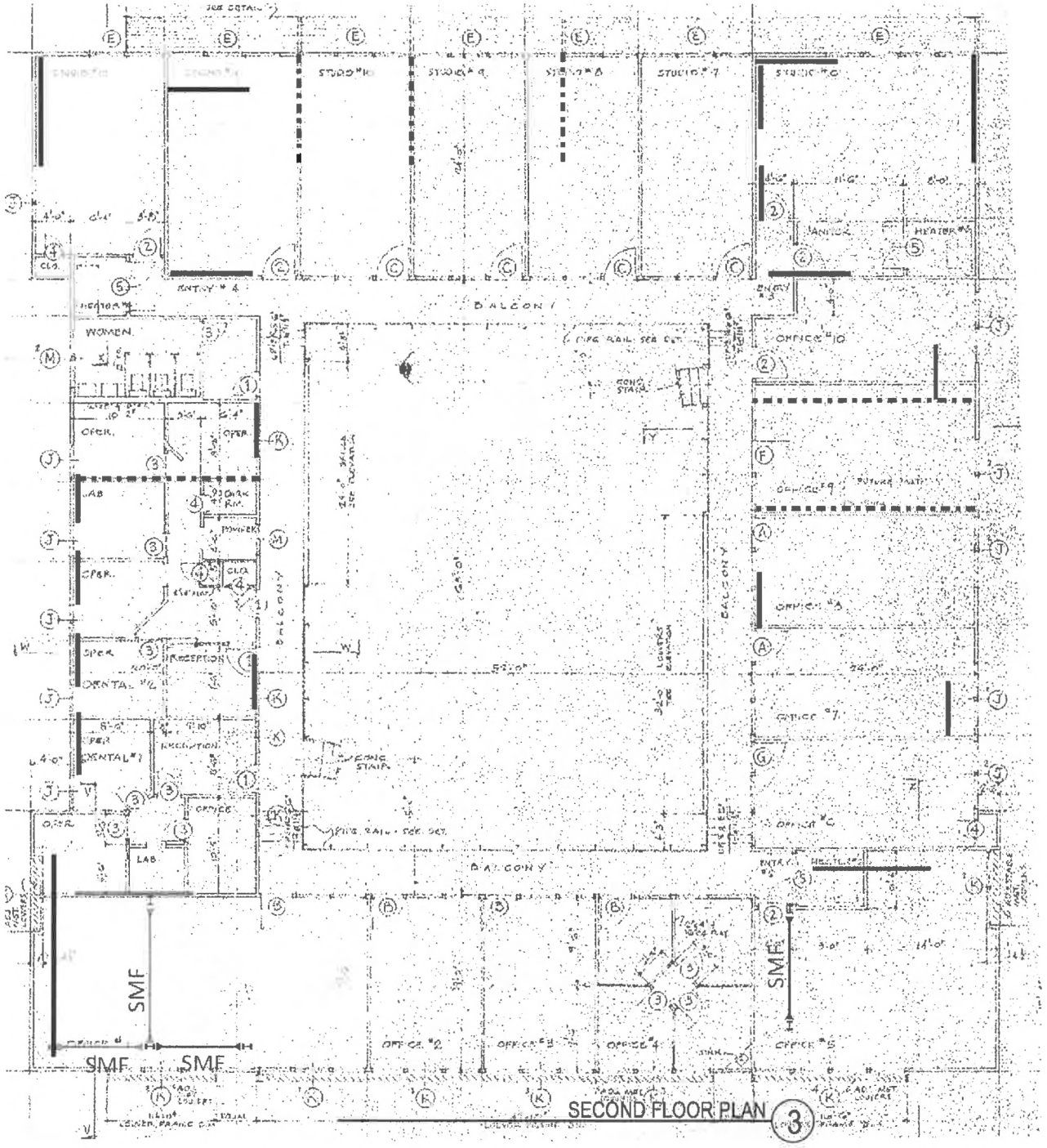


FIRST FLOOR PLAN 2

10'-0" LONG WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

STRENGTHEN (E) WOOD SHEAR WALL w/1/2" PLYWOOD & 10d@3":12, ADD (2) SIMPSON HD14 AND 4x8 POST EA END.

TYPICAL AT ALL FLOOR AND ROOF: ADD 3/4" FLOOR AND ROOF PLYWOOD OVER (E) SHEATHING AND NAIL w/10d@4:12.



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PHASE II - ASCE 41-13 RETROFIT

ATTACHMENT B

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Milton S. Shiosaki
Daniel W. Shubin
Edward Silver, PE, SE
Kimberly F. Tanouye

June 1, 2021
Revised June 3, 2022

via email: greg.berlin@alston.com

Mr. Greg Berlin
Alston & Bird
333 South Hope Street, 16th Floor
Los Angeles, California 90071

Regarding: 11971 San Vicente Boulevard – Retrofit Schemes
Englekirk Job No. 21-L023

Dear Mr. Berlin:

We have prepared a report letter dated May 26, 2021 that developed a recommended structural retrofit to meet the Los Angeles City Soft Story Ordinance (Ordinance No. 183893). This recommended structural retrofit only addresses the structural deficiencies in the south wing. This ordinance is limited to this building portion as there is no ascertainable lateral system (commonly referred to as the "soft story") and the second and roof levels are supported on the ground level isolated steel columns. The Soft Story Ordinance does not apply to the east, north or west wing structural deficiencies, which are identified in my May 26 report, because these wings do not have a "soft story." Thus, the ordinance does not mandate a retrofit for these wings.

Accordingly, it is our professional opinion that even with the implementation of the Soft Story Ordinance structural retrofit, the remaining building wings will not be structurally retrofitted and will not be sufficient to protect building occupants if the building was subject to a moderate to severe seismic event in the LA Basin.

Respectfully submitted,

Russell Tanouye

Russell Tanouye, PE, SE, LEED AP
Principal



06/03/2022

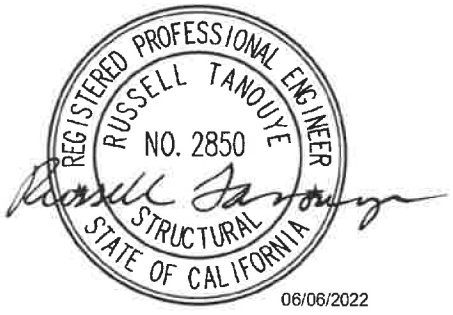
RT:gh

ATTACHMENT C

11973 San Vicente Boulevard

ASCE 41-13 Seismic Assessment

Los Angeles, California



06/06/2022

Englekirk

STRUCTURAL ENGINEERS

June 6, 2022

Job No. 12-L038B

11973 San Vicente Boulevard

ASCE 41-13 Seismic Assessment

Los Angeles, California

Submitted to:
Alston & Bird LLP
333 South Hope Street
16th Floor
Los Angeles, CA 90071
(213) 576-2526
Attn: Mr. Greg Berlin

June 6, 2022

Job No. 12-L038B

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Appendix A – Tier 1 Checklists

1.0 INTRODUCTION

This report summarizes findings of the Seismic assessment per ASCE 41-13 (Tier 1) for the existing building located at 11973 San Vicente Boulevard. A seismic retrofit scheme was also developed for the report, based on ASCE 41-13.

This building is also considered a Historical Building and thus can be considered to be subject to the 2016 California Historical Building Code.

2.0 INFORMATION REVIEWED

Existing building plans were provided to our office. The existing building plans were prepared by Milton Caughey Architect for the "Office and Store Building Mr. David Barry" building. There is no construction date shown on these plans. These plans include Sheets 1 through 8, and include the foundation plan and typical framing sections. Based on the site visit performed on March 27, 2012, the existing building condition generally matched the existing building plans. Some discrepancies were observed. These discrepancies include new windows, new doorways, and modified interior demising walls. These discrepancies appear to have been created due to various tenant improvement revisions during the life of the building. This report was performed as an observation of the visible portions of the building and based on the available drawings. No destructive testing was performed.

3.0 BUILDING STRUCTURAL DESCRIPTION

The existing building is a two-story wood framed structure. The floor plan is 100' x 107' with an open 43' x 56' courtyard. The courtyard essentially separates the building into four wings. The north and south wings at the second floor and roof are raised by about 1'-6" from the east and west wings. This essentially creates four separate structural building elements with no common floor or roof diaphragm.

The first floor consists of a 4" concrete slab on grade. The second floor system consists of a 2" diagonal sheathed wood floor supported by sawn lumber joists. The roof system consists of 1" diagonal sheathing supported by sawn lumber joists. Both the floor and roof levels have a ceiling. Typical bearing walls are 2x4 studs. The story height is about 12' at the first floor and 11'-6" at the second floor.

The lateral bracing for this building consists of the horizontal floor and roof diaphragms and the perimeter vertical shear walls. The second floor and roof consist of diagonal sheathing. The nailing pattern for the

sheathing is unknown. This diagonal sheathed floor and roof diaphragm span to the exterior perimeter walls. These exterior walls serve as the vertical shear walls that brace this building. The interior demising walls do not form a complete lateral bracing system as they are discontinuous between floors, and several of these walls have been removed and the wall locations are irregularly distributed.

The foundation system consists of continuous and spread footings that bear on the foundation soil. The plans note that the design bearing pressure is 2,000 psf. The bearing walls are founded on an 8" continuous stem wall which is then supported on a 16" wide x 8" deep continuous footing.

The south wing that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation. Instead, the second floor is supported on a series of steel columns. There are some exterior walls on the eastern side, but they are discontinuous between floors.

4.0 SEISMICITY

4.1 Ground Motion Estimates for Seismic Review (ASCE 41-13)

A geotechnical report was not provided for review. Site geotechnical conditions were assumed to be consistent with Site Class D. The spectral accelerations were obtained from probabilistic hazard mapping software developed by the United States Geological Survey (USGS).

Spectral accelerations were obtained from the USGS for the Basic Safety Earthquake-1E (BSE-1E) hazard level. The BSE-1E hazard level corresponds to an earthquake with an average return period of 225 years or 20% probability of exceedance in 50 years. BSE-1E spectral accelerations are used to evaluate the level of seismicity of the site as required for the Tier 1 Checklist. The ordinates are illustrated in Figure 4.1.

Base on the 0.2 second and 1.0 second spectral accelerations, in accordance with ASCE 41 Table 2-4, the level of seismicity at this site is defined as High. This classification determines the ASCE 41-13 structural checklists required for use in evaluating the building.

4.2 Seismic or Geotechnical Hazards

The state of California has issued a set of regulatory maps detailing regions of potential liquefaction, landside and ground fault rupture. This site is in the Beverly Hills Quadrangle, as shown in Figure 4.2. Areas shown in white have not been identified as locations of potential liquefaction, landside or ground

fault rupture. The map indicates that the site, shown in Figure 4.2, has not been identified as a potential location for any of these seismic or geotechnical hazards.

5.0 SEISMIC EVALUATION SUMMMARY

5.1 ASCE 41-13 Tier 1

The building site is classified as "high seismicity" and in accordance with Tier 1 evaluation requirements, the following checklists were reviewed, and applicable "quick checks" were performed:

16.1 Basic Checklist
16.1.2LS Life Safety Basic Configuration Checklist
16.3LS Life Safety Structural Checklist for Building Type W2: Wood Frames, Commercial and Industrial

A copy of the checklists is found in Appendix A. A summary is provided in Table 5.1 below for items that were found "Non-Compliant" or "Unknown".

Table 5.1: Summary of Checklist Findings

16.1 Basic Checklist		
Item	**Non-Compliant/Unknown**	**Description**
Load Path	Non-Compliant	Discontinuous horizontal diaphragms occur at second floor and roof. Vertical elements of seismic-force-resisting system (such as wood shear walls or frames) were not found at all sides of the perimeter. Interior demising walls do not form a complete seismic-force-resisting system as they are discontinuous between floors.
16.1.2LS Life Safety Basic Configuration Checklist		
Item	**Non-Compliant/Unknown**	**Description**
Load Path	Non-Compliant	See 16.1 for Description
Weak Story	Non-Complaint	Vertical discontinuities of seismic-force-resisting system were not found at all sides of the perimeter. Interior demising walls do not form a complete lateral bracing system as they are discontinuous between floors.

Soft Story	Unknown	Stiffness of the seismic-force-resisting system cannot be confirmed, as the seismic-force-resisting system (wood shear walls) are not found at all sides of perimeter, and wood shear walls are found discontinuous between floors.
Vertical Irregularities	Non-Complaint	Vertical elements of seismic-force-resisting system (Wood shear walls) were found discontinuous between floors.
Torsion	Unknown	The story center of rigidity cannot be confirmed.
Overturning		
16.3LS Life Safety Checklist for Building Type W2: Wood Frames, Commercial and Industrial		
Item	**Non-Compliant/Unknow**	**Description**
Redundancy	Non-Complaint	Vertical discontinuities of seismic-force-resisting system were not found at all sides of the perimeter.
Shear Stress Check	Non-Complaint	The shear stress check provides an assessment of the overall level of demand on the structure. Existing shear walls are found to be overstressed.
Stucco (Exterior Plaster) Shear Wall	Unknown	Plywood sheathing on existing exterior wall shear walls cannot be confirmed. Existing shear walls could be a stucco shear wall
Gypsum Wallboard or Plaster Shear Walls	Non-Complaint	Existing interior demising walls are found to be Gypsum board.
Narrow Wood Shear Walls	Non-Compliant	Existing shear walls were found with an aspect ratio less than 2-to-1.

6.0 VOLUNTARY SEISMIC EVALUATION

Based on the potential deficiencies outlined in Section 5.1, additional analyses were performed to review the elements of the seismic-force-resisting system. Shear stress of shear walls and diaphragms were reviewed. The Basic Safety Earthquake-1E (BSE-1E) hazard level per ASCE/SEI 41-13 was used to determine building element 'demand over capacity ratios' (DCRs). These ratios compare the seismic demand versus the estimated capacity to provide a comparative estimate as to what level these building elements are overstressed. The lateral capacity of existing building elements is based on ASCE 41-13 Table 12-1, "The Default Expected Strength Values for Wood and Light Frame Shear Walls," and Table 12-2, "The Default Expected Strength Values for Wood Diaphragms."

The existing building geometry structurally separates the building into four separate wings. Discontinuities at the second floor and roof occur at each wing interface, thereby creating discontinuous horizontal

diaphragms between each wing. Because they are separate wings, each wing cannot rely on the adjacent wings to resist seismic loads. Therefore, each wing was evaluated individually.

6.1 North Wing

In the north-south direction, roughly 120 feet of existing walls are located, such that they act as lateral resisting elements. In the east-west direction, roughly 42 feet of existing walls are located, such that they act as lateral resisting elements. The DCR for the walls in the north-south direction is 230% overstressed. The DCR for the walls in the east-west direction is 650% overstressed.

6.2 East Wing

In the north-south direction, there is no existing wall located as a lateral resisting element. The exterior wall along grid H and the interior courtyard wall along grid G do not contain structural elements that can be identified as a lateral resisting element. In the east-west direction, roughly 90 feet of existing walls are located as lateral resisting element. The DCR for walls in the north-south direction cannot be determined since no lateral resisting element can be identified. Significant lateral displacement may be expected in the north-south direction of the east wing during a seismic event. The DCR for walls in the east-west direction is 190% overstressed.

6.3 South Wing

There is no existing wall or lateral resisting element to resist seismic loads from the second floor and roof in either the north-south or east-west directions. As a result, significant lateral displacement may be expected during a seismic event. The steel posts that support this wing will be subjected to this potential lateral displacement. Since the steel posts do not possess any lateral resistance, a possible collapse of this wing can result during a seismic event.

6.4 West Wing

In the north-south direction, roughly 50 feet of existing walls are located, such that they act as a lateral resisting element. In the east-west direction, roughly 40 feet of existing walls are located, such that they act as a lateral resisting element. There is no wall located at the south end of the wing. Significant lateral displacement may be expected in the east-west direction during a seismic event. The DCR for the walls in the north-south direction is 360% overstressed. The DCR for the walls in the east-west direction is 400% overstressed.

6.5 Typical Existing Roof and Floor Diaphragm

The DCR for the typical diaphragm at the roof and second floor is highly overstressed. Diaphragm shear stress cannot be determined at areas where vertical seismic-force resisting elements are not found.

7.0 Voluntary Seismic Retrofit Scheme

To conform to the seismic force resisting requirements for a new structure, we propose a seismic retrofit scheme that includes strengthening the existing walls, adding new 2-story shear walls, and new steel moment frames. (See Figure 7.1 for conceptual shear wall and steel moment frame locations)

7.1 Strengthening Existing Shear Wall

The existing shear walls need to be continuous between floors. The strengthening requirements include adding new plywood sheathing and nailing, new hold-down anchors at each end of the wall, new floor to wall connection, and new footing/enhancing for the existing footing.

New Shear Wall: New wood shear walls need to be continuous between floors. The new wood shear wall construction includes new 2x stud wall framing, new plywood sheathing and nailing, new hold-down anchors at each end of the wall, and new footing.

New Floor and Roof Diaphragm Sheathing: New ¾" plywood sheathing over the entirety of the existing floor and roof sheathing.

Steel Moment Resisting Frame: Two-story steel moment resisting frames are to be introduced at the south wing where no continuous shear wall may be feasible. The steel moment resisting frames consist of new wide flange steel columns, wide flange steel beams, and new concrete footings.

Consideration for Reducing Impact of Retrofit on Historical Fabric: The above seismic retrofit can be done to minimize the impact on the building historic fabric. The addition of new plywood shear walls can be performed on the inside force of the exterior walls to avoid removing or damage the exterior skin. The new walls can be located to avoid closing any existing historic windows. The new steel moment resisting frames that are located at the front wing can be placed interior to the building footprint. The second floor and roof diaphragm will require enhanced nailing to allow the adjustment of the frame relocations.

Seismic Retrofit Cost: The cost to retrofit the building can vary, depending on the specific repair details, sequencing, and potential unforeseen conditions. We estimate the retrofit cost will be about $2.0M to $2.5M. This cost does not include any costs such as possible code required upgrades such as the American Disability Act (ADA), plumbing, mechanical, lighting, etc. Also, the addition of new shear walls may render portions of the building less rentable because of the shear wall obstruction at storefront windows, office windows, etc.

8.0 CONCLUSIONS

Based on our evaluation per the ASCE/SEI 41-13 Tier 1 checklist, the seismic force resisting system of the subject property is generally highly overstressed.

The analysis indicates high demand over capacity ratios for all parts of the existing building. These high ratios indicate that the building is likely to suffer significant damage when subject to a moderate to strong earthquake in the Los Angeles basin. Some portions of the building have no significant seismic resisting elements that can resist the seismic forces from the roof and second floor and can result in a possible collapse when subject to a moderate to strong earthquake. These structural deficiencies represent life safety hazards to occupants in and around the building. The above mentioned seismic retrofits would correct the structural deficiencies identified in this report.

The California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces. A direct comparison of this force level to ASCE 41-13 was not performed. However, based on the level of overstress, it is our opinion that the same conclusion and retrofit recommendations will apply.

RT:gh

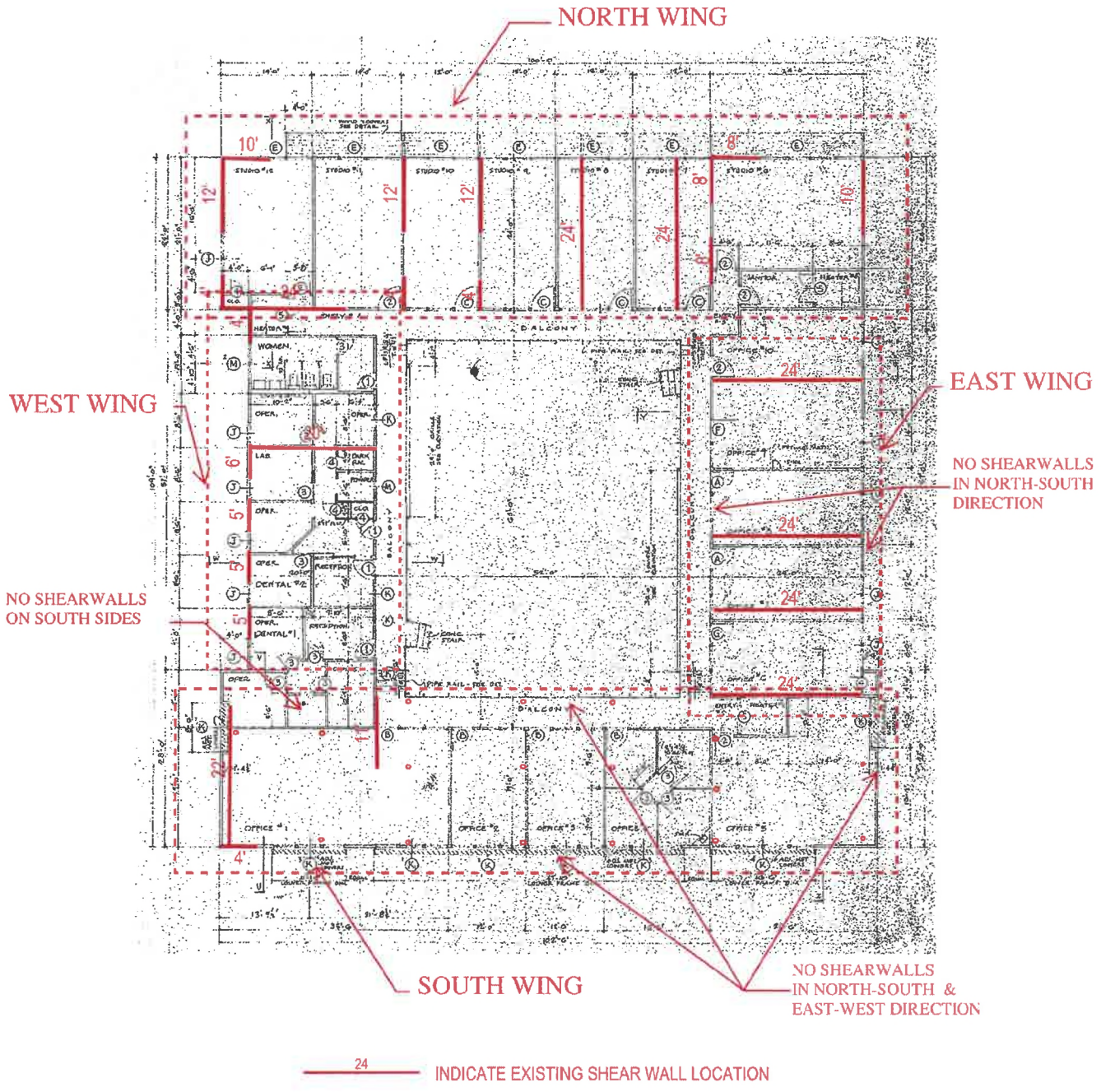


Figure 3.1: Existing Shear Wall Locations

May 26, 2021
Job No. 12-L038B

USGS Design Maps Summary Report

User-Specified Input

Report Title 11973 San Vicente Blvd
Wed May 31, 2017 18:40:24 UTC

Building Code Reference Document ASCE 41-13 Retrofit Standard, BSE-1E
(which utilizes USGS hazard data available in 2008)

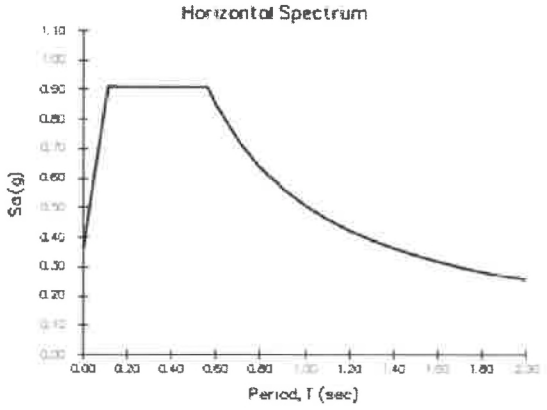
Site Coordinates 34.05251°N, 118.47185°W

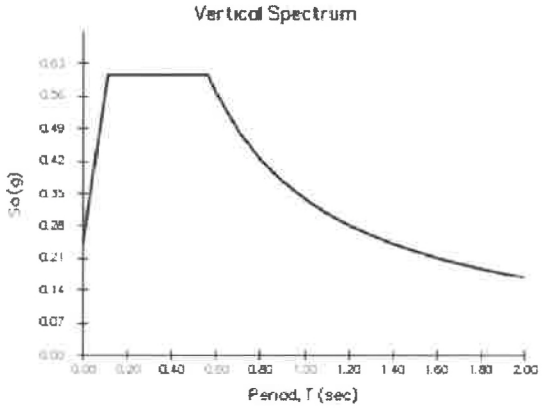
Site Soil Classification Site Class D – "Stiff Soil"



USGS-Provided Output

$S_{S,20/50}$	0.760 g	$S_{XS,BSE-1E}$	0.909 g
$S_{1,20/50}$	0.274 g	$S_{X1,BSE-1E}$	0.508 g





Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

Figure 4.1: Spectral Ordinates per ASCE 41-13

May 26, 2021
Job No. 12-L038B

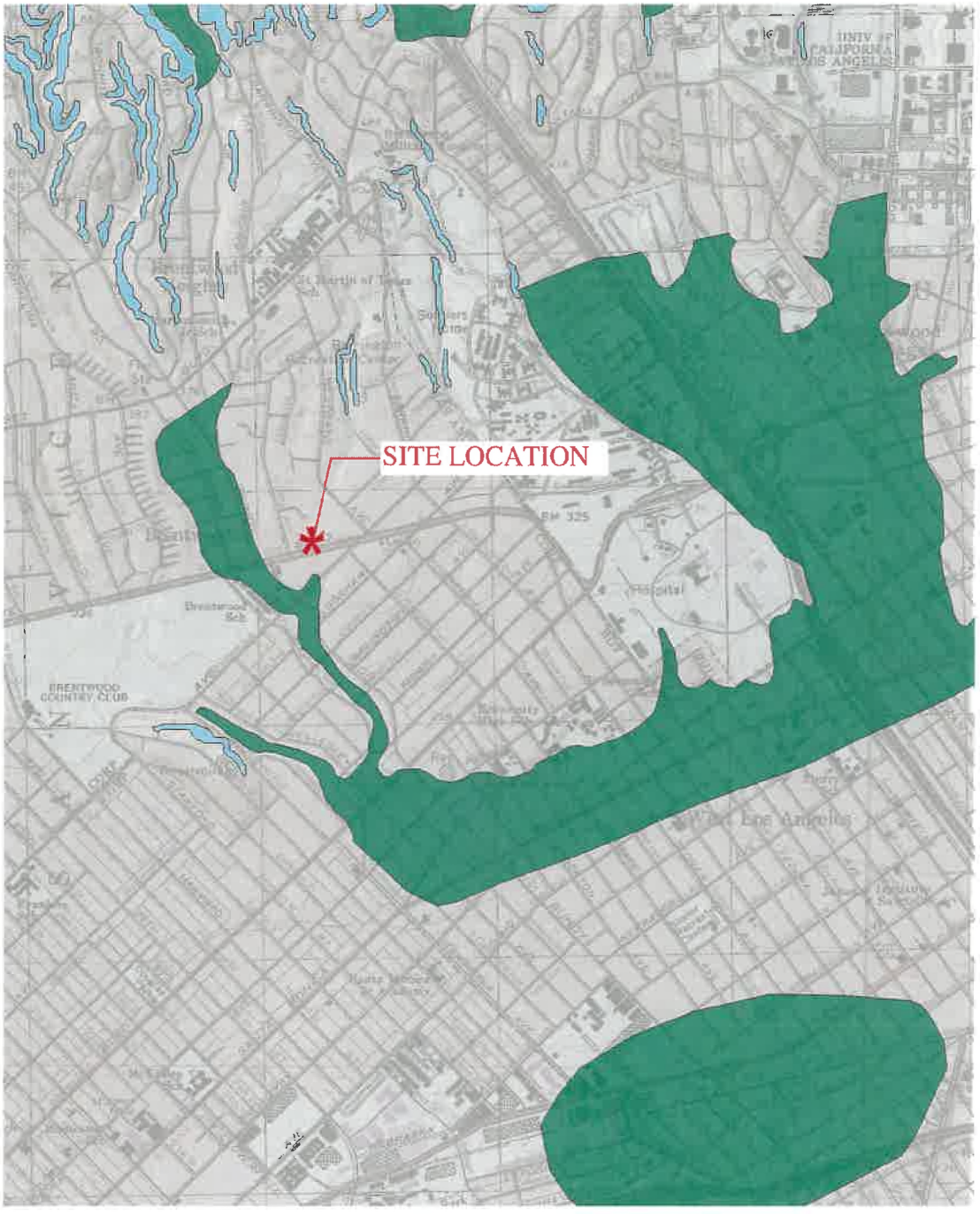


Figure 4.2: State of California Regulatory Map for Seismic Hazards
(Beverly Hills Quadrangle)

May 26, 2021
Job No. 12-L038B

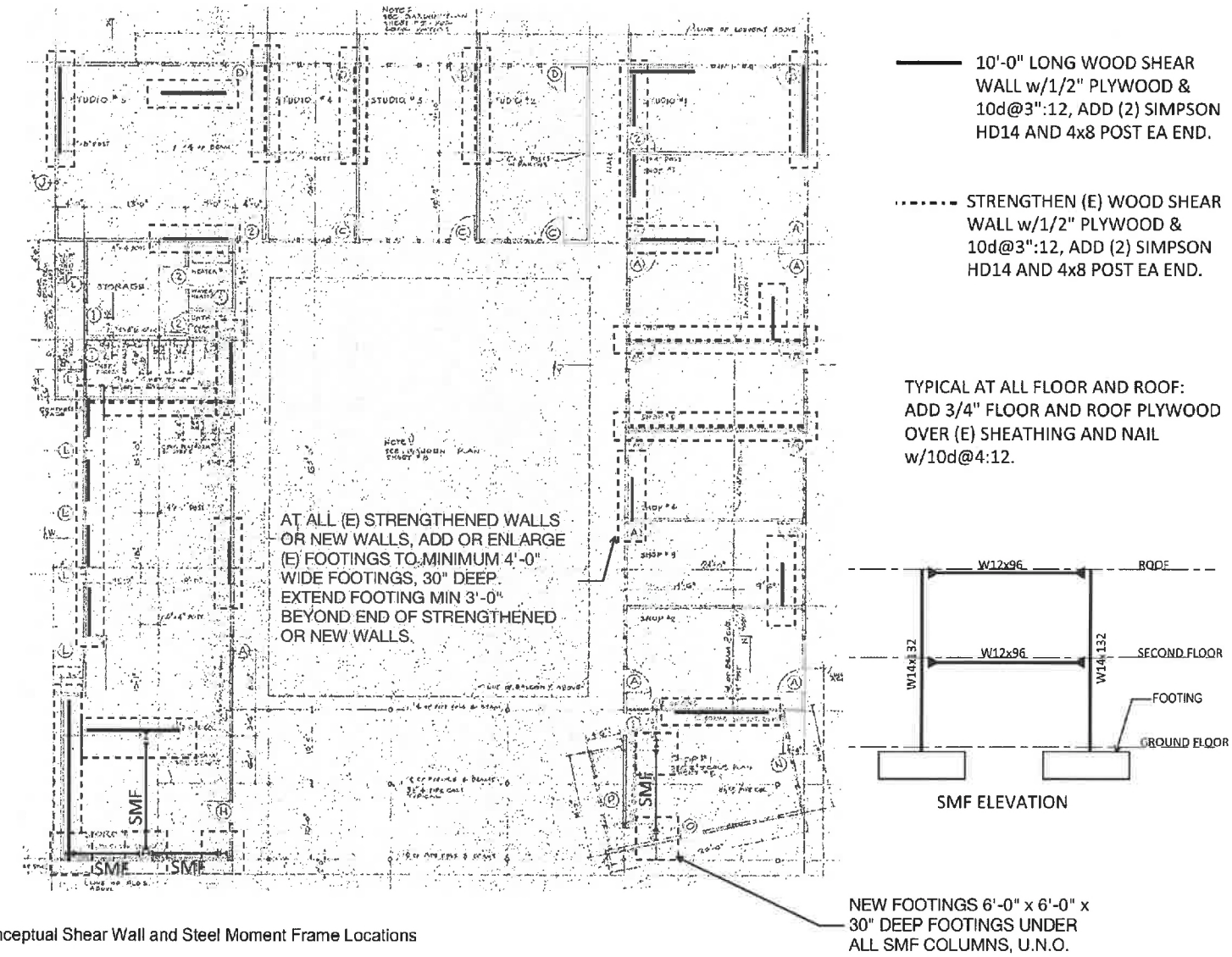


Figure 7.1: Conceptual Shear Wall and Steel Moment Frame Locations

APPENDIX A
Tier 1 Checklists

Chapter 16.0 Tier 1 Checklist

STRUCTURAL COMPONENTS	
C (NC) U NA	LOAD PATH. The structure shall contain a complete, well-defined load path, including structural elements and connections that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Commentary: Sec. A.2.1.1. Tier 2: Sec. 5.4.1.1)
C NC U (NA)	WALL ANCHORAGE. Exterior concrete or masonry walls that are dependent on the diaphragm for lateral support are anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections shall have adequate strength to resist the connection force calculated in the Quick Check procedure of Section 4.5.3.7. (Commentary: Sec. A.5.1.1. Tier 2: Sec. 5.7.1)

16.1.2LS Life Safety Basic Configuration Checklist

Low Seismicity

Building System

GENERAL	
C (NC) U NA	LOAD PATH. The structure shall contain a complete, well defined load path, including structural elements and connections that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Commentary: Sec. A.2.1.1. Tier 2: Sec. 5.4.1.1)
C NC U (NA)	ADJACENT BUILDING. The clear distance between the building being evaluated and any adjacent building is greater than 4% of the height of the shorter building. This statement shall not apply for the following building types: W1, W1a, and W2. (Commentary: Sec. A.2.1.2. Tier 2: Sec. 5.4.1.2)
C NC U (NA)	MEZZANINES. Interior mezzanine levels are braced independently from the main structure or are anchored to the seismic-force-resisting elements of the main structure. (Commentary: Sec. A.2.1.3. Tier 2: Sec. 5.4.1.3)
BUILDING CONFIGURATION	
C (NC) U NA	WEAK STORY. The sum of the shear strengths of the seismic-force resisting system in any story in each direction is not less than 80% of the strength in the adjacent story above. (Commentary: Sec. A.2.2.2. Tier 2: Sec. 5.4.2.1)
C NC (U) NA	SOFT STORY. The stiffness of the seismic-force-resisting system in any story is not less than 70% of the seismic-force-resisting system stiffness in an adjacent story above or less than 80% of the average seismic-force-resisting system stiffness of the three stories above. (Commentary: Sec. A.2.2.3. Tier 2: Sec. 5.4.2.2)
C (NC) U NA	VERTICAL IRREGULARITIES. All vertical elements in the seismic-force-resisting system are continuous to the foundation. (Commentary: Sec. A.2.2.4. Tier 2: Sec. 5.4.2.3)
C NC U (NA)	GEOMETRY. There are no changes in the horizontal dimension of the seismic-force-resisting system of more than 30% in a story relative to adjacent stories, excluding one-story penthouses and mezzanines. (Commentary: Sec. A.2.2.5. Tier 2: Sec. 5.4.2.4)
(C) NC U NA	MASS. There is no change in effective mass more than 50% from one story to the next. Light roofs, penthouses, and mezzanines need not be considered. (Commentary: Sec. A.2.2.6. Tier 2: Sec. 5.4.2.5)
C NC (U) NA	TORSION. The estimated distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension. (Commentary: Sec. A.2.2.7. Tier 2: Sec. 5.4.2.6)

Moderate Seismicity (Complete the following items in addition to the items for Low Seismicity)

GEOLOGIC SITE HAZARDS	
(C) NC U NA	LIQUEFACTION. Liquefaction-susceptible, saturated, loose granular soils granular soils that could jeopardize the building's seismic performance shall not exist in the foundation soils at depths within 50 ft. under the building. (Commentary: Sec. A.6.1.1. Tier 2: Sec. 5.4.3.1)
(C) NC U NA	SLOPE FAILURE. The building site sufficiently remote from potential earthquake-induced slope failures or rockfalls to be unaffected by such failures or is capable of accommodating any predicted movements without failure. (Commentary: Sec. A.6.1.2. Tier 2: Sec. 5.4.3.1)

(C) NC U NA	SURFACE FAULT RUPTURE. Surface fault rupture and surface displacement at the building site are not anticipated. (Commentary: Sec. A.6.1.3. Tier 2: Sec. 5.4.3.1)

High Seismicity (Complete the following items in addition to the items for Low and Moderate Seismicity)

FOUNDATION CONFIGURATION	
C (NC) U NA	OVERTURNING. The ratio of the least horizontal dimension of the seismic-force-resisting system at the foundation level to the building height (base/height) is greater than $0.6S_a$. (Commentary: Sec. A.6.2.1. Tier 2: Sec. 5.4.3.3)
C NC U (NA)	THIS BETWEEN FOUNDATION ELEMENTS. The foundation has ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C. (Commentary: Sec. A.6.2.2. Tier 2: Sec. 5.4.3.4)

16.3LS Life Safety Structural Checklist for Building Type W2: Wood Frames, Commercial and Industrial

Low and Moderate Seismicity

LATERAL-SEISMIC-FORCE-RESISTING SYSTEM	
C (NC) U NA	REDUNDANCY. The number of lines of shear walls in each principal direction is greater than or equal to 2. (Commentary: Sec. A.3.2.1.1. Tier 2: Sec. 5.5.1.1, and)
C (NC) U NA	SHEAR STRESS CHECK: The shear stress in the shear walls, calculated using the Quick Check procedure of Section 4.5.3.3, is less than the following values (Commentary: Sec. A.3.2.7.1. Tier 2: Sec. 5.5.3.1.1): Structural panel sheathing 1,000 lb/ft Diagonal sheathing 700 lb/ft Straight sheathing 100 lb/ft All other conditions 100 lb/ft
C (NC) U NA	STUCCO (EXTERIOR PLASTER) SHEAR WALLS. Multi-story buildings do not rely on exterior stucco walls as the primary seismic-force-resisting system. (Commentary: Sec. A.3.2.7.2. Tier 2: Sec. 5.5.3.6.1)
C (NC) U NA	GYPSUM WALLBOARD OR PLASTER SHEAR WALLS. Interior plaster or gypsum wallboard is not used as shear walls on buildings over one story in height with the exception of the uppermost level of a multistory building. (Commentary: Sec. A.3.2.7.3. Tier 2: Sec. 5.5.3.6.1)
C (NC) U NA	NARROW WOOD SHEAR WALLS. Narrow wood shear walls with an aspect ratio greater than 2-to-1 are not used to resist seismic forces. (Commentary: Sec. A.3.2.7.4. Tier 2: Sec. 5.5.3.6.1)
C NC (U) NA	WALLS CONNECTED THROUGH FLOORS. Shear walls have an interconnection between stories to transfer overturning and shear forces through the floor. (Commentary: Sec. A.3.2.7.5. Tier 2: Sec.5.5.3.6.2)
C NC U (NA)	HILLSIDE SITE. For structures that are taller on at least one side by more than one-half story due to a sloping site, all shear walls on the downhill slope have an aspect ratio less than 1-to-1. (Commentary: Sec. A.3.2.7.6. Tier 2: Sec. 5.5.3.6.3)
C NC U (NA)	CRIPPLE WALLS. Cripple walls below first-floor-level shear walls are braced to the foundation with wood structural panels. (Commentary: Sec. A.3.2.7.7. Tier 2: Sec. 5.5.3.6.4)
C NC U (NA)	OPENINGS: Walls with openings greater than 80% of the length are braced with wood structural panel shear walls with aspect ratios of not more than 1.5-to-1 or are supported by adjacent construction through positive ties capable of transferring the seismic forces. (Commentary: Sec. A.3.2.7.8. Tier 2: Sec. 5.5.3.6.5)
CONNECTIONS	
C NC (U) NA	WOOD POSTS. There is a positive connection of wood posts to the foundation. (Commentary: Sec. A.5.3.3. Tier 2: Sec. 5.7.3.3)
C NC (U) NA	WOOD SILLS. All wood sills are bolted to the foundation. (Commentary: Sec. A.5.3.4. Tier 2: Sec. 5.7.3.3)
C NC (U) NA	GIRDER/COLUMN CONNECTION. There is a positive connection using plates, connection hardware, or straps between the girder and the column support. (Commentary: Sec. A.5.4.1. Tier 2: Sec. 5.7.4.1)

High Seismicity (Complete the following items in addition to the items for Low and Moderate Seismicity)

DIAPHRAGMS	
C (NC) U NA	DIAPHRAGM CONTINUITY. The diaphragms are not composed of split-level floors and do not have expansion joints. (Commentary: Sec. A.4.1.1. Tier 2: Sec. 5.6.1.1)
C NC (U) NA	ROOF CHORD CONTINUITY. All chord elements are continuous, regardless of changes in roof elevation. (Commentary: Sec. A.4.1.3. Tier 2: Sec. 5.6.1.1)
C NC (U) NA	DIAPHRAGM REINFORCEMENT AT OPENINGS. There is reinforcing around all diaphragm openings larger than 50% of the building width in either major plan dimension. (Commentary: Sec. A.4.1.8. Tier 2: Sec. 5.6.1.5)
C NC U (NA)	STRAIGHT SHEATHING. All straight sheathed diaphragms have aspect ratios less than 2-to-1 in the direction being considered. (Commentary: Sec. A.4.2.1. Tier 2: Sec. 5.6.2)
C (NC) U NA	SPANS. All wood diaphragms with spans greater than 24 ft. consist of wood structural panels or diagonal sheathing. Wood commercial and industrial buildings may have rod-braced systems. (Commentary: Sec. A.4.2.2. Tier 2: Sec. 5.6.2)
C (NC) U NA	DIAGONALLY SHEATHED AND UNBLOCKED DIAPHRAGMS. All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 40 feet and aspect ratios less than or equal to 4-to-1. (Commentary: Sec. A.4.2.3. Tier 2: Sec. 5.6.2)
C NC U (NA)	OTHER DIAPHRAGMS. The diaphragm does not consist of a system other than wood, metal deck, concrete, or horizontal bracing. (Commentary: Sec. A.4.7.1. Tier 2: Sec. 5.6.5)
CONNECTIONS	
C NC (U) NA	WOOD SILL BOLTS. Sill bolts are spaced at 6 feet or less, with proper edge and end distance provided for wood and concrete. (Commentary: A.5.3.7. Tier 2: Sec. 5.7.3.3)

ATTACHMENT D

To:	Alston & Bird LLP
Attn:	Andrea Warren, Associate
From:	John LoCascio, AIA, Principal
Date:	October 2022

INTRODUCTION

We have evaluated the proposed voluntary seismic retrofit and ADA upgrade of the Barry Building, an Historic-Cultural Monument (HCM) located at 11973 San Vicente Boulevard. We reviewed seismic retrofit recommendations by Englekirk Structural Engineers in their report dated June 2022; and ADA upgrade recommendations by Gruen Associates in "Barry Building ADA Upgrade Requirements," dated June 2021. We reviewed the recommendations for compliance with the Secretary of the Interior's Standards for Rehabilitation ("the Standards") as required by the City of Los Angeles Cultural Heritage Ordinance. Our evaluation included a site visit to observe existing conditions and identify extant character-defining features; review of the property's HCM designation and other documentation of the property's history and development; and review of the propose voluntary seismic retrofit scheme. We have determined that the proposed seismic retrofit would not destroy historic materials and features that characterize the property and would be compatible with the historic features, size, scale and proportion; and therefore would meet the Standards. The ADA upgrade as proposed would destroy some historic materials and features that characterize the property but would meet the Standards if the recommendations provided in this report are incorporated.

Research, field inspection and analysis were performed by John LoCascio, AIA, a qualified Historic Architect who meets the Secretary of the Interior's Professional Qualification Standards (36 CFR 61) in Architecture and Historic Architecture.

HISTORIC SIGNIFICANCE

The Barry Building was designated City of Los Angeles Historic-Cultural Monument No. 887 in 2007. The property is significant because it reflects "the broad cultural, political, economic or social history of the nation, state, or community." The building was the

longtime home of Dutton's Brentwood Books, whose sponsorship of book signings and readings with local writers made it a symbol for the Los Angeles literary scene and fostered a sense of cultural identity along the San Vicente commercial corridor in Brentwood. The Barry Building is also significant because it "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style or method of construction," as an excellent example of International Style architecture.[1]

Description

The Barry Building is located on the north side of San Vicente Boulevard between Montana Avenue and South Saltair Avenue in the Brentwood area of Los Angeles. The two-story commercial building was designed in the International Style by architect Milton H. Caughey and was constructed in 1951. The building consists of four ranges of offices around a central garden courtyard, forming an open square in plan. The second story of the south range is supported only on slender steel pipe columns, leaving the ground floor open to both San Vicente Boulevard and the courtyard. The building has a flat roof and its exterior walls are veneered in smooth cement plaster. Fenestration consists of fixed, wood-framed windows and window walls, and steel-sash casement windows. The landscaped courtyard has raised concrete planters and two curvilinear concrete-and-steel staircases with metal pipe guardrails.

Photographs of the subject property are included in Appendix A. An inventory of character-defining features is included in Appendix B.

PROJECT DESCRIPTION

Seismic Retrofit

The voluntary seismic retrofit proposed by Englekirk Structural Engineers would include strengthening existing walls, adding new two-story shear walls and new floor and roof diaphragm sheathing, and adding new steel moment frames.

- Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

[1] "Barry Building Resource Report," *Historic Places LA*, www.historicplacesla.org/reports/f9bb1c73-ef15-471a-13889f5d6cdd.

- Construction of new two-story shear walls would include new 2x stud framing with new plywood sheathing and nailing, new hold-down anchors at each end of each wall, and new footings. These would be located on the perimeter and courtyard walls of the north, east and west wings. Each wall would have a minimum length of 5 feet. Actual locations of the new shear walls has yet to be determined.
- New floor and roof diaphragm sheathing would include the addition of new ¾" plywood sheathing over the entirety of the existing floor and roof sheathing.
- New two-story steel moment resisting frames would be constructed at the south wing. The frames would consist of wide flange steel columns and beams, and new concrete footings. These would be installed in two L-shaped plan configurations, within the two ground-floor tenant spaces of the south wing.

ADA Upgrade

The ADA upgrade proposed by Gruen Associates would include accessible path of travel, plumbing, stairs and balcony railing, vertical transportation, and tenant space improvements.

- Accessible path of travel improvements would include new compliant parking paving, layout, stalls and signage; widening the sidewalk along the east façade; modification or replacement of exterior doors on the east façade; addition of a floor-mounted handrail on the courtyard steps; addition of a curb to the courtyard ramp; addition of a rail or landscape element as a barrier to the underside of the stairs; and addition of handrails for the ramp leading to the CMU addition.
- Plumbing improvements would include upgrading the first-floor men's room and second-floor women's room to compliance; addition of single unisex restrooms on both floors; code-compliant signage; and installation of an ADA-compliant drinking fountain.
- Stair and balcony railing improvements would include the addition of solid or perforated panels to the floating stair risers; contrasting stripes at each tread; replacement of existing stair handrails and balcony guardrails with new handrails at code-compliant height; and addition of wall-mounted handrails at each of the four stairs between the second floor levels.
- Vertical transportation improvements would include addition of elevators and/or lifts to provide access to the second floor; and addition of two exterior areas of assisted rescue on the second-floor balcony.

- Tenant space improvements would include widening all tenant doorways; modifying interior doors, landings and steps; providing code-compliant entry signage; replacement of all door hardware with lever-type; relocation of hardware mounted outside required range; modification of 9" bottom rails on glazed doors; removal and infill of mails slots in doors; relocation of all switches and outlets mounted outside required range; and modification or replacement of at least one window in each unit with operating parts within the required range.

ANALYSIS OF POTENTIAL IMPACTS

The Barry Building is a designated City of Los Angeles Historic-Cultural Monument. Designation as an Historic-Cultural Monument requires Cultural Heritage Commission review for proposed exterior and interior alterations in accordance with the *Secretary of the Interior's Standards for Rehabilitation*, the nationally-accepted criteria for evaluating change to historic properties.[2]

The Standards provide guidance for reviewing proposed projects that may affect historic resources. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. From a practical perspective, the Standards have guided agencies in carrying out their historic preservation responsibilities including State and local officials when reviewing projects that may impact historic resources. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. The Standards have also been adopted by state and local jurisdictions across the country including the City of Los Angeles.

[2] "What Does Historic-Cultural Monument Status Mean?," *Office of Historic Resources*, http://www.preservation.lacity.org/commission/what-does-historic-cultural-monument-status-mean.

The following analysis evaluates the proposed seismic retrofit and ADA upgrade for compliance with the Standards for Rehabilitation:

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project does not propose to change the building's use. The project would meet Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The recommended seismic retrofit would minimize potential impacts by adding new plywood shear paneling to the interior face of the walls, to avoid removal of the existing plaster; locating new shear walls to avoid closing existing window or door openings; and locating the new moment frames at the building interior, which is not character-defining. The exterior materials and configuration of the building would remain unaltered. The seismic upgrade would therefore meet Standard 2.

The recommended ADA upgrade as proposed would potentially remove distinctive materials and alter features that characterize the property by modifying or replacing exterior doors on the east façade; adding panels to the floating stair risers; replacing existing stair handrails and balcony guardrails; widening all tenant doorways and replacing hardware; modifying the bottom rails of glazed doors; removing or infilling mail slots; and replacing some windows. The cumulative effect of these alterations would negatively impact the building's historic integrity and significance, and would not meet Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project does not propose to add conjectural features or elements from other historic properties. It would meet Standard 3.

Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.

The project does not propose to alter or remove any changes to the property that have acquired significance in their own right. The project would meet Standard 4.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

As noted under Standard 2 above, the recommended seismic project would be accomplished without altering or eliminating distinctive materials, features, finishes, and construction techniques that characterize the building, and therefore would meet Standard 5. The recommended ADA upgrade project, however, would modify or replace exterior doors on the east façade; add panels to the floating stair risers; replace existing stair handrails and balcony guardrails; widen all tenant doorways and replace hardware; modify the bottom rails of glazed doors; remove or infill mail slots; and replace some windows. The ADA upgrade project as proposed therefore would not meet Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The project does not propose to replace historic features of the Barry Building that would not be directly affected by the seismic retrofit or the ADA upgrade. The project would meet Standard 6.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The project does not propose chemical or physical treatments to historic materials that are not directly affected by the seismic retrofit or the ADA upgrade. The project would meet Standard 6.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

If the owner identifies, protects, preserves, and/or documents potential archaeological resources that may be uncovered on the project site as recommended by a qualified archaeologist, the project would meet Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

As noted in the discussion of Standards 2 and 5 above, the recommended seismic retrofit project would not destroy historic materials and features that characterize the property and would meet Standard 9. The recommended ADA upgrade project would modify or replace exterior doors on the east façade; add panels to the floating stair risers; replace existing stair handrails and balcony guardrails; widen all tenant doorways and replace hardware; modify the bottom rails of glazed doors; remove or infill mail slots; and replace some windows. The proposed addition of elevators could alter the building's profile by adding height and bulk that did not exist historically, in the form of elevator penthouses. The ADA upgrade project as proposed therefore would not meet Standard 9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The recommended seismic retrofit project would be undertaken in such a manner that only the building's interior, which is not character-defining, would be affected. The essential form and integrity of the building would be unimpaired. The seismic retrofit project meets Standard 10.

The recommended ADA upgrade project, however, would permanently alter the essential form and integrity of the building by modifying or replacing exterior doors on the east façade; adding panels to the floating stair risers; replacing existing stair handrails and balcony guardrails; widening all tenant doorways and replacing hardware; removing or infilling mail slots; replacing some windows; and potentially altering the building's profile and massing by adding height and bulk in the form of elevator penthouses. The ADA upgrade project as proposed therefore would not meet Standard 10.

RECOMMENDATIONS

The following alterations to the design of the proposed ADA upgrade project should be considered in order to minimize potential impacts to the historic integrity and significance of the Barry Building and bring the project into compliance with the Standards:

1. If egress and entrance are not required on the east façade, retain the existing doors in place and fix them in the closed position to avoid modifying or replacing them. If egress and entrance are required, modify or replace the minimum number of doors required to proved the necessary egress and leave the remaining doors intact and in place.

2. If possible, avoid closing the risers of the floating stairs in the courtyard by utilizing the California Historical Building Code (CHBC). If it is determined by the building

official that the open risers present a hazard and must be closed, utilize a fine wire mesh or clear Plexiglass, rather than solid panels, to maintain the open appearance.

3. If possible, avoid replacing or altering the existing stair handrails and balcony guardrails by utilizing the California Historical Building Code (CHBC). If it is determined by the building official that the existing handrails and guardrails present a hazard, retain the existing railings in place and add new, differentiated rails or clear Plexiglass panels to achieve the required height and spacing.

4. If possible, avoid widening all tenant doorways and replacing all hardware by utilizing the California Historical Building Code (CHBC). Modify only the minimum required number of doors and hardware, leaving the remainder intact and in place.

5. If possible, avoid modifying the bottom rails of glazed doors by utilizing the California Historical Building Code (CHBC). If it is determined by the building official that the existing condition presents a hazard, add panels that can be removed in the future to preserve the original doors in place.

6. Do not remove or infill mail slots; retain in place and fix in the closed position.

7. Avoid replacing windows. If possible, modify a minimum number of existing windows with new interior ADA compliant hardware. If some window replacement is unavoidable, avoid replacing windows on the primary (south) façade or the courtyard façades.

8. Avoid adding elevators and ramps, especially within the historic courtyard. The preferred option, presented in the Gruen report, is the use of two Limited Use Limited Application elevators that would make two stops on each floor to account for the varying floor levels. Install the LULA elevators within the existing building envelope, in locations that will minimize material and visual impacts to the historic primary façade and courtyard.

CONCLUSION

As demonstrated in the analysis above, the voluntary seismic retrofit of the Barry Building, as proposed, would meet the Secretary of the Interior's Standards for Rehabilitation, as required by the City of Los Angeles. The ADA upgrade would meet the Standards if it is amended to adopt the recommendations presented in this report, to minimize potential impacts to the historic integrity and significance of the Barry Building.

APPENDIX A



Figure 1: Barry Building, exterior, view of south and east façades looking northwest, May 2017 (HRG).



Figure 2: Barry Building, south façade, view looking northwest, May 2017 (HRG).



Figure 3: Barry Building, view looking northwest from street into courtyard, May 2017 (HRG).



Figure 4: Barry Building, view looking northwest of courtyard entrance, May 2017 (HRG).



Figure 5: Barry Building, courtyard, view looking southwest, May 2017 (HRG).



Figure 6: Barry Building, Courtyard, view looking northeast, May 2017 (HRG).



Figure 7: Barry Building, east façade, view looking southwest, May 2017 (HRG).



Figure 8: Barry Building, north façade, view looking southwest, May 2017 (HRG).



Figure 9: Barry Building, west façade, view looking southeast, May 2017 (HRG).



Figure 10: Barry Building, north and east façades, view looking southwest, May 2017 (HRG).

APPENDIX B

MEMO

Project Impacts Assessment
11973 San Vicente Boulevard, Los Angeles

HISTORIC RESOURCES GROUP

Character-Defining Features Inventory
Barry Building, 11973 San Vicente Boulevard
June 2017

Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
Site and Setting	Concrete-paved setback and flush planters along San Vicente Boulevard Access driveway to east Parking at rear (north) of the building on APN 4404-025-008		   
Massing	Hollow square plan Central garden courtyard Two-story height Sculptural rectangular volumes "Floating" overhanging second-story volume at south façade supported on slender, steel pipe piloti; ground floor below open to courtyard Staggered floor and roof planes		   

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Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
South (Primary) Façade	Asymmetrical composition Smooth cement plaster veneer "Floating," overhanging second story volume raised on slender, steel pipe piloti Ground floor open to courtyard Plaster soffit with square, recessed lights Skewed, freestanding volume at ground floor at southeast corner Fixed wood-framed window walls Louvered metal window grilles in wood frames Angled concrete steps to courtyard	Window walls are currently covered with plywood	       

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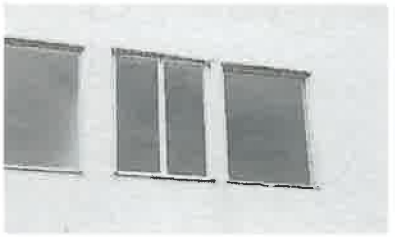
Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
East Façade	Asymmetrical composition Smooth cement plaster veneer Projecting, overhanging second-story volume Steel sash casement windows Fixed wood-framed window walls Wood-veneered flush doors with metal hardware	Some windows have been replaced with fixed glass or aluminum sliders Window walls are currently covered with plywood	   
North Façade	Asymmetrical composition Smooth cement plaster veneer Fixed wood-framed window walls and windows Wood-veneered flush doors with metal hardware Passage to courtyard	Window walls and some windows are currently covered with plywood CMU receiving/storage room is a later addition	   

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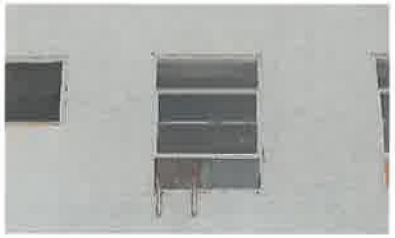
Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
West Façade	Asymmetrical composition Projecting end volumes Smooth cement plaster veneer Steel sash casement and hopper windows		   
Roof	Flat roofs with parapets Cantilevered canopies with plaster soffits, wood fascias and square, recessed light fixtures		   

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Exterior

Location	Character-Defining Features	Notes	Photographs
Courtyard	Location, configuration and spatial relationships Asymmetrical composition Walls veneered in smooth cement plaster Fixed wood-framed window walls and windows Wood-veneered flush doors with metal hardware Curvilinear steel-and-concrete "floating" stairs with steel pipe handrails Cantilevered balconies with canted, steel pipe guardrails and plaster soffits with square recessed light fixtures Wood lattice and louvered metal screens Wall-mounted building directory Wall-mounted suite numbers Concrete walks Planters with lush landscaping	Window walls and windows are currently covered with plywood Flagstone paving in center of courtyard is a later addition	       

Interior			
Space	**Character-Defining Features**	**Notes**	**Photographs**
General	Acoustical ceiling finish Plaster walls Wood-veneered flush doors with metal hardware	Interiors have been reconfigured and refinished over time	   

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ATTACHMENT E

Barry Building ADA Upgrade Requirements

Part 1 **Analysis**

Part 2 **Accessible Route**

Sidewalk

Parking

Building Access

Ramps

Path of Travel

Doors and Doorway

Building Elements

Stairs

Handrails

Restrooms

Signs

Outlets & Switches

Windows

Barry Building ADA Upgrade Requirements – Part 1, Analysis

INTRODUCTION

At the request of Alston & Bird, LLP, Gruen Associates evaluated the ADA compliance requirements of the Barry Building and prepared this report. The Barry Building was constructed in 1951 and was designated as a Los Angeles Historic-Cultural Monument in 2007. The codes referenced in this report are from the 2019 California Building Code and the 2019 California Historical Building Code.

The Barry Building ADA compliance review effort includes the following activities: 1) original building plans review, 2) photo survey on site of the non-compliant elements, and 3) analysis based on comparison with the specific code sections.

Because the building has been protected from vandalism, all doors and windows have been covered by screwed-on plywood panels. Therefore, the field photo survey documents a random selection of five suites and the first floor main tenant space.

The final report consists of three parts. Part 1 is an analysis of the ADA issues that affect the use of the building the most. It also attempts to find common architectural solutions to overcome the use limitation. Part 2 is the illustrated findings. It covers the accessible route and the more specific building elements that are currently not compliant.

The premise is that in order to restore the building one needs to know what is currently not in compliance. Each one of the illustrated conditions may lead to one or multiple solutions. Some may be quick and inexpensive fixes that are simply to achieve code compliance. However, many conditions call for costly and systematic modifications to the building components which overlap with the key character definitive features. Thoughtful studies and discussions with AHJ are necessary to reach the ideal solutions and many of them may be a form of compromise. This report simply focuses on exposing the issues which we hope will eventually lead to good solutions for the building.

East Sidewalk

At the east elevation, most of the ground floor tenants have a door that opens to a sidewalk that is less than 36" wide. CBC Section 11B-403.5.1.3 requires that sidewalks be a minimum width of 48". The 36" wide sidewalk makes these doors neither a public entry nor a legal accessible means of egress. Under these conditions, it is logical to discourage the public from accessing the units through these doors by clearly not making them doors. A fixed solid or glass panel would be the closest to the current solid door look and any door hardware should be removed. This is contrary to the character of a commercial window storefront which is part of the character-defining features of the building. Alternatively the existing doors could be fixed in place and made inoperable to maintain the historic visual character.

Currently, a standard single bay unit is small enough to require only one exit. However, if two or more spaces are leased together two exits may be required and that tenant will need to have both exits located at the courtyard. The courtyard will be burdened with a greater exit load, which will bottleneck the passageway. The owner loses the ability to attract desirable tenants that would want a better exit layout or visible access on the public side.

The current driveway width is 21'-6" based on the original plans. The minimum two-way driveway, based on LADBS Doc P/ZC 2002-001, is 19' wide; therefore, it is possible to reduce the driveway by 2'-6" and widen the sidewalk to 5'-6", assuming the owner of the building has a fee ownership of the

driveway. If so, an east facing door will open into a legal sidewalk. If not the doors and the sidewalk will need to remain not used. If the east sidewalk can be widened, the doors still need to provide the code required floor transition discussed below.

East Exterior Doors

East exterior doors are wood doors currently having an average of 4" vertical floor transition at the door threshold. CBC Sections 11B-303.2 and 303.3 only allow a combined, vertical and sloped, ½" height change at a door threshold. Therefore, these doorways cannot be made into a code compliant entry or egress without modifications. Such modifications could be either adding an exterior sloped alcove or adding a short ramp within the tenant space. The former will lessen the character of the existing window wall. The latter will require new doors at the east elevation due to the drop of the door sill.

The California Historical Building Code Section 8-603.4 allows a power assisted door to be considered as an equivalent alternative to level landing and strike side clearance. The 4" height change at the current door threshold exceeds a normal threshold's height change by a significant amount. Its' hazard level cannot be compensated by a power-assisted door mechanism. Even for the general public, it presents a tripping hazard. Alternatively the doors can be fixed in place and made inoperable. Tenant exiting would need to be accomplished entirely through the courtyard.

Courtyard Stairs and Ramp

At the ground floor, the courtyard is in two levels separated by two steps with approximately a one-foot height change. Currently, a ramp connects the two levels. The steps in the courtyard do not have handrails and all stairs in the courtyard do not have code required handrail extensions, per CBC Sections 11B-505.10.2 and 505.10.3 The existing stair and balcony guardrail design has very large openings between the rails and will most likely require modification due to the high hazard level. If the railing is modified, it would be natural to update the extension to meet the current code. The stairs do not have the proper contrasting stripes required for the upper approach and all treads per CBC Section 11B-504.4.1.

Second Floor Access

All four levels of the second floor are not currently accessible. To make the space rentable, they will need to be made accessible, which will require at least one or multiple elevators or lifts. The four height transitions at the balcony, theoretically, can be dealt with by ramps or wheelchair lifts if a continuous circulation loop is maintained for exiting purposes or for a communal experience.

2 Elevators, 2 LULA Elevators or 2 Lifts Scenario

At least one elevator or a wheelchair lift will be required to take people from the ground floor to the second floor. This paragraph explores the possibility of utilizing the two elevators to connect all four second floor levels by putting each at a diagonal opposite corner of the courtyard. Each will have two arrival lobbies at the second floor and the elevator will have two doors in 180 degrees or 90 degrees. The 90-degree version is more uncommon, but can utilize the balcony as one of the two lobbies, so it is more efficient. An elevator lobby is about the same size as an elevator shaft which is about 85 sf. Each elevator will need a small room to house a control panel or a machine. At the end, the two elevators for

the entire project will take away at least 660 sf and possibly 800 sf, which is about the area of two to three rental units.

The shortest elevator shaft height is 12'-6" from the top of the arrival floor to the underside of the roof, whether it is a hydraulic or a machine room less type of elevator. This dimension exceeds the height of any of the four wings of the current second floor. Because the north and south wings are taller, it would make sense to put the elevator in those wings to minimize its visual impact to the courtyard elevations. Because the shafts would be the tallest building element, it is important to push it far back from the south elevation to avoid it being seen from any parts of the street. Two ideal corner locations that work with the sightline happen to coincide with the entry point of the two ground floor tenant spaces on San Vicente. This would be a big compromise and may make the prime units less leasable.

An elevator also requires a pit, two guiderail supports and a hoist beam. Therefore, the ground floor will need to be dug out at least six feet deep to install the pit and two guiderail supports. Such an intervention may not be proportional to a building of this size. Due to the lower cost of the hydraulic elevator, many owners choose to use it for two-stop application. The hydraulic elevators are much slower so putting two elevators next to each other can reduce the wait time. Putting one elevator at opposite corners of the balcony diminishes such a benefit.

This scenario can be substituted with two Limited Use Limited Application elevators traveling between the ground floor and the second floor. They will take up about half of the total square footage required for a regular elevator and can save some overhead space and substantial pit depth. The advantage is that they can still be used by general public. This type of elevator's cab has less wheelchair maneuvering space and weight capacity.

This scenario can also be substituted with two lifts traveling between the ground floor and the second floor. They will take up about half of the total square footage required for a regular elevator and will not require a pit. The disadvantage is that they are less likely to be used by the general public.

1 Elevator + Ramps Scenario

The following explores the possibility that only one elevator or lift will be installed to travel between the first and second floors and from there the other three levels are reached by ramps. The change of the level in the second floor is approximately 2'-6" at the southeast and the southwest, and 1'-6" at the northeast and the northwest. Under CBC, it will require two 30' long ramps to transition at 1:12 slope for the south wing and two 18' long ramps for the north wing. California Historical Building Code Section 8-603.6 provides Alternatives 1 and 2 which allows greater slope. They do not offer any advantage because they cannot achieve the current height change without adding intermediate landings. Although advantageous in terms of maintaining the historic character of the building, locating the ramps at the interior of the second floor spaces, even with slightly steeper slopes as permitted under the Historic Building Code, is problematic considering the quantity of usable space they would displace.

The ramps are not a workable option because they will literally wipe out most of the second floor unit's entries. These units cannot be individually adjusted to a new level because they don't have the ceiling height to accommodate a raised floor. It will take too much space to provide an ADA entry transition at

each unit from the ramp. A ramp will also destroy many wood window's bases. It would be a significant change of character if all the window's bases become sloped or stepped.

From a planning perspective, internal or balcony ramps can work if all the in-line units are combined into one larger unit so it can have a single entry and an exit point occurring at the ramp landings. Since many interior partitions are structural, it is unrealistic to assume the removal of large sections of the wall to create larger rentable units. Above all, changing from steps to a ramp will significantly alter the look of the courtyard facing elevations and the railing, a character defining feature, will need to slope to follow the ramp slope.

1 Elevator + Wheelchair Lifts Scenario

The following explores the possibility that only one elevator will be installed and from its second floor Lobby the other three levels are connected by lifts. The second floor balcony width is about 50" which is not wide enough to allow a wheelchair lift to be added while maintaining the required exit width. If a wheelchair lift needs to be added, it will need to be located at an adjacent tenant space. Under this scenario not only will significant rentable square footage be lost, but the exterior wall will need to be pushed in to create the space for the lift and the landings. The structural enhancements at the lift floor and the mast will need to be added, as well. All can alter the courtyard character. The look of the lift itself may not be compatible with the building's character.

Two Accessible Means of Egress

If the second floor tenants can be served by any combination of the above vertical transportations, two means of accessible egress will still be required for the tenants and that will trigger the requirement of the Exterior Area of Assisted Rescue along the second floor balcony per CBC Section 1009.7. The Interior Area of Refuge is not a logical option because the circulation of the units is exterior. A minimum width of a combined exit path and the Area of Assisted Rescue is 68" (44"+24") and that exceeds the current balcony width which is consistently at about 50". Unless two of the Interior Areas of Refuge can be accepted by AHJ and reached by all tenants, a total of two Area of Assisted Rescues will be required. The slanted guardrail takes away some of the exit width, so the wheelchair spaces for this requirement will need to be created by carving into the existing window wall which is along the balcony. A one-hour rated solid wall offering the fire protection adjacent to the wheelchair spaces will need to be provided. This will impact the courtyard elevations and change the building character.

Restrooms

Currently, there is no accessible women's restroom on the site. The only women's restroom is on the second floor which is not on the accessible route due to the lack of an elevator. It has not been upgraded to meet ADA. This is not in compliance with CBC Section 11B-213.2.

California Historical Building Code allows an accessible unisex toilet facility to replace separate-gender toilet facilities required in the regular code. Since the Interior Character Defining Features Inventory does not include the interior of the current restrooms, bringing the existing toilet facilities to full ADA compliance may be an option provided that the current space enclosed by the restroom walls is workable. Based on the field survey, the current dimensions of the restrooms appear not to be

sufficient to achieve such a layout. Some dimensions between the fixtures are already under the code requirement.

If the existing restrooms are upgraded, there still could be a long distance for a person in a wheelchair to get to them, even though the restroom is in full compliance with the applicable codes. The Plumbing Code allows restrooms to be located within one vertical floor travel distance. The current men's and women's restrooms on each floor are in compliance to that code. However, for a male in a wheelchair on the second floor, if the elevator is located in the opposite wing, he will have to travel through two lifts (or ramps) and the elevator to arrive to the men's restroom.

Vice versa for a female in a wheelchair at the ground floor, she may have to take the elevator and two lifts to get to a women's restroom, if the only elevator is located in the east wing. Such a convenience issue is beyond what a code can prevent or address. Fixes do exist for the code compliance, but the same fixes may never be able to provide a satisfactory user experience.

Building Access

The Barry Building's San Vicente arrival point and its' wide open connection, under the floating second floor to the courtyard, is the most recognized character defining feature. However, the building has two accessible arrival points and the two are unconnected by an outdoor pedestrian path. For someone in a wheelchair arriving from a private vehicle, the arrival point is the rear parking lot and a 5' wide corridor. For someone in a wheelchair arriving from the sidewalk or public transportation, the arrival point is the grander San Vicente entrance.

The two-lane San Vicente Blvd and its current bike lane makes it quite challenging for the front sidewalk to be made into a Passenger Drop-off and a Loading Zone in compliance with CBC Section 11B-503. There is also no easy way for a driver to get to the back parking lot after dropping off someone. The driver will need to make two U-turns on the already congested San Vicente to get back to the driveway to the rear parking lot. Going through the residential block behind to get back to San Vicente is not an option.

The two-lane driveway on the east does not have a legal sidewalk width; therefore, it cannot be a drop-off point. The rear access is separated from the public street and the public transportation stops due to the lack of a legal sidewalk providing a pedestrian connection outside the building. The only pedestrian connection between the street and the rear parking lot is through the courtyard. One needs to enter the building to get to the courtyard and the experience of getting into the courtyard is very different from the front versus the rear. However, the rear parking lot is sufficient in size, so it has the potential to provide the required accessible parking spaces and even a drop off.

The rear passageway is lined with electrical closet doors. It offers a more utilitarian access to the building, which is not comparable to the San Vicente entry in the arrival experience. This dual entry character may be in conflict with CBC Section 11B-206.3, which requires accessible routes to coincide with or be located in the same area as the general circulation paths. It is reasonable to assume that the building's main entrance is the San Vicente entrance. All who must park their car on site will have to park their car in the rear. Although most of them will likely choose entering the building through the rear corridor, due to the shorter path, the lack of ability for a wheelchair user to experience the main entrance arrival seems to be non-compliant with the code. While the Historic Building Code allows an

accessable entrance to be located within 200 feet of an inaccessible main entrance the rear arrival experience is clearly inferior to that of the main or front entry. To address this issue, the sidewalk should be upgraded.

Conclusion

To upgrade The Barry Building to be fully ADA compliant for both floors the following will be required.

Accessible Path

- Provide a compliant parking layout and the required number of accessible stalls. Provide marking and signs required.
- Improve parking lot paving at the ADA stalls and insure floor levelness all the way to building's entries.
- The current building code contains electrical car charging stations requirements. If this section applies due to the extent of the building's ADA upgrade, provide the required number of ADA accessible charging stations.
- Widen sidewalks to 5' at the east elevation to make the storefronts commercially accessible and to allow a wheelchair user to have a direct outdoor access to the front sidewalk.
- Modify exterior doorways at the east elevation to create only a ½" height change. Depress the concrete floor in the unit to create a concrete ramp at the doorway. Modify or replace the existing door and frame to the increased height. If the ramp has greater than 5% slope provide handrails. Alternatively these doors could be fixed in place and made inoperable if exiting through the courtyard can handle the exiting load and required exit separations for larger tenants.
- Add a floor mounted handrail at the steps between the two courtyard levels, one on each end for each set of steps.
- Fill in the missing edge protection at the courtyard ramp by adding a concrete curb or a welded steel plate between the posts.
- Add a post mounted horizontal rail or a landscape element where the stair underside is lower than 80" above the ground.
- Add a set of handrails for the ramp leading to the CMU addition.

Plumbing

- Upgrade the men's room on the first floor to compliance. Relocate all accessories and fixtures that are not mounted at the right place.
- Upgrade the women's room on the second floor to compliance. Relocate all fixtures and accessories that are not mounted at the right place. Enlarge the entry doorway to provide the required strike side clearance or provide a button activated automatic door. Replace the door threshold with an ADA compliant type.
- Add a unisex single restroom at the ground floor.
- Add a unisex single restroom at the second floor.
- Install code compliant signs for all restrooms.
- Add a wall mounted drinking fountain at the first floor in a new alcove. As an alternative, provide a freestanding ADA compliant dual fountain in the courtyard.

Stairs and Balcony Railing

- Upgrade the two main stairs by adding a solid or perforated steel panel at the each open riser.
- Upgrade the two main stairs by adding a contrasting stripe at each riser.
- Replace the existing stair's steel guardrails with new ones of the right height. The design should be in the same spirit as the current railing design but the gaps need to be limited to 4" max. Provide new stair handrails with top and bottom handrail extensions integrated into the guardrail.
- Replace the existing second floor balcony guardrails with new ones of the right height. The design should be in the same spirit as the current railing design but the gaps need to be limited to 4" max.
- Provide a wall mounted handrail at each one of the 4 stairs between the second floor levels. Provide a handrail integrated into the balcony guardrail on the open side of these stairs.
- If the building official determines that the stair or handrail conditions do not present a distinct hazard some aspects could remain or be modified in a less obtrusive manner, e.g. adding transparent infill materials or adding rails on top of the existing.

Vertical Transportation

- Implement one of the following scenarios to provide access to all floors:
    - Adding two 2-door elevators, each with 2 stops at the second floor.
    - Adding two 2-door limited use limited application elevators, each with 2 stops at the second floor.
    - Adding two 2-door lifts between the ground floor and second floor, each with 2 stops at the second floor.
    - Adding one 2 door elevator + 2 wheelchair lifts that connect with the other two second floor levels
- Add two exterior areas of assisted rescue along the 2nd floor balcony. If AHJ (authority having jurisdiction) allows make one or both an interior area of refuge. The AHJ in this case includes at least a Fire and an ADA plan checker.

Tenant Space

- Widen all tenant doorways that do not have the required maneuvering space outside the door.
- For all doors lacking proper interior door landing, modify landing to meet the requirements.
- For all tenant interior steps provide the required handrails on both sides of the steps.
- Other than reach-in closet doors, for all interior doors that are less than 32" wide, replace with new door and frame of minimum 32" width so the clear opening width is 29.5" min. to meet the Historic Bulding Code requirement
- For all interior doors that cannot open to 90 degree, modify and reinstall the door and door frame so they can open to 90 degree.
- For all tenant entry door identification, provide code compliant signs.
- Change all door handles to a lever type.
- For door hardware mounted outside the reach range, relocate or replace with new hardware. Modify door as required so the new hardware can be installed in right range.
- For the glazed wood doors that has only a 9" high door bottom, modify to a smooth 10" high bottom.

- For the doors that has a door mail slot mounted below 10", remove the slot, patch and refinish the door.
- For the wood door with a vertically mounted mail slot above 10" height, provide an alternative mail receiving system. Remove or fill in the current slot in the door.
- Adjust all switches and outlets not in the right height to within the required reach range.
- For a unit with the steel and wood windows that have the operating parts all above the reach range, modify or replace at least one window with the operating parts within the required reach range.
- For any of the above modifications alternative means or mitigations can be discussed with the building official.

Accessible Route

There is no passenger drop-off or a loading zone provided at the street or along the alley. This is not a code violation. If there is no passenger loading zone provided, then CBC Section 11B-503 does not apply.



The south sidewalk is lined with metered parking spaces. The east sidewalk has no passenger loading zone either.

The East sidewalk is 34" wide only. This is not in compliance with CBC Section 11B-403.5. This sidewalk is not a legal sidewalk for public access to the building and it is not an accessible route.



The east sidewalk width is 34".

The parking lot has 1 ADA stall. The marking is faded beyond recognition. It cannot be measured to verify compliance with CBC Sections 11B-502.1, 502.2 and 502.3.

The sign posted in front of the stall is missing the lettering required in CBC Section 11B-502.6.2.



The accessible parking space has a faded marking and a pole mounted sign.

The paving adjacent to the ADA stall shows the asphalt cracks and settlement, which may not be in compliance with CBC Section 11B-502.4.

The accessible route marking terminates at the passageway and the ramp leading to the CMU Addition.





The cracked asphalt adjacent to the accessible parking space and the marking leading to the building's rear entrance and the CMU Addition.

The site arrival point is in the rear parking lot and the only accessible route is through a passageway. Such accessible route does not coincide with and is not in the same area as the general circulation paths because the building's main entrance is in the front. The front entry is accessed by the pedestrians from the street, the meter parking, the sidewalk and the public transportation. **This may not comply with CBC Section 11B-206.3.**




The contrast between the front entrance and the accessible entrance from the rear parking lot.

The only accessible building entrance is the 5' wide passageway which is next to the electrical closets and a service ramp. **This may not comply with CBC Section 11B-206.3.**




The Accessible Route/Building Entrance adjacent to the electrical closets and the service area.

The ramp to the CMU Addition also leads to a north wing tenant's door. The ramp's slope is greater than 5% based on 10" rise and 12' length. **If the ramp is an accessible path as marked, it is not in compliance with CBC Section 11B-505.2 due to the lack of handrails.**



The ramp to CMU Addition and the North Wing Tenant Door has a greater than 5% slope (12' long with 10" rise).

A portion of the courtyard ramp is missing the edge protection to be in full compliance with CBC Section 11B-405.9



Courtyard ramp is missing the edge protection on one side.

Only the men's restroom is in the accessible route. The only women's restroom is on the second floor, which is not accessible. There is no accessible, single unisex restrooms in the building. **This is not in compliance with CBC Section 11B-213.2.**



The only men's restroom is accessible. The only women's restroom is in a floor that is not accessible.

The second floor is not accessible and the building is over 3,000 sf per story. **This may not comply with CBC Section 11B-206.2.3.** Exception 1.2 applies ***if a reasonable portion of all facilities and accommodations normally sought and used by public in such a building are accessible to and usable by persons with disabilities.*** The first floor is 50% of the overall building area, so it may not satisfy the definition of a reasonable portion. The women's restroom is a facility normally sought and used by the public, but is not available on the first floor.



Only 50% of the building area is accessible. The first floor does not offer an accessible women's restroom.

The second floor balcony is 50" wide. It is not wide enough to provide an Area of Assisted Rescue because a minimum of a 44" exit width and additional 24" wheelchair space will be required. **If 1009.7 Area of Assisted Rescue cannot be satisfied, then the second floor is not in compliance with CBC Section 11B-207.**



The balcony width is 50". The slanted railing reduces the balcony's clear width.

Building Blocks - Doors

The door threshold is not in compliance with CBC Section 11B-303.2.



A few doors at the east elevation have a straight drop at the sidewalk which exceeds the maximum allowed, such as the 7" shown.

The door threshold is not in compliance with CBC Sections 11B-404.2.5 & 11B-303.3.



The women's restroom door threshold has a bevel that exceeds the 1:2 slope.

The door width is not in compliance with CBC Section 11B-404.2.3.







The tenant interior doors are only 28" and 24" wide.

The door landing is not in compliance with CBC Section 11B-404.2.4.4





A first floor tenant's interior does not have a level landing at the entry door maneuvering space.

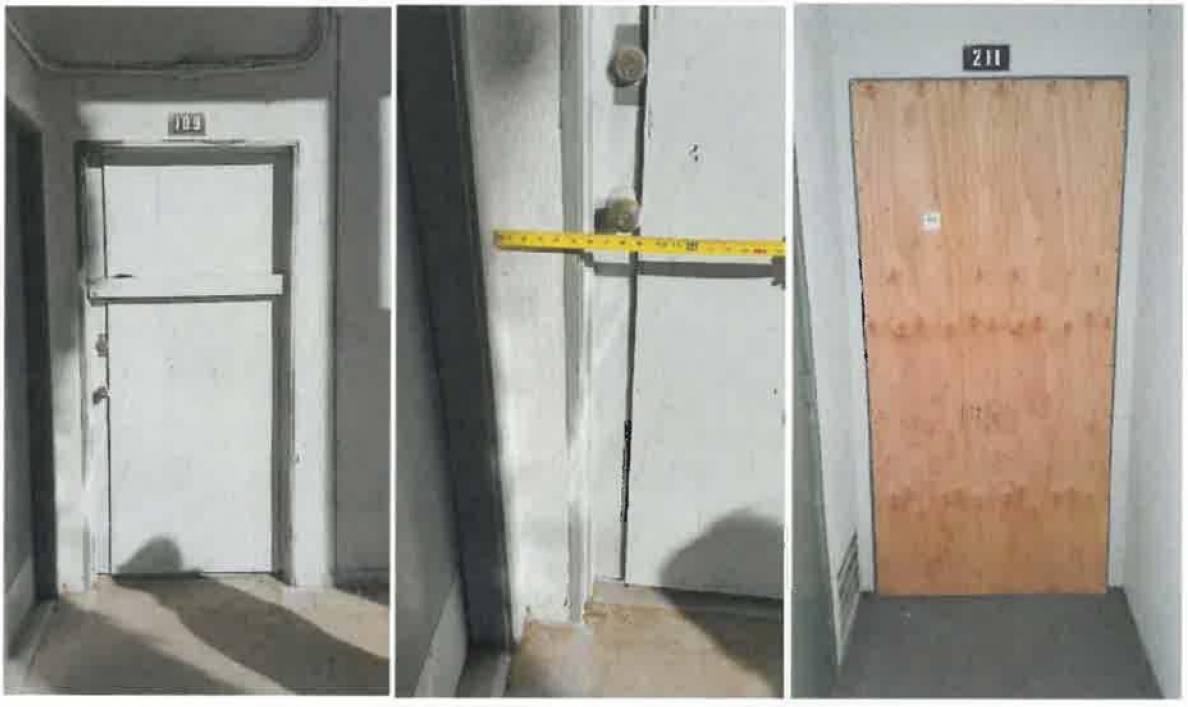


A second floor tenant's interior does not have a landing at a door. The door may have not be used due to the lack of a door knob.

The door maneuvering clearance is not in compliance with CBC Section 11B-404.2.4.1



A first floor tenant's entry door only has 42" deep maneuvering clearance due to a projected wall.



A first floor tenant's door does not have the code required 12" push side clearance.

At least two second floor tenant's doors do not have the code required 12" push side clearance.

The door maneuvering clearance is not in compliance with CBC Section 11B-404.2.4.1 at a restroom.



The women's restroom does not have pull side and push side clearance at the entry and the vestibule door.

The door opening degree is not in compliance with CBC Section 11B-404.2.3.



Some of the first floor tenant doors cannot open 90 degrees due to the door jamb installed into the wall.

The door bottom is not in compliance with CBC Section 11B-404.2.10.



The original glass door's bottom is less than 10" high. The mail slot is not a smooth surface for a wheelchair.

The door hardware mounting height is not in compliance with CBC Section 11B-404.2.7 & 11B-309



A first floor tenant's lock is mounted at 46" above floor.

The door hardware type is not in compliance with CBC Section 11B-404.2.7 and 11B-309.4.



The first floor men's restroom does not have a lever activated lock. The push plate is accessible if the door is not latched and remains unlocked.

The door hardware type is not in compliance with CBC Section 11B-404.2.7 and 11B-309.4.



The original wood framed glass doors and the exterior wood doors all have non-lever type hardware.

Stairs and Handrails

The four second floor stairs connecting the balconies do not have handrails on both sides. **This is not in compliance with CBC Section 11B-505.2.**

The four second floor stairs are not in compliance with CBC Section 11B-504.4.1 due to the lack of the contrasting stripes.



The four second floor stairs do not have a handrail on the wall side. They also do not have the contrasting stripe at the top approach and at all the treads.

The four second floor stairs do not have handrail extensions at the bottom landing; therefore, they are not in compliance with CBC Section 11B-505.10.3.



A second floor stair is missing a handrail extension at the bottom landing.

The two main stairs connecting the first floor and the second floor have handrails less than 34" high; therefore, they are not in compliance with CBC Section 11B-505.4.



The main stair's handrail is 32" high measured from the nosing.

The two main stairs do not have bottom handrail extensions; therefore, they are not in compliance with CBC Section 11B-505.10.3.

The two main stairs do not have contrasting stripes; therefore, they are not in compliance with CBC Section 11B-504.4.1.



The main stair's handrail has no extension at the bottom and no contrasting stripes at the treads.

The two main stairs connecting the first and second floors have open risers; therefore, they are not in compliance with CBC Section 11B-504.3.



Main stairs have open risers.

The second floor's balcony guardrail height is 32". This is not in compliance with CBC Section 1015.3 (Chapter 10). The handrail configuration does not offer the edge protection or a barrier at the balcony edge. **CBC Section 11B-405.9 or 11B-405.9.2 (handrail for ramp) may apply due to concern of the wheel entrapment.**



The balcony guard rail height and the lack of the edge protection.

The courtyard steps do not have handrails; therefore, the courtyard steps are not in compliance with CBC Section 11B-504.6.



The courtyard steps have no handrails.

The courtyard step's contrasting stripe is not in full compliance with CBC Section 11B-504.4.1.



The contrasting stripe placed on both the treads and the risers, while only the treads require it.

A barrier shall be provided where the vertical clearance is less than 80" high, per CBC Section 11B-307.4.



The space under one of the main stairs has less than 80" vertical clearance and does not have a barrier.

The stair does not have the uniform riser heights; therefore, it is not in compliance with CBC Section 11B-504.2.

The stair does not have handrails; therefore, it is not in compliance with CBC Section 11B-504.6



One concrete stair inside a unit has a 6" and 4" tall risers. The stair does not have handrails.

Restroom

The first floor men's restroom lavatories do not have the required clearance from the adjacent wall to the center of the fixtures; **therefore, it is not in compliance with CBC Section 11B-606.6.**



The distance from the adjacent wall to the center of the fixture is only 12" for each lavatory.

The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall. **The ADA stall side grab bar is not in compliance with CBC Section 11B-604.5.1.**



The distance from the rear wall to the end of the grab bar is 17" and the grab bar length is 36".

The rear wall grab bar shall be 36" long min and extend from the center line of the water closet 12" min on one side and 24" min on the other side. Exception 2: Where an administrative authority requires flush controls for the flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet. **The rear grab bar may conflict with the flush valve and is not located per CBC Section 11B-604.5.2.**



The rear grab bar is not split or shifted to the open side at the flush valve.

The toilet paper dispenser shall be 7" minimum and 9" maximum in the front of the water closet measured to the center line of the dispenser. The outlet of the dispenser shall be 14" minimum and 19" maximum above the finish floor. **The toilet paper dispenser mounting is not in compliance with CBC Section 11B-604.7.1.**



The toilet paper dispenser is 19" in front of the water closet and is 24" above floor at the outlet.

The second floor women's restroom (The only women's restroom on the site is not on an accessible floor).

The women's restroom lavatories are spaced close to each other and to the adjacent wall. **The mirror height is more than 40" above the floor; therefore, it is not in compliance with CBC Section 11B-603.3.**



The mirror height is 45" above the floor.

The women's restroom water supply and the drain pipes under the lavatory are not insulated; therefore, it is not in compliance with CBC Section 11B-606.5.



There is no insulation for the water supply and the drain pipes.

The second floor women's restroom has three regular stalls, no ADA stall or the minimum ADA clearance outside the stalls. **It is not in compliance with CBC Sections 11B-213.2 and 11B-603.2.**



There are three regular toilet stalls. There is no ADA stall or the minimum ADA clearance outside the stalls.

The second floor women's paper towel dispenser has operable part higher than 40" above the floor; therefore, it is not in compliance with CBC Section 11B-603.5.



The paper towel dispenser's highest operable part is at 53" above the floor.

Drinking Fountain:

Currently, there is no drinking fountain on the site. The plumbing code requires drinking fountains. **CBC Section 11B-202.4 requires drinking fountains to be in the Accessible Path of Travel.**



A removed drinking fountain was spotted at the second floor balcony which is not accessible.

ISA should not contain HANDICAPPED letters. The door mounted triangular or the circular restroom sign normally does not have Braille letters. A tactile room sign should also be located alongside the door at the latch side. The Braille letters should be positioned on the room sign below the corresponding tactile letters. **The men's restroom sign is not in full compliance with CBC Section 11B-703.**



The ISA symbol does not contain the letter HANDICAPPED. The Braille letters should be on wall-mounted room sign.

The women's restroom door sign commonly is a circle. A tactile room sign should also be located alongside the door at the latch side. The Braille letters should be positioned in the room sign below the corresponding tactile letters. **The original women's restroom sign does not comply with CBC Section 11B-703**. It may be preserved; however, an additional sign adjacent to the door should be provided to serve the visually impaired.



The original ladies' room sign is not the circular symbol nor a pictogram. It is not of raised characters and it does not contain Braille letters. It does not have a color contrast and the type is not San Serif.

Under CBC Section 11B-703.4.1, the code required room sign should be centered at 60" above the floor and should be located next to a door. It requires a certain visual and tactile characters including a color contrast. These original suite numbers may not comply with the current code requirements.



The original suite numbers are mounted above the door and have a low color contrast.

Reaching Range

The electrical receptacle outlets' mounting height should be 15" minimum. **The majority of the original outlets do not comply with CBC Section 11B-308.1.**





The original outlets are mounted at typical 12" above the floor. One outlet is mounted higher than 48" above the floor.

The electrical switches' mounting height should be 48" maximum. **Some of the switches are mounted too high to be in compliance with CBC Section 11B-308.1.**



A switch is mounted at 67" above the floor.

Mail boxes provide at least five percent, but none less than one of each type should comply with **CBC Section 11B-309. Some of the original mail slots are mounted lower than 15" from the floor; therefore, they do not comply.**



An original mail slot mounted at about 9" from the floor.

Per Section 11B-229.1, when glazed openings are provided at least one opening shall comply with **CBC Section 11B-309. Almost all steel and wood window latches are mounted at more than 48" above the floor; therefore, latches are not in compliance.**



Second floor steel window's latch is mounted at 62" above the floor.



Most of the floor wood window's operable parts are mounted above the door height.

ATTACHMENT F

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Date: November 2, 2022

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Dear Mr. Berlin

Subject: Barry Building Renovations

This report estimates projected costs associated with implementing numerous upgrades to the Barry Building, including seismically retrofitting the building, and implementing building code and ADA upgrades. The projected cost for this work is $12,818,000.

This report is divided in to two sections:

Section 1 - Estimate Methodology and source documentation

Section 2 - Estimate of projected costs - Repair matrix

Section 1 - Estimate Methodology and source documentation

Estimate methodology

The estimate analysis was isolated into three major categories listed below by priority:

- Structural / Life safety - Building Code Compliance
- ADA Access
- Energy savings as required by code

For each item listed above every construction element identified in the following reports:

- *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers Seismic Assessment
- *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group
- *Barry Building ADA Update Requirements* by Gruen Associates
- A site visit by James Oswell on March 7, 2019.

The information identified and observed was surveyed and estimate element quantities were developed. These construction items were then priced and are included in the estimate prepared by Hill International on May 7, 2019 and updated to current construction costs as of November 2022.

This document has two attachments that identify the impact and effect of the repairs on the project as a whole and the cost associated with the repairs, see Section 2.

Example-1 - Electrical Installations

The ADA report by Gruen identified several if not all electrical outlets and switches were not at the proper height. The photos provided verified this to be the case. What was not identified was the fact that all of the outlets do not meet electric code requirements as the outlets do not have a ground and the restrooms do not have ground-fault circuit interrupter ("GFCI") protection. This means that the ADA requirement for height is superseded by a building code compliance requirement. When you consider when the building was built there is a strong possibility that the wire used has an asbestos insulation we arrive at a point where all electrical wire in the building must be removed and replaced.

Example-2 - Building Access

The ADA report goes into great detail regarding building access with respect to opening width, door swings, elevation of door handles, etc. The reality is that due to the date of original construction all doors and window frames are covered with lead paint which means the abatement would be required prior to relocating the hardware and patching the existing hardware locations. It is far cheaper to replace the doors than to remove the lead paint and patch the existing door pull openings. Once again, the ADA requirement is superseded by a building code / building safety requirement. The June 2021 Gruen report identifies the need for an additional second elevator that is included in the revised project costs.

Example-3 - Railing Modifications

As part of the building access recommendations were modifications to the handrails at the existing stairs and the second floor railings. These recommendations were made from a perspective of Historical preservation only and the means and methods were not considered. The recommendations made are not constructible as there is no way of welding additional steel elements to 60-year-old steel pipe. The only way to achieve what is required is to replace all railings with what is required by code.

Example-4 - Access and Drop-off requirements

In the ADA report, recommendations were made to provide a drop-off area on San Vicente Boulevard and to widen the sidewalk located on the East side of the building. The drop-off area on San Vicente Boulevard is most likely not possible as it would create a pinch point at the front of the building. The proposed drop-off area would improve ADA access to the building but at the same time impede foot traffic in front of the building. Approval by building department would be required. Widening the sidewalk to the East of the building would decrease the width of the driveway from approximately 21 feet to 18 feet which would create very narrow drive lanes accessing the parking area at the back of the building. Both of these recommendations may improve ADA access but would most likely not get through the plan check process.

Section 2 - Estimate of projected costs - Repair matrix

This document is accompanied by two attachments:

Attachment 1 - Estimate supporting documentation

Attachment 2 - Repair Matrix "Graphic showing the interrelationship between the various repair items " Please note that the ability to cross reference between the two reports is accomplished by using the Work Breakdown Structure (WBS) code number found at the beginning of each item in the estimate and the corresponding WBS number in the Repair Matrix. It should be noted that not all references are included in

the matrix. The repair matrix is provided as a general overview with references to the major categories in the estimate.

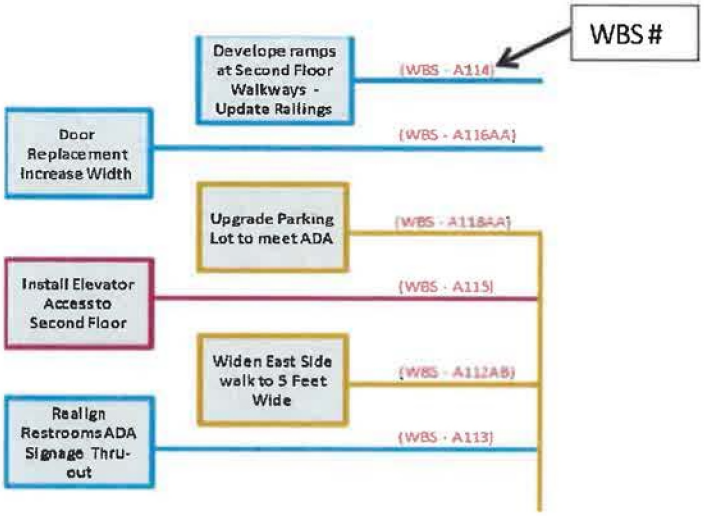
Estimate WBS

Code	Description	Total Labor	Total Materials	Total Equipment	Total
A1	BARRY BUILDING STRUCTURAL AND ADA UPGRADE	$3,865,544	$4,952,883	$1,334,228	$10,152,655
A111	STRUCTURAL	$2,030,704	$1,716,506	$662,256	$4,409,466
A111AA	ROOF	$168,996	$129,592	$65,923	$364,510
A111AA11	DEMO ROOF	$41,152	$11,619	$12,050	$64,821

WBS #

Matrix WBS

The repair work is separated into three code compliant categories



Analysis

- Structural / Life safety - Building Code Compliance
- ADA access
- Energy and Water conservation

These items were identified in consultant reports, identified on page 1, that will be supplied under a separate attachment. The assumption is that the work required is code minimum requirements that will require a separate waiver from all governing agencies for each item that will not be required. It is possible that some of the items estimated could get a waiver from one agency but it is unlikely that all agencies will agree to any specific item.

Example 1 - ADA Access Versus Access Drive width

One conflicting recommendation is identified in the ADA report is the widening of the East Sidewalk to 5 feet in width. The impact of this change would be the reduce the access drive width to 17 to 18 feet in width. This creates a conflict between the minimum roadway requirement and the ADA sidewalk width requirement. One of the controlling agencies will be required to wave the code requirement. The reasonable assumption is that if the project were to go forward minimum code compliance will be required in order to bring the building back to service.

The matrix provided in attachment provides an outline of the work required and the impact and effect of each item on the project as a whole. Understandably the work is complicated, and the main intent is to bring the building up to code with the minimum impact on the perceived historical nature of the building. In some cases, the historical nature of the project will be impacted as a result of code required work; this is due primarily to the structural modifications to the South building elevation, which includes installation of two-story steel moment resistant frames at the south wing where no continuous shear wall may be feasible. The steel moment resisting frames would consist of new wide flange steel columns, wide flange steel beams, and new concrete footings.

Examples:

The south elevation at the courtyard entry will require complete demolition as the pipe columns supporting the second floor do not meet seismic standards. In addition, an elevator shaft will need to be incorporated into the structure to accommodate the ADA requirements for accessibility to the second floor for those who cannot use the stairs. This work will require the demolition of the second-floor structure, removal for the stair railing and elevated walk way, realignment of the South Stairway and the ultimate reconstruction of all of these items and the ancillary work associated with this repair.

The second-floor walkway and railing does not meet code requirements. In order to address this issue ramps will need to be added to the second floor walkway at four locations where there are steps. This modification will impact the existing railing height, the location of second floor entry doors. In addition, the railing not impacted by the ramp requirement is not to code either in height or the spacing of vertical members. The net result is that ramps will need to be added at four locations and all second floor and stair railings will need to be replaced.

The Estimate and Matrix have been subdivided into three categories with the subcategories as follows:

- Structural / Life safety - Building Code Compliance
  - Abatement
  - Structural upgrades
  - Upgrades to steel stairs and railings
  - Fire Protection
  - Replacement of HVAC System
  - Electrical System Upgrade

☐ ADA access code requirements

- Develop ramps at second floor walkways - Upgrade railings
- Door replacement - increase width to code minimum
- Upgrade parking lot to meet ADA requirements
- Install elevator for second floor access
- Widen East elevation sidewalk
- Realign restrooms on first and second floor to meet ADA

Energy - Water conservation requirements

- Replace all windows with dual glazed Low E glass
- Replace HVAC system with energy efficient system located in 2 HR rated enclosure
- Divert storm water to storm drain system
- Replace lighting with LED fixtures

Itemized list of work required

A1	BARRY BUILDING STRUCTURAL AND ADA UPGRADE
A111	STRUCTURAL
A111AA	ROOF
A111AB	2ND STORY FLOOR
A111AC	NEW 2-STORY STEEL MOMENT FRAME
A111AD	2-STORY SHEAR WALL
A111AE	STRENGTHEN EXISTING 2-STORY SHEAR WALL
A111AF	SHEAR WALL ON INT OF EXT WALL
A111AG	DEMO & RESTORE CEILINGS
A111AH	MEP- FP - OUTLETS - LIGHTS - GRILLS – DUCTWORK
A111AI	REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IST FLOOR
A112	ACCESSIBLE PATH
A112AA	COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS
A112AB	WIDEN SIDEWALKS TO 5' AT THE EAST ELEVATION
A112AC	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION
A112AD	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS
A112AE	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP
A112AF	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)
A112AG	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)
A113	PLUMBING
A113AA	UPGRADE THE MEN'S ROOM FLOOR TO COMPLIANCE
A113AB	UPGRADE WOMEN'S ROOM ON 2ND FLOOR TO COMPLIANCE
A113AC	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR
A113AD	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR
A113AE	CODE COMPLIANT SIGNS FOR RESTROOMS
A113AF	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE
A113AG	PLUMBING INFRASTRUCTURE
A114	STAIRS AND BALCONY RAILING
A114AA	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER
A114AB	ADD CONTRASTING STRIPE AT EACH RISER
A114AC	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES
A114AD	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS
A114AE	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS
A115	VERTICAL TRANSPORTATION
A115AA	DEVELOP VERTICAL TRANSPORTATION
A115AB	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY
A116	TENANT SPACE
A116AA	WIDEN ALL TENANT DOORWAYS
A116AB	MODIFY LANDING TO NECESSARY DOORS
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS

A116AD	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W
A116AE	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES
A116AF	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR
A116AG	LEVER DOOR HANDLES
A116AH	WINDOW REPLACEMENT
A116AI	REPLACE EXTERIOR WALL FINISHES
A117	ABATEMENT
A117AA	ABATEMENT
A118	SITE IMPROVEMENTS
A118AA	SITE IMPROVEMENTS
B1	OWNER'S COSTS
B111	OWNER'S COSTS
B111AA	OWNER'S COST

Projected Cost

The projected cost for the Barry Building repairs and upgrades required to bring the building up to current building codes is $12,818,000 as of November 2022.

Building area calculations

First Floor	7,142 BSF
Second Floor	7,142 BSF
Second Floor Balcony / walkway	1,150 BSF
Total Area	**15,434 BSF**

Midpoint of construction is assumed to be January 2024

Labor Rates used "Davis Bacon / Los Angeles County - September 1, 2022

Markups included in estimate for Subcontractors based on current markup conditions

Subcontractor Overhead - GC'S	6.5%
Bond	1.1%
Profit on Labor	12.0%
Profit on Material	10.0%
Profit on Equipment	7.5%
Liability Insurance	2.1%
Mobilization - Demobilization	3.5%

Markups included in estimate for General Contractor based on current markup conditions

General Conditions	10.0%
Prime Home Office Overhead	3.5%
Prime Profit	10.0%
Bond	0.8%
Miscellaneous Taxes	1.1%
CQC	1.0%
Builders Risk	0.4%
Insurance	2.1%
Escalation to June 2022	6.8%

Exclusions:

Legal fees associated with upgrade requirements

Finance costs

Tenant improvements to meet the needs of future tenants

- Partitioning within the open shell
- Floor coverings
- T-bar acoustic Ceilings
- IT upgrades
- Phone and communication systems
- Security systems
- Landscaping & courtyard upgrades
- San Vincente drop-off development
- Site lighting
- Signage improvements
- Special permitting

Unforeseen conditions or items not specifically addressed in estimate

Schedule assumptions

Due to the nature of this project the projected bid date for this project is assumed to be June

2023 with projected duration of 12 months.

Senior Consultant Hill International Inc. - Professor ASU "Advanced Building Estimating"

James N. Oswell, Jr., CCP, has more than 45 years of professional experience in construction cost. He is an industry expert in cost estimating, budget analysis and cost forecasting. Jim's unique approach to integrating cost and schedule data enhances the project management, value engineering and enriches project efficiencies. His expertise covers claims avoidance, constructability reviews, claims review and resolution and change order request analysis and reconciliation for a wide range of projects including education, general building, government, hospitals and heavy civil construction projects. In addition to cost services, he specializes in escalation forecasting services for large construction programs, including services to notable clients such as U.S. Army Corps of Engineers, Naval Facilities Engineering Command (NAVFAC), and Office of the Capitol Architect, Washington, DC, Port of Long Beach, and Seattle school district and State of California department of corrections.

For additional Questions please call:

Louis Rivera

480-798-9629 - Cell

Attachments – Estimate Reports

B-SYS BARRY BLDG 10_18_22_V7 - Estimate Summary
C-SYS BARRY BLDG 10_18_22_V7 - Construction System Summary
E-SYS BARRY BLDG 10_18_22_V7 - Estimate Detail

Hill International

Hill International (Arizona) Inc.
2201 East Camelback Road
Suite 350
Phoenix, AZ 85016
Tel: 602-778-9888
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AZ Contractor's License Number
ROC 289497

March 13, 2023

Gina M. Angiolillo
Senior Associate
Alston & Bird
333 South Hope Street
Los Angeles, CA 90071

Subject: Barry Building Area

Dear Ms. Angiolillo,

Gina, your assumption is correct.
The total building area impacted by construction is 15434 SF.
The leasable space at 12,800 sf does not include square footage for common-use restrooms and mechanical rooms (13956 – 12800) = 1156 sf "Restrooms and Mechanical /electrical spaces."
The balance (15434 – 13956) =1478 sf, includes Perimeter elevated walkway, main breeze way, and back breeze way going from courtyard to parking area.

Louis Rivera

Louis Rivera
Director of Estimating
Hill International

B--System Report REV 2
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 2 November 2022
Page 1 OF 1

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00 SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022
BID DATE: JAN 2023

WBS CODE	DESCRIPTION	COST/PROJECT UOM BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
			BARRY BUILDING, PROJECT TOTALS					**12,818,000**
	****PROJECT SUBTOTALS****			4,952,883	3,865,544	1,334,228	2,665,320	12,817,975
BASE BID		***657.81/SF***	***15434@ 657.81BSF***	***4,952,883***	***3,865,544***	***1,334,228***	***0***	***10,152,655***
-BARRY BUILDING STRUCTURAL AND ADA UPGRADE		657.81/SF	15434@ 657.81BSF	4,952,883	3,865,544	1,334,228	0	10,152,655
A111	STRUCTURAL	285.70/SF	15434@ 285.70BSF	1,716,506	2,030,704	662,256	0	4,409,466
A112	ACCESSIBLE PATH	32.70/SF	15434@ 32.70BSF	301,551	118,822	84,293	0	504,665
A113	PLUMBING	15.58/SF	15434@ 15.58BSF	143,518	58,306	38,698	0	240,522
A114	STAIRS AND BALCONY RAILING	7.81/SF	15434@ 7.81BSF	78,016	37,459	5,030	0	120,505
A115	VERTICAL TRANSPORTATION	56.22/SF	15434@ 56.22BSF	655,097	177,337	35,284	0	867,717
A116	TENANT SPACE	125.48/SF	15434@ 125.48BSF	1,141,923	624,222	170,565	0	1,936,710
A117	ABATEMENT	100.27/SF	15434@ 100.27BSF	616,777	674,952	255,887	0	1,547,616
A118	SITE IMPROVEMENTS	34.05/SF	38811@ 13.54SF	299,495	143,742	82,216	0	525,453
OWNER'S COSTS		***172.69/SF***	***10152655@ 0.26TC$***	***0***	***0***	***0***	***2,665,320***	***2,665,320***
-OWNER'S COSTS		172.69/SF	10152655@ 0.26TC$	0	0	0	2,665,320	2,665,320
B111	OWNER'S COSTS	172.69/SF	10152655@ 0.26TC$	0	0	0	2,665,320	2,665,320

C--Assembly Category Report
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page: 1 OF 3

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
	BARRY BUILDING, PROJECT TOTALS							**12,818,000**
	*****PROJECT SUBTOTALS*****			4,952,883	3,865,544	1,334,228	2,665,320	12,817,975
BASE BID		**657.81/SF**	**15434@ 657.81BSF**	**4,952,883**	**3,865,544**	**1,334,228**	**0**	**10,152,655**
-BARRY BUILDING STRUCTURAL AND ADA UPGRADE		**657.81/SF**	**15434@ 657.81BSF**	**4,952,883**	**3,865,544**	**1,334,228**	**0**	**10,152,655**
A1 STRUCTURAL		**285.70/SF**	**15434@ 285.70BSF**	**1,716,506**	**2,030,704**	**662,256**	**0**	**4,409,466**
A111 ROOF		23.62/SF	7142@ 51.04SF	129,592	168,996	65,923	0	364,510
A111AA	DEMO ROOF	4.20/SF	7142@ 9.08SF	11,619	41,152	12,050	0	64,821
A111AA	NEW 3/4" PLYWOOD ROOF SHEATHING	7.38/SF	7142@ 15.94SF	33,068	59,544	21,265	0	113,877
A111AA	NEW ROOF	12.04/SF	7142@ 26.02SF	84,905	68,300	32,607	0	185,812
A111 2ND STORY FLOOR		13.38/SF	7142@ 28.91SF	44,687	128,449	33,316	0	206,452
A111AB	DEMO FLOOR DECKING FLOOR COVERINGS	6.00/SF	7142@ 12.96SF	11,619	68,906	12,050	0	92,574
A111AB	NEW 3/4" PLYWOOD FLOOR SHEATHING	7.38/SF	7142@ 15.94SF	33,068	59,544	21,265	0	113,877
A111 NEW 2-STORY STEEL MOMENT FRAME		20.86/SF	7142@ 45.07SF	121,310	102,670	97,932	0	321,911
A111AC	FOUNDATIONS	0.53/SF	6@ 1370.15EA	4,955	2,253	1,012	0	8,221
A111AC	DEMO OF SOG AT ENTRY	2.31/SF	1200@ 29.68SF	5,556	9,817	20,247	0	35,620
A111AC	SOG REPLACEMENT	2.20/SF	1200@ 28.34SF	15,918	13,679	4,407	0	34,004
A111AC	DEMO STRUCTURE	4.91/SF	1200@ 63.14SF	19,522	21,708	34,539	0	75,769
A111AC	W12x96 (8 EA TOTAL)	3.83/SF	119@ 496.25LF	24,303	20,011	14,740	0	59,053
A111AC	W14x132	4.82/SF	150@ 496.25LF	30,634	25,224	18,580	0	74,437
A111AC	RESTORE STRUCTURE @ ENTRY	2.26/SF	1200@ 29.01SF	20,423	9,978	4,407	0	34,807
A111 2-STORY SHEAR WALL		37.29/SF	245@ 2349.35LF	286,598	198,002	90,992	0	575,592
A111AD	SLAB DEMO	2.83/SF	1470@ 29.68SF	6,806	12,026	24,803	0	43,635
A111AD	SHEAR WALL FOUNDATIONS	5.44/SF	245@ 342.54LF	50,587	23,000	10,334	0	83,922
A111AD	SOG REPLACEMENT	2.70/SF	1470@ 28.34SF	19,499	16,757	5,398	0	41,655
A111AD	NEW 2-STORY SHEAR WALL	10.95/SF	245@ 689.75LF	88,910	52,116	27,964	0	168,990
A111AD	DRYWALL - FINISHES	10.00/SF	12250@ 12.60SF	84,312	57,848	12,158	0	154,318
A111AD	WALL DEMO	5.38/SF	6125@ 13.56SF	36,484	36,254	10,334	0	83,073
A111 STRENGTHEN EXISTING 2-STORY SHEAR WALL		17.87/SF	198@ 1392.61LF	126,736	117,558	31,443	0	275,736
A111AE	STRENGTHEN EXISTING 2-STORY SHEAR WALL	5.44/SF	4950@ 16.95SF	29,113	41,508	13,265	0	83,886
A111AE	WALL DEMO	4.35/SF	4950@ 13.56SF	29,485	29,299	8,352	0	67,136
A111AE	DRYWALL - FINISHES	8.08/SF	9900@ 12.60SF	68,138	46,751	9,826	0	124,714
A111 SHEAR WALL ON INT OF EXT WALL		19.95/SF	7142@ 43.11SF	133,703	135,889	38,278	0	307,869
A111AF	NEW 2-STORY SHEAR WALL	7.84/SF	7142@ 16.95SF	42,006	59,888	19,139	0	121,033
A111AF	WALL DEMO	6.28/SF	7142@ 13.56SF	42,542	42,274	12,050	0	96,866
A111AF	DRYWALL - FINISHES	5.83/SF	7142@ 12.60SF	49,155	33,727	7,088	0	89,970
A111 DEMO & RESTORE CEILINGS		25.54/SF	15434@ 25.54BSF	198,159	154,723	41,359	0	394,242
A111AG	CEILING DEMO	12.33/SF	15434@ 12.33bSF	91,934	72,323	26,041	0	190,298
A111AG	DRYWALL - FINISHES	13.21/SF	15434@ 13.21BSF	105,226	82,400	15,318	0	203,944
A111 MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK		108.19/SF	15434@ 108.19BSF	552,460	936,428	180,855	0	1,669,762
A111AH	ELECTRICAL	23.06/SF	15434@ 23.06BSF	243,354	86,534	26,041	0	355,928
A111AH	MECHANICAL	63.16/SF	15434@ 63.16BSF	93,592	752,516	128,726	0	974,835
A111AH	FIRE PROTECTION	21.96/SF	15434@ 21.96BSF	215,534	97,378	26,087	0	338,999
A111 REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IST FLOOR		19.01/SF	250@ 1173.57LF	123,242	87,991	82,160	0	293,393
A111AI	DEMO REQUIRED TO REPLACE PLATE	6.74/SF	250@ 415.92LF	16,406	34,907	52,667	0	103,980
A111AI	REPLACE PLATE - STUDS - PLASTER	9.20/SF	250@ 568.16LF	69,295	47,720	25,026	0	142,041
A111AI	REINFORCE STUD - TOP PLATE CONNECTION	3.07/SF	5000@ 9.47LF	37,541	5,365	4,466	0	47,372
A1 ACCESSIBLE PATH		**32.70/SF**	**15434@ 32.70BSF**	**301,551**	**118,822**	**84,293**	**0**	**504,665**
A112 COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		25.87/SF	34881@ 11.45SF	249,212	89,550	60,509	0	399,271
A112AA	AC OVERLAY - CO-PLANE	25.27/SF	34881@ 11.18SF	244,436	86,724	58,853	0	390,013
A112AA	RESTRIPE - SIGNAGE	0.60/SF	90@ 102.86STALLS	4,775	2,827	1,655	0	9,258
A112 WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		3.90/SF	135@ 445.66LF	18,617	19,735	21,813	0	60,165
A112AB	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	3.90/SF	135@ 445.66LF	18,617	19,735	21,813	0	60,165
A112 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		2.17/SF	3@ 11167.28EA	26,279	5,734	1,489	0	33,502
A112AC	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	2.17/SF	3@ 11167.28EA	26,279	5,734	1,489	0	33,502
A112 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		0.19/SF	12@ 247.52LF	1,952	911	107	0	2,970
A112AD	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	0.19/SF	12@ 247.52LF	1,952	911	107	0	2,970
A112 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)		0.05/SF	3@ 279.11LF	285	463	89	0	837
A112AE	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	0.05/SF	3@ 279.11LF	285	463	89	0	837
A112 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)		0.10/SF	6@ 247.52LF	976	455	54	0	1,485
A112AF	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	0.10/SF	6@ 247.52LF	976	455	54	0	1,485

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Hill International

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page: 2 OF 3

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022

WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A112	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.42/SF	26@ 247.52LF	4,230	1,974	232	0	6,435
A112AG	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.42/SF	26@ 247.52LF	4,230	1,974	232	0	6,435
A1 PLUMBING		**15.58/SF**	**15434@ 15.58BSF**	**143,518**	**58,306**	**38,698**	**0**	**240,522**
A113	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	0.68/SF	136@ 246.91SF	21,103	8,293	4,184	0	33,580
A113AA	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	2.18/SF	136@ 246.91SF	21,103	8,293	4,184	0	33,580
A113	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	1.84/SF	115@ 246.91SF	17,845	7,012	3,538	0	28,395
A113AB	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	1.84/SF	115@ 246.91SF	17,845	7,012	3,538	0	28,395
A113	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	3.46/SF	180@ 296.97SF	36,941	10,975	5,538	0	53,454
A113AC	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	3.46/SF	180@ 296.97SF	36,941	10,975	5,538	0	53,454
A113	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.02/SF		205	61	31	0	297
A113AD	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.02/SF		205	61	31	0	297
A113	CODE COMPLIANT SIGNS FOR RESTROOMS	0.05/SF	4@ 193.03EA	601	144	28	0	772
A113AE	CODE COMPLIANT SIGNS FOR RESTROOMS	0.05/SF	4@ 193.03EA	601	144	28	0	772
A113	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.43/SF		5,506	699	367	0	6,572
A113AF	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.43/SF		5,506	699	367	0	6,572
A113	PLUMBING INFRASTRUCTURE	7.61/SF	15434@ 7.61BSF	61,318	31,123	25,011	0	117,451
A113AG	PLUMBING INFRASTRUCTURE	7.61/SF	15434@ 7.61BSF	61,318	31,123	25,011	0	117,451
A1 STAIRS AND BALCONY RAILING		**7.81/SF**	**15434@ 7.81BSF**	**78,016**	**37,459**	**5,030**	**0**	**120,505**
A114	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.37/SF	40@ 141.37RISERS	3,504	1,635	516	0	5,655
A114AA	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.37/SF	40@ 141.37RISERS	3,504	1,635	516	0	5,655
A114	ADD CONTRASTING STRIPE AT EACH RISER	0.09/SF	40@ 36.54EA	481	862	119	0	1,462
A114AB	ADD CONTRASTING STRIPE AT EACH RISER	0.09/SF	40@ 36.54EA	481	862	119	0	1,462
A114	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	2.81/SF	175@ 247.52LF	28,469	13,283	1,563	0	43,315
A114AC	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	2.81/SF	175@ 247.52LF	28,469	13,283	1,563	0	43,315
A114	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	3.16/SF	197@ 247.52LF	32,048	14,953	1,760	0	48,761
A114AD	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	3.16/SF	197@ 247.52LF	32,048	14,953	1,760	0	48,761
A114	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	1.38/SF	120@ 177.61LF	13,515	6,726	1,072	0	21,313
A114AE	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	1.38/SF	120@ 177.61LF	13,515	6,726	1,072	0	21,313
A1 VERTICAL TRANSPORTATION		**56.22/SF**	**15434@ 56.22BSF**	**655,097**	**177,337**	**35,284**	**0**	**867,717**
A115	DEVELOP VERTICAL TRANSPORTATION	54.57/SF		638,203	171,206	32,753	0	842,162
A115AA	ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	54.57/SF	2@ 421081.00EA	638,203	171,206	32,753	0	842,162
A115	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	1.66/SF	2@ 12777.62EA	16,894	6,131	2,531	0	25,555
A115AB	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	1.66/SF	150@ 170.37SF	16,894	6,131	2,531	0	25,555
A1 TENANT SPACE		**125.48/SF**	**15434@ 125.48BSF**	**1,141,923**	**624,222**	**170,565**	**0**	**1,936,710**
A116	WIDEN ALL TENANT DOORWAYS	11.19/SF	40@ 4319.46EA	120,132	41,927	10,719	0	172,778
A116AA	WIDEN ALL TENANT DOORWAYS	11.19/SF	40@ 4319.46EA	120,132	41,927	10,719	0	172,778
A116	MODIFY LANDING TO NECESSARY DOORS	1.69/SF	15434@ 1.69BSF	16,268	7,182	2,581	0	26,031
A116AB	MODIFY LANDING TO NECESSARY DOORS	1.69/SF		16,268	7,182	2,581	0	26,031
A116	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	2.07/SF	15@ 2131.31EA	20,272	10,089	1,608	0	31,970
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	2.07/SF	15@ 2131.31EA	20,272	10,089	1,608	0	31,970
A116	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	8.40/SF	30@ 4319.46EA	90,099	31,445	8,039	0	129,584
A116AD	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	8.40/SF	30@ 4319.46EA	90,099	31,445	8,039	0	129,584
A116	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	2.73/SF	25@ 1686.78EA	23,776	16,160	2,233	0	42,169
A116AE	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	2.73/SF	25@ 1686.78EA	23,776	16,160	2,233	0	42,169
A116	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.50/SF	40@ 193.02EA	6,007	1,436	278	0	7,721
A116AF	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.50/SF	40@ 193.02EA	6,007	1,436	278	0	7,721
A116	LEVER DOOR HANDLES	1.78/SF	75@ 366.37EA	25,340	1,616	521	0	27,478
A116AG	LEVER DOOR HANDLES	1.78/SF	75@ 366.37EA	25,340	1,616	521	0	27,478
A116	WINDOW REPLACEMENT	25.71/SF	2200@ 180.34SF	273,051	85,283	38,410	0	396,744
A116AH	WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	25.71/SF	2200@ 180.34SF	273,051	85,283	38,410	0	396,744
A116	REPLACE EXTERIOR WALL FINISHES	71.42/SF	62928@ 17.52SF	566,977	429,083	106,176	0	1,102,235
A116AI	REPLACE EXTERIOR WALL FINISHES	71.42/SF	62928@ 17.52SF	566,977	429,083	106,176	0	1,102,235

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Page: 3 OF 3

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
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CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $13,000,000

ESTIMATOR: HILL
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WBS CODE	DESCRIPTION	COST/WBS BASED ON 15,434 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A1 ABATEMENT		**100.27/SF**	**15434@ 100.27BSF**	**616,777**	**674,952**	**255,887**	**0**	**1,547,616**
A117 ABATEMENT		100.27/SF	15434@ 100.27BSF	616,777	674,952	255,887	0	1,547,616
A117AAABATEMENT - ASBESTOUS		17.63/SF	15434@ 17.63BSF	135,196	110,856	26,041	0	272,093
A117AAABATEMENT - LEAD PAINT		13.24/SF	15434@ 13.24BSF	110,089	68,219	26,041	0	204,349
A117AAABATEMENT - ELECTRICAL WIRE		10.11/SF	15434@ 10.11BSF	83,049	46,900	26,041	0	155,991
A117AAABATEMENT - BLACK MOLD		36.27/SF	15434@ 36.27BSF	0	391,140	168,632	0	559,772
A117AADUMP FEES		3.28/SF	30@ 1689.36LDS	50,681	0	0	0	50,681
A117AAREMOVE PCB CONTAINING EQUIPMENT		19.74/SF	5@ 60946.08EA	237,762	57,837	9,131	0	304,730
A1 SITE IMPROVEMENTS		**34.05/SF**	**38811@ 13.54SF**	**299,495**	**143,742**	**82,216**	**0**	**525,453**
A118 SITE IMPROVEMENTS		34.05/SF	34881@ 15.06SF	299,495	143,742	82,216	0	525,453
A118AADIVERT RAIN WATER TO STORM DRAIN		10.62/SF	350@ 468.25LF	82,466	52,143	29,279	0	163,887
A118AAUPGRADE PARKING LOT DRAINAGE		9.68/SF	3@ 49799.84EA	101,362	33,150	14,888	0	149,400
A118AAWIDEN EAST SIDE WALKWAYY TO 5 FEET		4.39/SF	1500@ 45.16SF	39,043	20,595	8,099	0	67,736
A118AAUPGRADE PARKING LOT TO MEET ADA		0.15/SF	4@ 589.51EA	1,251	829	278	0	2,358
A118AAREPAIR & RESURFACE EAST ROADWAY		3.72/SF	2430@ 23.64SF	37,707	12,755	6,994	0	57,455
A118AASEWER LINE REPLACEMENT		5.48/SF	250@ 338.46LF	37,667	24,271	22,679	0	84,616
OWNER'S COSTS		**172.69/SF**	**10152655@ 0.26TC$**	**0**	**0**	**0**	**2,665,320**	**2,665,320**
-OWNER'S COSTS		**172.69/SF**	**10152655@ 0.26TC$**	**0**	**0**	**0**	**2,665,320**	**2,665,320**
B1 OWNER'S COSTS		**172.69/SF**	**10152655@ 0.26TC$**	**0**	**0**	**0**	**2,665,320**	**2,665,320**
B111 OWNER'S COST		172.69/SF	10152655@ 0.26TC$	0	0	0	2,665,320	2,665,320
B111AADESIGN		64.98/SF	10152655@ 0.10TC$	0	0	0	1,002,922	1,002,922
B111AAPERMITS		13.92/SF	10152655@ 0.02TC$	0	0	0	214,912	214,912
B111AACONSTRUCTION MANAGEMENT		27.85/SF	10152655@ 0.04TC$	0	0	0	429,824	429,824
B111AACONTINGENCY @ 15%		65.94/SF	6784419@ 0.15TC$	0	0	0	1,017,663	1,017,663

Hill International

E-SYS Estimate Detail Report
CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION DATE JULY 2002
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_10_18_22_V7.PWS

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 11/02/2022
Page No. 1

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 15,434.00 SF
CONSTRUCTION FUNDS AVAILABLE: 13,000,000 USD
CURRENCY: DOLLARS

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT #:
DATE OF ESTIMATE: OCT 18, 2022
BID DATE: JAN 2023

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
BARRY BUILDING BASE BIDA1 BARRY BUILDING STRUCTURAL AND ADA UPGRADE							
A1 STRUCTURAL							
REF COMPLETE							
A111 STRUCTURAL							
A111AA ROOF							
A111AA11 DEMO ROOF	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Demo Roof		0.92	3.20	0.98	0.00	5.10
SUB-111/111	0.043 hrs/unit 307 TOTAL HRS	7,142.00 SF	6,578	22,883	6,981	0	36,443
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		6,578	22,883	6,981	0	36,443
	Subcontractor Markups		1,655	6,278	1,558	0	9,490
	Prime Contractor Markups		3,385	11,991	3,511	0	18,888
TOTAL A111AA11 DEMO ROOF		307 HRS	11,619	41,152	12,050	0	64,821
7,142.00 SF	*Level Unit Cost-->*		*1.63*	*5.76*	*1.69*	*0.00*	*9.08*
A111AA12 NEW 3/4" PLYWOOD ROOF SHEATHING	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Plywood Decking		2.62	4.64	1.73	0.00	8.98
SUB-711/711	0.068 hrs/unit 486 TOTAL HRS	7,142.00 SF	18,722	33,110	12,320	0	64,152
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		18,722	33,110	12,320	0	64,152
	Subcontractor Markups		4,710	9,083	2,749	0	16,543
	Prime Contractor Markups		9,636	17,350	6,196	0	33,182
TOTAL A111AA12 NEW 3/4" PLYWOOD ROOF SHEATHING		486 HRS	33,068	59,544	21,265	0	113,877
7,142.00 SF	*Level Unit Cost-->*		*4.63*	*8.34*	*2.98*	*0.00*	*15.94*
A111AA13 NEW ROOF	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Roof		6.73	5.32	2.65	0.00	14.69
SUB-711/711	0.078 hrs/unit 557 TOTAL HRS	7,142.00 SF	48,071	37,979	18,891	0	104,941
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		48,071	37,979	18,891	0	104,941
	Subcontractor Markups		12,094	10,419	4,215	0	26,728
	Prime Contractor Markups		24,740	19,902	9,501	0	54,143
TOTAL A111AA13 NEW ROOF		557 HRS	84,905	68,300	32,607	0	185,812
7,142.00 SF	*Level Unit Cost-->*		*11.89*	*9.56*	*4.57*	*0.00*	*26.02*
SUBTOTAL A111AA ROOF			73,372	93,973	38,192	0	205,536
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
TOTAL A111AA ROOF			129,592	168,996	65,923	0	364,510
A111AB 2ND STORY FLOOR							
A111AB11 DEMO FLOOR DECKING FLOOR COVERINGS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	2Nd Floor Decking		0.92	5.37	0.98	0.00	7.26
SUB-111/111	0.072 hrs/unit 514 TOTAL HRS	7,142.00 SF	6,578	38,316	6,981	0	51,875
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		6,578	38,316	6,981	0	51,875
	Subcontractor Markups		1,655	10,512	1,558	0	13,724
	Prime Contractor Markups		3,385	20,078	3,511	0	26,975
TOTAL A111AB11 DEMO FLOOR DECKING FLOOR COVERINGS		514 HRS	11,619	68,906	12,050	0	92,574
7,142.00 SF	*Level Unit Cost-->*		*1.63*	*9.65*	*1.69*	*0.00*	*12.96*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AB 2ND STORY FLOOR							
A111AB12 NEW 3/4" PLYWOOD FLOOR SHEATHING	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	New Plywood Decking		2.62	4.64	1.73	0.00	8.98
SUB-711/711	0.068 hrs/unit 486 TOTAL HRS	7,142.00 SF	18,722	33,110	12,320	0	64,152
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		18,722	33,110	12,320	0	64,152
	Subcontractor Markups		4,710	9,083	2,749	0	16,543
	Prime Contractor Markups		9,636	17,350	6,196	0	33,182
TOTAL A111AB12 NEW 3/4" PLYWOOD FLOOR SHEATHING		486 HRS	33,068	59,544	21,265	0	113,877
7,142.00 SF	*Level Unit Cost-->*		*4.63*	*8.34*	*2.98*	*0.00*	*15.94*
SUBTOTAL A111AB 2ND STORY FLOOR			25,301	71,426	19,301	0	116,028
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.779*
TOTAL A111AB 2ND STORY FLOOR			44,687	128,449	33,316	0	206,452
A111AC NEW 2-STORY STEEL MOMENT FRAME							
A111AC11 FOUNDATIONS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Concrete		467.61	208.81	97.75	0.00	774.17
SUB-311/311	2.8 hrs/unit 17 TOTAL HRS	6.00 CY	2,806	1,253	587	0	4,645
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		2,806	1,253	587	0	4,645
	Subcontractor Markups		706	344	131	0	1,180
	Prime Contractor Markups		1,444	657	295	0	2,395
TOTAL A111AC11 FOUNDATIONS		17 HRS	4,955	2,253	1,012	0	8,221
6.00 EA	*Level Unit Cost-->*		*825.91*	*375.52*	*168.73*	*0.00*	*1,370.15*
A111AC12 DEMO OF SOG AT ENTRY	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Slab Demo		2.62	4.55	9.78	0.00	16.95
SUB-311/311	0.061 hrs/unit 73 TOTAL HRS	1,200.00 SF	3,146	5,459	11,730	0	20,335
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		3,146	5,459	11,730	0	20,335
	Subcontractor Markups		791	1,498	2,617	0	4,906
	Prime Contractor Markups		1,619	2,861	5,900	0	10,379
TOTAL A111AC12 DEMO OF SOG AT ENTRY		73 HRS	5,556	9,817	20,247	0	35,620
1,200.00 SF	*Level Unit Cost-->*		*4.63*	*8.18*	*16.87*	*0.00*	*29.68*
A111AC13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Slab On Grade Replacement		7.51	6.34	2.13	0.00	15.98
SUB-311/311	0.085 hrs/unit 102 TOTAL HRS	1,200.00 SF	9,012	7,607	2,553	0	19,172
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		9,012	7,607	2,553	0	19,172
	Subcontractor Markups		2,267	2,087	570	0	4,924
	Prime Contractor Markups		4,638	3,986	1,284	0	9,908
TOTAL A111AC13 SOG REPLACEMENT		102 HRS	15,918	13,679	4,407	0	34,004
1,200.00 SF	*Level Unit Cost-->*		*13.26*	*11.40*	*3.67*	*0.00*	*28.34*
A111AC14 DEMO STRUCTURE	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Demo Structure		9.21	10.06	16.68	0.00	35.94
SUB-311/111	0.135 hrs/unit 162 TOTAL HRS	1,200.00 SF	11,053	12,071	20,010	0	43,134
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		11,053	12,071	20,010	0	43,134
	Subcontractor Markups		2,781	3,312	4,465	0	10,557
	Prime Contractor Markups		5,688	6,325	10,064	0	22,078
TOTAL A111AC14 DEMO STRUCTURE		162 HRS	19,522	21,708	34,539	0	75,769
1,200.00 SF	*Level Unit Cost-->*		*16.27*	*18.09*	*28.78*	*0.00*	*63.14*
A111AC15 W12x96 (8 EA TOTAL)	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Structural Steel		1.20	0.97	0.75	0.00	2.93
SUB-511/511	0.015 hrs/unit 171 TOTAL HRS	11,424.00 LBS	13,760	11,127	8,539	0	33,426
* LINE ITEM ASSEMBLY	Factor:96.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AC NEW 2-STORY STEEL MOMENT FRAME							
A111AC15 W12x96 (8 EA TOTAL)	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Subtotal Direct Costs		13,760	11,127	8,539	0	33,426
	Subcontractor Markups		3,462	3,053	1,905	0	8,420
	Prime Contractor Markups		7,081	5,831	4,295	0	17,207
TOTAL A111AC15 W12x96 (8 EA TOTAL)		171 HRS	24,303	20,011	14,740	0	59,053
119.00 LF	*Level Unit Cost-->*		*204.23*	*168.16*	*123.86*	*0.00*	*496.25*
A111AC16 W14x132	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Structural Steel		1.20	0.97	0.75	0.00	2.93
SUB-511/511	0.015 hrs/unit 216 TOTAL HRS	14,400.00 LBS	17,344	14,026	10,764	0	42,134
	* LINE ITEM ASSEMBLY Factor:96.0000						
	Subtotal Direct Costs		17,344	14,026	10,764	0	42,134
	Subcontractor Markups		4,363	3,848	2,402	0	10,613
	Prime Contractor Markups		8,926	7,350	5,414	0	21,690
TOTAL A111AC16 W14x132		216 HRS	30,634	25,224	18,580	0	74,437
150.00 LF	*Level Unit Cost-->*		*204.23*	*168.16*	*123.86*	*0.00*	*496.25*
A111AC17 RESTORE STRUCTURE @ ENTRY	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Restore Entry Structure		9.64	4.62	2.13	0.00	16.39
SUB-311/311	0.062 hrs/unit 74 TOTAL HRS	1,200.00 SF	11,563	5,548	2,553	0	19,664
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		11,563	5,548	2,553	0	19,664
	Subcontractor Markups		2,909	1,522	570	0	5,001
	Prime Contractor Markups		5,951	2,907	1,284	0	10,142
TOTAL A111AC17 RESTORE STRUCTURE @ ENTRY		74 HRS	20,423	9,978	4,407	0	34,807
1,200.00 SF	*Level Unit Cost-->*		*17.02*	*8.31*	*3.67*	*0.00*	*29.01*
SUBTOTAL A111AC NEW 2-STORY STEEL MOMENT FRAME			68,683	57,091	56,736	0	182,510
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.764*
TOTAL A111AC NEW 2-STORY STEEL MOMENT FRAME			121,310	102,670	97,932	0	321,911
A111AD 2-STORY SHEAR WALL							
A111AD11 SLAB DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Slab Demo		2.62	4.55	9.78	0.00	16.95
SUB-311/311	0.061 hrs/unit 90 TOTAL HRS	1,470.00 SF	3,854	6,687	14,369	0	24,910
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		3,854	6,687	14,369	0	24,910
	Subcontractor Markups		969	1,835	3,206	0	6,010
	Prime Contractor Markups		1,983	3,504	7,227	0	12,715
TOTAL A111AD11 SLAB DEMO		90 HRS	6,806	12,026	24,803	0	43,635
1,470.00 SF	*Level Unit Cost-->*		*4.63*	*8.18*	*16.87*	*0.00*	*29.68*
A111AD12 SHEAR WALL FOUNDATIONS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Concrete		467.61	208.81	97.75	0.00	774.17
SUB-311/311	2.8 hrs/unit 172 TOTAL HRS	61.25 CY	28,641	12,790	5,987	0	47,418
	* LINE ITEM ASSEMBLY Factor:0.2500						
	Subtotal Direct Costs		28,641	12,790	5,987	0	47,418
	Subcontractor Markups		7,206	3,509	1,336	0	12,050
	Prime Contractor Markups		14,740	6,702	3,011	0	24,454
TOTAL A111AD12 SHEAR WALL FOUNDATIONS		172 HRS	50,587	23,000	10,334	0	83,922
245.00 LF	*Level Unit Cost-->*		*206.48*	*93.88*	*42.18*	*0.00*	*342.54*
A111AD13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Slab On Grade Replacement		7.51	6.34	2.13	0.00	15.98
SUB-311/311	0.085 hrs/unit 125 TOTAL HRS	1,470.00 SF	11,040	9,318	3,127	0	23,485
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AD 2-STORY SHEAR WALL							
A111AD13 SOG REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 6							
	Subtotal Direct Costs		11,040	9,318	3,127	0	23,485
	Subcontractor Markups		2,777	2,556	698	0	6,032
	Prime Contractor Markups		5,682	4,883	1,573	0	12,138
TOTAL A111AD13 SOG REPLACEMENT		125 HRS	19,499	16,757	5,398	0	41,655
1,470.00 SF	*Level Unit Cost-->*		*13.26*	*11.40*	*3.67*	*0.00*	*28.34*
A111AD14 NEW 2-STORY SHEAR WALL	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Shear Wall Incl Wood Framing - Plywood		8.22	4.73	2.65	0.00	15.59
SUB-911/911	0.069 hrs/unit 423 TOTAL HRS	6,125.00 SF	50,339	28,980	16,201	0	95,519
* LINE ITEM ASSEMBLY	Factor:25.0000						
	Subtotal Direct Costs		50,339	28,980	16,201	0	95,519
	Subcontractor Markups		12,664	7,950	3,615	0	24,230
	Prime Contractor Markups		25,907	15,186	8,148	0	49,241
TOTAL A111AD14 NEW 2-STORY SHEAR WALL		423 HRS	88,910	52,116	27,964	0	168,990
245.00 LF	*Level Unit Cost-->*		*362.90*	*212.72*	*114.14*	*0.00*	*689.75*
A111AD15 DRYWALL - FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 50							
	Drywall		3.26	1.92	0.40	0.00	5.58
SUB-911/911	0.028 hrs/unit 343 TOTAL HRS	12,250.00 SF	39,924	23,520	4,931	0	68,374
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 147 TOTAL HRS	12,250.00 SF	7,811	8,648	2,113	0	18,572
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		47,735	32,167	7,044	0	86,946
	Subcontractor Markups		12,009	8,825	1,572	0	22,406
	Prime Contractor Markups		24,567	16,856	3,543	0	44,966
TOTAL A111AD15 DRYWALL - FINISHES		490 HRS	84,312	57,848	12,158	0	154,318
12,250.00 SF	*Level Unit Cost-->*		*6.88*	*4.72*	*0.99*	*0.00*	*12.60*
A111AD16 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Wall Demo		3.37	3.29	0.98	0.00	7.64
SUB-911/911	0.048 hrs/unit 294 TOTAL HRS	6,125.00 SF	20,656	20,160	5,987	0	46,803
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		20,656	20,160	5,987	0	46,803
	Subcontractor Markups		5,197	5,531	1,336	0	12,063
	Prime Contractor Markups		10,631	10,564	3,011	0	24,206
TOTAL A111AD16 WALL DEMO		294 HRS	36,484	36,254	10,334	0	83,073
6,125.00 SF	*Level Unit Cost-->*		*5.96*	*5.92*	*1.69*	*0.00*	*13.56*
SUBTOTAL A111AD 2-STORY SHEAR WALL			162,265	110,102	52,715	0	325,082
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
TOTAL A111AD 2-STORY SHEAR WALL			286,598	198,002	90,992	0	575,592
A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL							
A111AE11 STRENGTHEN EXISTING 2-STORY SHEAR WALL	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Strengthen Existing 2-Story Shear Wall		3.33	4.66	1.55	0.00	9.55
SUB-911/911	0.068 hrs/unit 337 TOTAL HRS	4,950.00 SF	16,483	23,081	7,685	0	47,249
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		16,483	23,081	7,685	0	47,249
	Subcontractor Markups		4,147	6,332	1,715	0	12,194
	Prime Contractor Markups		8,483	12,095	3,865	0	24,443
TOTAL A111AE11 STRENGTHEN EXISTING 2-STORY SHEAR WALL		337 HRS	29,113	41,508	13,265	0	83,886
4,950.00 SF	*Level Unit Cost-->*		*5.88*	*8.39*	*2.68*	*0.00*	*16.95*
A111AE12 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
	Wall Demo		3.37	3.29	0.98	0.00	7.64
SUB-911/911	0.048 hrs/unit 238 TOTAL HRS	4,950.00 SF	16,694	16,292	4,839	0	37,825

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL							
A111AE12 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 25							
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		16,694	16,292	4,839	0	37,825
	Subcontractor Markups		4,200	4,470	1,080	0	9,749
	Prime Contractor Markups		8,591	8,537	2,434	0	19,563
TOTAL A111AE12 WALL DEMO		238 HRS	29,485	29,299	8,352	0	67,136
4,950.00 SF	*Level Unit Cost-->*		*5.96*	*5.92*	*1.69*	*0.00*	*13.56*
A111AE13 DRYWALL - FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 50							
	Drywall		3.26	1.92	0.40	0.00	5.58
SUB-911/911	0.028 hrs/unit 277 TOTAL HRS	9,900.00 SF	32,265	19,008	3,985	0	55,258
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 119 TOTAL HRS	9,900.00 SF	6,313	6,989	1,708	0	15,009
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		38,578	25,996	5,693	0	70,267
	Subcontractor Markups		9,706	7,132	1,270	0	18,108
	Prime Contractor Markups		19,854	13,622	2,863	0	36,340
TOTAL A111AE13 DRYWALL - FINISHES		396 HRS	68,138	46,751	9,826	0	124,714
9,900.00 SF	*Level Unit Cost-->*		*6.88*	*4.72*	*0.99*	*0.00*	*12.60*
SUBTOTAL A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL			71,755	65,370	18,216	0	155,340
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
TOTAL A111AE STRENGTHEN EXISTING 2-STORY SHEAR WALL			126,736	117,558	31,443	0	275,736
A111AF SHEAR WALL ON INT OF EXT WALL							
A111AF11 NEW 2-STORY SHEAR WALL	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Strengthen Existing 2-Story Shear Wall		3.33	4.66	1.55	0.00	9.55
SUB-911/911	0.068 hrs/unit 486 TOTAL HRS	7,142.00 SF	23,783	33,302	11,088	0	68,172
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		23,783	33,302	11,088	0	68,172
	Subcontractor Markups		5,983	9,136	2,474	0	17,593
	Prime Contractor Markups		12,240	17,451	5,577	0	35,267
TOTAL A111AF11 NEW 2-STORY SHEAR WALL		486 HRS	42,006	59,888	19,139	0	121,033
7,142.00 SF	*Level Unit Cost-->*		*5.88*	*8.39*	*2.68*	*0.00*	*16.95*
A111AF12 WALL DEMO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Wall Demo		3.37	3.29	0.98	0.00	7.64
SUB-911/911	0.048 hrs/unit 343 TOTAL HRS	7,142.00 SF	24,086	23,507	6,981	0	54,575
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		24,086	23,507	6,981	0	54,575
	Subcontractor Markups		6,060	6,449	1,558	0	14,066
	Prime Contractor Markups		12,396	12,318	3,511	0	28,225
TOTAL A111AF12 WALL DEMO		343 HRS	42,542	42,274	12,050	0	96,866
7,142.00 SF	*Level Unit Cost-->*		*5.96*	*5.92*	*1.69*	*0.00*	*13.56*
A111AF13 DRYWALL - FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Drywall		3.26	1.92	0.40	0.00	5.58
SUB-911/911	0.028 hrs/unit 200 TOTAL HRS	7,142.00 SF	23,276	13,713	2,875	0	39,864
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 86 TOTAL HRS	7,142.00 SF	4,554	5,042	1,232	0	10,828
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		27,831	18,754	4,107	0	50,691
	Subcontractor Markups		7,002	5,145	916	0	13,063
	Prime Contractor Markups		14,323	9,827	2,065	0	26,216
TOTAL A111AF13 DRYWALL - FINISHES		286 HRS	49,155	33,727	7,088	0	89,970
7,142.00 SF	*Level Unit Cost-->*		*6.88*	*4.72*	*0.99*	*0.00*	*12.60*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	SUBTOTAL A111AF SHEAR WALL ON INT OF EXT WALL		75,699	75,563	22,176	0	173,438
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A111AF SHEAR WALL ON INT OF EXT WALL		133,703	135,889	38,278	0	307,869
	A111AG DEMO & RESTORE CEILINGS						
	A111AG11 CEILING DEMO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Ceilingl Demo		3.37	2.61	0.98	0.00	6.96
SUB-911/911	0.038 hrs/unit 586 TOTAL HRS	15,434.00 SF	52,051	40,216	15,087	0	107,353
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		52,051	40,216	15,087	0	107,353
	Subcontractor Markups		13,095	11,033	3,366	0	27,494
	Prime Contractor Markups		26,788	21,074	7,588	0	55,450
	TOTAL A111AG11 CEILING DEMO	586 HRS	91,934	72,323	26,041	0	190,298
	15,434.00 bSF *Level Unit Cost-->*		*5.96*	*4.69*	*1.69*	*0.00*	*12.33*
	A111AG12 DRYWALL - FINISHES *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Drywall		3.26	2.26	0.40	0.00	5.92
SUB-911/911	0.033 hrs/unit 509 TOTAL HRS	15,434.00 SF	50,301	34,925	6,212	0	91,438
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 185 TOTAL HRS	15,434.00 SF	9,841	10,895	2,662	0	23,399
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		60,142	45,820	8,875	0	114,837
	Subcontractor Markups		15,131	12,570	1,980	0	29,681
	Prime Contractor Markups		30,953	24,010	4,464	0	59,426
	TOTAL A111AG12 DRYWALL - FINISHES	695 HRS	106,226	82,400	15,318	0	203,944
	15,434.00 BSF *Level Unit Cost-->*		*6.88*	*5.34*	*0.99*	*0.00*	*13.21*
	SUBTOTAL A111AG DEMO & RESTORE CEILINGS		112,193	86,036	23,961	0	222,190
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A111AG DEMO & RESTORE CEILINGS		198,159	154,723	41,359	0	394,242
	A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTW						
	A111AH11 ELECTRICAL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Electrical		8.93	3.12	0.98	0.00	13.02
SUB-161/161	0.038 hrs/unit 586 TOTAL HRS	15,434.00 SF	137,781	48,118	15,087	0	200,986
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		137,781	48,118	15,087	0	200,986
	Subcontractor Markups		34,663	13,201	3,366	0	51,230
	Prime Contractor Markups		70,910	25,215	7,588	0	103,712
	TOTAL A111AH11 ELECTRICAL	586 HRS	243,354	86,534	26,041	0	355,928
	15,434.00 BSF *Level Unit Cost-->*		*15.77*	*5.61*	*1.69*	*0.00*	*23.06*
	A111AH12 MECHANICAL *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Mechanical - Duct Work & Package Units		0.31	25.78	4.37	0.00	30.46
SUB-152/152	0.32 hrs/unit 4939 TOTAL HRS	15,434.00 SF	4,811	397,877	67,447	0	470,135
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Reconstruct Mechanical Rooms On 2 Floors 2 Hr Rated Assemblies		120.44	51.43	17.82	0.00	189.70
SUB-911/911	0.75 hrs/unit 300 TOTAL HRS	400.00 SF	48,178	20,571	7,130	0	75,879
	Subtotal Direct Costs		52,989	418,448	74,577	0	546,014
	Subcontractor Markups		13,331	114,797	16,641	0	144,769
	Prime Contractor Markups		27,271	219,272	37,509	0	284,052
	TOTAL A111AH12 MECHANICAL	5,239 HRS	93,592	752,516	128,726	0	974,835
	15,434.00 BSF *Level Unit Cost-->*		*6.06*	*48.76*	*8.34*	*0.00*	*63.16*
	A111AH13 FIRE PROTECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Fire Protection		2.55	1.29	0.40	0.00	4.24
SUB-154/154	0.018 hrs/unit 278 TOTAL HRS	15,434.00 SF	39,366	19,918	6,212	0	65,496
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1REF COMPLETE						
	Install 4" Water Line		26.22	16.49	6.09	0.00	48.80
SUB-154/154	0.23 hrs/unit 35 TOTAL HRS	150.00 LF	3,932	2,474	914	0	7,320
	Water Line Replacement & Upgrade For Fire Protection		5.10	2.06	0.52	0.00	7.68
SUB-151/151	0.028 hrs/unit 432 TOTAL HRS	15,434.00	78,732	31,757	7,987	0	118,476
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		122,030	54,148	15,114	0	191,292
	Subcontractor Markups		30,701	14,855	3,372	0	48,928
	Prime Contractor Markups		62,803	28,374	7,601	0	98,779
	TOTAL A111AH13 FIRE PROTECTION	744 HRS	215,534	97,378	26,087	0	338,999
	15,434.00 BSF *Level Unit Cost-->*		*13.96*	*6.31*	*1.69*	*0.00*	*21.96*
	SUBTOTAL A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTW		312,800	520,715	104,777	0	938,292
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.780*
	TOTAL A111AH MEP- FP - OUTLETS - LIGHTS - GRILLS - DUCTWORK		552,480	936,428	180,855	0	1,669,762
	A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES						
	A111AI11 DEMO REQUIRED TO REPLACE PLATE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Building Jack(S)		0.00	4.10	17.59	0.00	21.69
SUB-111/111	0.055 hrs/unit 14 TOTAL HRS	250.00 LF	0	1,025	4,399	0	5,423
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Shoring At Building Perimeter		1.20	1.86	4.37	0.00	7.44
SUB-111/111	0.025 hrs/unit 100 TOTAL HRS	4,000.00 SF	4,818	7,451	17,480	0	29,749
	* LINE ITEM ASSEMBLY Factor:16.0000						
	Removal Of Exterior Plaster		0.50	2.61	2.59	0.00	5.69
SUB-111/111	0.035 hrs/unit 105 TOTAL HRS	3,000.00 SF	1,488	7,824	7,763	0	17,074
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Removal Of Load Bearing Studs		0.07	0.82	0.29	0.00	1.18
SUB-111/111	0.011 hrs/unit 33 TOTAL HRS	3,000.00 SF	213	2,459	863	0	3,534
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Removal Of Plate		0.31	2.61	0.04	0.00	2.95
SUB-111/111	0.035 hrs/unit 9 TOTAL HRS	250.00 LF	78	652	9	0	739
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Debris Removal		538.46	0.00	0.00	0.00	538.46
SUB-111/NoCrew		5.00 LDS	2,692	0	0	0	2,692
	Subtotal Direct Costs		9,288	19,410	30,512	0	59,211
	Subcontractor Markups		2,337	5,325	6,808	0	14,470
	Prime Contractor Markups		4,780	10,171	15,346	0	30,298
	TOTAL A111AI11 DEMO REQUIRED TO REPLACE PLATE	261 HRS	16,406	34,907	52,667	0	103,980
	250.00 LF *Level Unit Cost-->*		*65.62*	*139.63*	*210.67*	*0.00*	*415.92*
	A111AI12 REPLACE PLATE - STUDS - PLASTER *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace Plate "Treated"		3.33	1.86	0.44	0.00	5.63
SUB-311/311	0.025 hrs/unit 6 TOTAL HRS	250.00 LF	832	466	109	0	1,408
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Replace Studs		2.06	1.34	0.86	0.00	4.26
SUB-311/311	0.018 hrs/unit 54 TOTAL HRS	3,000.00 LF	6,164	4,027	2,588	0	12,779
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Restore Exterior Plaster		9.07	6.29	3.39	0.00	18.75
SUB-421/421	0.085 hrs/unit 255 TOTAL HRS	3,000.00 SF	27,206	18,880	10,178	0	56,264
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Install Stud Clips		2.06	0.90	0.98	0.00	3.93
SUB-311/311	0.012 hrs/unit 12 TOTAL HRS	1,000.00 EA	2,055	895	978	0	3,927
	* LINE ITEM ASSEMBLY Factor:4.0000						
	Install H8 Ties Stud To Top Plate		4.25	0.60	0.52	0.00	5.37
SUB-311/311	0.008 hrs/unit 2 TOTAL HRS	250.00 EA	1,063	149	129	0	1,341
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Paint Exterior		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 36 TOTAL HRS	3,000.00 SF	1,913	2,118	518	0	4,548
	* LINE ITEM ASSEMBLY Factor:12.0000						
	Subtotal Direct Costs		39,233	26,535	14,499	0	80,267
	Subcontractor Markups		9,870	7,280	3,235	0	20,385
	Prime Contractor Markups		20,192	13,905	7,292	0	41,389
	TOTAL A111AI12 REPLACE PLATE - STUDS - PLASTER	365 HRS	69,295	47,720	25,026	0	142,041
	250.00 LF *Level Unit Cost-->*		*277.18*	*190.88*	*100.10*	*0.00*	*568.16*
	A111AI13 REINFORCE STUD - TOP PLATE CONNECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Install H8 Ties Stud To Top Plate		4.25	0.60	0.52	0.00	5.37
SUB-311/311	0.008 hrs/unit 40 TOTAL HRS	5,000.00 EA	21,255	2,983	2,588	0	26,826

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A111AI	**REPLACE PLATE DAMAGED BY MOISTURE & TERMITES**						
A111AI13	REINFORCE STUD - TOP PLATE CONNECTION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		21,255	2,983	2,588	0	26,826
	Subcontractor Markups		5,347	818	577	0	6,743
	Prime Contractor Markups		10,939	1,563	1,301	0	13,804
	TOTAL A111AI13 REINFORCE STUD - TOP PLATE CONNECTION	40 HRS	37,541	5,365	4,466	0	47,372
	5,000.00 LF *Level Unit Cost-->*		*7.51*	*1.07*	*0.89*	*0.00*	*9.47*
	SUBTOTAL A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES		69,777	48,929	47,599	0	166,304
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.764*
	TOTAL A111AI REPLACE PLATE DAMAGED BY MOISTURE & TERMITES IS		123,242	87,991	82,160	0	293,393
A112	**ACCESSIBLE PATH**						
A112AA	**COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS**						
A112AA11	AC OVERLAY - CO-PLANE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Ac Overlay Incl Co-Plane		3.97	1.38	0.98	0.00	6.33
	SUB-221/221 0.018 hrs/unit	628 TOTAL HRS 34,881.00 SF	138,394	48,224	34,096	0	220,714
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		138,394	48,224	34,096	0	220,714
	Subcontractor Markups		34,817	13,230	7,608	0	55,655
	Prime Contractor Markups		71,225	25,270	17,149	0	113,644
	TOTAL A112AA11 AC OVERLAY - CO-PLANE	628 HRS	244,436	86,724	58,853	0	390,013
	34,881.00 SF *Level Unit Cost-->*		*7.01*	*2.49*	*1.69*	*0.00*	*11.18*
A112AA12	RESTRIPE - SIGNAGE *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Stripping		0.64	0.63	0.17	0.00	1.44
	SUB-221/221 0.008 hrs/unit	16 TOTAL HRS 1,980.00 LF	1,263	1,247	342	0	2,851
	* LINE ITEM ASSEMBLY Factor:22.0000						
	Hc Stalls - Markers		1.63	0.65	0.17	0.00	2.45
	SUB-221/221 0.009 hrs/unit	2 TOTAL HRS 180.00 LF	293	118	31	0	442
	Signage		191.29	34.56	97.75	0.00	323.61
	SUB-221/221 0.45 hrs/unit	3 TOTAL HRS 6.00 EA	1,148	207	587	0	1,942
	Subtotal Direct Costs		2,704	1,572	959	0	5,235
	Subcontractor Markups		680	431	214	0	1,325
	Prime Contractor Markups		1,391	824	482	0	2,698
	TOTAL A112AA12 RESTRIPE - SIGNAGE	20 HRS	4,775	2,827	1,655	0	9,258
	90.00 STALLS *Level Unit Cost-->*		*53.06*	*31.41*	*18.39*	*0.00*	*102.86*
	SUBTOTAL A112AA COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		141,097	49,796	35,055	0	225,949
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
	TOTAL A112AA COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS		249,212	89,550	60,509	0	399,271
A112AB	**WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION**						
A112AB11	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION *LEVEL CONTRACTOR ID APPLIED--PRIME*						
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	Slab - Curb Demo		2.62	4.55	9.78	0.00	16.95
	SUB-311/311 0.061 hrs/unit	66 TOTAL HRS 1,080.00 SF	2,831	4,913	10,557	0	18,301
	* LINE ITEM ASSEMBLY Factor:8.0000						
	Slab On Grade Replacement		7.51	6.34	2.13	0.00	15.98
	SUB-311/311 0.085 hrs/unit	69 TOTAL HRS 810.00 SF	6,083	5,135	1,723	0	12,941
	* LINE ITEM ASSEMBLY Factor:6.0000						
	Curb Replacement		12.04	6.86	2.65	0.00	21.55
	SUB-311/311 0.092 hrs/unit	12 TOTAL HRS 135.00 LF	1,626	926	357	0	2,909
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		10,540	10,974	12,637	0	34,151
	Subcontractor Markups		2,652	3,011	2,820	0	8,482
	Prime Contractor Markups		5,425	5,750	6,356	0	17,531
	TOTAL A112AB11 WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	135 HRS	18,617	19,735	21,813	0	60,165
	135.00 LF *Level Unit Cost-->*		*137.90*	*146.18*	*161.58*	*0.00*	*445.66*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	* LEVEL IS AN ASSEMBLY WITH UOM OF 1						
	SUBTOTAL A112AB WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		10,540	10,974	12,637	0	34,151
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.762*
	TOTAL A112AB WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION		18,617	19,735	21,813	0	60,165
	A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATI						
	A112AC11 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	*LEVEL CONTRACTOR ID APPLIED–PRIME*					
	Doorway Modification		4959.50	1062.85	287.50	0.00	6,309.85
	SUB-911/911 15.5 hrs/unit 47 TOTAL HRS	3.00 EA	14,879	3,189	863	0	18,930
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		14,879	3,189	863	0	18,930
	Subcontractor Markups		3,743	875	192	0	4,810
	Prime Contractor Markups		7,657	1,671	434	0	9,762
	TOTAL A112AC11 MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	47 HRS	26,279	5,734	1,489	0	33,502
	3.00 EA Level Unit Cost-->		*8,759.65*	*1,911.37*	*496.25*	*0.00*	*11,167.28*
	SUBTOTAL A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATI		14,879	3,189	863	0	18,930
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A112AC MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION		26,279	5,734	1,489	0	33,502
	A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS						
	A112AD11 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	*LEVEL CONTRACTOR ID APPLIED–PRIME*					
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 8 TOTAL HRS	12.00 LF	1,105	506	62	0	1,674
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		1,105	506	62	0	1,674
	Subcontractor Markups		278	139	14	0	431
	Prime Contractor Markups		569	265	31	0	865
	TOTAL A112AD11 FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	8 HRS	1,952	911	107	0	2,970
	12.00 LF Level Unit Cost-->		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*
	SUBTOTAL A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		1,105	506	62	0	1,674
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AD FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS		1,952	911	107	0	2,970
	A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COU						
	A112AE11 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (AP	*LEVEL CONTRACTOR ID APPLIED–PRIME*					
	Curb Replacement		53.85	85.76	17.25	0.00	156.86
	SUB-311/311 1.15 hrs/unit 3 TOTAL HRS	3.00 LF	162	257	52	0	471
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		162	257	52	0	471
	Subcontractor Markups		41	71	12	0	123
	Prime Contractor Markups		83	135	26	0	244
	TOTAL A112AE11 CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	3 HRS	285	463	89	0	837
	3.00 LF Level Unit Cost-->		*95.10*	*154.23*	*29.78*	*0.00*	*279.11*
	SUBTOTAL A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COU		162	257	52	0	471
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.779*
	TOTAL A112AE CONCRETE CURB OR A WELDED STEEL PLATE AT COURTY		285	463	89	0	837
	A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME						
	A112AF11 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	*LEVEL CONTRACTOR ID APPLIED–PRIME*					
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 4 TOTAL HRS	6.00 LF	553	253	31	0	837
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		553	253	31	0	837
	Subcontractor Markups		139	69	7	0	215
	Prime Contractor Markups		284	133	16	0	433
	TOTAL A112AF11 POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	4 HRS	976	455	54	0	1,485
	6.00 LF Level Unit Cost-->		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*

CODE / SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A112AF	**POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME**						
A112AF11	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	SUBTOTAL A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEME		553	253	31	0	837
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AF POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT		976	455	54	0	1,485
A112AG	**HANDRAILS FOR THE RAMP LEADING TO THE CMU A**						
A112AG11	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
	SUB-511/511 0.65 hrs/unit 17 TOTAL HRS 26.00 LF		2,395	1,097	135	0	3,627
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		2,395	1,097	135	0	3,627
	Subcontractor Markups		602	301	30	0	934
	Prime Contractor Markups		1,232	575	68	0	1,875
	TOTAL A112AG11 HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	17 HRS	4,230	1,974	232	0	6,435
			162.68	*75.90*	*8.93*	*0.00*	*247.52*
	26.00 LF *Level Unit Cost-->*						
	SUBTOTAL A112AG HANDRAILS FOR THE RAMP LEADING TO THE CMU AD		2,395	1,097	135	0	3,627
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A112AG HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDIT		4,230	1,974	232	0	6,435
A113	**PLUMBING**						
A113AA	**UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPL**						
A113AA11	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Upgrade The MenÆS Room On 1St Floor To Compliance		87.85	33.91	17.82	0.00	139.59
	SUB-153/153 0.48 hrs/unit 65 TOTAL HRS 136.00 SF		11,948	4,611	2,424	0	18,984
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		11,948	4,611	2,424	0	18,984
	Subcontractor Markups		3,006	1,265	541	0	4,812
	Prime Contractor Markups		6,149	2,416	1,219	0	9,785
	TOTAL A113AA11 UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	65 HRS	21,103	8,293	4,184	0	33,580
			155.17	*60.98*	*30.77*	*0.00*	*246.91*
	136.00 SF *Level Unit Cost-->*						
	SUBTOTAL A113AA UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPL		11,948	4,611	2,424	0	18,984
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AA UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIAN		21,103	8,293	4,184	0	33,580
A113AB	**UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLI**						
A113AB11	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Upgrade The WomenÆS Room On 1St Floor To Compliance		87.85	33.91	17.82	0.00	139.59
	SUB-153/153 0.48 hrs/unit 55 TOTAL HRS 115.00 SF		10,103	3,899	2,050	0	16,052
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		10,103	3,899	2,050	0	16,052
	Subcontractor Markups		2,542	1,070	457	0	4,069
	Prime Contractor Markups		5,200	2,043	1,031	0	8,274
	TOTAL A113AB11 UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	55 HRS	17,845	7,012	3,538	0	28,395
			155.17	*60.98*	*30.77*	*0.00*	*246.91*
	115.00 SF *Level Unit Cost-->*						
	SUBTOTAL A113AB UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLI		10,103	3,899	2,050	0	16,052
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A113AB UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANC		17,845	7,012	3,538	0	28,395
A113AC	**ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR**						
A113AC11	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Add Unisex Single Restroom At 1St Floor		116.19	33.91	17.82	0.00	167.93
	SUB-153/153 0.48 hrs/unit 86 TOTAL HRS 180.00 SF		20,915	6,103	3,209	0	30,227
	* LINE ITEM ASSEMBLY Factor:1.0000						

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A113AC ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR							
A113AC11 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Subtotal Direct Costs		20,915	6,103	3,209	0	30,227
	Subcontractor Markups		5,262	1,674	716	0	7,652
	Prime Contractor Markups		10,764	3,198	1,614	0	15,576
TOTAL A113AC11 ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	86 HRS		36,941	10,975	5,538	0	53,454
180.00 SF	*Level Unit Cost-->*		*205.23*	*60.97*	*30.77*	*0.00*	*296.97*
SUBTOTAL A113AC ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR			20,915	6,103	3,209	0	30,227
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
TOTAL A113AC ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR			36,941	10,975	5,538	0	53,454
A113AD ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR							
A113AD11 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
Add Unisex Single Restroom At 2Nd Floor			116.19	33.91	17.82	0.00	167.92
SUB-153/153 0.48 hrs/unit		1.00 SF	116	34	18	0	168
* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs		116	34	18	0	168
	Subcontractor Markups		29	9	4	0	43
	Prime Contractor Markups		60	18	9	0	87
TOTAL A113AD11 ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	HR		205	61	31	0	297
SUBTOTAL A113AD ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR			116	34	18	0	168
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
TOTAL A113AD ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR			205	61	31	0	297
A113AE CODE COMPLIANT SIGNS FOR RESTROOMS							
A113AE11 CODE COMPLIANT SIGNS FOR RESTROOMS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
Code Compliant Signs For Restrooms			85.02	19.97	4.03	0.00	109.02
SUB-823/823 0.25 hrs/unit 1 TOTAL HRS		4.00 EA	340	80	16	0	436
* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs		340	80	16	0	436
	Subcontractor Markups		86	22	4	0	111
	Prime Contractor Markups		175	42	8	0	225
TOTAL A113AE11 CODE COMPLIANT SIGNS FOR RESTROOMS	1 HR		601	144	28	0	772
4.00 EA	*Level Unit Cost-->*		*150.17*	*35.91*	*6.95*	*0.00*	*193.03*
SUBTOTAL A113AE CODE COMPLIANT SIGNS FOR RESTROOMS			340	80	16	0	436
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
TOTAL A113AE CODE COMPLIANT SIGNS FOR RESTROOMS			601	144	28	0	772
A113AF WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR							
A113AF11 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
Mounted Drinking Fountain At 1St Floor In A New Alcove			3117.40	388.51	212.75	0.00	3,718.66
SUB-153/153 5.5 hrs/unit 6 TOTAL HRS		1.00 EA	3,117	389	213	0	3,719
* LINE ITEM ASSEMBLY Factor:1.0000							
	Subtotal Direct Costs		3,117	389	213	0	3,719
	Subcontractor Markups		784	107	47	0	938
	Prime Contractor Markups		1,604	204	107	0	1,915
TOTAL A113AF11 WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	6 HRS		5,506	699	367	0	6,572
SUBTOTAL A113AF WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR			3,117	389	213	0	3,719
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
TOTAL A113AF WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN			5,506	699	367	0	6,572
A113AG PLUMBING INFRASTRUCTURE							
A113AG11 PLUMBING INFRASTRUCTURE	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
Replace Sewer Line And Run New To All Spaces			49.59	24.72	20.70	0.00	95.02
SUB-153/153 0.35 hrs/unit 245 TOTAL HRS		700.00 LF	34,717	17,306	14,490	0	66,513

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A113AG PLUMBING INFRASTRUCTURE							
A113AG11 PLUMBING INFRASTRUCTURE	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Subtotal Direct Costs		34,717	17,306	14,490	0	66,513
	Subcontractor Markups		8,734	4,748	3,233	0	16,715
	Prime Contractor Markups		17,867	9,069	7,288	0	34,224
TOTAL A113AG11 PLUMBING INFRASTRUCTURE		245 HRS	61,318	31,123	25,011	0	117,451
15,434.00 BSF	*Level Unit Cost-->*		*3.97*	*2.02*	*1.62*	*0.00*	*7.61*
SUBTOTAL A113AG PLUMBING INFRASTRUCTURE			34,717	17,306	14,490	0	66,513
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.766*
TOTAL A113AG PLUMBING INFRASTRUCTURE			61,318	31,123	25,011	0	117,451
A114 STAIRS AND BALCONY RAILING							
A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EAC							
A114AA11 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
Add A Solid Or Perforated Steel Panel At Each Open Riser			49.59	22.73	7.47	0.00	79.80
SUB-511/511	0.35 hrs/unit 14 TOTAL HRS	40.00 EA	1,984	909	299	0	3,192
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		1,984	909	299	0	3,192
	Subcontractor Markups		499	249	67	0	815
	Prime Contractor Markups		1,021	476	150	0	1,648
TOTAL A114AA11 ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER		14 HRS	3,504	1,635	516	0	5,655
40.00 RISERS	*Level Unit Cost-->*		*87.60*	*40.87*	*12.90*	*0.00*	*141.37*
SUBTOTAL A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EAC			1,984	909	299	0	3,192
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.772*
TOTAL A114AA ADD A SOLID OR PERFORATED STEEL PANEL AT EACH O			3,504	1,635	516	0	5,655
A114AB ADD CONTRASTING STRIPE AT EACH RISER							
A114AB11 ADD CONTRASTING STRIPE AT EACH RISER	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
Add Contrasting Stripe At Each Riser			6.80	11.98	1.73	0.00	20.51
SUB-823/823	0.15 hrs/unit 6 TOTAL HRS	40.00 EA	272	479	69	0	820
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		272	479	69	0	820
	Subcontractor Markups		68	131	15	0	215
	Prime Contractor Markups		140	251	35	0	426
TOTAL A114AB11 ADD CONTRASTING STRIPE AT EACH RISER		6 HRS	481	862	119	0	1,462
40.00 EA	*Level Unit Cost-->*		*12.01*	*21.55*	*2.98*	*0.00*	*36.54*
SUBTOTAL A114AB ADD CONTRASTING STRIPE AT EACH RISER			272	479	69	0	820
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.782*
TOTAL A114AB ADD CONTRASTING STRIPE AT EACH RISER			481	862	119	0	1,462
A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW O							
A114AC11 REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
New Hand Rail			92.11	42.21	5.17	0.00	139.49
SUB-511/511	0.65 hrs/unit 114 TOTAL HRS	175.00 LF	16,118	7,386	906	0	24,410
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		16,118	7,386	906	0	24,410
	Subcontractor Markups		4,055	2,026	202	0	6,284
	Prime Contractor Markups		8,295	3,871	455	0	12,621
TOTAL A114AC11 REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES		HRS	28,469	13,283	1,563	0	43,315
175.00 LF	*Level Unit Cost-->*		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*
SUBTOTAL A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW O			16,118	7,386	906	0	24,410
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
TOTAL A114AC REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES			28,469	13,283	1,563	0	43,315

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A114AD REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAIL							
A114AD11 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rail		92.11	42.21	5.17	0.00	139.49
SUB-511/511	0.65 hrs/unit 128 TOTAL HRS	197.00 LF	18,145	8,315	1,019	0	27,479
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		18,145	8,315	1,019	0	27,479
	Subcontractor Markups		4,565	2,281	227	0	7,073
	Prime Contractor Markups		9,338	4,357	513	0	14,208
TOTAL A114AD11 REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	128 HRS		32,048	14,953	1,760	0	48,761
	197.00 LF *Level Unit Cost-->*		*162.68*	*75.90*	*8.93*	*0.00*	*247.52*
	SUBTOTAL A114AD REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAIL		18,145	8,315	1,019	0	27,479
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A114AD REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS		32,048	14,953	1,760	0	48,761
A114AE WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETW							
A114AE11 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR L	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	New Hand Rai Wall Mountl		63.77	31.17	5.17	0.00	100.11
SUB-511/511	0.48 hrs/unit 58 TOTAL HRS	120.00 LF	7,652	3,740	621	0	12,013
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		7,652	3,740	621	0	12,013
	Subcontractor Markups		1,925	1,026	139	0	3,090
	Prime Contractor Markups		3,938	1,960	312	0	6,210
TOTAL A114AE11 WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	58 HRS		13,515	6,726	1,072	0	21,313
	120.00 LF *Level Unit Cost-->*		*112.62*	*56.05*	*8.93*	*0.00*	*177.61*
	SUBTOTAL A114AE WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETW		7,652	3,740	621	0	12,013
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A114AE WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN		13,515	6,726	1,072	0	21,313
A115 VERTICAL TRANSPORTATION							
A115AA DEVELOP VERTICAL TRANSPORTATION							
A115AA11 ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Elevators Two Door Two Stop		63765.00	21339.10	4025.00	0.00	89,129.10
SUB-141/141	215 hrs/unit 860 TOTAL HRS	4.00 STPS	255,060	85,356	16,100	0	356,516
	* LINE ITEM ASSEMBLY Factor:2.0000						
	Add Backup Generator		106275.00	9845.30	2875.00	0.00	118,995.30
SUB-161/161	120 hrs/unit 120 TOTAL HRS	1.00 EA	106,275	9,845	2,875	0	118,995
	Subtotal Direct Costs		361,335	95,202	18,975	0	475,512
	Subcontractor Markups		90,906	26,118	4,234	0	121,257
	Prime Contractor Markups		185,963	49,887	9,544	0	245,393
TOTAL A115AA11 ADD 2 EA -2-DOOR ELEVATORS W/ 2 STOPS	980 HRS		638,203	171,206	32,753	0	842,162
	2.00 EA *Level Unit Cost-->*		*319,101.66*	*85,603.01*	*16,376.33*	*0.00*	*421,081.00*
	SUBTOTAL A115AA DEVELOP VERTICAL TRANSPORTATION		361,335	95,202	18,975	0	475,512
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A115AA DEVELOP VERTICAL TRANSPORTATION		638,203	171,206	32,753	0	842,162
A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL							
A115AB11 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLO	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Add Two Exterior Areas Of Assisted Rescue		63.77	22.73	9.78	0.00	96.27
SUB-511/511	0.35 hrs/unit 53 TOTAL HRS	150.00 SF	9,565	3,409	1,466	0	14,440
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		9,565	3,409	1,466	0	14,440
	Subcontractor Markups		2,406	935	327	0	3,669
	Prime Contractor Markups		4,923	1,786	737	0	7,446
TOTAL A115AB11 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	83 HRS		16,894	6,131	2,531	0	25,555
	150.00 SF *Level Unit Cost-->*		*112.62*	*40.87*	*16.87*	*0.00*	*170.37*
	SUBTOTAL A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL		9,565	3,409	1,466	0	14,440
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.770*
	TOTAL A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG		16,894	6,131	2,531	0	25,555

CODE / SUB/CREW / DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A115AB ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE AL						
A115AB11 ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLO *LEVEL CONTRACTOR ID APPLIED--PRIME*						
A116 TENANT SPACE						
REF COMPLETE						
A116AA WIDEN ALL TENANT DOORWAYS						
A116AA11 WIDEN ALL TENANT DOORWAYS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
Doorway Modification		1700.40	582.85	155.25	0.00	2,438.50
SUB-911/911 8.5 hrs/unit 340 TOTAL HRS	40.00 EA	68,016	23,314	6,210	0	97,540
* LINE ITEM ASSEMBLY Factor:1.0000						
Subtotal Direct Costs		68,016	23,314	6,210	0	97,540
Subcontractor Markups		17,112	6,396	1,386	0	24,893
Prime Contractor Markups		35,005	12,217	3,123	0	50,345
TOTAL A116AA11 WIDEN ALL TENANT DOORWAYS	340 HRS	120,132	41,927	10,719	0	172,778
40.00 EA	*Level Unit Cost-->*	*3,003.31*	*1,048.17*	*267.98*	*0.00*	*4,319.46*
SUBTOTAL A116AA WIDEN ALL TENANT DOORWAYS		68,016	23,314	6,210	0	97,540
MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
TOTAL A116AA WIDEN ALL TENANT DOORWAYS		120,132	41,927	10,719	0	172,778
A116AB MODIFY LANDING TO NECESSARY DOORS						
A116AB11 MODIFY LANDING TO NECESSARY DOORS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
Modify Landing To Necessary Doors		9210.50	3993.81	1495.00	0.00	14,699.31
SUB-823/823 50 hrs/unit 50 TOTAL HRS	1.00 ALW	9,211	3,994	1,495	0	14,699
* LINE ITEM ASSEMBLY Factor:1.0000						
Subtotal Direct Costs		9,211	3,994	1,495	0	14,699
Subcontractor Markups		2,317	1,096	334	0	3,746
Prime Contractor Markups		4,740	2,093	752	0	7,585
TOTAL A116AB11 MODIFY LANDING TO NECESSARY DOORS	50 HRS	16,268	7,182	2,581	0	26,031
SUBTOTAL A116AB MODIFY LANDING TO NECESSARY DOORS		9,211	3,994	1,495	0	14,699
MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
TOTAL A116AB MODIFY LANDING TO NECESSARY DOORS		16,268	7,182	2,581	0	26,031
A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
LEVELS IN THE SAME BRANCH BELOW THIS LEVEL CONTAIN DETAIL LINE ITEMS; ALL LINE ITEMS IN THE SAME BRANCH MUST BE AT ONLY ONE LEVEL!!						
Provide Handrails For Tenant Interior Steps		0.00	0.00	0.00	0.00	0.00
NoSub/NoCrew	240.00 LF	0	0	0	0	0
* LINE ITEM ASSEMBLY Factor:16.0000						
Subtotal Direct Costs		0	0	0	0	0
Rollup from Child Levels		11,478	5,610	932	0	18,020
Subcontractor Markups		2,888	1,539	208	0	4,635
Prime Contractor Markups		5,907	2,940	469	0	9,315
TOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		20,272	10,089	1,608	0	31,970
15.00 EA	*Level Unit Cost-->*	*1,351.49*	*672.63*	*107.19*	*0.00*	*2,131.31*
THIS WBS CODE DOES NOT FOLLOW TRI-SERVICE NUMBERING SYSTEM. MODIFY CODE TO MATCH EXISTING WBS, OR USE THE A1 XX 9? or A1 XX 8? NUMBERING CONVENTION						T
SUBTOTAL A116 TENANT SPACE		646,529	347,108	98,815	0	1,092,452
MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
TOTAL A116 TENANT SPACE		1,141,923	624,222	170,565	0	1,936,710
A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS						
A116AC11 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS *LEVEL CONTRACTOR ID APPLIED--PRIME*						
New Hand Rail Wall Mount		63.77	31.17	5.17	0.00	100.11
SUB-511/511 0.48 hrs/unit 86 TOTAL HRS	180.00 LF	11,478	5,610	932	0	18,020
* LINE ITEM ASSEMBLY Factor:12.0000						
Subtotal Direct Costs		11,478	5,610	932	0	18,020
Subcontractor Markups		2,888	1,539	208	0	4,635
Prime Contractor Markups		5,907	2,940	469	0	9,315
TOTAL A116AC11 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	86 HRS	20,272	10,089	1,608	0	31,970
15.00 EA	*Level Unit Cost-->*	*1,351.49*	*672.63*	*107.19*	*0.00*	*2,131.31*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS							
A116AC11 PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	SUBTOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		11,478	5,610	932	0	18,020
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.774*
	TOTAL A116AC PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS		20,272	10,089	1,608	0	31,970
A116AD REPLACE DOOR & FRAME FOR DOORS LESS THAN 34"							
A116AD11 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace Door & Frame For Doors Less Than 34" W		1700.40	582.85	155.25	0.00	2,438.50
	SUB-911/911 8.5 hrs/unit 255 TOTAL HRS	30.00 EA	51,012	17,486	4,658	0	73,155
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		51,012	17,486	4,658	0	73,155
	Subcontractor Markups		12,834	4,797	1,039	0	18,670
	Prime Contractor Markups		26,254	9,163	2,343	0	37,759
	TOTAL A116AD11 REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	255 HRS	90,099	31,445	8,039	0	129,584
	30.00 EA *Level Unit Cost-->*		*3,003.31*	*1,048.17*	*267.98*	*0.00*	*4,319.46*
	SUBTOTAL A116AD REPLACE DOOR & FRAME FOR DOORS LESS THAN 34"		51,012	17,486	4,658	0	73,155
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AD REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W		90,099	31,445	8,039	0	129,584
A116AE MODIFY & REINSTALL NECESSARY DOORS TO OPEN 9							
A116AE11 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Reinstall Doors		538.46	359.44	51.75	0.00	949.65
	SUB-823/823 4.5 hrs/unit 113 TOTAL HRS	25.00 EA	13,462	8,986	1,294	0	23,741
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		13,462	8,986	1,294	0	23,741
	Subcontractor Markups		3,387	2,465	289	0	6,141
	Prime Contractor Markups		6,928	4,709	651	0	12,288
	TOTAL A116AE11 MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	113 HRS	23,776	16,160	2,233	0	42,169
	25.00 EA *Level Unit Cost-->*		*951.05*	*646.40*	*89.33*	*0.00*	*1,686.78*
	SUBTOTAL A116AE MODIFY & REINSTALL NECESSARY DOORS TO OPEN 9		13,462	8,986	1,294	0	23,741
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.776*
	TOTAL A116AE MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 D		23,776	16,160	2,233	0	42,169
A116AF PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTR							
A116AF11 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Code Compliant Signs For Restrooms		85.02	19.97	4.03	0.00	109.01
	SUB-823/823 0.25 hrs/unit 10 TOTAL HRS	40.00 EA	3,401	799	161	0	4,361
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		3,401	799	161	0	4,361
	Subcontractor Markups		856	219	36	0	1,111
	Prime Contractor Markups		1,750	419	81	0	2,250
	TOTAL A116AF11 PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	10 HRS	6,007	1,436	278	0	7,721
	40.00 EA *Level Unit Cost-->*		*150.17*	*35.91*	*6.95*	*0.00*	*193.02*
	SUBTOTAL A116AF PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTR		3,401	799	161	0	4,361
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.771*
	TOTAL A116AF PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY D		6,007	1,436	278	0	7,721
A116AG LEVER DOOR HANDLES							
A116AG11 LEVER DOOR HANDLES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Lever Door Handles - Replace Door Hardware		191.29	11.98	4.03	0.00	207.30
	SUB-823/823 0.15 hrs/unit 11 TOTAL HRS	75.00 EA	14,347	899	302	0	15,548
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		14,347	899	302	0	15,548
	Subcontractor Markups		3,609	247	67	0	3,923
	Prime Contractor Markups		7,384	471	152	0	8,007
	TOTAL A116AG11 LEVER DOOR HANDLES	11 HRS	25,340	1,616	521	0	27,478
	75.00 EA *Level Unit Cost-->*		*337.87*	*21.55*	*6.95*	*0.00*	*366.37*

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A116AG LEVER DOOR HANDLES							
A116AG11 LEVER DOOR HANDLES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	SUBTOTAL A116AG LEVER DOOR HANDLES		14,347	899	302	0	15,548
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.767*
	TOTAL A116AG LEVER DOOR HANDLES		25,340	1,616	521	0	27,478
A116AH WINDOW REPLACEMENT							
A116AH11 WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace At Least 1 Window W/ Operating Parts		495.95	283.73	74.75	0.00	854.43
SUB-823/824	3.5 hrs/unit 35 TOTAL HRS	10.00 EA	4,960	2,837	748	0	8,544
	Replace Exterior Windows With Low E Dual Glazed		68.02	20.27	9.78	0.00	98.06
SUB-824/824	0.25 hrs/unit 550 TOTAL HRS	2,200.00 SF	149,635	44,586	21,505	0	215,726
	Subtotal Direct Costs		154,595	47,423	22,253	0	224,270
	Subcontractor Markups		38,893	13,010	4,965	0	56,869
	Prime Contractor Markups		79,563	24,850	11,192	0	115,605
	TOTAL A116AH11 WINDOW REPLACEMENT + 10 OPENABLE WINDOWS	585 HRS	273,051	85,283	38,410	0	396,744
	2,200.00 SF *Level Unit Cost-->*		*124.11*	*38.77*	*17.46*	*0.00*	*180.34*
	SUBTOTAL A116AH WINDOW REPLACEMENT		154,595	47,423	22,253	0	224,270
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.769*
	TOTAL A116AH WINDOW REPLACEMENT		273,051	85,283	38,410	0	396,744
A116AI REPLACE EXTERIOR WALL FINISHES							
A116AI11 REPLACE EXTERIOR WALL FINISHES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Insulate Building Perimeter		1.20	1.17	0.40	0.00	2.77
SUB-911/911	0.017 hrs/unit 1070 TOTAL HRS	62,928.00 SF	75,794	73,355	25,329	0	174,477
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Drywall		3.26	1.92	0.40	0.00	5.58
SUB-911/911	0.028 hrs/unit 1762 TOTAL HRS	62,928.00 SF	205,089	120,820	25,329	0	351,238
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Paint		0.64	0.71	0.17	0.00	1.52
SUB-991/991	0.012 hrs/unit 755 TOTAL HRS	62,928.00 SF	40,126	44,422	10,855	0	95,403
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		321,008	238,598	61,512	0	621,118
	Subcontractor Markups		80,760	65,457	13,726	0	159,942
	Prime Contractor Markups		165,208	125,028	30,938	0	321,175
	TOTAL A116AI11 REPLACE EXTERIOR WALL FINISHES	3,587 HRS	566,977	429,083	106,176	0	1,102,235
	62,928.00 SF *Level Unit Cost-->*		*9.01*	*6.82*	*1.69*	*0.00*	*17.52*
	SUBTOTAL A116AI REPLACE EXTERIOR WALL FINISHES		321,008	238,598	61,512	0	621,118
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.775*
	TOTAL A116AI REPLACE EXTERIOR WALL FINISHES		566,977	429,083	106,176	0	1,102,235
A117 ABATEMENT							
REF COMPLETE							
A117AA ABATEMENT							
A117AA11 ABATEMENT - ASBESTOUS	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Asbestous		4.96	3.99	0.98	0.00	9.93
SUB-221/221	0.052 hrs/unit 803 TOTAL HRS	15,434.00 BSF	76,545	61,643	15,087	0	153,275
* LINE ITEM ASSEMBLY	Factor:1.0000						
	Subtotal Direct Costs		76,545	61,643	15,087	0	153,275
	Subcontractor Markups		19,257	16,911	3,366	0	39,535
	Prime Contractor Markups		39,394	32,302	7,588	0	79,284
	TOTAL A117AA11 ABATEMENT - ASBESTOUS	803 HRS	135,196	110,856	26,041	0	272,093
	15,434.00 BSF *Level Unit Cost-->*		*8.76*	*7.18*	*1.69*	*0.00*	*17.63*
A117AA12 ABATEMENT - LEAD PAINT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Lead Paint		4.04	2.46	0.98	0.00	7.47
SUB-221/221	0.032 hrs/unit 494 TOTAL HRS	15,434.00 BSF	62,329	37,934	15,087	0	115,350
* LINE ITEM ASSEMBLY	Factor:1.0000						

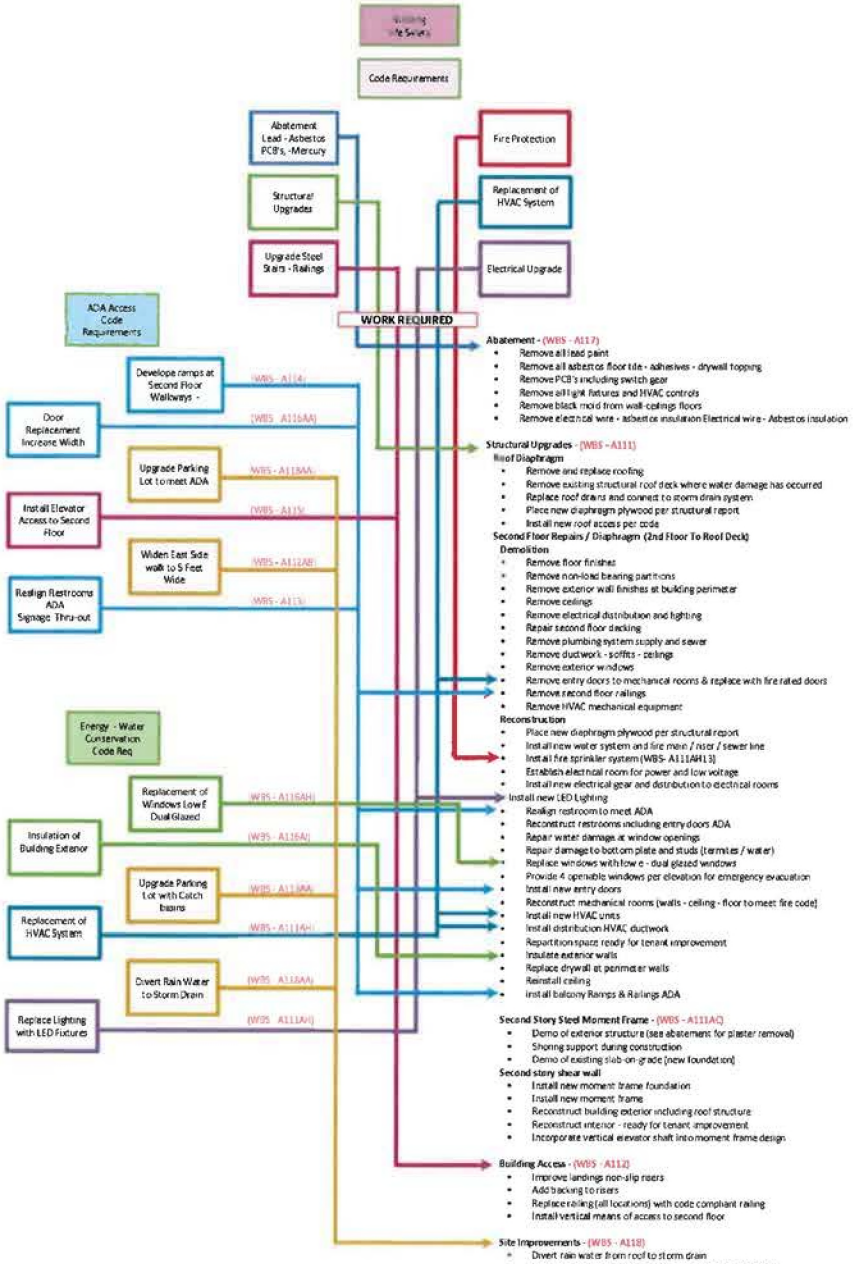
CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
A117AA ABATEMENT							
A117AA12 ABATEMENT - LEAD PAINT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Subtotal Direct Costs		62,329	37,934	15,087	0	115,350
	Subcontractor Markups		15,681	10,407	3,366	0	29,454
	Prime Contractor Markups		32,078	19,878	7,588	0	59,544
TOTAL A117AA12 ABATEMENT - LEAD PAINT		494 HRS	110,089	68,219	26,041	0	204,349
15,434.00 BSF	*Level Unit Cost-->*		*7.13*	*4.42*	*1.69*	*0.00*	*13.24*
A117AA13 ABATEMENT - ELECTRICAL WIRE	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Abatement - Electrical Wire		3.05	1.69	0.98	0.00	5.71
	SUB-221/221 0.022 hrs/unit	340 TOTAL HRS 15,434.00 BSF	47,020	26,080	15,087	0	88,187
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		47,020	26,080	15,087	0	88,187
	Subcontractor Markups		11,830	7,155	3,366	0	22,351
	Prime Contractor Markups		24,199	13,666	7,588	0	45,453
TOTAL A117AA13 ABATEMENT - ELECTRICAL WIRE		340 HRS	83,049	46,900	26,041	0	155,991
15,434.00 BSF	*Level Unit Cost-->*		*5.38*	*3.04*	*1.69*	*0.00*	*10.11*
A117AA14 ABATEMENT - BLACK MOLD	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Remove Interior Wall Finishes		0.00	3.46	1.55	0.00	5.01
	SUB-221/221 0.045 hrs/unit	2832 TOTAL HRS 62,928.00 SF	0	217,499	97,696	0	315,195
	Subtotal Direct Costs		0	217,499	97,696	0	315,195
	Subcontractor Markups		0	59,668	21,800	0	81,468
	Prime Contractor Markups		0	113,972	49,137	0	163,109
TOTAL A117AA14 ABATEMENT - BLACK MOLD		2,832 HRS	0	391,140	168,632	0	559,772
15,434.00 BSF	*Level Unit Cost-->*		*0.00*	*25.34*	*10.93*	*0.00*	*36.27*
A117AA15 DUMP FEES	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Debris Removal		1912.95	0.00	0.00	0.00	1,912.95
	SUB-111/NoCrew	15.00 LDS	28,694	0	0	0	28,694
	Subtotal Direct Costs		28,694	0	0	0	28,694
	Subcontractor Markups		7,219	0	0	0	7,219
	Prime Contractor Markups		14,768	0	0	0	14,768
TOTAL A117AA15 DUMP FEES			50,681	0	0	0	50,681
30.00 LDS	*Level Unit Cost-->*		*1,689.36*	*0.00*	*0.00*	*0.00*	*1,689.36*
A117AA16 REMOVE PCB CONTAINING EQUIPMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Replace Switch Gear "Main"		63765.00	16408.84	1380.00	0.00	81,553.84
	SUB-161/161 200 hrs/unit	200 TOTAL HRS 1.00 EA	63,765	16,409	1,380	0	81,554
	Replace Subpanels		17712.50	3938.12	977.50	0.00	22,628.12
	SUB-161/161 48 hrs/unit	192 TOTAL HRS 4.00 EA	70,850	15,752	3,910	0	90,512
	Subtotal Direct Costs		134,615	32,161	5,290	0	172,066
	Subcontractor Markups		33,867	8,823	1,180	0	43,870
	Prime Contractor Markups		69,280	16,853	2,661	0	88,794
TOTAL A117AA16 REMOVE PCB CONTAINING EQUIPMENT		392 HRS	237,762	57,837	9,131	0	304,730
5.00 EA	*Level Unit Cost-->*		*47,552.40*	*11,567.47*	*1,826.21*	*0.00*	*60,946.08*
SUBTOTAL A117AA ABATEMENT			349,204	375,317	148,246	0	872,767
MARKUP			*1.766*	*1.798*	*1.726*	*0.000*	*1.773*
TOTAL A117AA ABATEMENT			616,777	674,952	255,887	0	1,547,616
A118 SITE IMPROVEMENTS							
REF COMPLETE							
A118AA SITE IMPROVEMENTS							
A118AA11 DIVERT RAIN WATER TO STORM DRAIN	*LEVEL CONTRACTOR ID APPLIED--PRIME*						
	Divert Rain Water To Storm Drain		120.44	65.29	40.25	0.00	225.98
	SUB-221/221 0.85 hrs/unit	298 TOTAL HRS 350.00 LF	42,156	22,850	14,088	0	79,093
	Storm Drain Tie-In		4534.40	6144.57	2875.00	0.00	13,553.97
	SUB-221/221 80 hrs/unit	80 TOTAL HRS 1.00 EA	4,534	6,145	2,875	0	13,554

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
	Subtotal Direct Costs		46,690	28,995	16,963	0	92,647
	Subcontractor Markups		11,746	7,954	3,785	0	23,486
	Prime Contractor Markups		24,029	15,194	8,531	0	47,754
	TOTAL A118AA11 DIVERT RAIN WATER TO STORM DRAIN	378 HRS	82,466	52,143	29,279	0	163,887
	350.00 LF	*Level Unit Cost-->*	*235.62*	*148.98*	*83.65*	*0.00*	*468.25*
	A118AA12 UPGRADE PARKING LOT DRAINAGE	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Install Catch Basins		19129.50	6144.57	2875.00	0.00	28,149.07
	SUB-221/221 80 hrs/unit	240 TOTAL HRS 3.00 EA	57,389	18,434	8,625	0	84,447
	Subtotal Direct Costs		57,389	18,434	8,625	0	84,447
	Subcontractor Markups		14,438	5,057	1,925	0	21,420
	Prime Contractor Markups		29,535	9,659	4,338	0	43,533
	TOTAL A118AA12 UPGRADE PARKING LOT DRAINAGE	240 HRS	101,362	33,150	14,888	0	149,400
	3.00 EA	*Level Unit Cost-->*	*33,787.23*	*11,050.08*	*4,962.52*	*0.00*	*49,799.84*
	A118AA13 WIDEN EAST SIDE WALKWAYY TO 5 FEET	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Widen Side Walk		12.05	6.53	2.70	0.00	21.28
	SUB-221/221 0.085 hrs/unit	128 TOTAL HRS 1,500.00 SF	18,067	9,793	4,054	0	31,913
	Install New Curb		13.46	5.53	2.13	0.00	21.12
	SUB-221/221 0.072 hrs/unit	22 TOTAL HRS 300.00 LF	4,038	1,659	638	0	6,336
	Subtotal Direct Costs		22,105	11,452	4,692	0	38,249
	Subcontractor Markups		5,561	3,142	1,047	0	9,750
	Prime Contractor Markups		11,377	6,001	2,360	0	19,737
	TOTAL A118AA13 WIDEN EAST SIDE WALKWAYY TO 5 FEET	149 HRS	39,043	20,595	8,099	0	67,736
	1,500.00 SF	*Level Unit Cost-->*	*26.03*	*13.73*	*5.40*	*0.00*	*45.16*
	A118AA14 UPGRADE PARKING LOT TO MEET ADA	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Parking Lot Ada Signage		177.13	115.21	40.25	0.00	332.59
	SUB-221/221 1.5 hrs/unit	6 TOTAL HRS 4.00 EA	709	461	161	0	1,330
	Subtotal Direct Costs		709	461	161	0	1,330
	Subcontractor Markups		178	126	36	0	341
	Prime Contractor Markups		365	241	81	0	687
	TOTAL A118AA14 UPGRADE PARKING LOT TO MEET ADA	6 HRS	1,251	829	278	0	2,358
	4.00 EA	*Level Unit Cost-->*	*312.84*	*207.19*	*69.48*	*0.00*	*589.51*
	A118AA15 REPAIR & RESURFACE EAST ROADWAY	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Repair & replace East roadway		8.79	2.92	1.67	0.00	13.37
	SUB-221/221 0.038 hrs/unit * LINE ITEM ASSEMBLY Factor:1.0000	92 TOTAL HRS 2,430.00 SF	21,349	7,092	4,052	0	32,493
	Subtotal Direct Costs		21,349	7,092	4,052	0	32,493
	Subcontractor Markups		5,371	1,946	904	0	8,221
	Prime Contractor Markups		10,987	3,716	2,038	0	16,742
	TOTAL A118AA15 REPAIR & RESURFACE EAST ROADWAY	92 HRS	37,707	12,755	6,994	0	57,455
	2,430.00 SF	*Level Unit Cost-->*	*15.52*	*5.25*	*2.88*	*0.00*	*23.64*
	A118AA16 SEWER LINE REPLACEMENT	*LEVEL CONTRACTOR ID APPLIED--PRIME*					
	Sewer Line Replacement		49.59	25.72	21.27	0.00	96.59
	SUB-151/151 0.35 hrs/unit * LINE ITEM ASSEMBLY Factor:1.0000	88 TOTAL HRS 250.00 LF	12,399	6,430	5,319	0	24,147
	Demo & Replace Building Slab		8.93	7.07	7.82	0.00	23.81
	SUB-221/221 0.092 hrs/unit * LINE ITEM ASSEMBLY Factor:4.0000	92 TOTAL HRS 1,000.00 SF	8,927	7,066	7,820	0	23,813
	Subtotal Direct Costs		21,326	13,496	13,139	0	47,961
	Subcontractor Markups		5,365	3,703	2,932	0	12,000
	Prime Contractor Markups		10,975	7,072	6,608	0	24,656
	TOTAL A118AA16 SEWER LINE REPLACEMENT	180 HRS	37,667	24,271	22,679	0	84,616
	250.00 LF	*Level Unit Cost-->*	*150.67*	*97.08*	*90.71*	*0.00*	*338.46*
	SUBTOTAL A118AA SITE IMPROVEMENTS		169,567	79,930	47,631	0	297,128
	MARKUP		*1.766*	*1.798*	*1.726*	*0.000*	*1.768*
	TOTAL A118AA SITE IMPROVEMENTS		299,495	143,742	82,216	0	525,453

CODE SUB/CREW	DESCRIPTION	QTY UM	TOTAL COSTS MATERIAL	LABOR	EQUIPMENT	UNIT COST (SUB QUOTE)	TOTAL
BARRY BUILDING OWNER'S COSTSB1 OWNER'S COSTS							
B1 OWNER'S COSTS							
B111 OWNER'S COSTS							
B111AA OWNER'S COST							
B111AA11 DESIGN							
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Design		0.00	0.00	0.00	0.07	0.07
	SUB-998/NoCrew	***,***.** TC$	0	0	0	710,686	710,686
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		0	0	0	710,686	710,686
TOTAL B111AA11 DESIGN			0	0	0	1,002,922	1,002,922
10,152,655.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.10*	*0.10*
B111AA12 PERMITS							
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Permits		0.00	0.00	0.00	0.01	0.01
	SUB-998/NoCrew	***,***.** TC$	0	0	0	152,290	152,290
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		0	0	0	152,290	152,290
TOTAL B111AA12 PERMITS			0	0	0	214,912	214,912
10,152,655.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.02*	*0.02*
B111AA13 CONSTRUCTION MANAGEMENT							
* LEVEL IS AN ASSEMBLY WITH UOM OF 1							
	Pm / Cm		0.00	0.00	0.00	0.03	0.03
	SUB-998/NoCrew	***,***.** TC$	0	0	0	304,580	304,580
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		0	0	0	304,580	304,580
TOTAL B111AA13 CONSTRUCTION MANAGEMENT			0	0	0	429,824	429,824
10,152,655.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.04*	*0.04*
B111AA14 CONTINGENCY @ 15%							
	Contingency		0.00	0.00	0.00	0.15	0.15
	NoSub/NoCrew	***,***.** TC$	0	0	0	1,017,663	1,017,663
	* LINE ITEM ASSEMBLY Factor:1.0000						
	Subtotal Direct Costs		0	0	0	1,017,663	1,017,663
TOTAL B111AA14 CONTINGENCY @ 15%			0	0	0	1,017,663	1,017,663
6,784,419.00 TC$		*Level Unit Cost-->*	*0.00*	*0.00*	*0.00*	*0.15*	*0.15*
SUBTOTAL B111AA OWNER'S COST			0	0	0	2,185,218	2,185,218
MARKUP			*0.000*	*0.000*	*0.000*	*1.220*	*1.220*
TOTAL B111AA OWNER'S COST			0	0	0	2,665,320	2,665,320

98.2% OF PROJECT PERFORMED BY SUBCONTRACTORS

109 DETAIL LINE ITEMS


Code Requirements
Abatement Lead - Asbestos PCB's, -Mercury
Structural Upgrades
Upgrade Steel Stairs - Railings
Fire Protection
Replacement of HVAC System
Electrical Upgrade
ADA Access Code Requirements
WORK REQUIRED
Develope ramps at Second Floor Walkways -
(WBS - A114)
Door Replacement Increase Width
(WBS - A116AA)
Upgrade Parking Lot to meet ADA
(WBS - A118AA)
Install Elevator Access to Second Floor
(WBS - A115)
Widen East Side walk to 5 Feet Wide
(WBS - A112AB)
Realign Restrooms ADA Signage Thru-out
(WBS - A113)
Energy - Water Conservation Code Req
Replacement of Windows Low E Dual Glazed
(WBS - A116AH)
Insulation of Building Exterior
(WBS - A116AI)
Upgrade Parking Lot with Catch Basins
(WBS - A118AA)
Replacement of HVAC System
(WBS - A111AH)
Divert Rain Water to Storm Drain
(WBS - A118AA)
Replace Lighting with LED Fixtures
(WBS - A111AH)
Abatement - (WBS - A117)
Remove all lead paint
Remove all asbestos floor tile - adhesives - drywall topping
Remove PCB's including switch gear
Remove all light fixtures and HVAC controls
Remove black mold from wall ceilings floors
Remove electrical wire - asbestos insulation Electrical wire - Asbestos insulation
Structural Upgrades - (WBS - A111)
Roof Diaphragm
Remove and replace roofing
Remove existing structural roof deck where water damage has occurred
Replace roof drains and connect to storm drain system
Place new diaphragm plywood per structural report
Install new roof access per code
Second Floor Repairs / Diaphragm (2nd Floor To Roof Deck)
Demolition
Remove floor finishes
Remove non-load bearing partitions
Remove exterior wall finishes at building perimeter
Remove ceilings
Remove electrical distribution and lighting
Repair second floor decking
Remove plumbing system supply and sewer
Remove ductwork - soffits - ceilings
Remove exterior windows
Remove entry doors to mechanical rooms & replace with fire rated doors
Remove second floor railings
Remove HVAC mechanical equipment
Reconstruction
Place new diaphragm plywood per structural report
Install new water system and fire main / riser / sewer line
Install fire sprinkler system (WBS- A111AH13)
Establish electrical room for power and low voltage
Install new electrical gear and distribution to electrical rooms
Install new LED Lighting
Realign restroom to meet ADA
Reconstruct restrooms including entry doors ADA
Repair water damage at window openings
Repair damage to bottom plate and studs (termites / water)
Replace windows with low e - dual glazed windows
Provide 4 openable windows per elevation for emergency evacuation
Install new entry doors
Reconstruct mechanical rooms (walls - ceiling - floor to meet fire code)
Install new HVAC units
Install distribution HVAC ductwork
Repartition space ready for tenant improvement
Insulate exterior walls
Replace drywall at perimeter walls
Reinstall ceiling
Install balcony Ramps & Railings ADA
Second Story Steel Moment Frame - (WBS - A111AC)
Demo of exterior structure (see abatement for plaster removal)
Shoring support during construction
Demo of existing slab-on-grade (new foundation)
Second story shear wall
Install new moment frame foundation
Install new moment frame
Reconstruct building exterior including roof structure
Reconstruct interior - ready for tenant improvement
Incorporate vertical elevator shaft into moment frame design
Building Access - (WBS - A112)
Improve landings non-slip risers
Add backing to risers
Replace railing (all locations) with code compliant railing
Install vertical means of access to second floor
Site Improvements - (WBS - A118)
Divert rain water from roof to storm drain
Upgrade parking lot with catch basins piping to storm drain
Widen east side sidewalk to 5 feet in width - new walk and curb
Upgrade parking lot to meet ADA
Resurface parking lot for safety purposes
Install new sewer line
First Floor Repairs (Slab on Grade to 2nd Floor deck)
Demolition
Remove floor finishes
Remove non-load bearing partitions
Remove exterior wall finishes at building perimeter
Remove ceilings
Remove electrical distribution and lighting
Remove plumbing system supply and sewer
Remove ductwork - soffits - ceilings
Remove exterior windows
Remove entry doors
Replace 2x wood plates damaged by water or insects (WBS - A111A)
Reconstruction (Slab on grade to second floor structure)
Install new sewer line
Install new water system and fire main / riser / sewer line
Install fire sprinkler system
Establish electrical room for power and low voltage
Install new electrical gear and distribution to electrical rooms
Install new led lighting
Realign restroom to meet ADA
Reconstruct restrooms including entry doors ADA
Repair water damage at window openings
Repair damage to bottom plate and studs(termites / water)
Replace windows with low e - dual glazed windows
Provide 4 openable windows per elevation for emergency evacuation
Install new entry doors
Reconstruct mechanical rooms (walls - ceiling - floor to meet fire code)
Install new HVAC units
Install distribution HVAC ductwork
Repartition space ready for tenant improvement
Insulate exterior walls
Replace drywall at perimeter walls
Reinstall ceiling
Add FDC "fire department connection"
Strengthen Existing 2 Story Shear Wall - (WBS - A113AD)
Demo of exterior structure (see abatement for plaster removal)
Shoring support during construction
Demo of existing slab-on-grade (new foundation)
Shear wall on interior of existing wall
Install new shear wall foundation
Install new moment frame
Reconstruct building exterior including roof structure
Reconstruct interior - ready for tenant improvement
Incorporate shear wall into diaphragm framing

ATTACHMENT G1

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

PROJECTED LEASE SUMMARY

March 2023

SPACE	SQUARE FEET*	PROJ. RENT PSF/MO	ANNUAL RENT	NNN / Gross ǂ	RENT INCREASE
Shops 1-6 Combined	1,817	$8.50	$185,334	nnn	3% annual
Store #1	1,203	$8.50	$122,742	nnn	3% annual
Rear of Ground Floor	2,129	$4.50	$114,966	nnn	3% annual
2nd Floor Office	6,331	$3.50	$265,918	nnn	3% annual
Common Area	1,319	-	-	-	-
Parking (20 office spaces)	-	-	$48,000	Gross	3% annual
TOTALS	**12,800**	**4.80**	**$736,960**		

*Barry Building measurements per attached Gruen space plan.

ǂNNN: Tenant reimburses Landlord for Property Taxes, Maintenance & Insurance; Gross: Tenant does not reimburse.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

INVESTMENT ANALYSIS

PROJECTED GROSS RENTAL INCOME			**$736,960**
EXPENSE REIMBURSEMENT		**1.44 psf/mo**	$221,547
GROSS OPERATING INCOME			**$958,507**
VACANCY		**5%**	-$36,848
EFFECTIVE RENTAL INCOME			**$921,659**
OPERATING EXPENSES		**1.44 psf/mo**	-$221,547
RESERVES		**2%**	-$18,433
NET OPERATING INCOME			**$681,678**
FINANCING		60.0% LTV	$6,816,785
DOWNPAYMENT		40.0%	$4,544,523
AMORTIZATION		30 years	
INTEREST RATE		6.50%	
ANNUAL DEBT SERVICE		517,041	-$517,041
ANNUAL CASH FLOW			**$164,638**
INDICATED VALUE AT COMPLETION			**$11,361,308**
CAPITALIZATION RATE			**$0**
CASH ON CASH RETURN			**$0**
VALUE PER S.F. OF BLDG.	**12,800 SF**		**$888**
PROJECTED REMODEL COSTS*			
CONSTRUCTION COSTS PER BID		$1,001 /SF	-$12,818,000
LEASING COMMISSIONS		$15 /SF	-$191,996
TIA‡ GROUND FLOOR RETAIL		$50 /SF	-$257,468
TIA‡ 2ND FLOOR		$100 /SF	-$633,138
DEVELOPER PROFIT ¥		18%	-$2,045,035
CITY TRANSFER TAX		5.5%	-$624,872
COST OF SALE		4%	-$454,452
TOTAL COSTS			**-$17,024,961**
LAND RESIDUAL			**-$5,663,653**
LAND RESIDUAL/SF LAND			**-$103**

*Does not include carry costs during construction (property taxes, insurance, construction financing, etc.).

‡Tenant Improvement Allowance.

¥Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost, inclusive of the developer's profit.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

Estimated Expenses

Item	Annual Expense
Property Taxes (adjusted for sale)	$138,000
Insurance	$15,360
CAM	$46,079
Management (3% of Gross Rent)	$22,109
Total Expenses	**$221,547**

Reimbursement

Item	Annual Reimbursement
Property Taxes	$138,000
Insurance	$15,360
CAM	$46,079
Management (3% of Gross Rent)	$22,109
Total Reimbursement	**$221,547**

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

ASSUMPTIONS

Land Size	**54,809 /SF**	
Construction Costs*:	**$12,818,000**	
Inflation Rate:	**3.0%**	
Property Tax Rate	**1.20%**	
Proposed new financing:		
LTV	**60%**	
Amortization	**30**	**Years**
Interest Rate	**6.50%**	
Call	**10**	**Years**

Taxes adjusted for sale.

***per Hill International cost estimate**

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THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

PROJECTED LEASE SUMMARY

March 2023

SPACE	SQUARE FEET*	PROJ. RENT PSF/MO	ANNUAL RENT	NNN / Gross ǂ	RENT INCREASE
Existing Building Remodel (Partial Demolition)					
Shops 1-6 Combined	1,817	$8.50	$185,334	nnn	3% annual
Store #1	1,203	$8.50	$122,742	nnn	3% annual
2nd Floor Office	4,257	$3.50	$178,794	nnn	3% annual
Common Area	1,679	-	-	-	-
Monthly Parking (13 office spaces)	-	-	$31,200	Gross	3% annual
Subtotal	**8,956**	-	-	-	-
Proposed 3-Story Annex					
Ground Floor Office	3,605	$3.50	$151,410	nnn	3% annual
2nd Floor Office	3,605	$3.50	$151,410	nnn	3% annual
3rd Floor Office	3,605	$3.50	$151,410	nnn	3% annual
Parking (32 office spaces)	-	-	$76,800	Gross	3% annual
Subtotal	**10,815**	-	-	-	-
TOTALS	**19,771**	**$4.42**	**$1,049,100**		

*Barry Building measurements per attached Gruen space plan, adjusted for partial demolition.

ǂNNN: Tenant reimburses Landlord for Property Taxes, Maintenance & Insurance; Gross: Tenant does not reimburse.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

INVESTMENT ANALYSIS

PROJECTED GROSS RENTAL INCOME			**$1,049,100**
EXPENSE REIMBURSEMENT		**1.34 psf/mo**	$318,375
GROSS OPERATING INCOME			**$1,367,475**
VACANCY		**5%**	-$68,374
EFFECTIVE RENTAL INCOME			**$1,299,101**
OPERATING EXPENSES		**1.34 psf/mo**	-$318,375
RESERVES		**2%**	-$25,982
NET OPERATING INCOME			**$954,744**
FINANCING		60.0% LTV	$9,547,439
DOWNPAYMENT		40.0%	$6,364,959
AMORTIZATION		30 years	
INTEREST RATE		6.50%	
ANNUAL DEBT SERVICE		724,156	-$724,156
ANNUAL CASH FLOW			**$230,588**
INDICATED VALUE AT COMPLETION			**$15,912,399**
CAPITALIZATION RATE			**6.00%**
CASH ON CASH RETURN			**3.6%**
VALUE PER S.F. OF BLDG. -	**19,771 SF**		**$805**
PROJECTED PROJECT COSTS*			
CONSTRUCTION COSTS PER BID - BARRY BUILDING		$1,001 /SF	-$8,968,594
CONSTRUCTION COSTS - ANNEX		$400 /SF	-$4,326,000
DEMOLITION COSTS (+/- 4,203 SF)		$5 /SF	-$21,015
LEASING COMMISSIONS		$15 /SF	-$296,570
TIA‡ - BARRY BUILDING GROUND FLOOR RETAIL		$50 /SF	-$151,018
TIA‡ - BARRY BUILDING 2ND FLOOR		$100 /SF	-$425,700
TIA‡ - ANNEX		$100 /SF	-$1,081,500
DEVELOPER PROFIT ¥		18%	-$2,864,232
CITY TRANSFER TAX		5.5%	-$875,182
COST OF SALE		4%	-$636,496
TOTAL COSTS			**-$19,646,307**
LAND RESIDUAL			**-$3,733,908**
LAND RESIDUAL/SF LAND			**-$68**

*Does not include carry costs during construction (property taxes, insurance, construction financing, etc.).

‡Tenant Improvement Allowance.

¥Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost, inclusive of the developer's profit.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

Estimated Expenses

Item	Annual Expense
Property Taxes (adjusted for sale)	$192,000
Insurance	$23,726
Common Area Maintenance	$71,177
Management (3% of Gross Rent)	$31,473
Total Expenses	**$318,375**

Estimated Reimbursement

Item	Annual Reimbursement
Property Taxes	$192,000
Insurance	$23,726
Common Area Maintenance	$71,177
Management (3% of Gross Rent)	$31,473
Total Reimbursement	**$318,375**

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

ASSUMPTIONS

Land Size	**54,809 /SF**	
Barry Building Construction Costs*:	**$8,968,594**	
Annex Estimated Construction Costs:	**$400 /SF**	
Estimated Demolition Costs:	**$5 /SF**	
Inflation Rate:	**3.0%**	
Property Tax Rate	**1.20%**	
Proposed New Financing:		
Loan to Value Ratio	**60%**	
Amortization	**30**	**Years**
Interest Rate	**6.50%**	
Call	**10**	**Years**

Taxes adjusted for sale

***per Hill International cost estimate, adjusted pro-rate for demolition of the rear portion.**

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ATTACHMENT G2

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

PROJECTED LEASE SUMMARY

March 2023

SPACE	SQUARE FEET*	PROJ. RENT PSF/MO	ANNUAL RENT	NNN / Gross ǂ	RENT INCREASE
Shops 1-6 Combined	1,817	$8.50	$185,334	nnn	3% annual
Store #1	1,203	$8.50	$122,742	nnn	3% annual
Rear of Ground Floor	2,129	$4.50	$114,966	nnn	3% annual
2nd Floor Office	6,331	$3.50	$265,918	nnn	3% annual
Common Area	1,319	-	-	-	-
Parking (20 office spaces)	-	-	$48,000	Gross	3% annual
TOTALS	**12,800**	**4.80**	**$736,960**		

*Barry Building measurements per attached Gruen space plan.

ǂNNN: Tenant reimburses Landlord for Property Taxes, Maintenance & Insurance; Gross: Tenant does not reimburse.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

INVESTMENT ANALYSIS

PROJECTED GROSS RENTAL INCOME			**$736,960**
EXPENSE REIMBURSEMENT		**1.44 psf/mo**	$221,547
GROSS OPERATING INCOME			**$958,507**
VACANCY		**5%**	-$36,848
EFFECTIVE RENTAL INCOME			**$921,659**
OPERATING EXPENSES		**1.44 psf/mo**	-$221,547
RESERVES		**2%**	-$18,433
NET OPERATING INCOME			**$681,678**
FINANCING		60.0% LTV	$6,816,785
DOWNPAYMENT		40.0%	$4,544,523
AMORTIZATION		30 years	
INTEREST RATE		6.50%	
ANNUAL DEBT SERVICE		517,041	-$517,041
ANNUAL CASH FLOW			**$164,638**
INDICATED VALUE AT COMPLETION			**$11,361,308**
CAPITALIZATION RATE			**$0**
CASH ON CASH RETURN			**$0**
VALUE PER S.F. OF BLDG.	**12,800 SF**		**$888**
PROJECTED REMODEL COSTS*			
CONSTRUCTION COSTS PER BID		$1,001 /SF	-$12,818,000
LEASING COMMISSIONS		$15 /SF	-$191,996
TIA‡ GROUND FLOOR RETAIL		$50 /SF	-$257,468
TIA‡ 2ND FLOOR		$100 /SF	-$633,138
DEVELOPER PROFIT ¥		18%	-$2,045,035
CITY TRANSFER TAX		5.5%	-$624,872
COST OF SALE		4%	-$454,452
TOTAL COSTS			**-$17,024,961**
LAND RESIDUAL			**-$5,663,653**
LAND RESIDUAL/SF LAND			**-$103**

*Does not include carry costs during construction (property taxes, insurance, construction financing, etc.).

‡Tenant Improvement Allowance.

¥Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost, inclusive of the developer's profit.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

Estimated Expenses

Item	Annual Expense
Property Taxes (adjusted for sale)	$138,000
Insurance	$15,360
CAM	$46,079
Management (3% of Gross Rent)	$22,109
Total Expenses	**$221,547**

Reimbursement

Item	Annual Reimbursement
Property Taxes	$138,000
Insurance	$15,360
CAM	$46,079
Management (3% of Gross Rent)	$22,109
Total Reimbursement	**$221,547**

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL)

11973 San Vicente Blvd. Los Angeles

ASSUMPTIONS

Land Size	**54,809 /SF**	
Construction Costs*:	**$12,818,000**	
Inflation Rate:	**3.0%**	
Property Tax Rate	**1.20%**	
Proposed new financing:		
LTV	**60%**	
Amortization	**30**	**Years**
Interest Rate	**6.50%**	
Call	**10**	**Years**

Taxes adjusted for sale.

***per Hill International cost estimate**

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THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

PROJECTED LEASE SUMMARY

March 2023

SPACE	SQUARE FEET*	PROJ. RENT PSF/MO	ANNUAL RENT	NNN / Gross ǂ	RENT INCREASE
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Store #1	1,203	$8.50	$122,742	nnn	3% annual
2nd Floor Office	4,257	$3.50	$178,794	nnn	3% annual
Common Area	1,679	-	-	-	-
Monthly Parking (13 office spaces)	-	-	$31,200	Gross	3% annual
Subtotal	**8,956**	-	-	-	-
Proposed 3-Story Annex					
Ground Floor Office	3,605	$3.50	$151,410	nnn	3% annual
2nd Floor Office	3,605	$3.50	$151,410	nnn	3% annual
3rd Floor Office	3,605	$3.50	$151,410	nnn	3% annual
Parking (32 office spaces)	-	-	$76,800	Gross	3% annual
Subtotal	**10,815**	-	-	-	-
TOTALS	**19,771**	**$4.42**	**$1,049,100**		

*Barry Building measurements per attached Gruen space plan, adjusted for partial demolition.

ǂNNN: Tenant reimburses Landlord for Property Taxes, Maintenance & Insurance; Gross: Tenant does not reimburse.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

INVESTMENT ANALYSIS

PROJECTED GROSS RENTAL INCOME			**$1,049,100**
EXPENSE REIMBURSEMENT		**1.34 psf/mo**	$318,375
GROSS OPERATING INCOME			**$1,367,475**
VACANCY		**5%**	-$68,374
EFFECTIVE RENTAL INCOME			**$1,299,101**
OPERATING EXPENSES		**1.34 psf/mo**	-$318,375
RESERVES		**2%**	-$25,982
NET OPERATING INCOME			**$954,744**
FINANCING		60.0% LTV	$9,547,439
DOWNPAYMENT		40.0%	$6,364,959
AMORTIZATION		30 years	
INTEREST RATE		6.50%	
ANNUAL DEBT SERVICE		724,156	-$724,156
ANNUAL CASH FLOW			**$230,588**
INDICATED VALUE AT COMPLETION			**$15,912,399**
CAPITALIZATION RATE			**6.00%**
CASH ON CASH RETURN			**3.6%**
VALUE PER S.F. OF BLDG. -	**19,771 SF**		**$805**
PROJECTED PROJECT COSTS*			
CONSTRUCTION COSTS PER BID - BARRY BUILDING		$1,001 /SF	-$8,968,594
CONSTRUCTION COSTS - ANNEX		$400 /SF	-$4,326,000
DEMOLITION COSTS (+/- 4,203 SF)		$5 /SF	-$21,015
LEASING COMMISSIONS		$15 /SF	-$296,570
TIA‡ - BARRY BUILDING GROUND FLOOR RETAIL		$50 /SF	-$151,018
TIA‡ - BARRY BUILDING 2ND FLOOR		$100 /SF	-$425,700
TIA‡ - ANNEX		$100 /SF	-$1,081,500
DEVELOPER PROFIT ¥		18%	-$2,864,232
CITY TRANSFER TAX		5.5%	-$875,182
COST OF SALE		4%	-$636,496
TOTAL COSTS			**-$19,646,307**
LAND RESIDUAL			**-$3,733,908**
LAND RESIDUAL/SF LAND			**-$68**

*Does not include carry costs during construction (property taxes, insurance, construction financing, etc.).

‡Tenant Improvement Allowance.

¥Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost, inclusive of the developer's profit.

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

Estimated Expenses

Item	Annual Expense
Property Taxes (adjusted for sale)	$192,000
Insurance	$23,726
Common Area Maintenance	$71,177
Management (3% of Gross Rent)	$31,473
Total Expenses	**$318,375**

Estimated Reimbursement

Item	Annual Reimbursement
Property Taxes	$192,000
Insurance	$23,726
Common Area Maintenance	$71,177
Management (3% of Gross Rent)	$31,473
Total Reimbursement	**$318,375**

THE BARRY BUILDING - LAND RESIDUAL ANALYSIS (REMODEL + ANNEX)

11973 San Vicente Blvd. Los Angeles

ASSUMPTIONS

Land Size	**54,809 /SF**	
Barry Building Construction Costs*:	**$8,968,594**	
Annex Estimated Construction Costs:	**$400 /SF**	
Estimated Demolition Costs:	**$5 /SF**	
Inflation Rate:	**3.0%**	
Property Tax Rate	**1.20%**	
Proposed New Financing:		
Loan to Value Ratio	**60%**	
Amortization	**30**	**Years**
Interest Rate	**6.50%**	
Call	**10**	**Years**

Taxes adjusted for sale

***per Hill International cost estimate, adjusted pro-rate for demolition of the rear portion.**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Prepared By:
Timothy L. Bower
Senior Vice President
CBRE, Inc.
(310) 550-2521 P
tim.bower@cbre.com

Appendix B-2

Attachment to Demolition Permit Application

City of Los Angeles - Department of Building and Safety

Attachment to Application for Demolition Permit:
Notice and Owner's Declaration Related to CEQA and Project Scope

I. Notice to Owner

If you are applying for a demolition permit to facilitate the construction or development of the project site, you may be referred to the Planning Department for further assistance.

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City is required to consider all of the parts and phases of the project and may not limit its review to the specific permits or approvals sought. (Public Resources Code Section 21065) Failure by a project applicant to disclose future construction or development activities on the project site may result in a violation of CEQA. If the City determines that an application or approval is part of a larger undisclosed project, the City may revoke and/or stay any approvals until a full and complete CEQA analysis of the whole project is reviewed and an appropriate CEQA clearance is adopted or certified.

Please contact the Planning Department if you have additional questions after reviewing this notice.

II. Owner's Project Information

Based upon the above-stated rule, is the proposed demolition part of a larger development project at the demolition site, and if so, will the larger project require any discretionary approvals from the City? (Select "Yes" or "No," and follow the related instructions)

Yes ___ A CEQA clearance from the Planning Department will be required prior to the issuance of the demolition permit for the proposed project. Return this form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

No X Sign and notarize the signature at the bottom of the form and return the notarized form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

III. Owner's Declaration

I own the property located at 11973 San Vicente Boulevard. I have read the above "Notice to Owner." I understand that a "project," as defined by CEQA, is the whole of the proposed activity and is not limited to the demolition subject to this application. I further understand that CEQA prohibits treatment of each separate approval as a separate project for purposes of evaluating environmental impacts. I acknowledge and understand that should the City determine that the demolition proposed is part of a larger project requiring any discretionary permits, the City may revoke and/or stay any approvals (including certificates of occupancy) until a full and complete CEQA analysis is prepared and clearance is adopted or certified.

I certify that (i) the demolition authorized by this permit is not to facilitate the construction or development of a larger project at the project site, or (ii) the demolition is part of a larger project and, after using all reasonable efforts, including consulting with the City Planning Department, I have determined there are no discretionary permits required for the project, including but not limited to haul route permits, permits to remove protected trees, historic resource review, or any discretionary zoning or map approvals.

Date 10/3/19 Name of the Owner (Print) William Borthwick, on behalf of 11973 San Vicente, LLC

Signature _____

(See page 2 of 2 For Notary Acknowledgment)

City of Los Angeles - Department of Building and Safety

Attachment to Application for Demolition Permit:
Notice and Owner's Declaration Related to CEQA and Project Scope

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On October 30, 2019 before me, Donna L. Cruz, Notary Public
(insert name and title of the officer)

personally appeared William Barthwick,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALITY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

DONNA L. CRUZ
Notary Public - California
Los Angeles County
Commission # 2286147
My Comm. Expires May 11, 2023

ALSTON & BIRD

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Los Angeles, CA 90071-1410
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Edward J. Casey Direct Dial: **+1 213 576 1005** Email: **ed.casey@alston.com**

Via Overnight Mail

April 20, 2023

James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
(213) 978-1241
james.harris@lacity.org

Re: 11973 San Vicente Boulevard Project / ENV-2019-6645-EIR / State Clearinghouse No. 2020110210

Dear Mr. Harris,

This firm represents the Project Applicant in the above-referenced matter. In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed demolition of the building (Barry Building) located at 11973 San Vicente Boulevard Project (Project). We are enclosing additional memoranda regarding the cost of rehabilitating the Barry Building property located at 11973 San Vicente Boulevard, Los Angeles, California (Property) in the manner described in Alternatives 2 and 3 in the DEIR.

The City, as the lead agency under CEQA for the Project, is not required to report detailed information on financial considerations. Accordingly, the Project Applicant is providing technical analyses as to the rehabilitation costs in an effort to provide full disclosure regarding the current status of the Barry Building. This is not a "comment letter" on the DEIR and thus requires no response in the Final EIR to be prepared by the City as the lead agency. Rather, since the DEIR has properly excluded certain financial considerations, additional information on economic feasibility is provided for inclusion in the administrative record.

The following memoranda are attached to this letter and are summarized below.

1. *11971 San Vicente Boulevard – Retrofit Schemes* by Englekirk Structural Engineers (June 2021) (Soft Story Retrofit Letter Report) (Attachment A to this letter);
2. *11971 San Vicente Boulevard – Retrofit Schemes* by Englekirk Structural Engineers (June 2022) (Attachment B to this letter);
3. *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers (June 2022) (Attachment C to this letter);
4. *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group (October 2022) (Attachment D to this letter);
5. *Barry Building ADA Update Requirements* by Gruen Associates (June 2021) (Attachment E to this letter);
6. *Barry Building Renovations* by Hill International (November 2022) (Attachment F to this letter); and
7. *Barry Building Land Residual Analysis* by CBRE, Inc. (March 2023) (Pro forma) (Attachment G to this letter).

The Barry Building is currently seismically unsound for occupancy. On October 21, 2014, the property was inspected by the City of Los Angeles Department of Building and Safety. Based on their inspection of the Property, the Department determined that the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (LAMC § 91.9300 et seq.), titled Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls (Soft Story Ordinance). As a result, the Barry Building is required to meet the minimum seismic standards outlined in the Soft Story Ordinance through either seismic retrofit of the Building or demolition.

A voluntary seismic evaluation was completed to determine the safety of the Barry Building outside of the requirements of the Soft Story Ordinance (which applies only to the South Wing of the Barry Building). The evaluation conducted by Englekirk Structural Engineers (discussed in detail below and attached herein as Attachments B and C) determined that that even with the implementation of a structural retrofit pursuant to the Soft Story Ordinance, the remaining building wings would not be structurally sufficient to protect building occupants if the building was subject to a moderate to severe seismic event. Englekirk's assessment determined that the wings *not* subject to the Soft Story Ordinance were currently 190 to 650% overstressed.

Englekirk noted that the building is a historic building and thus is subject to the 2016 California Historical Building Code. Although the California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces, based on the level of overstress, Englekirk determined that the same retrofit recommendations should apply.

Thus, in addition to the retrofitting required under the Soft Story Ordinance, if efforts were undertaken to retrofit the Barry Building in an attempt to make it safe for occupancy, additional structural retrofit requirements would be needed on the rest of the Building to address the other identified structural deficiencies and ensure the Barry Building is sufficiently sound to protect building occupants (and pedestrians) in the event of a moderate to severe seismic event.

Furthermore, given the date it was constructed, the Barry Building is currently not in compliance with the Americans with Disabilities Act (ADA) and requires significant renovations to provide even the most basic amenities under the ADA. For example, there is currently no women's restroom on the ground floor; the only women's restroom in the Barry Building is on the second story, which is only accessible by stairs. These and other renovations must be made for the Barry Building to meet the requirements of the ADA and to be suitable for public use. Additional renovations are also required for the existing structure to meet certain provisions of the Building Code.

Collectively, the above-referenced reports found that extensive modifications are required to renovate the Barry Building to meet minimum standards for safety and accessibility, costing approximately $12,818,000. In addition, these upgrades could destroy some historic materials and features that characterize the property and permanently alter the essential form and integrity of the Barry Building.

In addition, a pro forma analyzed the expected value of the land and rental income based on the current real estate market and the costs to complete necessary renovations. This analysis found that the value of the land (assuming rental of the Barry Building) after completing all the necessary costs would be approximately negative $5,663,653. The total cost of preservation and renovation of the Barry Building, even where leasable space is maximized, is significantly greater than value of the renovated Property. Therefore, rehabilitating the Barry Building is not an economically feasible alternative to demolition.

I. Required Structural Upgrades

The Barry Building is currently seismically unsound and is not suitable for occupancy without significant structural improvements. On October 21, 2014, the property was inspected by the City of Los Angeles Department of Building and Safety. The Department determined that based on its inspection of the Building, the Barry Building falls within the scope of Division 93, Article I, Chapter IX of the Los Angeles Municipal Code (LAMC § 91.9300 et seq.), *Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Scft, Weak or Cpen Front Walls* (the "Soft Story Ordinance"). As a result of its current noncompliance, the Barry Building is required to either undergo seismic retrofitting or demolition in order to meet the minimum seismic standards outlined in the Soft Story Ordinance. The work required to comply with this Ordinance is discussed in Englekirk Structural Engineers' Soft Story Retrofit Letter Report (Attachment A to this letter).

Separate from the retrofitting required under the Soft Story Ordinance (which applies to the south wing of the Barry Building), additional renovations are needed on the north, east, and west wings in order to address other (non-soft story) structural deficiencies if efforts were undertaken to make the Barry Building safe for occupancy. This is noted in the second memorandum prepared by Englekirk Structural Engineers (Attachment B to this letter). The third memorandum (Attachment C to this letter) details the additional renovations that are required to address the entire Building's structural deficiencies and necessary upgrades to ensure the Barry Building is sufficiently sound to protect building occupants and pedestrians in the event of a moderate to severe seismic event. All three memoranda regarding the Barry Building's seismic and structural deficiencies are summarized below.

In addition to the required seismic renovations, additional work is needed to bring the existing Building into compliance with the ADA and the Building Code. These upgrades are detailed in a report prepared by Gruen Associates (Attachment E to this letter).[1]

1. *11971 San Vicente Boulevard – Retrofit Schemes* (Soft Story Retrofit Letter Report), Englekirk Structural Engineers (June 2021)

This report provides a structural analysis identifying the work necessary to repair the Barry Building to conform to the City of Los Angeles Soft Story Ordinance. The Soft Story Ordinance applies only to the Barry Building's south wing (the only wing with a "soft story").

The report identifies a seismic retrofit solution that addresses the south wing portion only. The seismic retrofit scheme (referred to as Phase I) consists of steel moment frame structures that are located within the Barry Building and are supported on new concrete footings. These steel moment frame structures provide lateral bracing for the south wing. In addition, there would be new wood shear walls installed to minimize architectural impact on the Barry Building. This scheme is depicted in the sketches attached to this report on pages 3-8.

In addition, Phase II of the retrofit work identifies structural work that is needed beyond the Phase I work described above. This work includes the work to the north, east and west wings that are not retrofitted in the Phase I Soft Story scheme. This includes new

[1] The Barry Building is a designated by the City of Los Angeles as Historic-Cultural Monument. Historic Resources Group considered the voluntary seismic retrofits proposed by Englekirk Structural Engineers and the ADA upgrades recommended by Gruen Associates (both discussed above). It is important to note that Historic Resources Group found that the proposed structural upgrades would destroy some historic materials and features that characterize the property and permanently alter the essential form and integrity of the Barry Building. However, the renovations could still meet standards for rehabilitation of historic buildings. This report is provided as Appendix H-7 to the DEIR and Attachment D to this letter.

and strengthened wood shear walls, new foundations to support the seismic loads resisted by the new shear walls, and adding and strengthening the first floor, second floor, and roof diaphragms. This work is explained in additional detail in *ASCE 41-13 Seismic Assessment*, Englekirk (June 2022) discussed below.

(This report is provided as Appendix H-2 to the DEIR and at Attachment A to this letter.).

2. *11971 San Vicente Boulevard – Retrofit Schemes (Soft Story Memorandum)*, Englekirk Structural Engineers (Rev. June 2022)

This letter explains that the soft story structural retrofit (Phase I work identified above) addresses only the structural deficiencies in the Barry Building's south wing. The Soft Story Ordinance is limited to this Building portion because there is no ascertainable lateral system (commonly referred to a "soft story") and the second and roof levels are not supported on the ground level isolated steel columns. The Soft Story Ordinance does not apply to the remaining wings because they do not have a "soft story." Thus, even with the implementation of the Soft Story Ordinance structural retrofit, the remaining Building wings would not be structurally retrofitted and would not be sufficient to protect building occupants or pedestrians if the Barry Building was subject to a moderate to severe seismic event.

(This letter is provided as Appendix H-3 to the DEIR and at Attachment B to this letter.)

3. *11973 San Vicente Boulevard ASCE 41-13 Seismic Assessment*, Englekirk Structural Engineers (June 2022)

Englekirk Structural Engineer's analysis found that the Barry Building's seismic force resisting system is generally highly overstressed. As a result, their report proposes seismic retrofit upgrades to address structural deficiencies in the Barry Building. The report notes several structural deficiencies in the Barry Building. For example, (1) interior demising walls do not form a complete seismic-force-resisting system or a complete lateral bracing system; (2) vertical elements of the seismic-force-resisting system are discontinuous between floors; (3) the north, east, and west wings range from being 190% - 650% overstressed; (4) the steel posts in the south wing do not possess any lateral resistance, so a possible collapse of this wing could result during a seismic event; (5) there is no existing wall or lateral resisting element to resist seismic loads in the south wing, so significant lateral displacement may be expected during a seismic event; and (6) the demand over capacity ratios for the typical diaphragm at the roof and second floor is highly overstressed.

To conform the seismic force resisting requirements, Englekirk identified a seismic retrofit scheme that would include: strengthening the existing walls, adding new 2-story shear walls, and adding new steel moment frames. (A figure depicting a conceptual scheme for the new shear wall and moment frame locations is included as Figure 7.1 on page 11 of the report.) Specifically, this work would include:

A. Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

B. Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

C. New floor and roof diaphragm sheathing would include the addition of new 3/4" plywood sheathing over the entirety of the existing floor and roof sheathing.

D. New two-story steel moment resisting frames would be constructed at the south wing.

While efforts would be made to preserve the historic fabric of the Barry Building where possible, these renovations, may impact the availability or quality of the rentable space. For example, the recommended new shear walls may render portions of the Barry Building less rentable because of the shear wall obstruction at the storefront and office windows. As noted previously, although the California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces, based on the Barry Building's current level of overstress, Englekirk determined that the same retrofit recommendations should apply.

The scope of work considered by this report does not include additional required improvements related to Building Code, ADA compliance, plumbing, mechanical, and lighting upgrades.

(This report is included as Appendix G to the DEIR and at Attachment C to this letter.)

4. *Barry Building ADA Upgrade Requirements*, Gruen Associates (June 2021)

This report evaluates the Barry Building's compliance with the Americans with Disabilities Act (ADA). Gruen Associates conducted a site visit and examined various aspects of the Barry Building. Their analysis identifies the elements of the structure(s) are currently not in compliance with the ADA.

The report identifies several instances of significant non-compliance with the ADA. For example, the second story is currently not accessible; there is no women's restroom on the ground floor, the only women's room is on the second story which is not accessible; all

doors, thresholds and landings are not sufficiently sized for wheelchair or accessibility device access which requires significant renovation to tenant spaces; and the two-lane driveway to the east does not have a legal sidewalk width.

A number of other issues were identified that would require modification of the Barry Building or property. Among other deficiencies, there is no passenger drop-off or a loading zone provided at the street or along the alley; the parking layout is not compliant and does not include the required number of accessible stalls; and the parking lot needs to be re-paved at the ADA stalls to ensure floor levelness all the way to the Building's entries.

Some of the illustrated noncompliant conditions may have more than one solution. For example, there are different types or locations of an elevator that could be installed to the second story accessible. Many conditions, however, call for costly and systematic modifications to the building components which overlap with the key character defining features and potentially overall building functionality. See pages 9-34 of the report for photographs of the identified noncompliant conditions.

Some of the upgrades recommended to bring the Barry Building into compliance include:

A. Accessible path of travel improvements, such as new compliant parking, paving, layout, stalls and signage; widening the sidewalk along the east façade[2]; modification or replacement of exterior doors on the east façade; addition of a floor-mounted handrail on the courtyard steps; addition of a curb to the courtyard ramp; addition of a rail or landscape element as a barrier to the underside of the stairs;

B. Plumbing improvements, such as upgrading the first-floor men's room and second-floor women's room to compliance; addition of single unisex restrooms on both floors; code-compliant signage; and installation of an ADA-compliant drinking fountain;

C. Stair and balcony railing improvements, such as the addition of solid or perforated panels to the floating stair risers; contrasting stripes at each tread; replacement of existing stair handrails and balcony guardrails with new handrails at code-compliant height; and addition of wall-mounted handrails at each of the four stairs between the second floor levels;

[2] The existing driveway, to which alternation is suggested to accommodate a wider sideway is under shared ownership with another building. Consent of the building's owner would be required to make this accommodation. As a result, a waiver of the sideway width would likely be required (and may necessitate input from the Fire Marshall). If the waiver is not granted, some tenant spaces will require two doors opening into the patio which would negatively impact window space. See pages 1-2.

D. Vertical transportation improvements, such as addition of elevators and/or lifts to provide access to the second floor; and addition of two exterior areas of assisted rescue on the second-floor balcony; and

E. Tenant space improvements, such as widening all tenant doorways; modifying interior doors, landings and steps; providing code-compliant entry signage; replacement of all door hardware with lever-type; relocation of hardware mounted outside required range; modification of 9" bottom rails on glazed doors; removal and infill of mails slots in doors; relocation of all switches and outlets mounted outside required range; and modification or replacement of at least one window in each unit with operating parts within the required range.

A total of 37 different ADA upgrades are recommended to bring the Barry Building into full ADA compliance.[3]

(This report is also included as Appendix H-5 to the DEIR and Attachment E to this letter.)

II. Cost Analysis of Structural Upgrades

An additional memorandum was prepared to analyze and develop a comprehensive estimate of the cost to complete all renovations required to address the Barry Building's numerous seismic, structural, and accessibility deficiencies identified in the previously discussed reports.

1. *Barry Building Renovations*, Hill International (November 2022)

Attachment F to this letter contains a Cost Report Regarding Barry Building Renovations, prepared by Hill International on November 2, 2022. This report estimates that the projected costs associated with implementing numerous upgrades to the Barry Building (including seismic retrofitting and ADA and Building Code upgrades) would cost approximately $12,818,000.[4]

The cost estimate in this report reflects the findings contained in the following reports (discussed above): *11973 San Vicente Boulevard, ASCE 41-13 Seismic Assessment* by Englekirk Structural Engineers; *Project Impacts Assessment, 11973 San Vicente Boulevard* by Historic Resources Group; *Barry Building ADA Update Requirements* by Gruen Associates; and a site visit completed by the report's author.

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[3] The authority having jurisdiction (AHJ) over any renovation project (including a fire official and ADA Plan Checker) may need to identify compromises in the event that an ADA requirement conflicts with the Barry Building's historic character or other Building Code requirement.

[4] This is likely a conservative estimate, Hill International estimates that construction costs have risen since this estimate was prepared in November 2022.

The data from these reports was used to develop an estimate of the full scope of work required to complete the necessary renovations. The construction items were then priced and totaled using cost metrics as of November 2022.

This report estimates the cost of three categories of construction improvements to the Barry Building: (1) Structural and Life Safety & Building Code Compliance, (2) ADA Access, and (3) Energy and Water Conservation. The report contains two attachments, the first contains estimate supporting documentation. These three tables provide cost details regarding each item of work identified. The second attachment is a repair matrix which identifies the scope of the major categories of work required, and where additional costs may occur. (For example, repairing a sewer line may require work on the existing courtyard concrete.)

The Structural and Life Safety & Building Code Compliance scope of work includes: (1) abatement; (2) structural upgrades; (3) upgrades to steel stairs and railings; (4) fire protection; (5) replacement of HVAC System; and (6) electrical system upgrade.

The ADA Access scope of work includes: (1) development of ramps at second floor walkways and upgrades to railings; (2) replacing doors to increase width to code minimum; (3) upgrading the parking lot to meet ADA requirements; (4) installing an elevator for second floor access; (5) widening the east elevation sidewalk; and (6) realigning restrooms on the first and second floor to meet ADA requirements.

The Energy and Water Conservation scope of work includes: (1) replacing all windows with dual glazed Low E glass; (2) replacing the HVAC system with an energy efficient system; (3) diverting storm water to the storm drain system; and (4) replacing lighting with LED fixtures.

The cost calculation assumed that all minimum code requirements will be met.[5] The necessary renovations to complete the established scope of work are itemized in the three tables included as Attachment 1 to this report. The first table, located on page 9 of the report, identifies the project subtotals for work as divided into 9 subcategories. The second table, spanning pages 10-12 contains an itemized list of each task and required materials to complete the renovations. Finally, table 3 provides a detailed cost estimate for each of the itemized task items on table 2, including required hours per unit, total hours, and cost per square foot. (See table 3 on pages 13-31.)

[5] While it is possible that some of the items estimated could get a waiver from one agency, it is unlikely that all agencies will agree to any specific item. There are some areas where ADA compliance may conflict with other building requirements. For example, the ADA report recommends widening of the East Sidewalk to 5 feet. However, this change would reduce the access drive width. This creates a conflict between the minimum roadway requirement and the ADA sidewalk width requirement. One of the controlling agencies will be required to waive the code requirement to achieve compliance.

As noted in the reports above, a number of major renovations are required to bring the Barry Building into compliance with the ADA, the Building Code, and to ensure the Building is safe for occupancy. For example, the structural work required (including seismic upgrades) would cost approximately $4.5 million; bringing tenant spaces into compliance (including modifying doorways and windows) would cost approximately $2 million; abatement of asbestos, lead paint and other hazardous materials would cost $1.5 million; and installing an elevator to make the second story accessible per the ADA would cost approximately $850,000. (See page 9 for all subtotals.) **The total projected cost for these and the other identified required improvements is $12,818,000**.[6]

III. Revenue Analysis

In addition to estimating the total cost associated with renovating the Barry Building for occupancy, an additional analysis was conducted to determine the maximum revenue that would be generated from a rehabilitated Barry Building and compared that potential revenue against the costs of renovating and leasing the Barry Building.

2. Barry Building Land Residual Analysis, CBRE, Inc. (March 2023)

CBRE prepared a pro forma regarding the land residual value for the Barry Building project, provided here as Attachment G. "Residual land value" is a method for calculating the value of development land. In general terms, residual land value is determined by subtracting all of the expenses and costs associated with an improvement project from the total value of the improved property (referred to as "Gross Development Value" or GDV).[7] Gross development value estimates the value of the property upon completion and lease of a completed project. This is an estimate of what a property will be worth upon refinance or re-sale.

First, CBRE evaluated Alternative 2 of the DEIR (the "Preservation Alternative" or *Land Residual Analysis (Remodel)*), which would involve seismic retrofitting of the existing Barry Building, and the ADA upgrades and Building Code compliance renovations identified in the Hill International Report (Attachment F, discussed above). This alternative estimates a total of an approximate 12,800 square feet of retail uses (and includes some common areas like bathrooms).

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[6] This estimate does *not* take into consideration legal fees, finance costs, or tenant improvements. Hill International's estimate considers approximately 12,800 square feet of leasable space as identified in the DEIR, plus an additional 1,156 square feet of restrooms, mechanical / electric spaces and 1,478 of common spaces including an elevated walkway, main breezeway, and back breezeway into the courtyard which would also require some renovation under the ADA and/or Building Code. The total square footage considered is 15,434. See page 8 of Attachment F.

[7] This is done by subtracting from the total value of a development, all costs associated with the development, including profit but excluding the cost of the land.

To perform the land residual analysis, CBRE analyzed the costs of construction as of November 2022, and evaluated office, retail, and land sale comparable data (or "comps") to the Barry Building and the costs associated with necessary renovations per the Hill International Report. This data is included with the attached pro forma. CBRE was able to estimate the annual projected rent for the renovated Building (assuming ADA, seismic, and Building Code compliance as discussed above). Under the assumptions of Alternative 2, the annual gross rental income for the retrofitted Barry Building is estimated at approximately $736,960; the total value of the retrofitted Building is $11,361,308.

To determine the residual land value, expenses and costs associated with construction are totaled, and then the full suite of costs is subtracted from the Gross Development Value of $11,361,308. In addition to the $12,818,000 estimated cost to complete necessary renovations (per Hill International, discussed above), leasing commissions, costs for improvements to the leased spaces ("Tenant Improvement Allowance"), transfer taxes and developer profit were considered.[8] Total costs of Alternative 2 are estimated at $17,024,961. Note that some costs associated with the development, property taxes, insurance, and certain maintenance fees are reimbursed by building tenants, and thus are not included. (These reimbursable expenses are tabulated on page 3 of Attachment G.)

Thus, preserving the Barry Building per Alternative 2, the residual land value is $11,361,308 minus $17,024,961, or negative $5,663,653. This proposed project alternative returns a negative valuation. That is, the total costs of the necessary renovations and preparing the Barry Building for lease are greater than the value of the renovated property.

In addition, CBRE prepared a pro forma valuation based on Alternative 3 of the DEIR (the "Partial Preservation with New Construction Alternative" or *Land Residual Analysis (Remodel + Annex)*), which would involve renovation and preservation of most of the existing Building and construct an additional annex on the on the remaining portion of the Project Site. As explained in the Alternatives Section of the DEIR, Alternative 3 would preserve the south, east, and west wings of the Barry Building, the courtyard, and the south façade of the north wing, and would include the seismic retrofit, ADA upgrades, Building Code compliance, and energy efficiency upgrades. In addition, Alternative 3 would include the construction of a new building behind (north of) the existing building (referred to as the annex). To accommodate the new construction, Alternative 3 would involve demolition of the building volume behind the south façade of the north wing (approximately 25% of the existing building's square footage). This alternative was selected to evaluate because of all of the alternatives that include preservation of the existing Barry Building, it provides for the maximum income potential for the Property. In total, Alternative 3 would include approximately 19,771 square feet of office and retail uses.

[8] Calculating residual land value requires consideration of gross development value, and that gross development value is the total development cost inclusive of the developer's profit.

Under this alternative, CBRE determined that estimated gross annual rental income of the total leasable space would be $1,049,100, and the value of the property at completion is approximately $15,912,339. Subtracting total costs of $19,646,307 (which includes the cost to construct the new annex, and costs of renovation adjusted for the retained leasable square footage,[9] and costs of demolition) from the Gross Development Value of $15,912,339 returns a negative valuation of $3,733,908.

Thus, under Alternative 3 which offers the highest possible revenue for the preserved Barry Building by expanding leasable space, the residual land value is still negative. Even under Alternative 3 the total costs of the necessary renovations and retrofitting to prepare the Barry Building for lease are greater than the value of the renovated property.

It is important to note that for a project of this scale, a standard developer profit of 18% of the project value[10] is assumed to account for the developers' investment of time and money into the project, as well as the assumption of the risks associated with a development project. Here, developer profit here is estimated at $2,045,035 under Alternative 2 and $2,864,232 under Alternative 3 (which corresponds to approximately 18% of GDV). Even if developer profit was completely foregone from this analysis, the residual land value under *either* alternative would be negative. Thus, the land valuation would *still* be negative even if a developer took on the project for zero profit.

In conclusion, preserving and renovating the Barry Building is not economically feasible.

Sincerely,

Edward J. Casey

[9] Costs of renovating the entire building were reduced on a pro rata basis to account for only the portion of the building that would be retained and thus require renovation.

[10] According to CBRE, a standard acceptable developer profit, depending on the project, is generally between 16% and 20% of development costs. However, many developers may build a target gross margin of closer to 35% into their project pro forma.

City Clerk Council and Public Services <clerk.cps@lacity.org>

RE: Request to Include Attachments in Council File 25-1518 (too large to upload via the City's Public Comment Portal) ... Please see email for details ... (Email 2 of 4) ...

1 message

Ziggy Kruse <ziggykruse2005@yahoo.com> Thu, Jan 15, 2026 at 6:25 PM
Reply-To: Ziggy Kruse <ziggykruse2005@yahoo.com>
To: "clerk.cps@lacity.org" <clerk.cps@lacity.org>
Cc: Bob Blue <bob.blue@live.com>, Ziggy Kruse <ziggykruse2005@yahoo.com>

Email 2 of 4

Dear City Clerk,

We are respectfully requesting the inclusion of the attached document(s) in the official record for Council File **25-1518**. The attached files are too large to transmit via the City's Public Comment Portal at https://cityclerk.lacity.org/publiccomment/?cfnumber=25-1518.

The attached material are documents received from the Los Angeles Department of City Planning regarding the matter currently under consideration by the City Council.

We ask that the documents be uploaded to the *LACityClerk Connect* portal so that they are available for review by the Council Members, their staff, and the general public.

Thank you for your assistance in ensuring this information is properly filed and made part of the public record. Should you have any questions regarding this submission, please feel free to contact us directly at **ziggykruse2005@yahoo.com**.

Sincerely,
Ziggy Kruse Blue

(for: Angelenos for Historic Preservation)

2024_CPRA Response from LA City Planning_Upload 2 of 4.pdf
20789K

ENV 2019-6645

Warren, Andrea

From: Alan Como <alan.como@lacity.org>
Sent: Tuesday, October 15, 2019 8:09 AM
To: Warren, Andrea
Cc: Heather.Bleemers@lacity.org; Hill, Kathleen
Subject: Re: Environmental Review for Demolition Permit at 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

Andrea,

Yes, as per our conversation, filing for a stand alone EIR is appropriate since you are not applying for any discretionary actions in conjunction with the proposed demolition. Please let me know if you have any further questions or concerns. Thank you.

On Fri, Oct 11, 2019 at 1:16 PM Warren, Andrea <Andrea.Warren@alston.com> wrote:

Hi Alan,

We wanted to let you know that for the application for a demolition permit for the building at 11973 San Vicente Blvd. (Application# 19019-10000-04750), the property owner is not applying for any discretionary approval along with the application for the demolition permit. The property owner is seeking environmental review under CEQA pursuant to a standalone EIR only for the demolition permit. We plan to file the Environmental Assessment Form (EAF) to initiate the process for the City's environmental review of the demolition permit.

Please let us know if the Planning Department agrees we can file the EAF to start the environmental review process.

Thanks so much for your help.

Best,

Andrea

Andrea S. Warren

Alston & Bird LLP I Senior Associate

333 South Hope Street, 16th Floor

Los Angeles, CA 90071

Direct 213.576.2518

NOTICE: This e-mail message and all attachments may contain legally privileged and confidential information intended solely for the use of the addressee. If you are not the intended recipient, you are hereby notified that you may not read, copy, distribute or otherwise use this message or its attachments. If you have received this message in error, please notify the sender by email and delete all copies of the message immediately.

--

Alan Como, AICP
City Planner
Los Angeles City Planning

221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3633

APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number: ENV-2019-6645-EAF

Related Case Numbers: N/A

Case Filed With (Print Name): Anna Van Date Filed: 11/06/2019

EAF Accepted By (Print Name): Date Accepted:

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address[1]: 11973 San Vicente Blvd, Los Angeles, CA 90049

Assessor's Parcel Number: 4404-025-008

Major Cross Streets: San Vicente Blvd and Saltair Ave

Community Plan Area: Brentwood-Pacific Palisades Council District: 11

APPLICANT (if not Property Owner)

Name: Same as Property Owner

Company:

Address:

City: State: Zip Code:

E-Mail:

Telephone No.:

APPLICANT'S REPRESENTATIVE

Name: Andrea Warren

Company: Alston & Bird

Address: 333 S. Hope St, 16 Floor

City: Los Angeles State: CA Zip Code: 90071

E-Mail: andrea.warren@alston.com

Telephone No.: (213) 576-2518

PROPERTY OWNER

Name: 11973 San Vicente, LLC

Company:

Address: 300 S. Grand Ave, 37th Floor

City: Los Angeles State: CA Zip Code: 90071

E-Mail:

Telephone No.: (213) 620-0460

ENVIRONMENTAL REVIEW CONSULTANT

Name: N/A

Company:

Address:

City: State: Zip Code:

E-Mail:

Telephone No.:

[1] Project address must include all addresses on the subject site (as identified in ZIMAS; http://zimas.lacity.org)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

Demolish an existing two-story, approximately 13,300 square foot building. The Project does not include any plans beyond demolition. See additional information in Attachment A.

Additional information or Expanded Initial Study attached: ☑ YES ☐ NO

B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? ☐ YES ☑ NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: Approximately 26,586.4 square feet

Net Acres: Approximately 0.61 Gross Acres: Approximately 0.61

B. Zoning/Land Use.

	Existing	Proposed
Zoning	C4-IVL	No change
Use of Land	Commercial Office	Vacant Land
General Plan Designation	Neighborhood Office Commercial	No change

C. Structures.

1. Does the property contain any vacant structure? ☑ YES ☐ NO

   If YES, describe and state how long it has been vacant: The building has been vacant for since 2017.

2. Will any structures be removed/demolished as a result of the project? ☑ YES ☐ NO

   If YES, provide the number: One building, type: Commercial Office

   , total square footage: approximately 13,956 sq ft.

   and age: constructed in 1951 of structures to be removed.

   If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: 0

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? ☐ YES ☑ NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected (8" trunk diameter and greater)	2	Palm trees	2			
	2	Ornamental trees	2			
Protected (4" trunk diameter and greater		Oak Tree (excluding Scrub Oak)				
		Southern California Black Walnut				
		Western Sycamore				
		California Bay				

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: ☐ YES ☑ NO

*If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.*

E. Slope. State the percent of property which is:

Less than 10% slope: 100% 10-15% slope: _____ over 15% slope: _____

*If slopes over 10% exist, a **Topographic Map** will be required.*

F. **Grading.** Specify the total amount of dirt being moved:

☑ 0-500 cubic yards ☐ More than 500 cubic yards

If more than 500 cubic yards (indicate amount): _____ cubic yards

G. **Import/Export.** Indicate the amount of dirt to be imported or exported:

Imported: 0 cubic yards Exported: 0 cubic yards

Location of disposal site: N/A

Location of borrow site: N/A

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? ☐ YES ☐ NO

*If YES, a **Haul Route** is required.*

H. **Hazardous Materials and Substances.** Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? ☐ YES ☑ NO

If YES, describe: _____

*If YES, a **Phase I Environmental Site Assessment (ESA)** is required.*

I. **Historic, Cultural and/or Architecturally Significant Site or Structure.** Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

☐ National Register of Historic Places: No

☐ California Register of Historic Resources: No

☑ City of Los Angeles Cultural Historic Monument: City of Los Angeles Historic-Cultural Monument No. 887

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): No

☐ Identified on SurveyLA: No

☑ Identified in HistoricPlacesLA: Yes

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? ☐ YES ☑ NO

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? ☐ YES ☑ NO
If YES, describe: _____
_____ and indicate the sheet number on your plans showing the condition: _____.

3. **PROPOSED DEVELOPMENT**

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. ALL PROJECTS

i. Parking.

Vehicular Parking

Required: N/A + Guest: N/A

Proposed: N/A + Guest: N/A

Bicycle Parking:

Required Long-Term: N/A Required Short-Term: N/A

Proposed Long-Term: N/A Proposed Short-Term: NA

ii. Height.

Number of stories (not including mezzanine levels): N/A Maximum height: N/A

Are Mezzanine levels proposed? ☐ YES ☑ N O

If YES, indicate on which floor: _____,

If YES, indicate the total square feet of each mezzanine: _____

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information http://ZIMAS.lacity.org).*

iii. Project Size.

What is the total floor area of the project? N/A gross square feet

iv. Lot Coverage. Indicate the percent of the total project that is proposed for:

Building footprint: 0 %

Paving/hardscape: 0 %

Landscaping: 0 %

v. Lighting. Describe night lighting of project: NA
_____.

B. RESIDENTIAL PROJECT

If no portion of the project is residential check ☑-N/A and continue to next section

i. Number of Dwelling Units.

Single Family: _____,Apartment: _____,Condominium: _____

ii. Recreational Facilities. List recreational facilities for project: _____

_____

_____

iii. Open Space.

Does the project involve new construction resulting in additional floor area and units? ☐ YES ☐ NO

Does the project involve six or more residential units? ☐ YES ☐ NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)		
Private Open Space (Square Feet)		
Landscaped Open Space Area (Square Feet)		
Number of trees (24 inch box or greater)		

iv. Utilities. Describe the types of appliances and heating (gas, electric, gas/electric, solar): _____

_____

v. Accessory Uses. Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: _____

_____

_____

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only check ☑-N/A and continue to next section

i. Type of Use. Demolish and existing two-story building.

_____

ii. Project Size. Does the project only involve the remodel or change of use of an existing interior space or leasehold? ☐ YES ☑ NO

If YES, indicate the total size of the interior space or leasehold: _____ square feet

iii. Hotel/Motel. Identify the number of guest rooms: N/A _____guest rooms

iv. **Days of operation.** N/A

Hours of operation. N/A

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? ☐ YES ☑ NO

If YES, describe events and how often they are proposed _____

vi. **Occupancy Limit.** Total Fire Department occupancy limit: N/A

a. Number of fixed seats or beds N/A

b. Total number of patrons/students N/A

c. Number of employees per shift N/A, number of shifts N/A

d. Size of largest assembly area N/A square feet

v. **Security.** Describe security provisions for the project N/A

4. SELECTED INFORMATION

A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check http://navigatela.lacity.org for this information). NA

B. **Green building certification.** Will the project be LEED-certified or equivalent? ☐ YES ☑ NO

If YES, check appropriate box:

☐ Certified ☐ Equivalent ☐ Silver ☐ Gold ☐ Platinum ☐ Other _____

C. **Fire sprinklers.** Will the Project include fire sprinklers? ☐ YES ☑ NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

☐ **Check this box if you are requesting a Class 32 Exemption, and:**

- ☐ You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- ☐ You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED,

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) William Borthwick, on behalf of 11973 San Vicente, LLC	I, (print name)
Signature	~~craig~~

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement **Civil Code Section 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On Sept. 25, 2019 beforeme, DONNA L. Cruz, Notary Public
(Insert Name of Notary Public and Title)

personally appeared William Borthwick, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

DONNA L. CRUZ
Notary Public - California
Los Angeles County
Commission # 2286147
My Comm. Expires May 11, 2023

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED,

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) _____	I, (printname) Andrea Warren
Signature _____	Signature Andrea Warren

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement **Civil Code Section 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On October 17, 2019 before me, Monica C. Perry
(Insert Name of Notary Public and Title)

personally appeared Andrea Warren, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

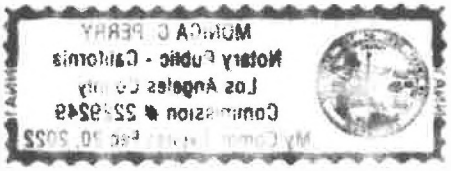
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Monica C Perry
Signature

(Seal)

MONICA C. PERRY
Notary Public - California
Los Angeles County
Commission # 2229249
My Comm. Expires Feb 20, 2022


Notary Public - California
Los Angeles County
Commission # 2279249

INSTRUCTIONS: Environmental Assessment Form

REQUIRED SUBMITTAL MATERIALS:

The following materials are required when submitting an Environmental Assessment Form (EAF); materials must be consistent with the application. All materials should reflect the entire Project, not just the area in need of a zone change, variance, or other entitlement.

The submittal materials are IN ADDITION TO those required for any case/application for which the Environmental Assessment Form is being filed.

Exhibits Required: ***Please note that based on the circumstances of a particular project proposal, in order to adequately analyze the environmental impacts of the project, assigned staff may require any of the following reports even if the project does not meet the indicated threshold.***

A. **Plot Plans and/or Subdivision Map and/or Haul Route Map:** One full size plot plan, subdivision map or haul route map and two 11" x 17" copes; material must show the location and layout of proposed development including dimensions. Include topographic lines where grade is over 10%; and the location and diameter of all existing trees with a trunk diameter greater than four inches on the project site and the adjacent public right-of-way.

B. **Vicinity Maps:** Two copies (8½" x 11") showing an area larger than the Radius/Land Use Map and depicting nearby street system, public facilities and other significant physical features with project area highlighted (similar to road maps, Thomas Brothers Maps, etc.).

C. **Color Pictures:** Two or more color pictures of the project site (taken within the last 30 days) showing existing improvements, walls, trees and other structures on the property. Black and white or gray scale copies of color photos are not acceptable; internet "street view" images are not acceptable.

D. **Notice of Intent Fee:** An UNDATED check in the amount of $75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by Section 15072 of the State CEQA Guidelines.

E. **Payment Receipt:** Fees must be paid at the time of filing the Environmental Assessment per Article 9, Section 19.05 of the LAMC for the purpose of processing the initial study and for the publication of the Negative Declaration or Mitigated Negative Declaration; provide one copy of the payment receipt.

F. **Associated Application:** A duplicate copy of the application for the associated entitlement (e.g. zone change, general plan amendment, variance, conditional use, subdivider's statement) including entitlement justification and/or findings, if available.

G. **Project Planning Referral Form:** A copy of signed Project Planning Referral form (CP-7812) if the proposed project is located in a specific plan area, Community Design Overlay (CDO), Neighborhood Oriented District (NOD), Sign District (SN), Pedestrian Oriented District (POD), Community Plan Implementation Ordinance area and/or involves small lot subdivision or affordable housing (e.g. Density Bonus, Conditional Use >35% increase, Public Benefit) type of project.

H. **Radius/Land Use Maps:** Two full size and two 8½" x 11" reduced size radius maps, if required for discretionary filing. Maps shall be prepared in compliance with DCP's *Radius Map Requirements & Guidelines* (form CP-7826); 300' radius line is okay for site plan review applications.

I. **Elevation Plans:** One full size and two 11" x 17" size plans. See DCP's *Elevation Instructions* form (CP-7817) for technical requirements and a listing of types of cases where elevations are always required. Exterior elevations can be required by planning staff as needed to illustrate and communicate the details of any case. Elevation plans must always show legible height dimensions.

J. **Floor Plans:** One full size and two 11" x 17 size. Floor plans should include patios, balconies and, if proposed for use, portions of the right-of-way. Floor plans are always required for hillside projects, CUB's (seats must be numbered), projects where the City Planning Commission (CPC) or the Area Planning Commission (APC) is the decision maker and other cases when the request involves the interior lay-out of a project. Refer to the Floor Plan Instructions (CP-7751) for detailed information about technical requirements.

K. **Tree Report:** Two copies of a tree report if project involves removal, relocation, or replacement of any protected trees on the project site or in the right-of way adjacent to the site.

L. **Geology/Soils Approval Letter:** A copy of letter from Department of Building and Safety and copy of referenced geotechnical report, if located in hillside area and only if new construction is proposed.

M. **Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS.

N. **Topographic Map:** If slopes over 10% exist. If site is over 50 acres, 1" = 200' scale is acceptable.

O. **Cultural/Historic Impact Report:** If project involves a designated Cultural/Historic property or a historic/cultural resource deemed eligible as historic resources through SurveyLA.

P. **Cultural/Historic Assessment:** If project involves an undesignated structure, 45 years or older, provide clear unobstructed color photographs of all building facades, including accessory structures and a copy of the original (oldest) building permit, with plan sketch, if available.

Q. **Traffic Assessment:** If the project approaches or exceeds the following thresholds a Traffic Assessment review by the Department of Transportation (DOT) may be required (this list is not exhaustive, and unlisted uses may also require assessment).

Use	Threshold
Apartments	40 units
Condominiums (incl. live/work)	48 units
Convenience store (24-hr)	340 sf.
Convenience store (<24-hr)	720 sf.
Shopping center	6,700 sf.
Supermarket	2,600 sf.

Use	Threshold
General office	16,000 sf.
Fast food w/no drive-thru	570 sf.
Fast food w/drive thru	550 sf.
Restaurant – high turn over	2,300 sf.
Restaurant (including bars)	3,300 sf.

Please note that a Traffic Assessment does not necessarily result in a Traffic Study. However, an additional fee, pursuant to Section 19.15 will be required by the DOT for review of the assessment

R. **Duplicate Files:** An additional copy of the EAF and each exhibit is necessary for projects which are located in:

- ☐ The Coastal Zone and
- ☐ The Santa Monica Mountains area

ENV 2019-6645

Property Owner Letter of Authorization

Property Address: 11973 San Vicente Boulevard, Los Angeles, CA 90049

Assessor's Parcel Numbers: 4404-025-008, 4404-025-009

I, William Borthwick, am the manager of 11973 San Vicente, LLC, the owner of the above described property ("Property Owner"), and am authorized to sign this letter on the Property Owner's behalf. By this letter, the Property Owner authorizes Andrea Warren of Alston & Bird, LLP (and Alston & Bird, LLP's other respective employees, representatives, agents, and/or consultants), to submit a demolition permit application and to take such other customary actions as may be required to obtain "ready to issue" status.

Name: William Borthwick, on behalf of Property Owner 11973 San Vicente, LLC

Title: Manager of Property Owner 11973 San Vicente, LLC

Signature of Property Owner: _____

Date: 8/19/19

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
) ss
County of LOS ANGELES)

On August 19, 2019, before me, Monica C. Perry, a Notary Public in and for said State, personally appeared **WILLIAM BORTHWICK**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public
Commission #2229249
Commission Expiration Date: 02/20/2022

MONICA C. PERRY
Notary Public - California
Los Angeles County
Commission # 2229249
My Comm. Expires Feb 20, 2022

[SEAL]

LEGAL02/39180761v1

Office: Downtown
Return to Planning Copy
Application Invoice No: 60637

6800P60637

City of Los Angeles
Department of City Planning

Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: 11973 SAN VICENTE, LLC (213-6200460)
Representative: ALSTON & BIRD - WARREN, ANDREA (213-5762518)
Project Address: 11973 W SAN VICENTE BLVD, 90049

NOTES:

ENV-2019-6645-EAF			
Item	Fee	%	Charged Fee
EIR Initial Deposit *	$11,000.00	100%	$11,000.00
		Case Total	$11,000.00

Item	Charged Fee
*Fees Subject to Surcharges	$11,000.00
Fees Not Subject to Surcharges	$0.00
Plan & Land Use Fees Total	$11,000.00
Expediting Fee	$0.00
Development Services Center Surcharge (3%)	$330.00
City Planning Systems Development Surcharge (6%)	$660.00
Operating Surcharge (7%)	$770.00
General Plan Maintenance Surcharge (7%)	$770.00
Grand Total	$13,530.00
Total Invoice	$13,530.00
Total Overpayment Amount	$0.00
Total Paid (this amount must equal the sum of all checks)	$13,530.00

LA Department of Building and Safety
LA ESTE 104169225 11/6/2019 2:14:45 PM
PLAN & LAND USE $13,200.00
DEV SERV CENTER SURCH-PLANNING $330.00
Sub Total: $13,530.00
Receipt #: 0104114004

Council District: 11
Plan Area: Brentwood - Pacific Palisades
Processed by VAN, ANNA on 11/06/2019

Signature: _____

QR Code is a registered trademark of Denso Wave, Incorporated



LEGAL: PORTIONS OF LOTS 51, 52, WESTGATE ACRES TRACT, M.B.7-90-91(SEE APPLICATION).

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

NOTICE OF PREPARATION FOR DRAFT E.I.R.

SITE ADDRESS:
11973 &11975 SAN VICENTE BL.

0.61 NET AC.

CASE NO.
DATE: 11-28-2022
SCALE: 1" = 100'
USES FIELD
D.M. 129B145
T.B. PAGE: 631 GRID: C-4

BARRY BUILDING

11973 SAN VICENTE BOULEVARD PROJECT

INTERESTED PARTIES LIST

REMEMBER CHECK THE INTERESTED PARTIES SPREADSHEET FROM THE HEARING

(Alston & Bird) Gina Angiolillo	Gina.Angiolillo@alston.com	1
Wendy-Sue Rosen	rosenfree@aol.com	2
Elin Schwartz	elinschwartz1@mac.com	3
Amy Ziering	amyziering@gmail.com	4
Adrian Scott Fine (LA Conservancy)	afine@laconservancy.org	5
The Silverstein Law Firm, APC 215 North Marengo Avenue, 3rd Floor Pasadena, CA 91101	Veronica@RobertSilversteinLaw.com	6
Ziggy Kruse	ziggykruse2005@yahoo.com	7
Bob Blue	Bob.blue@live.com	8
Melissa Hunt Trikilis	trikione@mac.com	9
Jody Heymann	Jody.heymann@ph.ucla.edu	10
Samy Burch	samyburch@gmail.com	11
Kristin Burcham	Kristin.burcham@gmail.com	13
Victoria Kato	victoriakkato@gmail.com	14
Willow Pappageorge	willowpappa@gmail.com	15
Wiley Hickson	wileyhickson@gmail.com	17
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Suren Seropian	surenseropian@gmail.com	27
Suzanne Zumbrunnen	geechumley@gmail.com	28
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Nicole Yorkin	nyinla@gmail.com	37
Marissa Beatty	themobeatty@gmail.com	38
Emerson Olin	emerson@olin-enterprises.com	39
Tony Frederick	tfredlips@gmail.com	40
Adrina Zoppo	adrianazla@yahoo.com	41

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Lawri Williamson	lawrimurray@yahoo.com	43
Anthony Perez	Aperez1187@mymail.lausd.net	44
Erik Van Breene	vanbreene@laconservancy.org	45
Rachel Kwok	Rachel.kwok@santamonica.gov	46
Alisa Morgenthaler South Brentwood Residents Association	alisa@alisamorgenthaler.com info@southbrentwood.org	47
Abundant Housing LA	jake@abundanthousingla.org jaime@abundanthousingla.org	48
Manuel Maradiaga	MFMARADIAGA@aol.com	49
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Sev Burmaka	sevaburmaka@gmail.com	63
Mary Melton	Marymeltonla@gmail.com	64
Brian Butler	brian@1301pe.com	65
Jennifer Sharpe	sharpeworld@gmail.com	66
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Hamed Sandoghdar	hamed.sandoghdar@gmail.com	70
Dianne Kraus	diannekrausdesign@gmail.com	71
Jeff Wilson	jwilson2100@gmail.com	72
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Cathy Cohen	cathycohen@earthlink.net	75
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John Sherwood	jsherwd@gmail.com	80
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Anna Hashmi	anna@thecornershop.tv	82
Tom Safran	tom@tsahousing.com	83
John Crues	john@crues.com	84
Waide Riddle	riddlewaide@gmail.com	85
Anthony Yannatta	anthony@tsahousing.com	86

Irina Berchik	berchiki@aol.com	87
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Josh Stephens	jrstephens@gmail.com	89
Barbara Roll	bsroll@live.com	90
Corin Kahn, Esq.	clkesq@outlook.com	91
DM Stenlake	dharmadm@yahoo.com	92
Nancy Freedman	gif165@gmail.com	93
Carolyn Jordan	cjordan@glaserweil.com	94
Roz Gamble	rgamble@motorcyclegroup.com	95
Byrdie Pompan	blp1966@gmail.com	96
B. Aviva Hayempour	bhayempour@gmail.com	97
Brentwood Residents Coalition	brc90049@aol.com	98
Richard Stein	rstein@uoregon.edu	99
Jack Fine	sanjacfine@aol.com	100
CD 11- also make sure they are notified one week prior to ENV notice going out		
Deputy Chief of Staff Jeff Khau	jeff.khau@lacity.org	
Council District 11 Councilmember Parks	200 N. Spring Street Room 475 LA CA 90012	

REP
Gina Angiolillo | Associate | ALSTON & BIRD 333 South Hope Street, 16th Floor | Los Angeles, CA 90071 gina.angiolillo@alston.com | t: 213.576.1045

ENV

Stacey Henderson, CAJA - stacie@cega-nepa.com

For Emailing purposes:

jeff.khau@lacity.org, Gina.Angiolillo@alston.com, stacie@cega-nepa.com, rosenfree@aol.com, elinschwartz1@mac.com, amyziering@gmail.com, afine@laconservancy.org, Veronica@RobertSilversteinLaw.com, ziggykruse2005@yahoo.com, Bob.blue@live.com, trikione@mac.com, Jody.heymann@ph.ucla.edu, samyburch@gmail.com, Kristin.burcham@gmail.com, victoriakkato@gmail.com, willowpappa@gmail.com, wileyhickson@gmail.com, mrdstone@mac.com, cjurca@hss.caltech.edu, afleisig@gmail.com, menotticesarini@gmail.com, erosewilliams@gmail.com, tylerbourgoise@gmail.com, Laurabernier1@gmail.com, tom@tsahousing.com, jsherwd@gmail.com, surenseropian@gmail.com, geechumley@gmail.com, bruking@gmail.com, Klholley1@mac.com, dbanddn@gmail.com, jefbu@aol.com, lna.dals@gmail.com, Fujioka12@gmail.com, markfugina@gmail.com, Madison90808@yahoo.com, nyinla@gmail.com, themobeatty@gmail.com, emerson@olin-enterprises.com, tfredlips@gmail.com, adrianazla@yahoo.com, michael@michaelhayes.la, lawrimurray@yahoo.com, Aperez1187@mymail.lausd.net, vanbreene@laconservancy.org, Rachel.kwok@santamonica.gov, alisa@alisamorgenthaler.com, info@southbrentwood.org, jake@abundanthousingla.org, jaime@abundanthousingla.org, MFMARADIAGA@aol.com, nathanyounan@gmail.com, mike@afriat.com, anne@rodeore.com, sabrina.korman@gmail.com, richard369@gmail.com, susanwin@icloud.com, stephanie.bernabe@gmail.com, jolds2@icloud.com, efields@fieldsholdings.com, mrroryofhollywood@ca.rr.com, claudiarredondo@aol.com, caseyjacks@yahoo.com, sevaburmaka@gmail.com, Marymeltonla@gmail.com, brian@1301pe.com, sharpeworld@gmail.com, dldoucette@msn.com, meleo@casaromany.com, nancy@newbergfamily.net, hamed.sandoghdar@gmail.com, diannekrausdesign@gmail.com, jwilson2100@gmail.com, maronson@douglasemmett.com, davidarochlin@gmail.com, cathy.cohen@earthlink.net, Mlewis67@yahoo.com, fn@nilsenstudio.com, nicole@fazioinc.com, jsherwd@gmail.com, kevinshmueljohnson@gmail.com, anna@thecornershop.tv, tom@tsahousing.com, john@crues.com, riddlewaide@gmail.com, anthony@tsahousing.com, berchiki@aol.com, bgordon@pacequity.com, jrstephens@gmail.com, bsroll@live.com, clkesq@outlook.com, dharmadm@yahoo.com, gjf165@gmail.com, cjordan@glaserweil.com, rgamble@motorcyclegroup.com, blp1966@gmail.com, bhayempour@gmail.com, brc90049@aol.com, rstein@uoregon.edu, sanjacfine@aol.com

James Harris <james.harris@lacity.org>

11973 San Vicente Boulevard Project - Barry Building

Lisa A <circleseeker@gmail.com> Mon, Sep 11, 2023 at 10:32AM
To: James Harris <james.harris@lacity.org>

Hi, can you remove me from this list.

Thanks so much,

Lisa A

[Quoted text hidden]
[Quoted text hidden]
<Barry - FEIR_NOA.pdf>

James Harris <james.harris@lacity.org>

11973 San Vicente Boulevard Project - Barry Building

Mail Delivery Subsystem <mailer-daemon@googlemail.com> Mon, Sep 11, 2023 at 8:04 AM
To: james.harris@lacity.org

Address not found

Your message wasn't delivered to **Le28@pdx.edu** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

```
550 5.1.1 <Le28@pdx.edu>: Recipient address rejected: User unknown in relay recipient table
```

Final-Recipient: rfc822; Le28@pdx.edu
Action: failed
Status: 5.1.1
Remote-MTA: dns; bonaventure.oit.pdx.edu (131.252.111.96, the server for the domain.)
Diagnostic-Code: smtp; 550 5.1.1 <Le28@pdx.edu>: Recipient address rejected: User unknown in relay recipient table
Last-Attempt-Date: Mon, 11 Sep 2023 08:04:32 -0700 (PDT)

---------- Forwarded message ---------
From: James Harris <james.harris@lacity.org>
To: James Harris <james.harris@lacity.org>
Cc:
Bcc: Le28@pdx.edu
Date: Mon, 11 Sep 2023 08:00:00 -0700
Subject: 11973 San Vicente Boulevard Project - Barry Building
-- Message truncated --

James Harris <james.harris@lacity.org>

11973 San Vicente Boulevard Project - Barry Building

Mail Delivery Subsystem <mailer-daemon@googlemail.com> Mon, Sep 11, 2023 at 8:01 AM
To: james.harris@lacity.org



Address not found

Your message wasn't delivered to **stern123@earthlink.net** because the address couldn't be found, or is unable to receive mail.

LEARN MORE
⚠This link will take you to a third-party site

The response from the remote server was:

```
550 5.5.1 Recipient rejected - ELNK001_403 - https://postmaster-earthlink.vadesecure.com/inbound_error_codes/#_403
```

Final-Recipient: rfc822; stern123@earthlink.net
Action: failed
Status: 5.5.1
Remote-MTA: dns; mx03.earthlink-vadesecure.net. (51.81.232.218, the server for the domain earthlink.net.)
Diagnostic-Code: smtp; 550 5.5.1 Recipient rejected - ELNK001_403 - https://postmaster-earthlink.vadesecure.com/inbound_error_codes/#_403
Last-Attempt-Date: Mon, 11 Sep 2023 08:01:10 -0700 (PDT)

-------- Forwarded message --------
From: James Harris <james.harris@lacity.org>
To: James Harris <james.harris@lacity.org>
Cc:
Bcc: stern123@earthlink.net
Date: Mon, 11 Sep 2023 08:00:00 -0700
Subject: 11973 San Vicente Boulevard Project - Barry Building
---- Message truncated ----

James Harris <james.harris@lacity.org>

11973 San Vicente Boulevard Project - Barry Building

Mail Delivery Subsystem <mailer-daemon@googlemail.com> Mon, Sep 11, 2023 at 8:01 AM
To: james.harris@lacity.org

Address not found

Your message wasn't delivered to **alexadradanzer@gmail.com** because the address couldn't be found, or is unable to receive mail.

LEARN MORE

The response was:

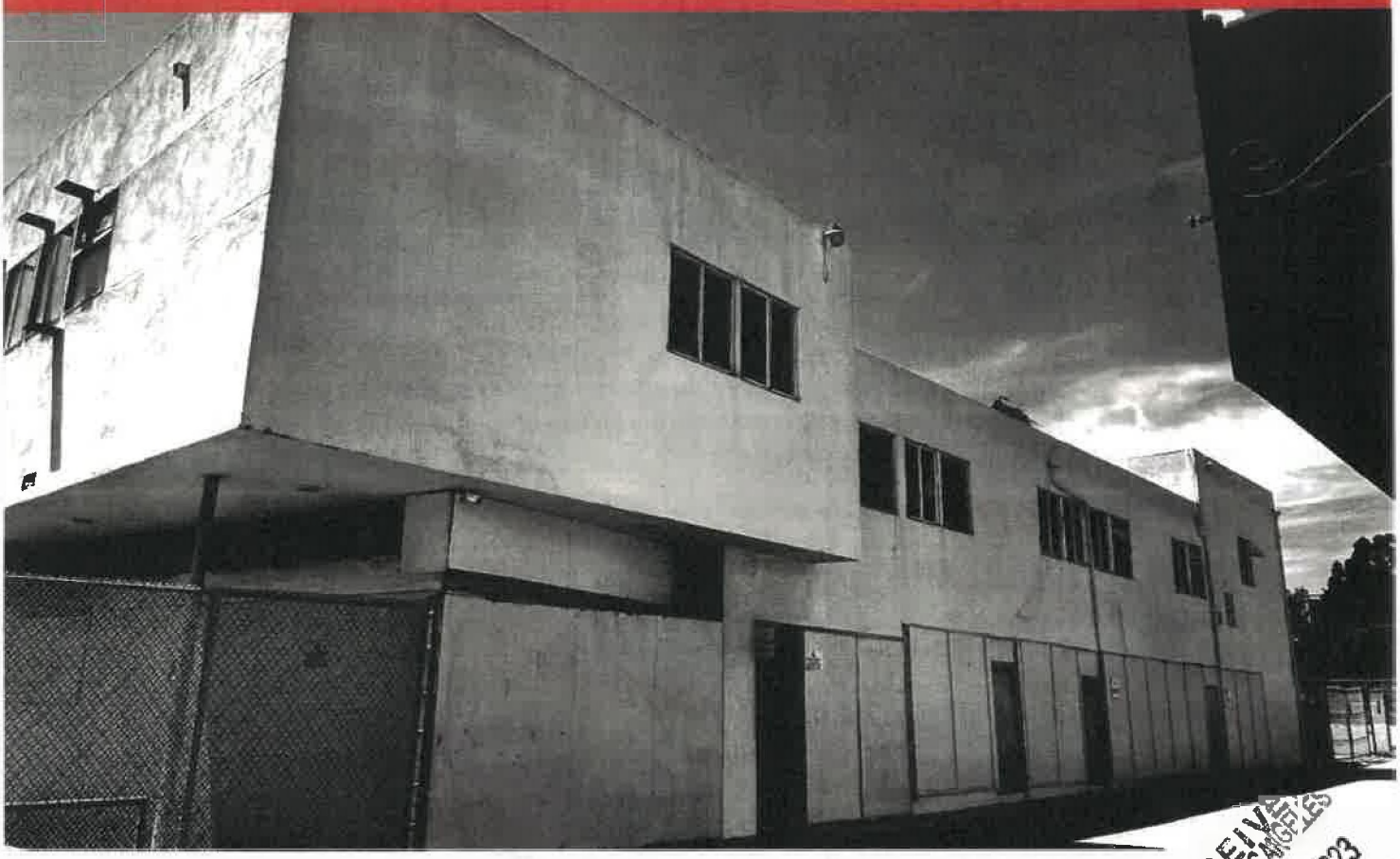
```
550 5.1.1 The email account that you tried to reach does not exist. Please try double-checking
the recipient's email address for typos or unnecessary spaces. Learn more at
https://support.google.com/mail/?p=NoSuchUser c12-20020a17090abf0c00b0026808f02474sor3697104pjs.5 -
gsmtp
```

Final-Recipient: rfc822; alexadradanzer@gmail.com
Action: failed
Status: 5.1.1
Diagnostic-Code: smtp; 550-5.1.1 The email account that you tried to reach does not exist. Please try
550-5.1.1 double-checking the recipient's email address for typos or
550-5.1.1 unnecessary spaces. Learn more at
550 5.1.1 https://support.google.com/mail/?p=NoSuchUser c12-20020a17090abf0c00b0026808f02474sor3697104pjs.5
- gsmtp
Last-Attempt-Date: Mon, 11 Sep 2023 08:01:09 -0700 (PDT)

---------- Forwarded message ---------
From: James Harris <james.harris@lacity.org>
To: James Harris <james.harris@lacity.org>
Cc:
Bcc: alexadradanzer@gmail.com
Date: Mon, 11 Sep 2023 08:00:00 -0700
Subject: 11973 San Vicente Boulevard Project - Barry Building
----- Message truncated -----

COMMUNITY NOTICE

THE BARRY BUILDING - 11973-11975 SAN VICENTE BOULEVARD



RECEIVED
CITY OF LOS ANGELES
AUG 14 2023
MAJOR PROJECTS
UNIT

WHAT IS HAPPENING?

Structural experts and the City of Los Angeles have determined that the Barry Building is structurally unfit and is likely to suffer severe damage in an earthquake. The building is subject to the City's Soft Story Retrofit Program and does not meet the minimum seismic standards of the City. The building also poses a risk of vandalism, loitering and other public safety hazards associated with vacant buildings. The owner seeks to demolish the building in order to comply with the City's requirements and to ensure the safety of the surrounding neighborhood.

WANT TO EXPRESS YOUR SUPPORT? QUESTIONS? EMAIL US AT:
LETSPROTECTBRENTWOOD@GMAIL.COM

THE BARRY BUILDING - 11973-11975 SAN VICENTE BLVD



Q: WHAT'S THE SOLUTION?

In order to comply with the City's rules and because the Barry Building does not meet minimum seismic standards, thus posing a risk to the community, the owner is proceeding with the demolition of the building. Demolition of the building is the safest and most viable solution to mitigate the risk posed by the building. Demolition prioritizes community safety and eliminates risks posed by an earthquake that could result in the collapse of the building.

Q: IS THERE A PROPOSED PROJECT TO REPLACE THE BARRY BUILDING?

No. There is no proposed project to replace the Barry Building. The only application pending with the city is for the demolition of the building. Any future development proposal, if any, would likely be subject to extensive community input and a long, public city process which would include a full new Environmental Impact Report (EIR) for any such proposed project.

Q: IS THERE AN ENVIRONMENTAL ANALYSIS?

Yes, In order to ensure that the demolition of the building creates no harm to the environment an Environmental Impact Report (EIR) is being prepared by the City. The City released their initial report (Draft EIR) for public review and received comments from the public. The public comment was open from February 16, 2023 - April 3, 2023 and was extended an additional 15 days to ensure adequate time for public engagement. The comment period closed on April 18, 2023. The City's final report (Final EIR) is expected to be completed the end of July or early August.

Q: HOW LIKELY IS IT THAT THE BUILDING IS GOING TO COLLAPSE?

A seismic assessment was prepared that indicated that the Barry Building is structurally unstable. In the event of a moderate to strong earthquake, the building is likely to suffer severe damage and could collapse. Portions of the building have no significant seismic resisting elements at all, which can result in a partial or an entire building collapse. These structural deficiencies represent safety hazards to the community.

Q: CAN THE BARRY BUILDING BE RETROFITTED TO SAVE THE BUILDING?

Retrofitting was explored as an option, but due to the extent of the structural deficiencies in the building, retrofitting is not a practical option. The building suffers from significant deterioration due to its age, construction and numerous structural deficiencies embedded in its design and engineering. The safest and most feasible solution is demolition of the Barry Building.

PLEASE SIGN OUR NEIGHBORHOOD PETITION →

WANT TO EXPRESS YOUR SUPPORT? LETS PROTECT BRENTWOOD@GMAIL.COM

LOS ANGELES
DEPARTMENT OF CITY
PLANNING
221 North Figueroa St, Suite 1350
Los Angeles, CA 90012

NOTICE OF COMPLETION AND AVAILABILITY
OF DRAFT ENVIRONMENTAL IMPACT REPORT

2023 072992
FILED
Apr 03 2023
Dean C. Logan, Registrar-Recorder/County Clerk
Electronically signed by LAKEISHA MCCOY

THIS NOTICE WAS POSTED
ON April 03 2023
UNTIL May 03 2023
REGISTRAR – RECORDER/COUNTY CLERK

March 29, 2023

NOTICE OF EXTENSION

THE FINAL DAY OF THE COMMENT PERIOD FOR DRAFT EIR CASE NO. ENV-2019-6645-EIR (SCH NO. 2020110210) HAS BEEN EXTENDED FROM APRIL 3, 2023 TO APRIL 18, 2023

ENVIRONMENTAL CASE NO.:	ENV-2019-6645-EIR
STATE CLEARINGHOUSE NO.:	2020110210
PROJECT NAME:	11973 San Vicente Boulevard Project
PROJECT APPLICANT:	11973 San Vicente, LLC
PROJECT ADDRESS:	11973-11975 San Vicente Boulevard, Los Angeles, California 90049
COMMUNITY PLAN AREA:	Brentwood-Pacific Palisades
COUNCIL DISTRICT:	11 – Park
PUBLIC COMMENT PERIOD:	**February 16, 2023 – ~~April 3, 2023~~ April 18, 2023**

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed 11973 San Vicente Boulevard Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

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Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: Cultural Resources (historical resources) and Land Use and Planning. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

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Please direct your comments to:

Mail: James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

E-mail: james.harris@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning

James Harris
Major Projects Section
Department of City Planning
(213) 978-1241

2023 072992
FILED
Apr 03 2023
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by LAKEISHA MCCOY

BARRY BUILDING

11973 SAN VICENTE BOULEVARD PROJECT

INTERESTED PARTIES LIST

REMEMBER CHECK THE INTERESTED PARTIES SPREADSHEET FROM THE HEARING

(Alston & Bird) Gina Angiolillo	Gina.Angiolillo@alston.com	1
Wendy-Sue Rosen	rosenfree@aol.com	2
Elin Schwartz	elinschwartz1@mac.com	3
Amy Ziering	amyziering@gmail.com	4
Adrian Scott Fine (LA Conservancy)	afine@laconservancy.org	5
The Silverstein Law Firm, APC 215 North Marengo Avenue, 3rd Floor Pasadena, CA 91101	Veronica@RobertSilversteinLaw.com	6
Ziggy Kruse	ziggykruse2005@yahoo.com	7
Bob Blue	Bob.blue@live.com	8
Melissa Hunt Trikilis	trikione@mac.com	9
Jody Heymann	Jody.heymann@ph.ucla.edu	10
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Alex Danzer	alexadradanzer@gmail.com	12
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Lauren Everett	Le28@pdx.edu	16
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David Stone	mrdstone@mac.com	18
Catherine Jurca	cjurca@hss.caltech.edu	19
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Andrew Menotti	menotticesarini@gmail.com	21
Emily Gustafson	erosewilliams@gmail.com	22
Tyler Bourgoise	tylerbourgoise@gmail.com	23
Laura Bernier	Laurabernier1@gmail.com	24
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John Sherwood	jsherwd@gmail.com	26
Suren Seropian	surenseropian@gmail.com	27
Suzanne Zumbrunnen	qeechumley@gmail.com	28
Brooke King	bruking@gmail.com	29
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Rachel Kwok	Rachel.kwok@santamonica.gov	46
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Mary Melton	Marymeltonla@gmail.com	64
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Jennifer Sharpe	sharpeworld@gmail.com	66
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Nancy Newberg	nancy@newbergfamily.net	69
Hamed Sandoghdar	hamed.sandoghdar@gmail.com	70
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Fredrik Nilsen	fn@nilsenstudio.com	77
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John Sherwood	jsherwd@gmail.com	80
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Tom Safran	tom@tsahousing.com	83

John Crues	john@crues.com	84
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Josh Stephens	jrstephens@gmail.com	89
Barbara Roll	bsroll@live.com	90
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Nancy Freedman	qjf165@gmail.com	93
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Roz Gamble	rgamble@motorcyclegroup.com	95
Byrdie Pompan	blp1966@gmail.com	96
B. Aviva Hayempour	bhayempour@gmail.com	97
Brentwood Residents Coalition	brc90049@aol.com	98
Richard Stein	rstein@uoregon.edu	99
Jack Fine	sanjacfine@aol.com	100
CD 11- also make sure they are notified one week prior to ENV notice going out		
Deputy Chief of Staff Jeff Khau	jeff.khau@lacity.org	
Council District 11 Councilmember Parks	200 N. Spring Street Room 475 LA CA 90012	

REP
Gina Angiolillo | Associate | ALSTON & BIRD 333 South Hope Street, 16th Floor | Los Angeles, CA 90071 gina.angiolillo@alston.com | t: 213.576.1045

For Emailing purposes:

jeff.khau@lacity.org, Gina.Angiolillo@alston.com, stacie@cega-nepa.com, rosenfree@aol.com, elinschwartz1@mac.com, amyziering@gmail.com, afine@laconservancy.org, Veronica@RobertSilversteinLaw.com, ziggykruse2005@yahoo.com, Bob.blue@live.com, trikione@mac.com, Jody.heymann@ph.ucla.edu, samyburch@gmail.com, alexadradanzer@gmail.com, Kristin.burcham@gmail.com, victoriakkato@gmail.com, willowpappa@gmail.com, circleseeker@gmail.com, Le28@pdx.edu, wileyhickson@gmail.com, mrdstone@mac.com, cjurca@hss.caltech.edu, afleisig@gmail.com, menotticesarini@gmail.com, erosewilliams@gmail.com, tylerbourgoise@gmail.com, Laurabernier1@gmail.com, tom@tsahousing.com, jsherwd@gmail.com, surenseropian@gmail.com, geechumley@gmail.com, bruking@gmail.com, Klholley1@mac.com, dbanddn@gmail.com, jefbu@aol.com, lna.dals@gmail.com, Fujioka12@gmail.com, markfugina@gmail.com, Madison90808@yahoo.com, nyinla@gmail.com, themobeatty@gmail.com, emerson@olin-enterprises.com, tfredlips@gmail.com, adrianazla@yahoo.com, michael@michaelhayes.la, lawrimurray@yahoo.com, Aperez1187@mymail.lausd.net , vanbreene@laconservancy.org, Rachel.kwok@santamonica.gov, alisa@alisamorgenthaler.com, info@southbrentwood.org

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rgamble@motorcyclegroup.com, blp1966@gmail.com, bhayempour@gmail.com, brc90049@aol.com, rstein@uoregon.edu, sanjacfine@aol.com

LOS ANGELES DEPARTMENT OF CITY PLANNING
221 North Figueroa St., Suite 1350
Los Angeles, CA 90012

NOTICE OF COMPLETION AND AVAILABILITY
OF DRAFT ENVIRONMENTAL IMPACT REPORT

February 16, 2023

Puede obtener información en Español llamando al (213) 978-1300

ENVIRONMENTAL CASE NO.:	ENV-2019-6645-EIR
STATE CLEARINGHOUSE NO.:	2020110210
PROJECT NAME:	11973 San Vicente Boulevard Project
PROJECT APPLICANT:	11973 San Vicente, LLC
PROJECT ADDRESS:	11973-11975 San Vicente Boulevard, Los Angeles, California 90049
COMMUNITY PLAN AREA:	Brentwood-Pacific Palisades
COUNCIL DISTRICT:	11 – Park
PUBLIC COMMENT PERIOD:	**February 16, 2023 – April 3, 2023**

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ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: Cultural Resources (historical resources) and Land Use and Planning. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

THIS NOTICE WAS POSTED

ON February 16 2023

UNTIL March 20 2023

REGISTRAR – RECORDER/COUNTY CLERK

2023 036519

FILED
Feb 16 2023

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY

FILE REVIEW AND COMMENTS:

Coronavirus (COVID-19) Update
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Los Angeles City Planning
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Los Angeles, CA 90012

E-mail: james.harris@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning

James Harris
Major Projects Section
Department of City Planning
(213) 978-1241

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Dean C. Logan, Registrar-Recorder/County Clerk
Electronically signed by LARISSA MCCOY

LOS ANGELES DEPARTMENT OF CITY PLANNING
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COUNCIL DISTRICT:	11 – Park
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ON February 16 2023
UNTIL March 20 2023
REGISTRAR– RECORDER/COUNTY CLERK

2023 036519
FILED
Feb 16 2023
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Electronically signed by LAKESHA MCCOY

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E-mail: james.harris@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning

James Harris

James Harris
Major Projects Section
Department of City Planning
(213) 978-1241

2023 036519
FILED
Feb 16 2023
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by LACITYNATINC.COV

This is a true and certified copy of the record if it bears the seal, imprinted in purple ink, of the Registrar-Recorder/County Clerk

FEB 16 2023

Dean C. Logan REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: L. MCCOY



Thursday, February 16, 2023 2:47 PM

Item(s)

Fee	Qty	Total
NoA - County Fee 2023036519	1	$0.00
Notice - Certified Copy 2023036519	1	$2.00

Total **$2.00**

Total Documents: 1

Customer payment(s):

Check	$77.00
Refund	($75.00)

Check List:

#7717	$77.00

James Harris <james.harris@lacity.org>

11973 San Vicente Boulevard DEIR

James Harris <james.harris@lacity.org> Thu, Feb 16, 2023 at 10:00 AM
To: James Harris <james.harris@lacity.org>
Bcc: rosenfree@aol.com, elinschwartz1@mac.com, amyziering@gmail.com, Adrian Fine <afine@laconservancy.org>, Veronica@robertsilversteinlaw.com, ziggykruse2005@yahoo.com, Bob.blue@live.com, trikione@mac.com, Jody.heymann@ph.ucla.edu, samyburch@gmail.com, alexadradanzer@gmail.com, Kristin.burcham@gmail.com, victoriakkato@gmail.com, willowpappa@gmail.com, circleseeker@gmail.com, Le28@pdx.edu, wileyhickson@gmail.com, mrdstone@mac.com, cjurca@hss.caltech.edu, afleisig@gmail.com, menotticesarini@gmail.com, erosewilliams@gmail.com, tylerbourgoise@gmail.com, Laurabernier1@gmail.com, tom@tsahousing.com, jsherwd@gmail.com, surenseropian@gmail.com, geechumley@gmail.com, bruking@gmail.com, Klholley1@mac.com, dbanddn@gmail.com, jefbu@aol.com, Ina.dals@gmail.com, Fujioka12@gmail.com, markfugina@gmail.com, rboken@aol.com, Madison90808@yahoo.com, nyinla@gmail.com, themobeatty@gmail.com, emerson@olin-enterprises.com, tfredlips@gmail.com, adrianazla@yahoo.com, Michael Hayes <michael@michaelhayes.la>, lawrimurray@yahoo.com, Aperez1187@mymail.lausd.net, Jeff Khau <jeff.khau@lacity.org>, Rachel.kwok@santamonica.gov

You have requested to be listed as an Interested Party to Case Number ENV-2019-6645-EIR for the property located at **11973 San Vicente Boulevard**, known as the Barry Building.

The Notice of Completion and Availability of the Draft Environmental Impact Report (DEIR) is attached to this email for your records.

Additionally, the Draft EIR can be found at the following link:

https://planning.lacity.org/development-services/eir

Search for the DEIR by the address *11973 San Vicente Boulevard*.

Thank you

LOS ANGELES CITY PLANNING

Jim Harris
Major Projects
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 978-1241 | Planning4LA.org
E-NEWS

DEIR-NOCA-11973 San Vicente Blvd signed.pdf
200K

James Harris <james.harris@lacity.org>

11973 San Vicente Boulevard DEIR

1 message

James Harris <james.harris@lacity.org> Thu, Feb 16, 2023 at 11:28 AM
To: Greg.Berlin@alston.com

You have requested to be listed as an Interested Party to Case Number ENV-2019-6645-EIR for the property located at **11973 San Vicente Boulevard**, known as the Barry Building.

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T: (213) 978-1241 | Planning4LA.org
E-NEWS

DEIR-NOCA-11973 San Vicente Blvd signed.pdf
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LOS ANGELES
DEPARTMENT OF CITY
PLANNING
221 North Figueroa St, Suite 1350
Los Angeles, CA 90012

NOTICE OF COMPLETION AND AVAILABILITY
OF DRAFT ENVIRONMENTAL IMPACT REPORT

February 16, 2023

Puede obtener información en Español llamando al (213) 978-1300

ENVIRONMENTAL CASE NO.:	ENV-2019-6645-EIR
STATE CLEARINGHOUSE NO.:	2020110210
PROJECT NAME:	11973 San Vicente Boulevard Project
PROJECT APPLICANT:	11973 San Vicente, LLC
PROJECT ADDRESS:	11973-11975 San Vicente Boulevard, Los Angeles, California 90049
COMMUNITY PLAN AREA:	Brentwood-Pacific Palisades
COUNCIL DISTRICT:	11 – Park
PUBLIC COMMENT PERIOD:	**February 16, 2023 – April 3, 2023**

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed 11973 San Vicente Boulevard Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

The approximately 26,586 square foot (0.61-acre) Project Site (Assessor Parcel No. 4404-025-008) is currently improved with an existing two-story (approximately 23.5 feet in height), approximately 13,956 square foot commercial building (with 12,800 square feet of leasable space) commonly referred to as the Barry Building and a portion of a surface parking lot. The existing building is a City of Los Angeles Historic-Cultural Monument (HCM) that has been vacant and fenced since 2017. The Project consists of the demolition of the Barry Building. Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant dirt lot, and the existing surface parking lot would remain. A landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). Three on-site palms would be removed; however, the fourth on-site palm and two street trees located along San Vicente Boulevard would remain. No future development of the Site is proposed and/or considered as part of the Project. Demolition of the building would result in the removal of approximately 4,174 cubic yards of debris from the Project Site.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: Cultural Resources (historical resources) and Land Use and Planning. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

Coronavirus (COVID-19) Update
The Department of City Planning recognizes the unprecedented nature of COVI D-19, and having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications and study updates to our community plans and citywide policies.

The Draft EIR is available online at the Department of City Planning's website at ***https://planning.lacity.org/development-services/eir***. The Draft EIR can be purchased on CD-ROM for $5.00 per copy by contacting the planning staff listed below. Copies are also available at the following Library Branches:

1) Los Angeles Central Library, 630 W. Fifth Street, Los Angeles, CA 90071
2) West Los Angeles Regional Library, 11360 Santa Monica Blvd., Los Angeles, CA 90025
3) Donald Bruce Kaufman Branch Library, 11820 San Vicente Blvd., Los Angeles, CA 90049

If you are unable to access digital copies of the Draft EIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the Draft EIR and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The Draft EIR and the documents referenced in the Draft EIR are available for public review **by appointment only**, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. If you are unable to access project materials, or wish to schedule an appointment, please contact the project planner for the project, James Harris at (213) 978-1241 or james.harris@lacity.org.

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by Monday, April 3, 2023 **no later than 4:00 p.m.**

Please direct your comments to:

Mail: James Harris
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

E-mail: james.harris@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning

James Harris

James Harris
Major Projects Section
Department of City Planning
(213) 978-1241

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2020110210

Project Title: 11973 San Vicente Boulevard Project

Lead Agency: City of Los Angeles | Contact Person: James Harris
Mailing Address: 221 N Figueroa St, Suite 1350 | Phone: 2139781241
City: Los Angeles | Zip: 90012 | County: Los Angeles

Project Location: County: Los Angeles | City/Nearest Community: Brentwood - Pacific Palisades
Cross Streets: San Vicente Blvd & Saltair Ave | Zip Code: 90049
Longitude/Latitude (degrees, minutes and seconds): 34 ° 3 ' 11 " N / 118 ° 28 ' 19 " W Total Acres: 0.61
Assessor's Parcel No.: 4404025008 | Section: 29 | Twp.: 1S | Range: 15W | Base: San Bern
Within 2 Miles: State Hwy #: I-405 & I-10 | Waterways:
Airports: | Railways: MetroE(Expo)Line (light rail) | Schools: Multiple

Document Type:

CEQA: ☐ NOP ☒ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec Other:
NEPA: ☐ NOI ☐ EA ☐ DraftEIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ SitePlan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Demolition Permit

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type
☒ Other: Demolition Permit of existing building, no new development

Project Issues Discussed in Document:

☐ Aesthetic/Visual
☐ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☐ Geologic/Seismic
☐ Minerals
☒ Noise
☐ Population/Housing Balance
☐ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Solid Waste
☐ Toxic/Hazardous
☒ Traffic/Circulation
☐ Vegetation
☐ Water Quality
☐ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☒ Land Use
☐ Cumulative Effects
☐ Other: GHG, Tribal

Present Land Use/Zoning/General Plan Designation:

Zone C4-1VL; Land Use Neighborhood Office Commercial

Project Description: *(please use a separate page if necessary)*

The Project consists solely of the demolition of the existing 13,956 square foot building, which is a City of Los Angeles Historic-Cultural Monument (HCM #887), also known as the Barry Building, that has been vacant and fenced since 2017. There is no future development proposed or considered for this site as part of the Project.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District# 7		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB# 4
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of	X	Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region# 5		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date February 16, 2023 Ending Date April 3, 2023

Lead Agency (Complete if applicable):

Consulting Firm: CAJA Environmental Services
Address: 9410 Topanga Canyon Blvd, Suite 101
City/State/Zip: Chatsworth, CA 91311
Contact: Stacie Hernderson
Phone: 310-469--6700

Applicant: 11973 San Vicente
Address: 300 S. Grand Avenue, 37th Floor
City/State/Zip: Los Angeles, CA 90071
Phone:

Signature of Lead Agency Representative: James Harris **Date:** February 15, 2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

LOS ANGELES
DEPARTMENT OF CITY
PLANNING
221 North Figueroa St., Suite 1350
Los Angeles, CA 90012

NOTICE OF PREPARATION
OF ENVIRONMENTAL IMPACT REPORT

THIS NOTICE WAS POSTED
ON November 18 2020
UNTIL December 18 2020
REGISTRAR–RECORDER/COUNTY CLERK

November 18, 2020

ENVIRONMENTAL CASE NO.:	ENV-2019-6645-EIR
PROJECT NAME:	11973 San Vicente Boulevard Project
PROJECT APPLICANT:	11973 San Vicente, LLC
PROJECT ADDRESS:	11973-11975 San Vicente Boulevard, Los Angeles, California 90049
COMMUNITY PLAN AREA:	Brentwood-Pacific Palisades
COUNCIL DISTRICT:	11 – Bonin
PUBLIC COMMENT PERIOD	November 18, 2020 – December 21, 2020

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 11973 San Vicente Boulevard Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

PROJECT LOCATION AND EXISTING ON-SITE USES:
The Project Site is located in the Brentwood-Pacific Palisades Community Plan of the City of Los Angeles (City), at 11973-11975 San Vicente Boulevard. The existing development on the Project Site consists of a two-story, approximately 13,956 square foot commercial office building and an associated surface parking lot. The existing building, known as the Barry Building, was designated in 2007 as a Historic-Cultural Monument by the City (Monument No. LA-887). See attached Project Location Map.

PROJECT DESCRIPTION:
The Project consists solely of the demolition of the existing commercial building. The Project would not demolish the associated surface parking lot adjacent to the building, which would serve as a staging area for the demolition activities. No future development of the Site is proposed and/or considered as part of the Project.

REQUESTED ACTIONS:
1. Pursuant to LA Building Code Section 91.106.4.5 review by the City of Los Angeles Department of Building and Safety to determine whether the demolition, alteration, or removal may result in the loss of or serious damage to a significant historical or cultural assets and pursuant to LAMC Section 22.171.14

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Nov 18 2020
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by SEREIVUTHDA PRAK

and 22.171.15, review by the Cultural Heritage Commission for objection or non-objection to issuance of the demolition permit.

2. Other permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, sign permits, and demolition permits.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:
Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality; Cultural Resources; Greenhouse Gas Emissions; Land Use/Planning; Noise; Transportation; and Tribal Cultural Resources.

FILE REVIEW AND COMMENTS:
The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Room 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at https://planning.lacity.org/development-services/eir

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by Monday, December 21, 2020 **no later than 4:30 p.m.**

Please direct your comments to:

Mail: Bradley Furuya
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Room 1350
Los Angeles, CA 90012

Email: Bradley.Furuya@lacity.org

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: Bradley.Furuya@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP
Director of Planning

Bradley Furuya

Bradley Furuya
Major Projects Section
Department of City Planning
(213) 847-3642

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Attachments:
Project Location Map



Legend

Project Site

Source: Google Maps 2020.

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Project Location Map

James Harris <james.harris@lacity.org>

Barry Building ENV-2019-6645-EIR

1 message

James Harris <james.harris@lacity.org> Thu, Jul 21, 2022 at 9:59 AM
To: Gabrieleno Administration <admin@gabrielenoindians.org>

Chairman Salas:

Thank you for the opportunity to discuss the Barry Building Project located at 11973 San Vicente Blvd (Case No. ENV-2019-6645-EIR) on October 7, 2020, and for providing follow up information. We recognize that the AB 52 consultation process requires on-going collaboration between the City and sovereign Tribal governments, including the Gabrieleño Band of Mission Indians – Kizh Nation, and very much appreciate the Tribe's dedication to continued conversations and collaboration with the City regarding this Project.

As indicated in the AB 52 Pre-Closure of Consultation letter sent to you on July 6, 2022, the City's tribal cultural resources analysis for the Project is set forth in the Draft EIR Tribal Cultural Resources Section and associated Appendix. Although no evidence was found identifying any tribal cultural resources on the Project Site, and the analysis in the Project's Draft EIR concludes that there would not be a potential significant impact on tribal cultural resources, we recognize the Tribe's concerns noted in your November 2, 2020, email. As discussed and analyzed in the Tribal Cultural Resources Section of the Draft EIR, the City's *Condition of Approval – Tribal Cultural Resource Inadvertent Discovery* would be imposed under the City's police powers to protect any potential inadvertent discovery of tribal cultural resources during construction activities.

The Tribe may submit written comments on the adequacy of the Draft EIR, to be made public and incorporated in the Final EIR.

Sincerely and respectfully,

Jim Harris

LOS ANGELES CITY PLANNING

Jim Harris
Major Projects
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 978-1241 | Planning4LA.org
E-NEWS

James Harris <james.harris@lacity.org>

Barry Building ENV-2019-6645-EIR

Gabrieleno Administration <admin@gabrielenoindians.org> Tue, Aug 30, 2022 at 10:06 AM
To: James Harris <JAMES.HARRIS@lacity.org>, Jane Choi <jane.choi@lacity.org>
Cc: "Dr. Christina Swindall Martinez" <christinaswindall@yahoo.com>, ICRM <indigenous.crm@gmail.com>, Kara Grant <kara@grant-law.net>, Lauren Arenson <ljarenson@gmail.com>, Mari Pritchard Parker <mapp@pacbell.net>, "Matt Teutimez.Kizh Gabrieleno" <matt.teutimez@gmail.com>, Silvia El Sereno <aljcruzmoreno@gmail.com>

Hello James
Thank you for your email . Could you please provide how you or your agency evaluated or analyzed our information that "No "evidence was found identifying any tribal cultural resources on the Project Site" . **Please note that our free information that we continuously provide to your agency during AB52 consultation " and that we know your consultants will eventually utilize" is in connection to the "traditionally" and "culturally affiliated" "geographic" area of where the project location is proposed. Consultation is also in regards to the current state law that provides a limited measure of protection for sites, features , places , objects , and " Landscapes with cultural value to California Native American Tribes such as ours . With that said we ask that you please provide a formal response along with your substantial findings on your final determination on how our oral and documented information was not substantial enough to protect our last remaining tribal cultural resources . Thank you for your time**

Handbook of North American Indians

WILLIAM C. STURTEVANT
General Editor

VOLUME 8

California

ROBERT F. HEIZER
Volume Editor



SMITHSONIAN INSTITUTION
WASHINGTON
1978

Gabrielino

LOWELL JOHN BEAN AND CHARLES R. SMITH

The Gabrielino (gäbrēəl'ēnō) are, in many ways, one of the most interesting—yet least known—of native California peoples. At the time of Spanish contact in 1769 they occupied the "most richly endowed coastal section in southern California" (Blackburn 1962-1963:6), which is most of present-day Los Angeles and Orange counties, plus several offshore islands (San Clemente, Santa Catalina, San Nicolas). With the possible exception of the Chumash, the Gabrielino were the wealthiest, most populous, and most powerful ethnic nationality in aboriginal southern California, their influence spreading as far north as the San Joaquin valley Yokuts, as far east as the Colorado River, and south into Baja California. Unfortunately, most if not all Gabrielinos were dead long before systematic ethnographic studies were instituted and, as a result, knowledge of them and their lifeways is meager.

Language, Territory, and Environment

Gabrielino was one of the Cupan languages in the Takic family, which is part of the Uto-Aztecan linguistic stock (Bright 1975).* Internal linguistic differences existed, Harrington (1962:viii) suggesting four dialects and Kroeber (1925), six. Harrington's four-part division includes Gabrielino proper, spoken mainly in the Los Angeles basin area; Fernandeño, spoken by people north of the Los Angeles basin, mainly in the San Fernando valley region; Santa Catalina Island dialect; and San Nicolas Island dialect—although according to Bright (1975) insufficient data exist to be sure of the Cupan affiliation of the San Nicolas speech. There were probably dialectical differences also between many mainland villages, a result not only of geographical separation but also of social, cultural, and linguistic mixing with neighboring non-Gabrielinospeakers.

The names Gabrielino and Fernandeño (fərnändēn'yō) refer to the two major Spanish missions established in Gabrielino territory—San Gabriel and San Fernando. It was to these two missions that the majority of the Indians living on the coastal plains and valleys of southern California were removed.

Although the major outlines of Gabrielino territorial occupation are known, the fixing of definitive boundaries is difficult. Generally, Gabrielino territory included the watersheds of the Los Angeles, San Gabriel, and Santa Ana rivers, several smaller intermittent streams in the Santa Monica and Santa Ana mountains, all of the Los Angeles basin, the coast from Aliso Creek in the south to Topanga Creek in the north, and the islands of San Clemente, San Nicolas, and Santa Catalina (fig. 1). The area thus bounded encompassed several biotic zones (such as Coast-Marsh, Coastal Strand, Prairie, Chaparral, Oak Woodland, Pine) and, following Hudson's (1971) studies, can be divided into four macro-environmental zones (excluding the islands): Interior Mountains, Adjacent Foothills, Prairie, Exposed Coast, and Sheltered Coast. Each area is characterized by a particular floral-faunal-geographical relationship that allows delineation of subsistence-settlement patterns "according to the macro-environmental setting." The interior mountains and foothills, according to Hudson, comprise an area of numerous resources including "many small animals, deer, acorns, sage, piñon nuts, and a variety of other plants and animal foods." Settlement-pattern studies

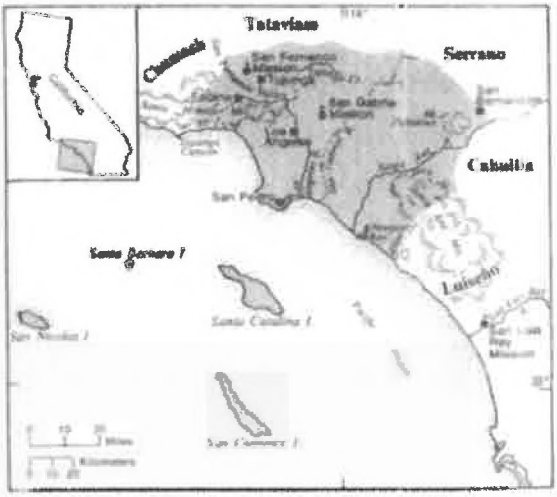

Fig. 1. Tribal territory.

*Italic and Gabrielino words have been written in a phonemic alphabet by Kenneth C. Hill, on the basis of John Peabody Harrington's unpublished field notes. The consonants are stops and affricates *p, t, č, k, ʔ*; fricatives *s, š, h*; nasals *m, n, ŋ*; (approximants) *l, r, y, w*. Stressed vowels are *i* [i], *e* [ə], *a*, *o* [ɔ], *u*, which may occur long or short; in unstressed syllables the vowels are only *i* [ɨ], *a*, and *u* [ʊ].

We can not close consultation. We

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized–the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

[Quoted text hidden]

--
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
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DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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DIRECTOR

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

July 6, 2020

Andrew Salas, Chairman
Gabrieleño Band of Mission Indians– Kizh Nation
PO Box 393
Covina, CA 91723

RE: AB 52 Notification of Pre-Closure of Consultation
Barry Building Project 11973-11975 San Vicente Boulevard, Los Angeles, CA 90049
Case No. ENV-2019-6645-EIR

Dear Chairman Salas:

This pre-closure letter serves to inform the Gabrieleño Band of Mission Indians – Kizh Nation (Tribe) of the City's intent to conclude consultation at the publication of the DEIR, in a subsequent notice to the Tribe. The conclusion of consultation does not foreclose the ability of the City or Tribe to continue discussions about the Project. In addition to this letter, we have included our standard Conditions of Approval for the inadvertent discovery of Tribal Cultural Resources for your review. The City will then release the DEIR for the Project, thereby commencing the 45-day period during which interested parties, members of the public, and governmental agencies, such as the Tribe, may submit written comments on the adequacy of the DEIR.

The purpose of this correspondence is to briefly summarize the City of Los Angeles' (City) efforts to engage in a meaningful and good faith consultation regarding the above-named Project's potential impacts to tribal cultural resources and to further document the tribal consultation process, pursuant to Public Resources Code (PRC) Section 21080.3.1. The following provides a brief summary of the tribal consultation that has occurred thus far between the City and the Tribe regarding the Barry Building Project located at 11973-11975 San Vicente Boulevard (Project).

The City mailed a Project notification letter dated July 27, 2020 to the Tribe; the Tribe responded via a letter dated July 31, 2020 and requested that the City engage in consultation, pursuant to AB 52, with the Tribe. A consultation conference call was set up to discuss the Project on October 7, 2020, as part of a joint conference call between Department of City Planning staff (Staff) and the Tribe. Prior to the conference call, Staff provided the Tribe with an aerial image of the Project Site, the Site addresses, existing Project Site conditions (including soil conditions), the proposed depth of excavation (approximately five feet below grade to remove existing utilities), and confirmation that the Sacred Lands File (SLF) search completed by the Native American Heritage Committee (NAHC) yielded negative results.

During the call Tribal Chairman Salas explained the cultural significance of the area and discussed the pre-historic human activity that occurred in the area. In addition, after the call, Staff emailed the Tribe to memorialize the Tribe's request regarding the origin of the on-site soil from grade to five feet and that the Tribe would provide Staff with information pertaining to the Site's history (that can be shared with the Project's environmental consultant).

Subsequently, the Tribe sent an email to Staff on November 2, 2020, describing the area as a potential Tribal Cultural Resource, along with a California Historical Resources Information System (CHRIS) Archeological Sensitivity Letter from the South Central Coast Information Center (SCCIC) and proposed mitigation measures. The materials supplied by the Tribe included:

- 11973-11975 San Vicente Blvd_1871 *map*
- 11973-11975 San Vicente Blvd_1881 *map*
- 11973-11975 San Vicente Blvd_1898 *map*
- 11973-11975 San Vicente Blvd_1900 *map*
- 11973-11975 San Vicente Blvd_1920 *map*
- 11973-11975 San Vicente Blvd_1938 *map*
- Koruuvanga_The First Angelinos_1996 *excerpt*
- Kuruvungna_California's Gabrielino Indians_1962 *excerpt*
- Location of Village *excerpt*
- Rancherias 1500 Houses *excerpt*
- Santa Moncia_California's Gabrielino Indians_1962 *excerpt*
- CHRIS_OHP_Archaological Sensitivity Letter
- ERA CRM Monitoring Letter
- Kizh Nation Mitigation Measures-July 2020

As explained by the Tribe, the Project Site is located within the Village of Kuruvungna and that trade routes were located in the Project area (See maps dated 1871, 1881, 1898 and 1938 that show the Project Site and the vicinity). Additionally, the Tribe provided a screenshot of a 1920 topographic map of Los Angeles County (cropped to show the Project Site and vicinity along San Vicente Boulevard, in proximity to the railroad and within the Rancho San Vicente and Santa Monica land grants), and a screenshot of the 1898 Kirkman-Harriman map projected onto an aerial street map showing the Project Site and vicinity and depicting several village locations. Further, the Tribe clarified that in addition to trade, the trade routes were used by their ancestors for visiting family, travelling to ceremonies, and accessing recreation and foraging areas. The Tribe explained that isolated burials may be located near the trade routes and that trade routes are considered a "cultural landscape" as stated in PRC Section 21074(a) and are protected under AB 52 as a tribal cultural resource.

The Tribe also noted that the 1900 and 1938 maps indicated that waterways were located in the Project area and that the Tribe's ancestors relied on the waterways for sustenance while these areas also were used for seasonal and permanent hamlets, trade depots, ceremonial and religious prayer sites, and burials and cremation sites were located along the waterways. The Tribe's November 2, 2020, email further states that waterway areas are a "cultural landscape" as defined in PRC Section 21074(a) and thus protected under AB 52. In summary, as explained by the Tribe, the Project Site is located within and around the Village of Kuruvungna, adjacent to sacred waterways and trade routes, resulting in a high potential to impact tribal cultural resources as the soil is "from the thousands of years of prehistoric activities that occurred within and around these Tribal Cultural landscapes." The City confirmed and shared with the Tribe that the Project's

excavation is projected to a maximum depth of five feet. Onsite artificial fill was uncovered from zero to two feet, while from two to five feet the soil was determined to be undisturbed.

PRC 21074(a) states that "Tribal cultural resources" are either of the following: (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Places. (B) Included in a local register of historical resources as defined in subdivision (k) of PRC Section 5020.1.[1] (2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in PRC Section 5024.1(c) for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

All documents were reviewed by Staff as part of the Project's administrative draft Tribal Cultural Resources Report (TCR)[2]. Based upon the information provided by the Tribe and reviewed as part of the Tribal Cultural Resources Appendix, no substantial evidence of an existing Tribal Cultural Resource within the project area was found. Likewise, no evidence has been submitted that considers the specific location of the Project Site, and no criteria has been provided to indicate that the Project area should be considered sensitive as to require on-site monitoring for Tribal Cultural Resources to avoid potential adverse impacts. Additionally, at this time, the City is not aware of any tribal cultural landscapes in the Project area that are included or determined to be eligible for inclusion in the California Register of Historic Resources or included in a local register of historic resources as defined in PRC Section 5020.1(k).

Under PRC 21082.3 (2)(B), the materials provided of which sources are publicly available would not fall under the AB 52 requirement to remain confidential. As such, the documents available to the public will be summarized in the Draft Environmental Impact Report (DEIR) and included in a non-confidential appendix as part of the TCR. The remainder of the materials that the City is unable to confirm as available to the public will remain in the confidential appendix of the TCR.

Prior to finalizing the closure of consultation for the Project, the City would like to provide a copy of the administrative draft TCR Report for the Tribe's review. A copy of the administrative draft TCR Report can be found here: TCR Report, or by following the link listed as Footnote 2. The City respectfully requests the Tribe complete its review of the TCR Report and provide any comments by July 20, 2022.

Please do not hesitate to contact me if you wish to share any additional information, comments, or concerns regarding the Project prior to the closure of consultation.

James Harris
James Harris
Department of City Planning
Major Projects

Attached: Tribal Cultural Resources Inadvertent Discovery

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[1] PRC Section 5020.1 (k) "Local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

[2] TCR Report can be found at: https://www.dropbox.com/s/9ig0p6glugdvf9y/Appendix%20F-3%20-%20Tribal%20Cultural%20Resources%20Report.pdf?dl=0

Tribal Cultural Resource Inadvertent Discovery. In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity), all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

- Upon a discovery of a potential tribal cultural resource, the Applicant shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning at (213) 482-7077.
- If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- The Applicant shall implement the tribe's recommendations if a qualified archaeologist and by a culturally affiliated tribal monitor, both retained by the City and paid for by the Applicant, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- The Applicant shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist and by a culturally affiliated tribal monitor to be reasonable and feasible. The Applicant shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
- If the Applicant does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or by a culturally affiliated tribal monitor, the Applicant may request mediation by a mediator agreed to by the Applicant and the City who has the requisite professional qualifications and experience to mediate such a dispute. The Applicant shall pay any costs associated with the mediation.
- The Applicant may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and by a culturally affiliated tribal monitor and determined to be reasonable and appropriate.
- Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.

James Harris <james.harris@lacity.org>

Barry Building Project ENV-2019-6645-EIR

1 message

James Harris <james.harris@lacity.org> Wed, Jul 6, 2022 at 3:00 PM
To: Gabrieleno Administration <admin@gabrielenoindians.org>

Good afternoon

Please find the attached Pre-Closure of Consultation letter regarding the Barry Building Project located at 11973-11975 San Vicente Boulevard; project number ENV-2019-6645-EIR.

The letter has also been mailed to you via the USPS.

If you have any questions, please feel free to contact me.

Thank you,
Jim

LOS ANGELES CITY PLANNING

Jim Harris
Major Projects
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
T: (213) 978-1241 | Planning4LA.org
E-NEWS

B a r Building Pre-Closure FINAL.pdf
245K

APPLICANT/OWNER
11973 SAN VICENTE LLC
C\O WILLIAM BORTHWICK
300 S. GRAND AVE, 37TH FLR
LOS ANGELES CA 90071

REPRESENTATIVE
ALSTON & BIRD LLP
ATTN: EDWARD CASEY
333 SHOPE ST, 16TH FLR
LOS ANGELES CA 90071

REPRESENTATIVE
ALSTON & BIRD LLP
ATTN: GINA ANGIOLILLO
333 SHOPE ST, 16TH FLR
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11301 W OLYMPIC BLVD #206
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2
11930 SAN VICENTE ASSOCIATES LLC
101 THE GROVE DR
LOS ANGELES CA 90036

3
BRENTWOOD COTTAGE LLC
11950 SAN VICENTE BLVD #200
LOS ANGELES CA 90049

4
BRENTWOOD PRESBYTERIAN CHURCH
12000 SANVICENTEBLVD
LOS ANGELES CA 90049

5
VICENTI ASSET LLC
11950 SAN VICENTE BLVD #200
LOS ANGELES CA 90049

6
DOUGLAS EMMETT 1998 LLC
1299 OCEAN AVE#1000
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MARLA B ABARI
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2220 THORLEY PL
PALOS VERDES EST A CA 90274

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SCHAEFLER GELBERD LLC
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9441 WILSHIRE BLVD #PH
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MIKE & MADELEINE LORD
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TIMOTHY F BREWER
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CHANNA HECHT
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LOS ANGELES CA 90049

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TIMOTHY & ALEXANDRA WOLFE
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TIM YUEN
11905 SALTAIR TERRACE
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BRUCEPOMPAN
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ROBYN BROSS
11919 SALTAIR TERRACE
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JACK D & SANDRA FINE
11923 SALTAIR TERRACE
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KENNETH & ROBERTA NIEBERG
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RIVARITVO
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541 WESTGATE LLC
1616 OCEANPARKBLVD
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PERRY M GERMAIN
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SCOTT F & MARAS KAMINS
531 S WESTGATE AVE
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MARVIN M & LORRAINE MAY
529 S WESTGATE AVE
LOS ANGELES CA 90049

97
SAMAN & NADIA ZAMAN
527 S WESTGATE AVE
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VLAD A & NATASHA RODINOFF
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DEPARTMENT OF BUILDING & SAFETY
MAIL STOP 115
201 N FIGUEROA ST
LOS ANGELES CA 90012

CITY OF LA DEPT OF TRANSPORTATION
100 S MAIN ST 10TH FLR
LOS ANGELES CA 90012

LOS ANGELES UNIFIED SCHOOL DISTRICT
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DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT
200 N SPRING ST SUITE 2005
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COUNCIL DISTRICT 11
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NEIGHBORHOOD COUNCIL
NONE

GC MAPPING SERVICE INC NP
ATTN: GILBERT CASTRO
3055 W VALLEY BLVD
ALHAMBRA CA 91803

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OCCUPANT
11990 SAN VICENTE BLVD #100
LOS ANGELES CA 90049

6
OCCUPANT
11990 SAN VICENTE BLVD #200
LOS ANGELES CA 90049

6
OCCUPANT
11990 SAN VICENTE BLVD #225
LOS ANGELES CA 90049

6
OCCUPANT
11990 SAN VICENTE BLVD #300
LOS ANGELES CA 90049

6
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11990 SAN VICENTE BLVD #310
LOS ANGELES CA 90049

6
OCCUPANT
11990 SAN VICENTE BLVD #350
LOS ANGELES CA 90049

11
OCCUPANT
750 S BUNDY DR #105
LOS ANGELES CA 90049

13
OCCUPANT
750 S BUNDY DR #107
LOS ANGELES CA 90049

14
OCCUPANT
750 S BUNDYDR#108
LOS ANGELES CA 90049

15
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750 S BUNDY DR #201
LOS ANGELES CA 90049

19
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750 S BUNDY DR #205
LOS ANGELES CA 90049

20
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750 S BUNDY DR #206
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21
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750 S BUNDY DR #207
LOS ANGELES CA 90049

22
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LOS ANGELES CA 90049

24
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25
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27
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LOS ANGELES CA 90049

29
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750 S BUNDY DR #307
LOS ANGELES CA 90049

31
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11961 MONTANAAVE#101
LOS ANGELES CA 90049

31
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11961 MONTANAAVE#102
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31
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31
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11965 MONTANAAVE#611
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11852 SAN VICENTE BLVD
LOS ANGELES CA 90049

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36
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37
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37
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37
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11924 MONTANA AVE #5
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37
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11924 MONTANAAVE#6
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37
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11924 MONTANA AVE #7
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37
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11924 MONTANA AVE #8
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37
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37
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38
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39
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39
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39
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40
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44
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45
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46
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47
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49
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11952 MONTANAAVE#303
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52
OCCUPANT
11952 MONTANA AVE #403
LOS ANGELES CA 90049

54
OCCUPANT
515 S WESTGATE AVE
LOS ANGELES CA 90049

56
OCCUPANT
513 S WESTGATE AVE
LOS ANGELES CA 90049

57
OCCUPANT
12001 SANVICENTEBLVD
LOS ANGELES CA 90049

57
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12011 SAN VICENTE BLVD #200
LOS ANGELES CA 90049

57
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12011 SAN VICENTE BLVD #225
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57
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12011 SAN VICENTE BLVD #250
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12011 SAN VICENTE BLVD #300
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12011 SAN VICENTE BLVD #505
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57
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57
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12011 SAN VICENTE BLVD #B3
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57
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12011 SANVICENTEBLVD#B5
LOS ANGELES CA 90049

58
OCCUPANT
12027 SAN VICENTE BLVD
LOS ANGELES CA 90049

64
OCCUPANT
627 S SALTAIRAVE
LOS ANGELES CA 90049

66
OCCUPANT
11941 SAN VICENTE BLVD
LOS ANGELES CA 90049

69
OCCUPANT
717 S WESTGATE AVE
LOS ANGELES CA 90049

69
OCCUPANT
719 S WESTGATE AVE
LOS ANGELES CA 90049

70
OCCUPANT
11999 SAN VICENTE BLVD #100
LOS ANGELES CA 90049

70
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11999 SAN VICENTE BLVD #125
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11999 SANVICENTEBLVD#150
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71
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11911 SAN VICENTE BLVD #100
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71
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11911 SANVICENTEBLVD#124
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71
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11911 SAN VICENTE BLVD #200
LOS ANGELES CA 90049

71
OCCUPANT
11911 SAN VICENTE BLVD #235
LOS ANGELES CA 90049

71
OCCUPANT
11911 SANVICENTEBLVD#237
LOS ANGELES CA 90049

71
OCCUPANT
11911 SAN VICENTE BLVD #250
LOS ANGELES CA 90049

71
OCCUPANT
11911 SAN VICENTE BLVD #255
LOS ANGELES CA 90049

71
OCCUPANT
11911 SAN VICENTE BLVD #265
LOS ANGELES CA 90049

71
OCCUPANT
11911 SAN VICENTE BLVD #270
LOS ANGELES CA 90049

71
OCCUPANT
11911 SAN VICENTE BLVD #280
LOS ANGELES CA 90049

71
OCCUPANT
11911 SAN VICENTE BLVD #300
LOS ANGELES CA 90049

71
OCCUPANT
11911 SAN VICENTE BLVD #310
LOS ANGELES CA 90049

71
OCCUPANT
11911 SAN VICENTE BLVD #320
LOS ANGELES CA 90049

71
OCCUPANT
11911 SAN VICENTE BLVD #350
LOS ANGELES CA 90049

71
OCCUPANT
11911 SAN VICENTE BLVD #353
LOS ANGELES CA 90049

71
OCCUPANT
11911 SAN VICENTE BLVD #355
LOS ANGELES CA 90049

71
OCCUPANT
11911 SAN VICENTE BLVD #375
LOS ANGELES CA 90049

71
OCCUPANT
11911 SAN VICENTE BLVD #385
LOS ANGELES CA 90049

72
OCCUPANT
11961 SANVICENTEBLVD
LOS ANGELES CA 90049

72
OCCUPANT
11963 SAN VICENTE BLVD
LOS ANGELES CA 90049

72
OCCUPANT
11965 SAN VICENTE BLVD
LOS ANGELES CA 90049

72
OCCUPANT
11969 SAN VICENTE BLVD #201
LOS ANGELES CA 90049

72
OCCUPANT
11969 SAN VICENTE BLVD #203
LOS ANGELES CA 90049

72
OCCUPANT
11969 SAN VICENTE BLVD #204
LOS ANGELES CA 90049

72
OCCUPANT
11969 SAN VICENTE BLVD #205
LOS ANGELES CA 90049

72
OCCUPANT
11969 SAN VICENTE BLVD #206
LOS ANGELES CA 90049

75
OCCUPANT
620 S SALTAIRAVE
LOS ANGELES CA 90049

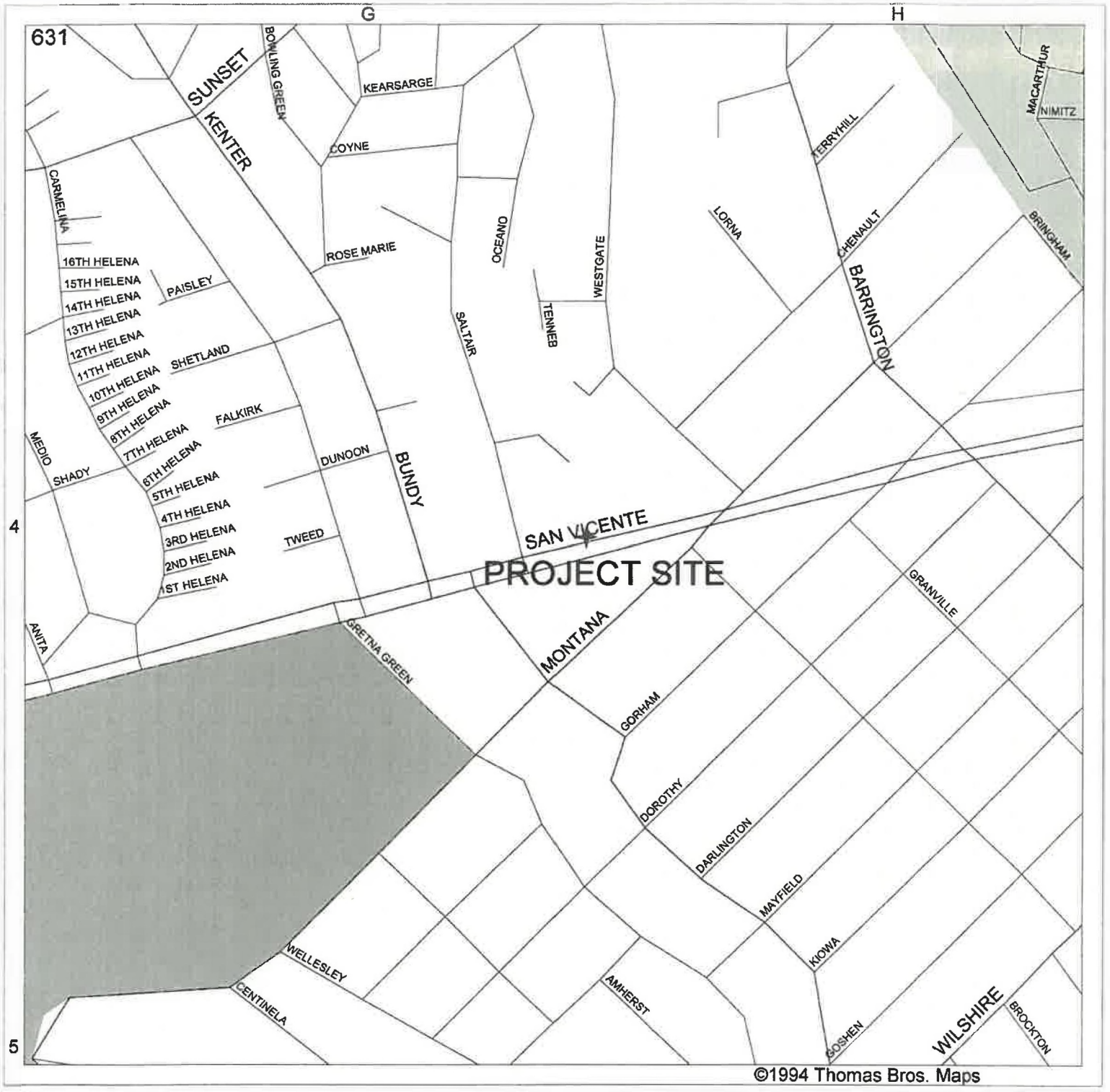
77
OCCUPANT
11916 SALTAIR TER
LOS ANGELES CA 90049

87
OCCUPANT
608 S SALTAIRAVE
LOS ANGELES CA 90049

88
OCCUPANT
711 S WESTGATE AVE
LOS ANGELES CA 90049

91
OCCUPANT
555 S WESTGATE AVE
LOS ANGELES CA 90049

93
OCCUPANT
541 S WESTGATE AVE
LOS ANGELES CA 90049

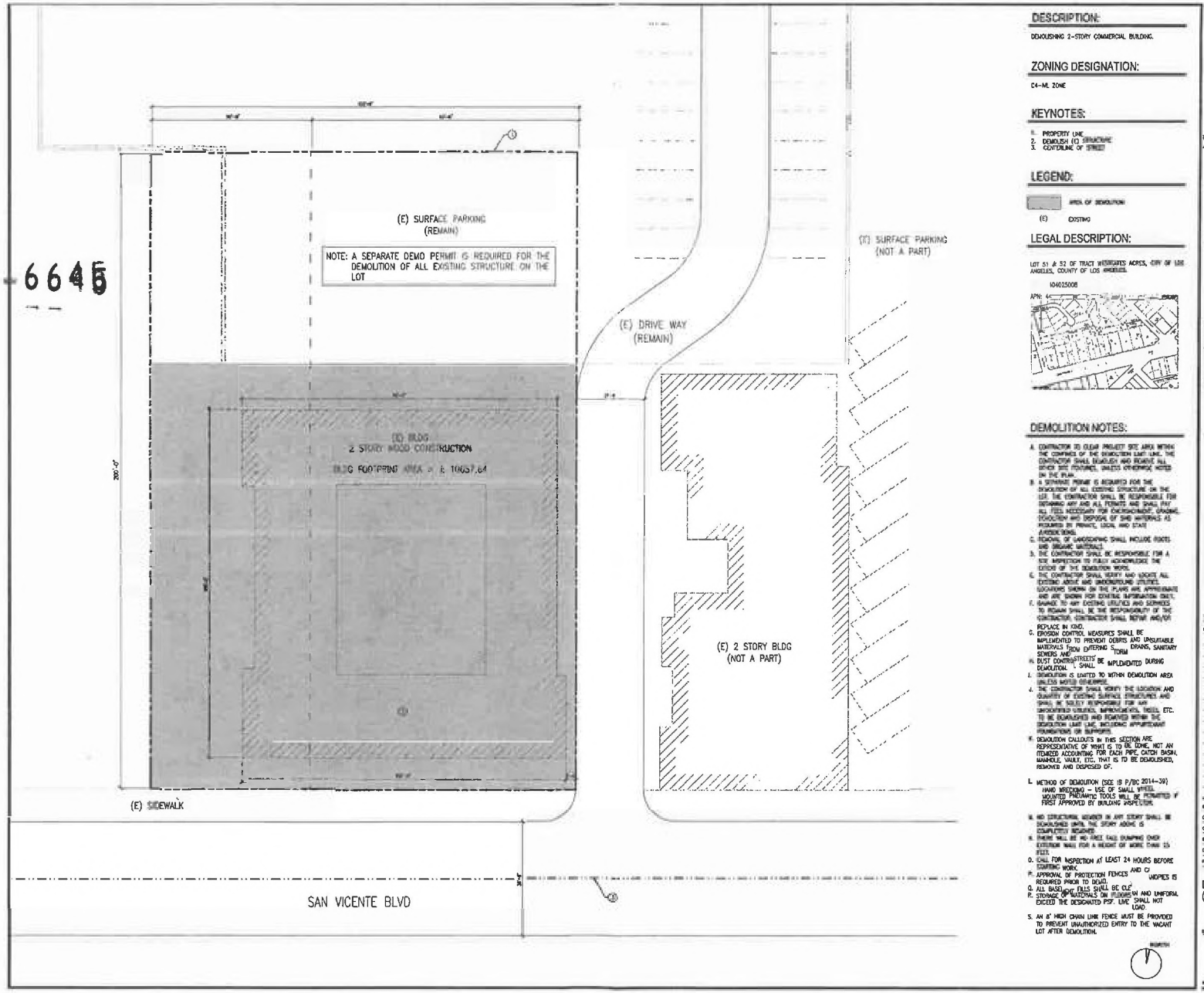


VICINITY MAP

SITE: 11973-11975 SAN VICENTE BLVD.

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

ENV 2019-6645



DESCRIPTION:

DEMOLISHING 2-STORY COMMERCIAL BUILDING.

ZONING DESIGNATION:

C4-ML ZONE

KEYNOTES:

1. PROPERTY LINE
2. DEMOLISH (E) STRUCTURE
3. CENTERLINE OF STREET

LEGEND:

AREA OF DEMOLITION

(E) EXISTING

LEGAL DESCRIPTION:

LOT 51 & 52 OF TRACT W/ESTIMATES ACRES, CITY OF LOS ANGELES, COUNTY OF LOS ANGELES.

10402500

APN:

DEMOLITION NOTES:

A. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL REMOVE AND REMOVE ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.

B. A SEPARATE PERMIT IS REQUIRED FOR THE DEMOLITION OF ALL EXISTING STRUCTURE ON THE LOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE AGENCIES (BOND).

C. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.

E. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR EXISTING INFORMATION ONLY.

F. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.

G. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.

H. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.

I. DEMOLITION IS LIMITED TO WITHIN DEMOLITION AREA UNLESS NOTED OTHERWISE.

J. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNMOUNTED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.

K. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

L. METHOD OF DEMOLITION (SEE IS P/BC 2014-39) HAND WRECKING – USE OF SMALL WHEEL MOUNTED PNEUMATIC TOOLS WILL BE PERMITTED IF FIRST APPROVED BY BUILDING INSPECTOR.

M. NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.

N. THERE SHALL BE NO FREE FALL DUMPING OVER EXTERIOR WALLS FOR A HEIGHT OF MORE THAN 25 FEET.

O. CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.

P. APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMO.

Q. ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM

R. STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED THE DESIGNATED PSF. LIVE LOAD

S. AN 8' HIGH CHAIN LINK FENCE MUST BE PROVIDED TO PREVENT UNAUTHORIZED ENTRY TO THE VACANT LOT AFTER DEMOLITION.

NORTH

BUILDING DEMOLITION

11973 SAN VICENTE BLVD.
LOS ANGELES, CA. 90049

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE

CONSULTANT

ARCHITECT/ENGINEER SEAL

© GRUEN ASSOCIATES 2012

NORTH

IF SHEET IS LESS THAN 30"x42" THIS IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

KEY PLAN

NO.	DATE	ISSUED FOR	BY
	08.18.18	DEMO	DA

BASE FILENAME	XA-SP-EX.dwg
DRAWN BY	
CHECKED BY	
SCALE	3/32" = 1'-0"
DATE	08/06/18
PROJECT NO.	8325

DEMOLITION SITE PLAN
(FOR REFERENCE ONLY)

SHEET TITLE

D001

SHEET NO.

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2007-1585-HCM

HEARING DATE:	July 12, 2007
TIME:	10:00AM
PLACE:	City Hall, Room 1060 200 N. Spring Street Los Angeles, CA 90012

Location: 11973 W. San Vicente Boulevard
Council District: 11
Community Plan Area: Brentwood - Pacific Palisades
Area Planning Commission: West Los Angeles
Neighborhood Council: None
Legal Description: Westgate Acres, M B7-90/91, Lot 51

PROJECT: Historic-Cultural Monument Application for the BARRY BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Diane M. Caughey
Friends of The Barry Building
19757 Inspiration Trail
Topanga, CA 90290

OWNER: William H. Borthwick and David B. Borthwick
245 N. Saltair Avenue
Los Angeles, CA 90049

Charles T. Munger and Nancy B. Munger
PO Box55007
Los Angeles, CA 90055

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125.

2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning
[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Historic Preservation Architect
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: March 24, 2007 Historic-Cultural Monument Application

FINDINGS

1. The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of International Style commercial architecture.

2. The property reflects "the broad cultural, economic, or social history of the nation, State or community" for its association with the development of the San Vicente commercial corridor in Brentwood.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Built in 1951, this two-story commercial building exhibits character-defining features of mid-twentieth century International Style architecture. The flat-roofed rectangular building is organized around a central courtyard and opens to the street under a front façade raised one floor above the sidewalk on small steel pipe columns, in the style of pilotis. The exterior is clad in stucco with wood trim. Windows are floor to ceiling grid and louver windows on the interior courtyard with smaller steel frame windows on the façade. The raised front façade consists of an unadorned stucco plane with a simple horizontal band of windows treated with operable vertical sunshades. Beneath the southeast corner a small freestanding structure serving as a storefront sits slightly askew to the orthogonal grid of the building. A garden courtyard extends beneath the building, creating an entrance off the street while maintaining the enclosure of the courtyard. Surrounding the open courtyard on two levels are small office suites, accessed by two curving stairs, located on diagonal corners. The staircases have concrete-filled steel pan treads that cantilever from a central concrete pedestal punctuated with triangular decorative openings. Steel pipes support both the stair and second floor walkway railings, with exposed detailing such as exposed metal plates and bolts serving as decorative elements. A surface parking lot at the rear of the property lot connects to the subject building's courtyard via a small breezeway. Significant landscape features include the mature tropical plants in the courtyard.

The subject building is a well-preserved example of a mid-twentieth century California variant of International Style modern architecture. The subject building was designed by architect Milton Caughey (1911-1958), winner of four Merit Awards by the Southern California Chapter of the AIA. Two of Caughey's residential designs, the Garred House (1949) and Goss House (1950), were cited in the first edition of David Gebhard and Robert Winter's seminal *Guide to Architecture in Southern California* (1965).

First housing Brentwood Books in 1960 and subsequently Dutton's Brentwood Books, the building's ground-floor storefront and courtyard have served as a bookstore and café for nearly 50 years and

have become a gathering place and landmark for the Brentwood community. Authors and prominent figures such as Kurt Vonnegut, Carlos Fuentes, Isabel Allende, Alice Walker and Al Gore have held book signings and readings at Dutton's Brentwood Books.

Later alterations to the subject property include a 1993 addition of a small receiving and storage structure at the rear. The screens originally separating the rear patios from the parking lot have been removed, as have a few of the original windows which have been replaced with aluminum windows. In addition, some windows have been painted over. The men's bathroom has been remodeled and a low ramp has been added in the courtyard. A large section of the original planting at the center of the courtyard has been paved. Overall, these alterations have not compromised the architectural integrity of the subject building.

The subject property is located in front of a median of coral trees on San Vicente Boulevard, a landscape feature designated as Historic-Cultural Monument #148.

DISCUSSION

The Barry Building property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" and 2) reflects "the broad cultural, economic, or social history of the nation, State or community." As a commercial building designed in the International Style that helped shape the development of the San Vicente commercial corridor in Brentwood, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

The architectural design and layout of the subject building is a distinguished example of mid-20th century modern architecture in Southern California and the influence of Corbusier and the International Style. Its highly original use of a courtyard space with modern design elements presents a unique example of International Style architecture in Los Angeles. Although appearing seemingly sparse and modest in design at first glance, closer inspection of the subject building reveals subtle design features and detailing such as curving cantilevered stairs, pilotis-style posts, grid and louver windows, metal railings, slightly angled storefronts, and solid smooth unornamented surfaces. The successful combination of design, scale, landscaping and pedestrian accessibility, often rare with mid-20th century commercial buildings, also contributes to the originality of the Barry Building's architecture.

Although the subject building's architect, Milton Caughey, appears to be a noteworthy architect as proven by his extant designs, his early passing at the age of 46 makes it difficult to determine a potential recognition as a "master architect" under the ordinance's critera. The subject building appears to be Caughey's only extant commercial building.

The subject building's use as a book store since 1960, particularly since the opening of Dutton's Brentwood Books in 1984, has contributed to the commercial development and social and cultural history of the San Vicente commercial area in Brentwood. As a well-recognized gathering spot and local landmark, the building's relationship between its commercial use as a bookstore and its unique architectural design have contributed greatly to the growth and development of San Vicente Blvd as a vibrant commercial corridor.

BACKGROUND

At its meeting of May 3, 2007, the Cultural Heritage Commission voted to take the application under consideration. On May 17, 2007, the Cultural Heritage Commission toured the subject property.

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

HEARING DATE: May 3, 2007
TIME: 10:00AM
PLACE: Hollywood Women's Club
1749 N. La Brea
Los Angeles, CA 90046

CASE NO.: CHC-2007-1585-HCM

Location: 11973 W. San Vicente Boulevard
Council District: 11
Community Plan Area: Brentwood - Pacific Palisades
Area Planning Commission: West Los Angeles
Neighborhood Council: None
Legal Description: Westgate Acres, M B 7-90/91, Lot 51

PROJECT: Historic-Cultural Monument Application for the BARRY BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Diane M. Caughey
Friends of The Barry Building
19757 Inspiration Trail
Topanga, CA 90290

OWNER: William H. Borthwick and David B. Borthwick
245 N. Saltair Avenue
Los Angeles, CA 90049

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.

2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Architect
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Dganit Shtorch
Office of Historic Resources

Attachments: March 24, 2007 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1951 and located at 11973 San Vicente Boulevard in Brentwood this two-story, flat-roofed commercial structure exhibits character-defining features of a mid-twentieth century California modern style structure. The building is organized around a central courtyard and opens to the street under a front façade raised one floor above the sidewalk on small steel pipe columns, pilotis style. The garden courtyard extends beneath the building creating an entrance off the street while maintaining a sense of enclosure within the courtyard. There is a surface parking lot at the rear of the property lot at the rear of the property connected to the courtyard by a small breezeway. Surrounding the open courtyard on two levels are small office suites. Dutton's Brentwood Bookstore has occupied the majority of the ground floor spaces for the past 22 years. Beneath the southeast corner of the raised front façade, a small freestanding structure sits slightly askew to the orthogonal grid of the building.

The building composition consists of a courtyard which becomes the organizational center of the building, serving as both public circulation and an outdoor room. Two curving stairs, located on diagonal corners, modulate the courtyard space. Their concrete filled steel pan treads cantilever from a central concrete pedestal punctuated with triangular decorative openings. Steel pipes support both the stair and second floor walkway railings. Exposed detailing such as that of the exposed metal plates and bolts which support the railings are part of the overall building aesthetic.

The subject building may be significant as a well-preserved example of mid-twentieth century California modern architecture. In addition, the architect, Milton Caughey, was one whose work continued and advanced the tradition of the new architecture in Los Angeles, originally founded in the ideas of the 1920's and 1930's and established as a California movement by Schindler and Neutra.

Later alterations to the subject property include a 1993 addition of a small receiving and storage structure at the rear. The screens originally separating the rear patios from the parking lot have been removed as have a few of the original windows which have been replaced with aluminum ones. In addition, some windows have been painted over. The men's bathroom has been remodeled and a low ramp has been added in the courtyard. A large section of the original planting at the center of the courtyard has been paved.

First housing Brentwood Books in 1960 and subsequently Dutton's Brentwood Books, the building and the courtyard have provided a communal gathering place, where such authors and prominent figures as Kurt Vonnegut, Alice Walker and Al Gore have held their book signings. In addition, daily readings are held in the courtyard space which has been utilized as an intimate neighborhood resource for many years. The suites of the original barbershop and dentist office are still used as such today.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style

or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property is significant enough to warrant further investigation as a potential Historic-Cultural Monument.

HISTORIC-CULTURAL MONUMENT
APPLICATION

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT THE BARRY BUILDING

2. STREET ADDRESS 11973 W. SAN VICENTE BLVD.

CITY LOS ANGELES, ZIP CODE 90049 COUNCIL DISTRICT 11

3. ASSESSOR'S PARCEL NO. 4404-025-008

4. COMPLETE LEGAL DESCRIPTION: TRACT WESTGATE ACRES

BLOCK NONE LOT(S) 51 ARB. NO. 1

5. RANGE OF ADDRESSES ON PROPERTY 11973 & 11975 W. SAN VICENTE BLVD.

6. PRESENT OWNER WILLIAM H. BORTHWICK, ET AL. & DAVID B. BORTHWICK

STREET ADDRESS 245 N. SALTAIR AVE E-MAIL ADDRESS:

CITY LOS ANGELES. STATE CA ZIP CODE 90049 PHONE( )

OWNERSHIP: PRIVATE PUBLIC

7. PRESENT USE COMMERICAL/OFFICE ORIGINAL USE COMMERICAL/OFFICE

DESCRIPTION

8. ARCHITECTURAL STYLE MID-TWENTIETH CENTURY CALIFORNIA MODERN
(SEE STYLE GUIDE)

9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)

SEE ATTACHED

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT THE BARRY BUILDING

10. CONSTRUCTION DATE: 1951 FACTUAL: ☑ ESTIMATED: ☐

11. ARCHITECT, DESIGNER, OR ENGINEER MILTON H. CAUGHEY, AIA

12. CONTRACTOR OR OTHER BUILDER

13. DATES OF ENCLOSED PHOTOGRAPHS MARCH 10, 2007
(1 SET BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION: ☐ EXCELLENT ☑ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE

15. ALTERATIONS SEE ATTACHED PHYSICAL DESCRIPTION

16. THREATS TO SITE: ☐ NONE KNOWN ☑ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT
☐ ZONING ☐ OTHER

17. IS THE STRUCTURE: ☑ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET, 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

SEE ATTACHED

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES)

SEE ATTACHED

20. DATE FORM PREPARED MARCH 24, 2007 PREPARER'S NAME DIANE M. CAUGHEY

ORGANIZATION FRIENDS OF THE BARRY BUILDING STREET ADDRESS 19757 INSPIRATION TRAIL

CITY TOPANGA STATE CA ZIP CODE 90290 PHONE (310) 455-9897

E-MAIL ADDRESS: diane.caughey@gmail.com

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE BARRY BUILDING (NAME OF PROPOSED MONUMENT) IS A 2 (NUMBER OF STORIES) -STORY,

1950'S CALIFORNIA MODERN (ARCHITECTURAL STYLE (SEE LIN E 8 ABOVE)) RECTANGULAR (PLANSHAPE (Click to See Chart)) PLAN COMMERCIAL/OFFICE (STRUCTURE USE (RESIDENCE, ETC.)

WITH A STUCCO (MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.)) FINISH AND WOOD (MATERIAL (WOOD, METAL, ETC.)) TRIM.

ITS FLAT (ROOF SHAPE (Click to See Chart)) ROOF IS ASPHALT (MATERIAL (CLAY TILE, ASPHALT OR WOOD) SHINGLES, ETC.). WOOD & METAL (WINDOW MATERIAL),

METAL CASEMENT, WOOD FIXED & AWNING (WINDOW TYPE [DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.]) WINDOWS ARE PART OF THE DESIGN.

THE ENTRY FEATURES A _____ (DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)),

FLUSH WOOD PANEL & WOOD & GLASS (ENTRY DOOR STYLE (Click to See Chart)) DOORS ADDITIONAL CHARACTER DEFINING ELEMENTS

OF THE STRUCTURE ARE COURTYARD GARDEN AT CENTER OF BUILDING, (IDENTIFY **ORIGINAL FEATURES** SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

SUNSCREENS, FRONT FACADE ON PILOTIS, METAL RAILINGS, (NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

CURVED EXTERIOR STAIRS (2), FULL HEIGHT GLAZING IN WOOD CASEMENTS, (ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

SECOND FLOOR OPEN WALKWAYS. (SEE ATTACHED DESCRIPTION) (VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A NONE (IDENTIFY GARAGE; GARDEN SHELTER, ETC.)

SIGNIFICANT INTERIOR SPACES INCLUDE HIGH CEILINGS, FULL-HEIGHT GLAZING, STONE FLOOR (IDENTIFY **ORIGINAL FEATURES** SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES TROPICAL PLANTS BROUGHT FROM AROUND THE (IDENTIFY NOTABLE MATURE TREES AND SHRUBS)
WORLD BY ORIGINAL OWNER, DAVID BARRY.

CITY OF LOS ANGELES

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE BARRY BUILDING (NAME OF PROPOSED MONUMENT) IS AN IMPORTANT EXAMPLE OF

MID-TWENTIETH CENTURY CALIFORNIA MODERN (ARCHITECTURAL STYLE (SEE LINE 8)) ARCHITECTURE

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

HISTORICAL SIGNIFICANCE

THE BARRY BUILDING (NAME OF PROPOSED MONUMENT) WAS BUILT IN 1951 (YEAR BUILT)

MILTON H. CAUGHEY, ARCHITECT (NAME OF FIRST OR SIGNIFICANT OTHER) WASIMPORTANT TO THE

DEVELOPMENT OF LOS ANGELES BECAUSE OF HIS CONTRIBUTION TO THE DEVELOPMENT OF MID-TWENTIETH CENTURY CALIFORNIA MODERN ARCHITECTURE. (SEE SIGNIFICANCE STATEMENT)

Physical Description

The Barry Building

The 13,300 square foot Barry Building located at 11973 San Vicente Boulevard in Brentwood is a two-story, flat-roofed commercial structure constructed in 1951. Designed in a mid-twentieth century California modern style, the building is organized around a central courtyard. The building opens to the street under a front façade raised one floor above the sidewalk on small steel pipe columns, pilotis style. The garden courtyard spreads out beneath the building creating a welcoming entrance off the street while maintaining an intimate sense of enclosure within the courtyard. The building is located on the property immediately adjacent to the street. There is a surface parking lot at the rear of the property connected to the courtyard by a small breezeway. Surrounding the open courtyard on two levels are small office suites. For the past 22 years Dutton's Brentwood Bookstore has occupied the majority of the ground floor spaces. Beneath the southeast corner of the raised front facade a small freestanding structure, currently used as a café, sits slightly eschew to the orthogonal grid of the building. Its twisted grid acknowledges the entrance to the on-site parking while directing pedestrians into the courtyard beyond.

The building is a composition of masses and voids, transparencies and solids. The four interior sides of the building create the void of the inner courtyard. The front and back building pieces read as separate but integrated horizontal masses overlapping the slightly lower side elements. The inner void of the courtyard becomes the heart and organizational center of the building, serving as both public circulation and an outdoor room. Two elegantly curving stairs, located on diagonal corners, modulate the courtyard space. Their concrete filled steel pan treads cantilever from a central concrete pedestal punctuated with triangular decorative openings. The stair and second floor walkway railings are supported by small steel pipes that tilt slightly inward. The railing is connected to the building with exposed metal plates and bolts. Such exposed structural detailing celebrates the workman's craft and becomes part of the overall building aesthetic

The building is primarily stucco over wood frame construction with floor to ceiling large grid wood windows on the majority of the interior facades as well as on the rear facade of the building. Smaller steel frame windows occur along the outside facades. The raised front façade consists of an unadorned stucco plane with a simple horizontal band of windows treated with operable vertical sunshades that provide environmental control for the south facing offices. Inside the courtyard solar control is addressed through full-height, horizontal wood louvers set away from the façade of the west facing offices. On the east interior façade an open decorative wood grid provides a compositional counterpoint to the louver screen opposite. Additional passive environmental features that occur throughout the building include overhangs for sun control and operable clerestory windows for natural ventilation.

The building is a series of visual layers and transparencies as one moves from the street through the pilotis entry and into the courtyard. The open street side acts as a picture frame inviting the eye under the building into the courtyard beyond. At the upper back of the courtyard a colorful Mondrian-like composition of geometric window grids pulls the eye deeper into the space. The rich tropical planting welcomes one to move into the heart of the courtyard where the transparency of the floor to ceiling glass allows one to see through the building to where, in the past, small garden patios existed behind each office. At the second floor, views through

the abundant glazing and over the roof tops reveal adjacent high rise buildings and local trees.

The building sits within a context of several other late-forties or early-fifties modern style buildings. To the east, Milton Caughey designed a group of small two-story shops across the driveway from the Barry Building. Built in about 1953, they are of a similar modern style and detailing. There is a tiny courtyard off the driveway allowing for entrances to a few rear shops and room for one large tree. Prior to the construction of the Barry Building and to its west, David Barry built a one-story modern-style building which housed the original office of David Barry Jr., but is now occupied by the Mano Gallery. When the courtyard building was built he moved to its second floor and still maintains his office there today. Sandwiched between the Barry Building and the gallery is an open floral shop with a plant nursery behind. The Bonner School, also a low profile modern era building, sits west of the gallery.

The Barry Building is generally in good condition with only a few changes made to the original building. In 1993 a small addition for receiving and storage was built at the rear of the building and the screens originally separating the rear patios from the parking lot have been removed. The men's bathroom has been remodeled, a few windows have been replaced with aluminum ones and some windows have been painted over. A low ramp has been added in the courtyard. Some of the original tropical landscaping remains in the courtyard today, however a large section of original planting at the center of the courtyard has been paved over with flagstone in order to accommodate a variety of outdoor activities.

Significance Statement

The Barry Building

The Barry Building in Brentwood is significant as an excellent example of mid-twentieth century California modern architecture and as a recognition of the architect's contribution, during his eleven short years of practice, to the architectural movement of the 1950's. The architect, Milton Caughey, was one whose work continued and advanced the tradition of the new architecture in Los Angeles, originally founded in the ideas of the late '20's and '30's and established as a California movement by Schindler and Neutra. The Barry Building embodies the aesthetic and stylistic features typical of the experimentation with new ideas that gave such vitality to the architecture of the period. The building reflects the architect's contribution to exploring variations on the ideas of space and design inherent in the California modern movement. According to Gebhard and Winter in *Guide to Architecture in Southern California*, the momentum of ideas and vitality that earlier enlightened the architecture of Los Angeles had run down by 1965. The Barry Building, built in 1951, is one of the rare commercial buildings left in West Los Angeles that exemplifies the period of great inspiration and ingenuity in California modern architecture.

The small commercial courtyard building was commissioned by developer David Barry and designed by local architect Milton H. Caughey, AIA. Built in 1951, the building exemplifies the concerns of the modern movement as it manifest in Southern California where the mild climate and ideals of a California lifestyle influenced the typology of the modern architecture practiced there. Milton Caughey's work explores interests similar to those of his contemporary masters, such as the unity of interior and exterior space, the abstraction and simplification of form, harmony with nature, healthy living and environmental considerations. The Barry Building embodies these modernist concerns as well as the individual creativity of the architect.

The Architect

Milton H. Caughey was born in 1911 in Pennsylvania. He received his BA from Amherst College in 1934 and his MFA from the Yale School of Architecture in 1938. In the summer of 1936 he worked for the influential Neo-classicist firm of McKim, Mead and White in New York. After graduation, he worked from 1938-39 for George Howe and later William Lescaze on buildings for the New York World's Fair. Howe and Lescaze designed the first International Style high-rise building in the United States, the Philadelphia Savings Fund Building, (PSFS) in 1932. They were early modern influences on the architect's work. In 1940 Caughey moved from the East Coast to Los Angeles in order to practice modern architecture in an open-minded and climate conductive atmosphere. He worked for March, Smith and Powell there until 1942 when he joined the U.S. Naval Reserve as a lieutenant. In 1947 he opened his own architectural practice in Los Angeles. From 1953—1957 he practiced in a partnership as the firm of Caughey and Ternstrom. Thereafter he practiced as a sole proprietor under Milton Caughey and Associates. In 1958, at age 46, Milton Caughey died suddenly of a heart attack, cutting short the promising career of a highly talented architect in mid-life.

Mr. Caughey received four Merit Awards for Excellence in Design and Execution from the Southern California Chapter of the American Institute of Architects. The first two awards in 1954 were for the Pachappa School and for the Hillburg residence at Capistrano Beach. He received two more awards in 1957 for the Riverside Juvenile Hall and the Monroe School.

Mr. Caughey's work was documented by the well-known architectural photographers Julius Shulman, Marvin Rand and Robert Cleveland. He served as a visiting critic and lecturer at the USC School of Architecture in 1953-54 and 1955-57. He was also a respected and honored watercolor artist and served as president of the Westwood Art Association in 1957.

The legacy of buildings Mr. Caughey left behind is significant given the short time in which he practiced. The Barry Building designed in 1950 was one of the architect's early commissions and one of his few commercial projects. Around the same time he designed the Barrington Playground (1950) and his own residence on Chenault St. (1951), both in Brentwood. Two of his better known California modern houses, the Garred house (1949) and the Goss house (1950) were included in David Gebhard and Robert Winter's classic *Guide to Architecture in Southern California*, published by the Los Angeles County Museum of Art (1965) which featured houses of the modern era by such contemporary masters as Gill, Eames, Saarinen, Neutra, Schindler, and Soriano among others. Schindler, Soriano, and Eames, an acquaintance of Caughey, were most likely the greatest contemporary influences on his work. Like Schindler, he used a romantic personalism in his design and use of space, and an individualism and ingenuity in his treatment of modern motifs.

All of his houses featured flat roofs, exposed wood post and beam construction, walls of glass, large sections of which slide open to patios where outdoor living provided harmony with nature and a healthy California life style. Transparency and visual movement through the spaces were attributes of the modern style he employed with finesse and skill in all his projects. His designs were distinguished by simplicity, clarity of structural systems, and unostentatious architectural charm.

Although he continued to design some houses, by 1953 his attention turned to larger scale work, primarily schools, detention homes and playgrounds, mostly in the Riverside area. The same modern features noted above that were hallmarks of his residential work were translated into these larger projects. Economy of costs through the careful use of materials, the plan organization, passive energy elements and easy maintenance became primary concerns of Caughey in the design of schools. He experimented with new structural materials like exposed metal trusses and diagonal bracing, indoor/ outdoor classroom spaces, sun-shading, and covered outdoor hallways, and open classroom plans. Near the end of his life, Caughey ,like many modern architects of the time, designed using steel construction, modular systems and prefabrication. As noted in an LA Times article (1959),"When finished it [Rubidoux High School] will exemplify the latest techniques in the use of steel as a primary construction material." (article in appendix)

Significant schools that expressed his continued exploration of the ideas of the California modern typology were Mountain View Elementary School (Riverside 1954), Victoria Elementary School (Riverside, CA 1955), Hemet High School Gym, (Hemet, CA Mid-1950's), Ramona High School (Riverside, CA, associate architect 1956-7), Highland Elementary School (Riverside, CA 1957), and Rubidoux High School (Riverside, CA 1957-8). (photos in Appendix)

In an article in *Architectural Forum*, Oct, 1954 entitled "Young Architects: Ten outstanding buildings by some of the nations most promising young designers," Caughey's Pachappa School was featured noting:"... exterior metal louvers [occur] on both north and south glazing in classrooms to stave off sky glare as well as sun; both side walls of classrooms 100% glazed, horizontally stiffened with exposed X-rod bracing;..."""Bright colored and cheery, this 12-classroom school accepts the bright sun and California kids with unostentatious, but real, architectural charm." (articles in appendix)

The Building

The Barry Building designed in 1950 was one of the architect's few commercial projects. The building expresses the architect's clear interest in exploring modernist ideas. One of the unmistakable influences on the design was Le Corbusier, whose ideas Caughey first encountered while at Yale. The front façade of the Barry building is raised up on steel columns, pilotis style, with the garden spreading out beneath it, reminiscent of one of Le Corbusier's most famous houses, the Villa Savoye. Also influenced by the vernacular of Le Corbusier is the simple planer façade of the Barry building, devoid of decoration except for the horizontal bands of windows. One can see similar Corbusian influences in the CBS Radio Building in Hollywood, designed in 1937-38 by William Lescaze for whom Caughey had previously worked.

Milton Caughey, like Schindler before him, was familiar with and integrated into his designs, the kind of modern experiments in abstraction found in Europe. Interest in geometric abstractions in architecture stem from Neo-plasticism, a Dutch movement based entirely on the abstract geometric compositions of Mondrian. Neo-plasticism grew between 1917 and 1931 in Holland around the review called *De Stijl* and its universal idiom of elemental geometric forms, pure colors and extreme simplicity became an important influence on the formational ideas of the Bauhaus, headed by Walter Gropius. In the Bauhaus aesthetics were combined with practical function.

As an artist as well as architect, it is apparent that Mr. Caughey used these abstract compositional ideas in the Barry building as well as in his later schools. The most obvious use of pure geometric compositions occurs in the building facades where the grid of storefront windows, solid doors, sunshading devices, and the large grid screen become the elements of the composition. These grids interplay to create ever-changing abstract compositions as one moves around the building. The upper back wall of the courtyard works like a Mondrian painting, with the horizontal and vertical window grids forming a geometric composition of solids and voids, neutrals and colors. This type of geometric window composition was highly developed in the work of Charles Eames.

About the same time that ideas of simplification and abstraction were being developed in Europe, there was a parallel interest in simplicity in California. This understated simplicity was hinted at in the solid massing and plain surfaces of the California Mission style. The quiet monumentality of the Mission style so beautifully developed by Irving Gill, had its influence on Southern California modern architecture. The Barry building exemplifies these two influences that helped create a California modern style: the European movement of abstraction and the Mission style of simple surfaces, clear massing, and restrained decoration. In the building these modernist concerns are expressed by the way the four simple masses of the building that form the open courtyard are carefully articulated to read as separate

pieces. These separated masses create an interlocking composition of forms in space. The small twisted café element under the pilotis is intentionally held away from the ceiling plane to separate it from the floating mass above. In the Barry building the architect pushes beyond the modern ideas of his day by introducing the twisted grid into the pure geometry of the rectilinear courtyard. The skewed grid introduces a dynamic element into the building producing a moving composition of abstract geometric parts.

Another idea that was influenced by the modernists and individually developed by the architect was the expression of movement through the building. This sense of movement was achieved by framing the entry and developing layers that pull one through the space. The architect sensitively designed this experience of movement by employing such architectural devices as: the low steps set at a slight angle to the courtyard, the opening and closing down of space through planting, the transparencies that occur where glazing exists on both sides of a room or at glass corners. Additionally, he leads one's eye up and through the space by his use of composition in forms and flat surfaces, forced perspectives created by the curving stairs and the tilted railings.

The courtyard, although a basic organizational device, embodies another California Modernist ideal, that of healthy outdoor living. The unity of exterior and interior spaces, mastered by Neutra and emphasized in the modern houses of the time, is less commonly used here in a commercial setting. The ideals of fresh air, operable windows, outdoor patio space, sunlight with sun controls and a harmony with nature were brought into the workplace in the Barry building. Today, with the green movement in architecture, these features are again highly valued. The courtyard was originally a showcase for many tropical plants brought there from all over the world by the owner David Barry. His special interest in exotic plants resulted in a tropical nursery next door to the Barry building, and in Mr. Barry's influence on the planting of the Coral trees along San Vicente, themselves now an Historic Cultural Monument.

The Barry building is not only an excellent example of mid-twentieth century modern architecture but also an expression of an individual architect's creativity within the modern vernacular. Already mentioned is the introduction of the twisted grid which foreshadowed later contemporary design. The long shallow steps leading one into the courtyard are also set at an angle to the building grid. Like the twisting of the café building these steps provide a dynamic movement within the otherwise simple static orthogonal geometry of the courtyard. The architect designed elements of surprise, playfulness and movement into the calm clarity of the overall scheme. The architect's romantic personalism is expressed in the two elegantly curving stairways that grace the courtyard and gently guide one to the second floor. The playful triangular openings in the concrete stair bases add an abstract composition of their own while subtly echoing the diagonal grid established by the angle of the café. The unique inward tilting stair and walkway railings are another surprising and dynamic invention of the architect. In juxtaposition to their playfulness they express the aesthetic functionality of the modern movement in their straightforward bolted connection to the building.

Today the building has become a authentic piece of the Brentwood fabric, first housing Brentwood Books in 1960 and subsequently the much loved Dutton's Brentwood Books, which has been in the building since 1983. The courtyard provides a well-used community gathering place, where book signings and author's

readings occur daily. Just a few of the well known authors that have signed their books there are Al Gore, Ralph Nader, Carolyn See, Maria Shriver, Alan Shephard, Amy Tan, Gore Vidal, Kurt Vonnegut, Alice Walker, and Tom Wolfe. But it is the local community that uses the building as an intimate neighborhood resource. School fundraisers, community gatherings, noonday lunch-timers, book and café guests, all enjoy using the lush courtyard and surrounding businesses. Many of the businesses, including David Barry Jr., Margorie Braude and Ray Keller, have maintained their offices there for well over 30 years. The suites of the original barbershop and dentist office are still used as such. The building has been called both wonderfully funky and a sacred space. But no matter how each person experiences it, it has become a genuine landmark along San Vicente Boulevard in Brentwood, California.

APPENDIX

The Barry Building

Appendix: The Barry Building
Contents:

(1) Photographic portrait of Milton H. Caughey

(2) California State Architectural License (1942).

(3) AIA Award for Excellence in Design and Execution, Riverside Juvenile Hall (1957).

(4) Citizen-News (Wed. May 29, 1957) First place award for watercolors at Westwood Art Assoc. exhibit and Los Angeles Times (1958) "Architect heads WW Art Group."

(5) Los Angeles Times (July 16, 1958) "Architect Milton H. Caughey Dies."

6) Biography of Milton H. Caughey

(7) List of Architectural Projects

8) The Garred House, Hollywood Hills, CA. 1949 Photo: Julius Shulman.

(9 & 10) McCall Head, E "Adobe in the modern manner." The Garred House, Source Unknown.

(11) The Garred House, Hollywood Hills, CA. 1949. Photo: Julius Shulman.

(12) McCall Head, E. "Boards and batten blends with glass and brick." The Goss House, Brentwood heights, CA.1950. Source unknown.

(13 & 14) "A plain rectangle is given a hospitable look," article by Ruth Corell, The Caughey House, Brentwood CA. 1951. Unknown Source.

(15–17) The Caughey House, Brentwood, CA. 1951 Exterior and interior views.

(18- 20) Los Angeles Examiner (June 26, 1955) "Easy upkeep down by the sea," by Charles Bowen; (Cover & pg 10-11) The Hillburg House, Capistrano, CA. 1952.

(21) The Barry Building in 1951, photo: Robert C. Cleveland

(22) Archtectural Forum. (Oct, 1954). "Young architects: Ten outstanding buildings by some of the nations most promising young designers."(pg. 148) "School shielded from the sun."

(23 & 24) Pachappa School, Riverside, CA. 1953 (AIA Award) Photo: Julius Shulman.

(25) Victoria Elementary School, Riverside CA. 1953 (AIA Award) Photo: Julius Shulman.

(26 & 27) *Pacific Architect and Builder*. (Nov. 1958). "Back-to-back classrooms enlarged by courts." (pg. 18-19). Victoria School, Riverside, 1953. (AIA Award)

28) Los Angeles Times. (March 25 1956). "Three Riverside schools' dedication conducted."

(29 –31) Monroe Elementary School, Riverside, CA. 1955, (AIA Award) Photo: Marvin Rand.

(32) Bryant Elementary School, Riverside, CA. 1950's Photo: Robert C. Cleveland.

(33 & 34) Highland School, Riverside, CA. 1957. Photo: Marvin Rand.

(35) "Board Names Senior High Architects" Ramona High School, Riverside. Unknown source.

(36 & 37) "Plans for A New High School" by Bruce Miller, Ramona High, Riverside, CA 1956-7.

(38) Los Angeles Times. (Apr. 19, 1959). "Steel units featured at Riverside school." Rubidoux High School, Riverside, CA. 1957-8.

(39) Los Angeles Times. (Feb 9, 2007)." Much more than steel and wood," by Diane Caughey.

(40-42) List of well known authors that had book signings at Dutton's Brentwood Books.

(43) Santa Monica Mirror, (Feb. 15, 2007). "Save Our Bookstore."



(1) Milton H. Caughey

CALIFORNIA STATE BOARD OF ARCHITECTURAL EXAMINERS

DEPARTMENT OF PROFESSIONAL AND VOCATIONAL STANDARDS

KNOW ALL MEN BY THESE PRESENTS THAT:

MILTON HAZELTINE CAUGHEY

HAVING GIVEN SATISFACTORY EVIDENCE OF HIS FITNESS, IS HEREBY GRANTED THE RIGHT TO PRACTICE ARCHITECTURE AND TO USE THE TITLE ARCHITECT IN THE STATE OF CALIFORNIA AS PROVIDED IN THE ACT TO REGULATE THE PRACTICE OF ARCHITECTURE.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEAL:

PRESIDENT

Ernest E. Weihe
SECRETARY

NUMBER C-429 PROVISIONAL CERTIFICATE NUMBER P-262, GRANTED JAN. 27, 1942

(2)

Citizen-N
WEDNESDAY, MAY 29, 1957



'GOOD WORK!'—Milton H. Caughey (c.), winner of first place for water colors in the Westwood Art Assn. art exhibit in the City Hall Tower, is shown with Joseph Cook (l.), exhibitions chairman, and Curtis Opligher, city art coordinator.



MILTON CAUGHEY

The 5-million-dollar pavilion housing the United States exhibition at the Brussels World's Fair is the largest circular building in the world without interior columns, according to the 1958 edition of the Americana Annual.

Architect Heads WW Art Group

Heading the executive board of Westwood Art Association for the new club year is Milton H. Caughey, Brentwood president, and well known architect and teacher.

Other new officers include Cecil V. Comara, vice president; Stephen Longstreet, program consultant; Agatha King, bulletin editor; Ida L. Platt, corresponding secretary; Nina Shepherd, recording secretary; Walter Wedlock, treasurer; Douglas Duder, exhibit chairman.

Also, Royette Dibbs, membership chairman; Alice L. Patt, publicity; Onis Rice, refreshments, and Mrs. Janet Caughey, social chairman.

BOARD MEETING

Caughey announced that the executive board meetings have been scheduled for the second Thursday of the month at 7:30 p.m. Meeting tonight will be at the home of Mrs. Platt, 11735 Roxbury Dr., Beverly Hills.

Three members of the association are exhibiting their water color, oil and casein paintings at the Security-First National Bank in Prudential Square. They are Eleanore Haddock, Nanon Olman, and Ed Turner. The exhibit will continue for through Aug. 11.

Architect Milton H. Ca[illegible]y Dies
Los Angeles Times (1886-Cur[illegible] File); Jul 16, 1958; ProQuest Historical Newspapers Lo[illegible]ngeles Times (1881 - 1985)
pg. 26

Architect Milton H. Caughey Dies

Milton H. Caughey, architect, died suddenly in his home at 11773 Chenault St., Brentwood, early yesterday. He was 46.

A native of Warren, Pa., and a graduate of Amherst College and the Yale Graduate School, Mr. Caughey began his architectural career in Los Angeles in 1945 after service as a Navy lieutenant in World War II.

Mr. Caughey was the winner of four Southern California honor awards from the American Institute of Architects. He was president of the Westwood Art Association, president of the West Area Co-ordinating Council of Los Angeles, a member of the architectural board of the Episcopal Diocese of Los Angeles and fleet captain of the South Coast Corinthian Yacht Club.

Mr. Caughey leaves his widow, Mrs. Janet Disque Caughey; two daughters, Linda and Diane; his parents, Mr. and Mrs. Francis Caughey of Warren, Pa.; and a sister, Mrs. Jane Spicer of Rhode Island. Funeral arrangements are pending.

Woodbury Fete Set

Woodbury College will observe its 75th anniversary Friday at a Founders Day open house starting at 9 a.m.

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NOT YET PROOFREAD

CAUGHEY, Milton Hazeltine, architect, was born in Bellevue, Pa., Dec. 20, 1911, son of Francis Morrow and Grace (Hazeltine) Caughey. Milton H. Caughey received his preparatory education at the Kiskiminetas Springs School, Saltzburg, Pa., and was graduated A.B. in 1934 at Amherst College, and B.F.A. in 1938 at Yale University, where he also did graduate work in architecture. Meanwhile, he was a draftsman for E. A. & E. S. Phillips, architects of Meadville, Pa., in 1935 and for McKim, Meade & White, architects of New York City, in the summer of 1936. He did architectural work in 1938-39 for George Howe and later for William Lescaze, both architects of New York City, in connection with buildings for the New York World's Fair of 1939-40. He was a draftsman for Anthony Lord, Asheville, N.C., in 1939-40, for Albert Kastner, Albany, Ga., in the latter year, and for Marsh, Smith & Powell, Los Angeles, Calif., during 1940-42. After doing architectural work on a U.S. Navy building at San Pedro, Calif., in 1942-43, he was commissioned a lieutenant in the U.S. Naval Reserve, in which capacity he served during the Second World War as an instructor in damage control at Cornell University. For a few months in 1946 he worked as a draftsman for Gordon Kaufmann, Los Angeles. From the latter year until 1953 he conducted an independent architectural practice in Los Angeles, and during 1953-57 he was a member of the architectural firm of Caughey & Ternstrom in that city. Thereafter until the close of his life he practiced as Milton Caughey & Associates. He chiefly designed schools, playgrounds, detention homes, and private residences. His principal projects were the Barrington Playground in Brentwood, Calif. (1950), Riverside County (Calif.) Juvenile Hall (1955), and a number of schools in Riverside, Calif., including the Pachappa School (1953), Mountain View School (1954), Monroe School (1955), Victoria School (1955), and Highland School (1957). He also served as associate architect on the design of Ramona High School in Riverside (1957), and at the time of his death he was working on plans for Rubidoux High School in that community. Caughey served as a visiting critic and lecturer at the University of Southern California School of Architecture in 1953-54 and again during 1955-57. He was the recipient of four honor awards from the Southern California chapter of the American Institute of Architects for buildings designed by him: two in 1954 for the Pachappa School and for the Hillburg residence at Capistrano Beach, Calif., and the other two in 1957 for the Monroe School and the Riverside County Juvenile Hall. Additionally, Caughey served in 1948 as president of the West Los Angeles Coordinating Council for Youth, and from 1955 until his death he was a member of the architectural planning committee of the Episcopal Diocese of Los Angeles. He was a member of the American Institute of Architects, Delta Kappa Epsilon, and the Kiwanis Club of Westwood Village, Calif. His religious affiliation was with All Saints Episcopal Church, Beverly Hills, Calif., and he was a Republican in politics. His pastimes included the study of history and archaeology, hunting, fishing, and sailing, and in connection with the last-named he served as fleet captain of the South Coast Corinthian Yacht Club at one time. An accomplished painter in the medium of water color, Caughey received an award for the best water color in the 1957 art exhibit of the Westwood Art Association, which he served as president in the following year. He was married in Beverly Hills, Calif., Oct. 30, 1937, to Janet, daughter of Kenneth Hulbert Disque of Erie, Pa., an engineer, and had two daughters, Linda and Diane. Milton H. Caughey died in Los Angeles, Calif., July 15, 1958.

JUN 23 1964

Milton H. Caughey: Architectural Projects

Incomplete list

Residential Projects

Garred House, Hollywood Hills, Los Angeles, 1949

Goss House, Brentwood Heights, Los Angeles, 1950

Spicer House, Weekapaug, Rhode Island, 1950

Caughey House, Chenault St, Brentwood, Los Angeles, 1951

El Medio House, Pacific Palisades, 1950-'52 (later bought and remodeled by Eric Owen Moss as the 708 House)

Hillburg House, Capistrano Beach, CA 1952 (AIA award)

Mudd House, Trancas Beach, Malibu, 1952-'54

Institutional and Commercial Projects

Barry Building, San Vicente Blvd. (AKA The Dutton's building), Brentwood, 1951

Barrington Playground, Brentwood, Los Angeles, 1950

Pachappa Elementary School, Riverside, CA 1953 (AIA award)

Addition to Lowell School, Riverside, CA Early 1950's

Barry Building (adjacent bldgs) Brentwood, CA 1953 (not apart of historic monument)

Mountain View Elementary School, Riverside 1954

Monroe Elementary School, Riverside, CA 1955 (AIA award)

Victoria Elementary School, Riverside, CA 1955

Riverside Juvenile Hall, Riverside CA 1955 (AIA award)

Bryant Elementary School, Riverside, CA Mid-1950's

Walgrove Elementary School, Venice, CA Mid-1950's

Hemet High School Gym, Hemet, CA Mid-1950's

El Sereno Playground, Los Angeles, CA Date unknown

Caughey/ Maston Offices, 920 La Cienega Blvd, Beverly Hills, with Maston, 1956

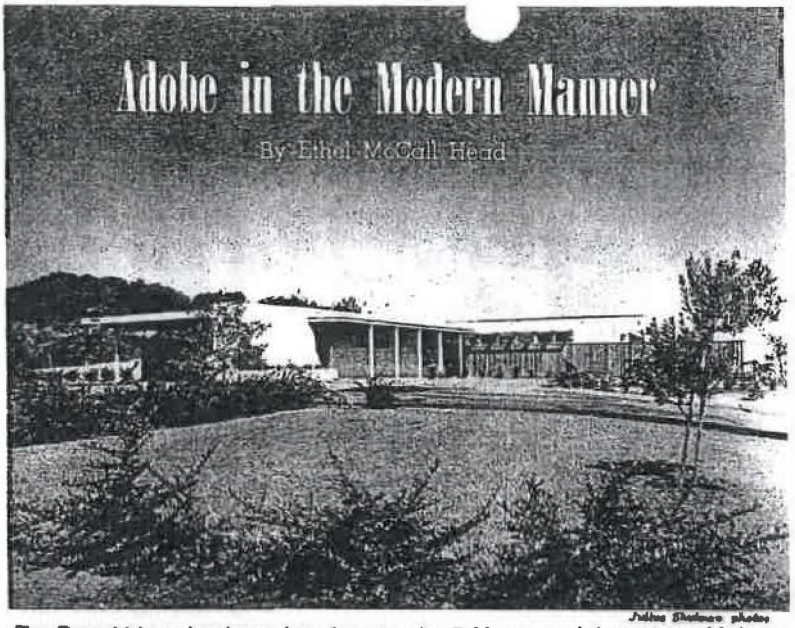
Ramona High School, Riverside, CA, associate architect 1956-7

Highland Elementary School, Riverside, CA 1957

Rubidoux High School, Riverside, CA 1957-8

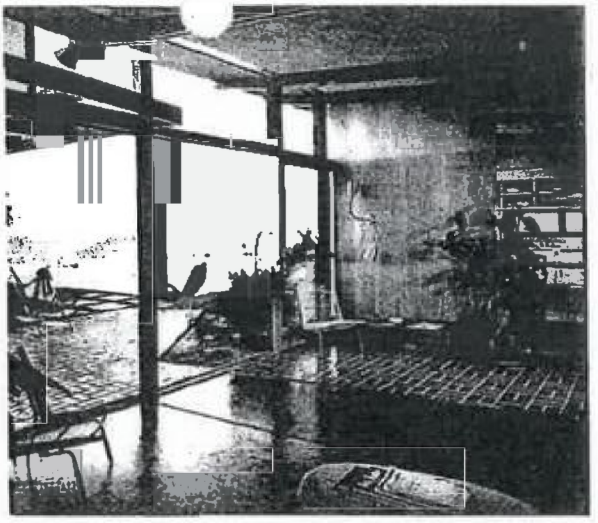
Adobe in the Modern Manner

By Ethel McCall Head

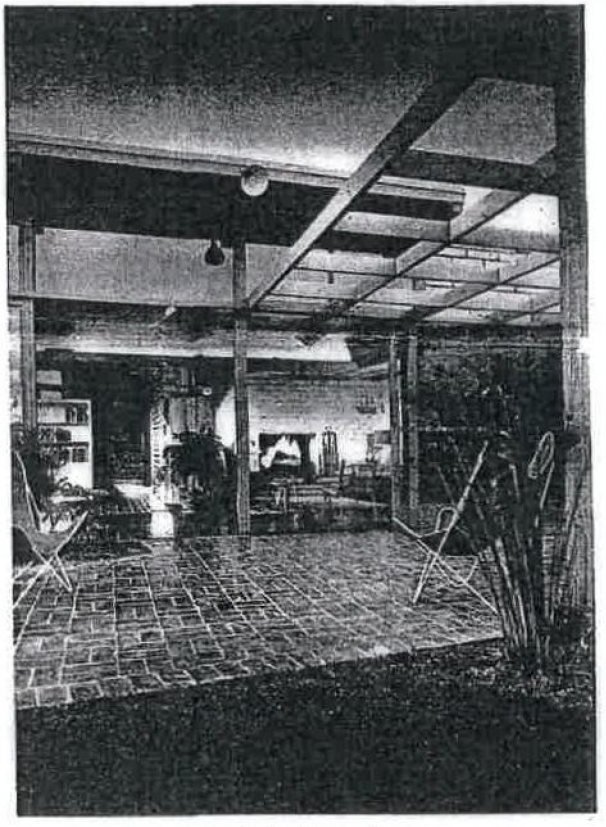


Julius Shulman photos

The Garreds' long, low house has character of a California ranch house but is Modern in treatment. Adobe brick is grayed-grape color, fir of bedroom wing is tobacco brown.



Above: Window wall of concrete and brick-floored living area overlooks the valley. Below: From the terrace one looks into living area, down hall past entrance to study.



THIS long, low house set on a plateau offering magnificent views of city, mountains and valley has a character reminiscent of the Early California ranch house. Built of adobe brick and Douglas fir, it has a crisp Contemporary treatment and borrows nothing from the past except honest simplicity.

Mr. and Mrs. Robert Garred wanted a one-story house for easy family living and that is exactly what their architect, Milton Caugley, has given them. Though the home is built of adobe brick and wood with roofed porches, its handling is definitely Modern.

Set on a plateau above the road with magnificent vistas in all directions, the house hugs its site and the landscaping by Eckbo, Royston & Williams makes the building one with the natural beauty of its location.

The drive from the street below ends in a spacious motor court providing plenty of parking for guest cars. The carport is shielded from the front by a bold adobe brick wall with planting pocket.

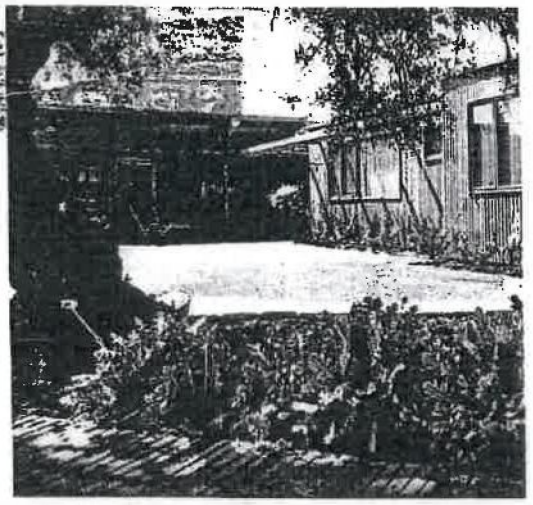
The guest steps from the car to a long covered and bricked porch leading to the entry, or the members of the family may step from the automobile in the carport, under cover, and go through an opening to the same passageway.

Exterior adobe brick is painted a grayed grape tone with posts and fascia of a matching color. The bedroom wing of vertical grain Douglas fir is stained a natural tobacco brown and offers interesting textural contrast to the masonry. The architect has used the same color for the same material inside and outside the house.

This same principle is applied to the flooring material. The covered entrance passage is bricked and the bricks enter the house to form an entry hall, continue across the end of the living area to become one with terrace paving, breezeway to bedroom wing and west terrace. This creates a flow of interior and exterior space.

From the entry door, one may turn to the left down a short hall which leads to darkroom and study-guest room and bath. This seclusion of the study which doubles as guest room from the rest of the

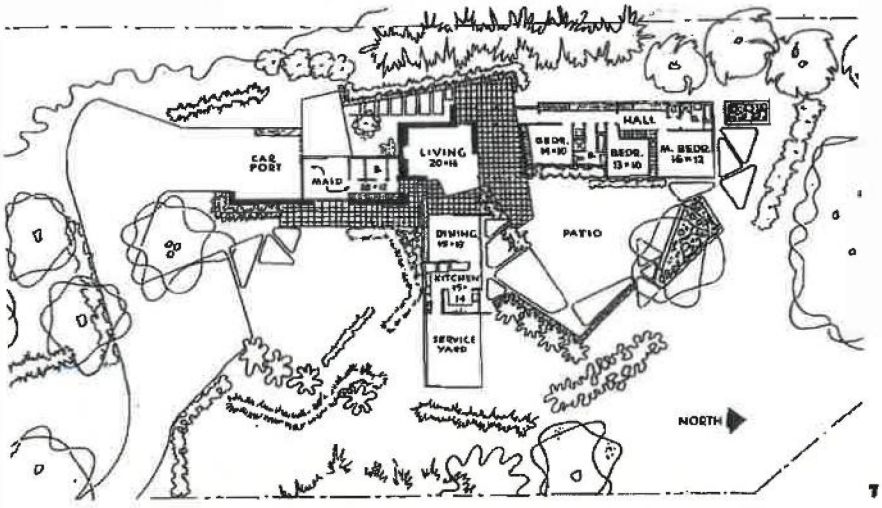
(Continued on Page Twelve)

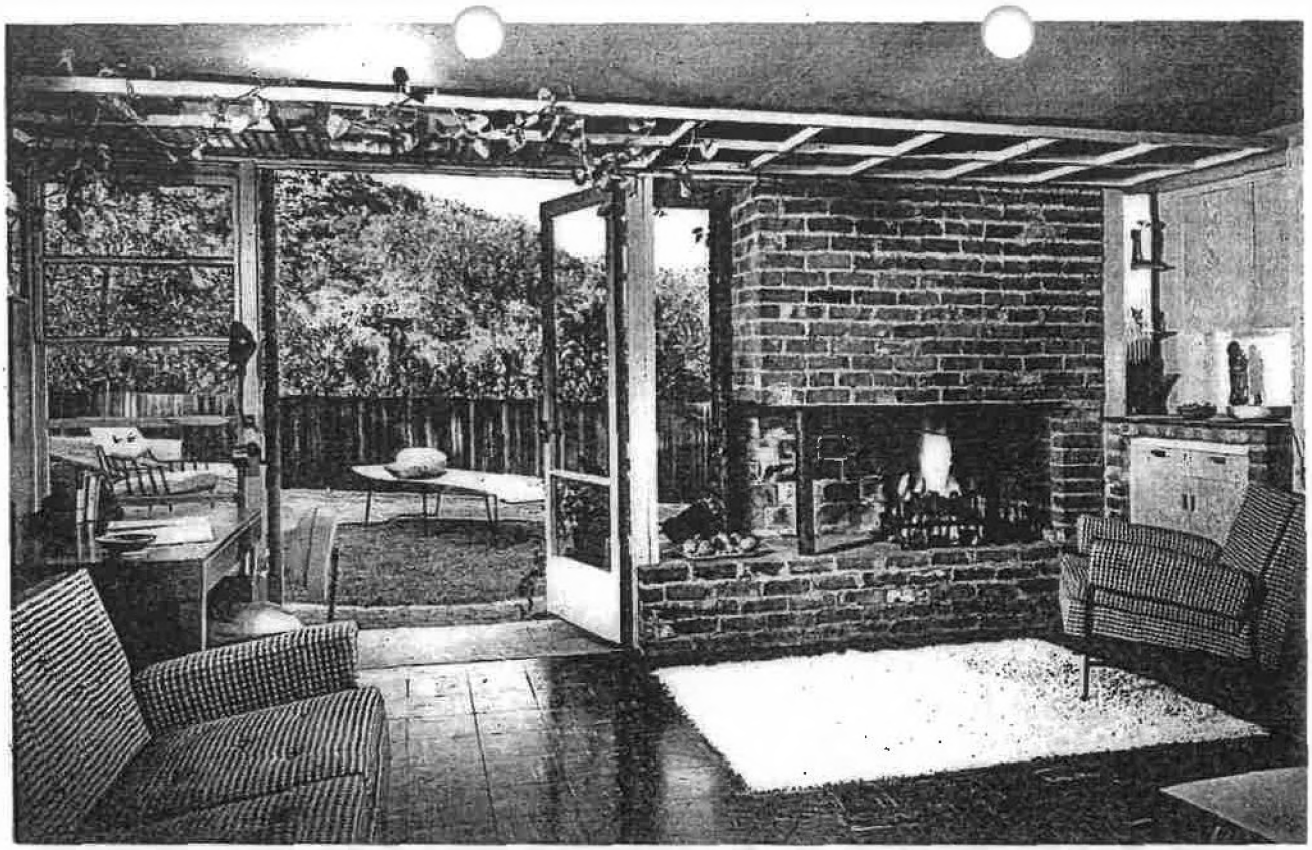


At right angles to the glass-walled living-dining area is a bedroom wing, built of vertical grain Douglas fir.



Row of transom windows runs above wood storage wall beyond dining area.





This present living room will later become the den. On this side it opens on the sun terrace; on the opposite side onto a barbecue terrace.

Below: The barbecue terrace facing the front entrance, right rear, will not be affected by additions of the future; entrance terrace is radiantly heated.

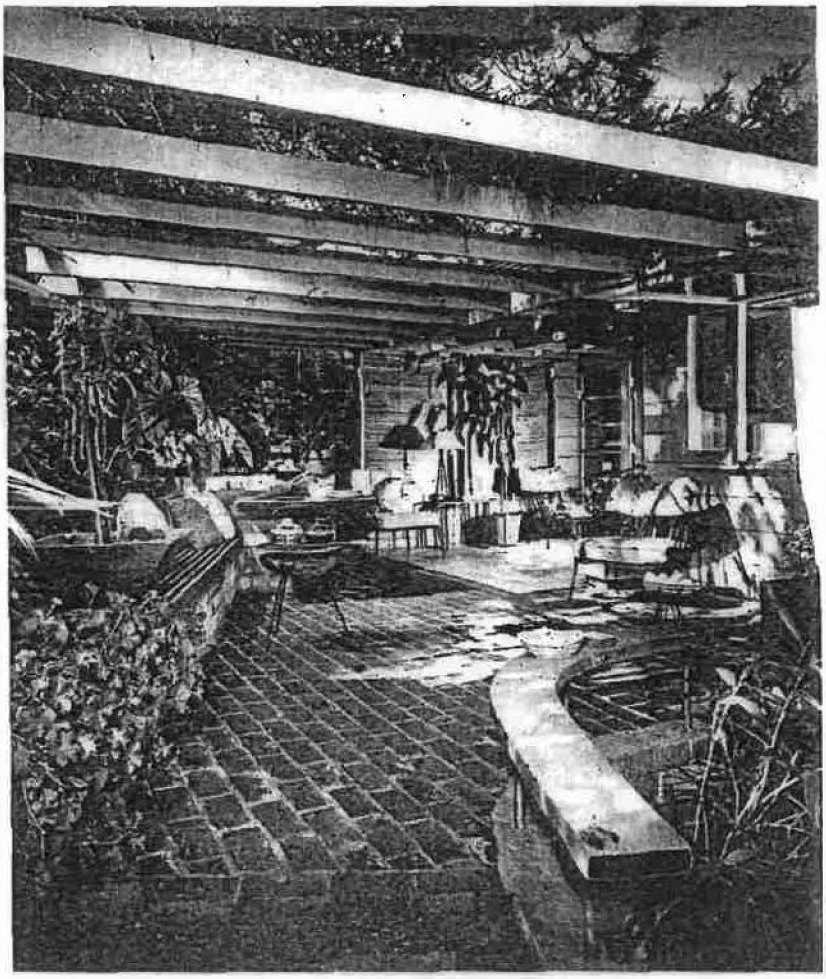


Julius Shulman

Plastic panel above table just inside entrance door conceals the kitchen area.



Sliding screen separates kitchen and den; window opens to barbecue area.

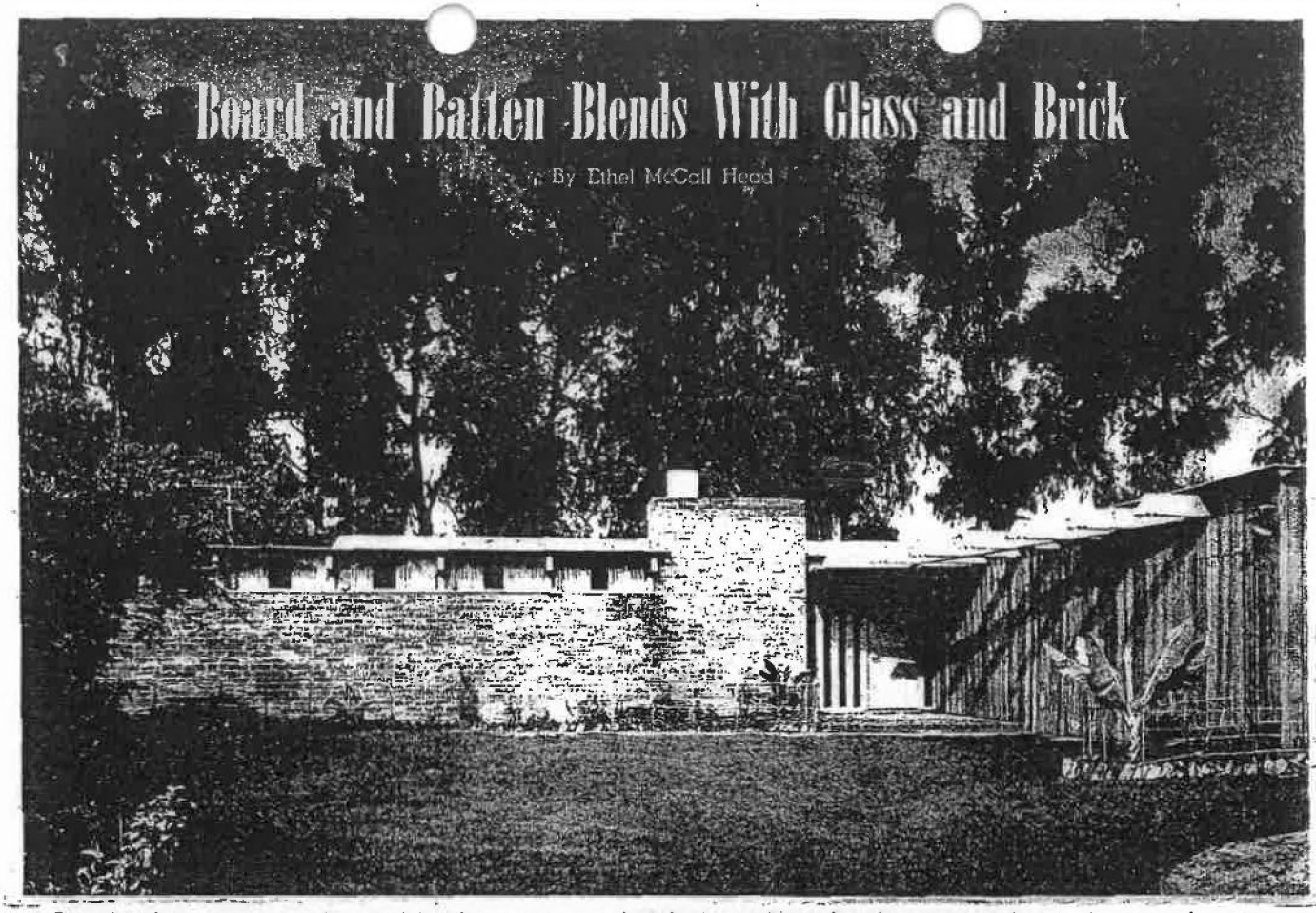




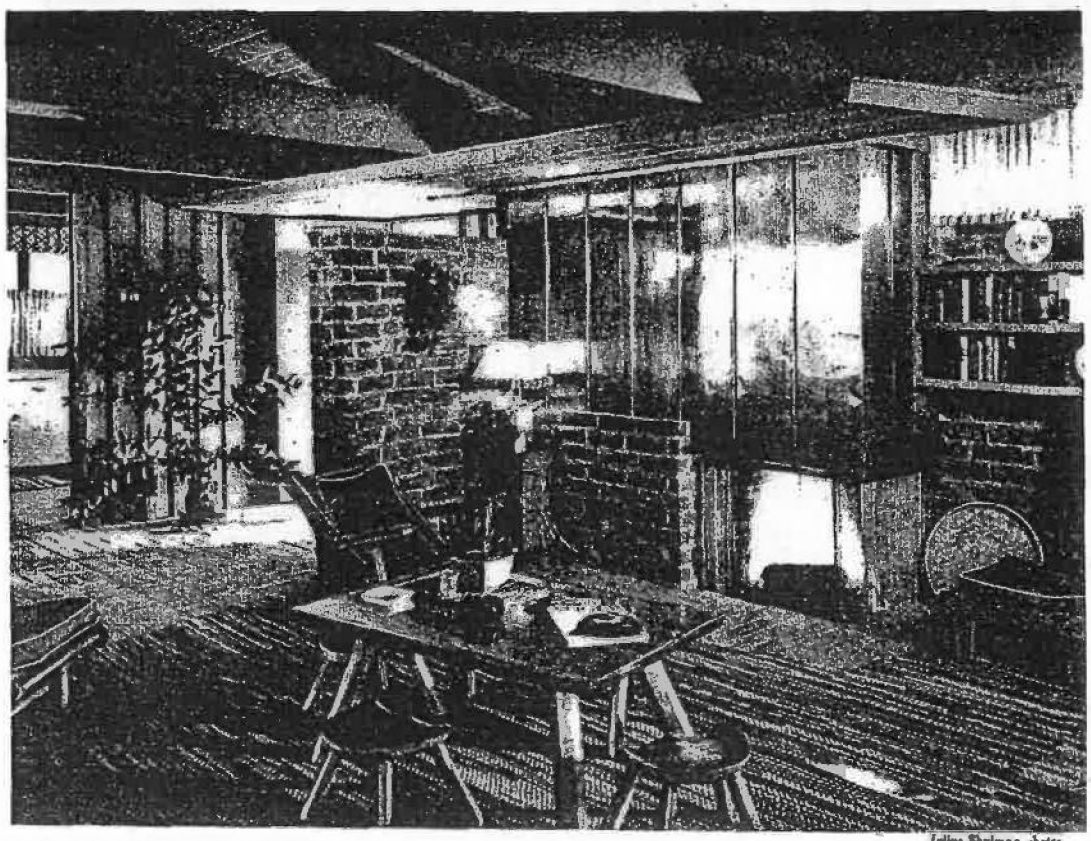
(11) Garred House 1949

Board and Batten Blends With Glass and Brick

By Ethel McCall Head



The redwood garage wing is at the right of the off-street motor court; brick fireplace wall extends under transom windows to give privacy from street.



From the bedroom wing one looks across the living area to the handsome, copper-faced fireplace set in brick wall which continues around the corner to form a partial partition concealing entrance door; kitchen can be glimpsed across the hall.

BOARD and batten construction used to be synonymous with ranch house design. But here is a house built largely of redwood board and batten combined with glass and brick in the Modern manner.

Privacy from the street, outdoor living on a well wooded site and easy housekeeping have been provided in an area of 1670 square feet. Milton Caughey, AIA, planned this house for Mr. and Mrs. Frank Goss and their baby daughter with emphasis on their informal way of living.

A spacious motor court off the street eliminates a lot of front yard garden maintenance. The board and batten redwood garage and kitchen wing are set off by a chimney of generous proportions. A continuing brick wall extends across the front of the house with only transom windows under a wide roof overhang. Ultimate privacy from the street is thus achieved in this house which opens with walls of glass to both back and side terraces.

A glance at the floor plan will show the brick of the entry porch continuing into the house, across the end of the living area, the adjoining kitchen and counter and flowing out to the rear terrace. Such a bricked area makes very practical flooring for main circulation and is partic-

(Continued on Page Ten)

The plain rectangle is given

SPECIFY a simple rectangle and you can have the least costly of all home plans. Specify a simple rectangle and you can also hand your designer his greatest challenge. No plan is more demanding of true inventive thinking, and no house can look more ordinary when such thinking is not applied.

The designer of this house met the problem head on and produced what we think is a home with exceptional appeal.

The living area dominates the plan. It is spaciously light and has a furniture arrangement that suggests an atmosphere of quiet enjoyment – of leisurely family conversation. (Perhaps the absence of a TV screen contributes to this quality. It is there, but well concealed behind the paneling beside the fireplace.)

Though a house for essentially sociable people, it provides the privacy each of us wants and needs . . . a place for solitude and relaxation. If you love children but still cherish a life of your own, it's a comfort to know that a sliding door can separate the active and quiet halves of the house.

The kitchen is a large, warm and friendly room. It is cut off from view from the living room but its furniture-type cupboards continue on around to encircle the dining area.

The only breaks in the basic rectangular outline of the plan are made by the two bathrooms and the utility room. Their angle gives the front entrance an added degree of protection from the street. The door is further set apart by a planter and an airy divider marking the roof extension.

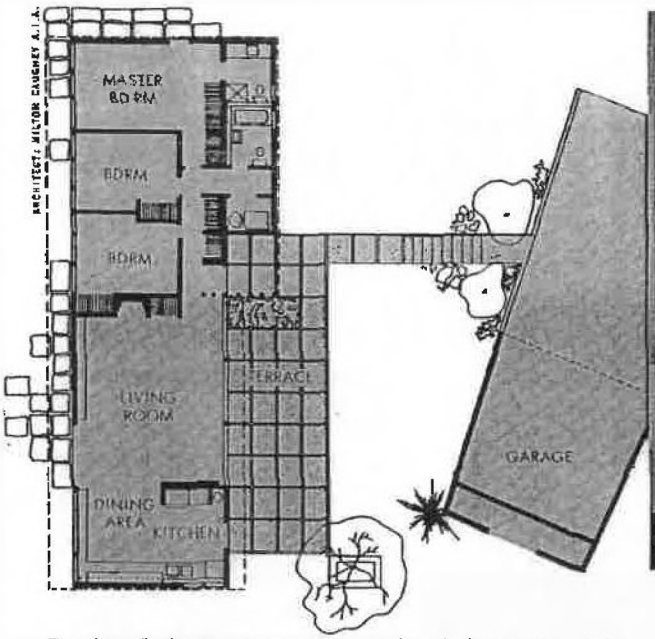
To further camouflage the regularity of the plan, the garage and fences wing out at slight angles from the house, sheltering the terraces and playing up the unsymmetrical shape of the lot.

Though modest in scale, by aiming at durable styling, the architect has linked good design to serene simplicity, a practical arrangement of space and all the facilities essential to gracious living.



a hospitable look

BY RUTH CORELL

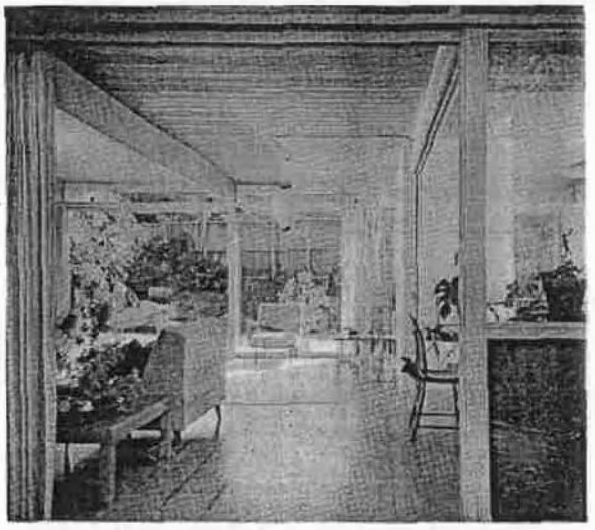


The plan tells the story. It is a neat rectangle with the exception of the bathrooms and heater room. The living and dining-kitchen areas span the width of plan. Bedrooms are all conveniently arranged on the short hallway



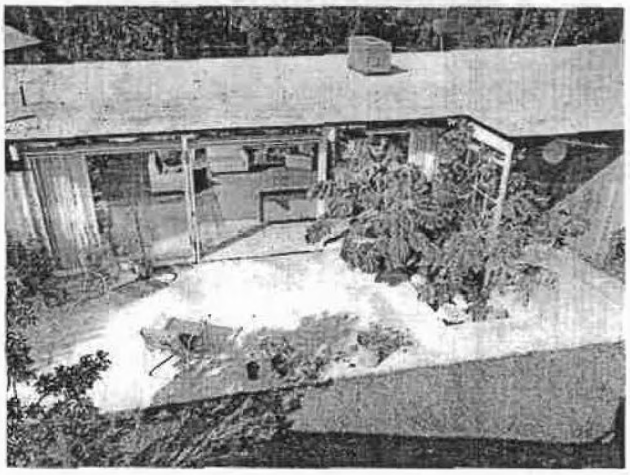
The back terrace off the dining room and kitchen is favored by the family for outdoor meals. It is paved in cement squares, partially protected by the wide eaves and sheltered from neighbors by rustic wood fence and plants

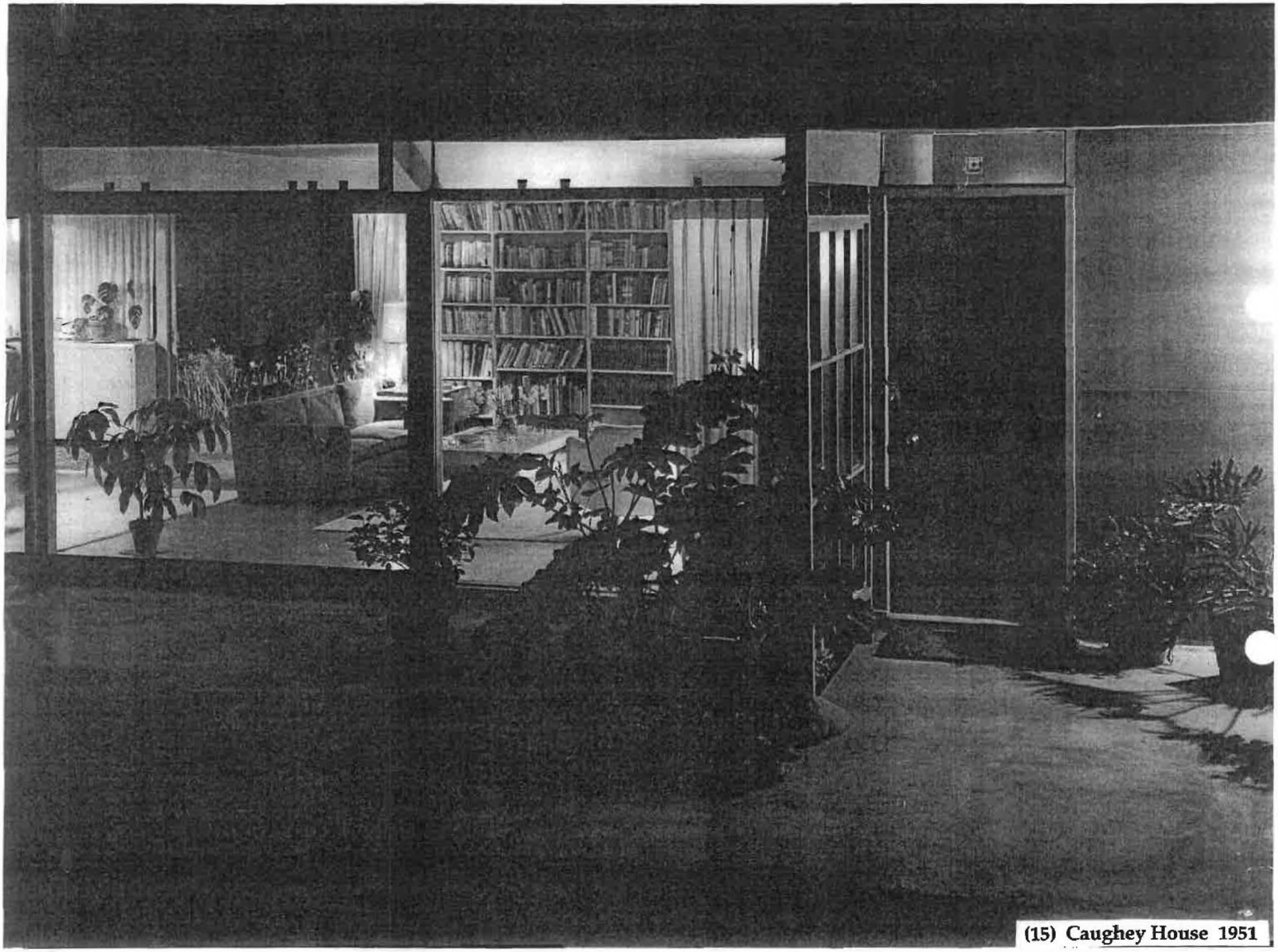
The living room is planned for active or quiet hours. There are books with lights to read them by. Beside the fireplace are TV and sound systems. But furniture is grouped socially if conversation is more to family tastes



Behind the chair at the right is a slender black line marking the sliding door that can completely separate the kitchen-dining area from the living room. Another sliding door shuts off the hallway leading to the three bedrooms

An overscale glass door may be pushed aside in good weather to merge indoor and outdoor living rooms. This view of the front terrace and main entrance shows how planter and grid divider insure privacy for relaxation

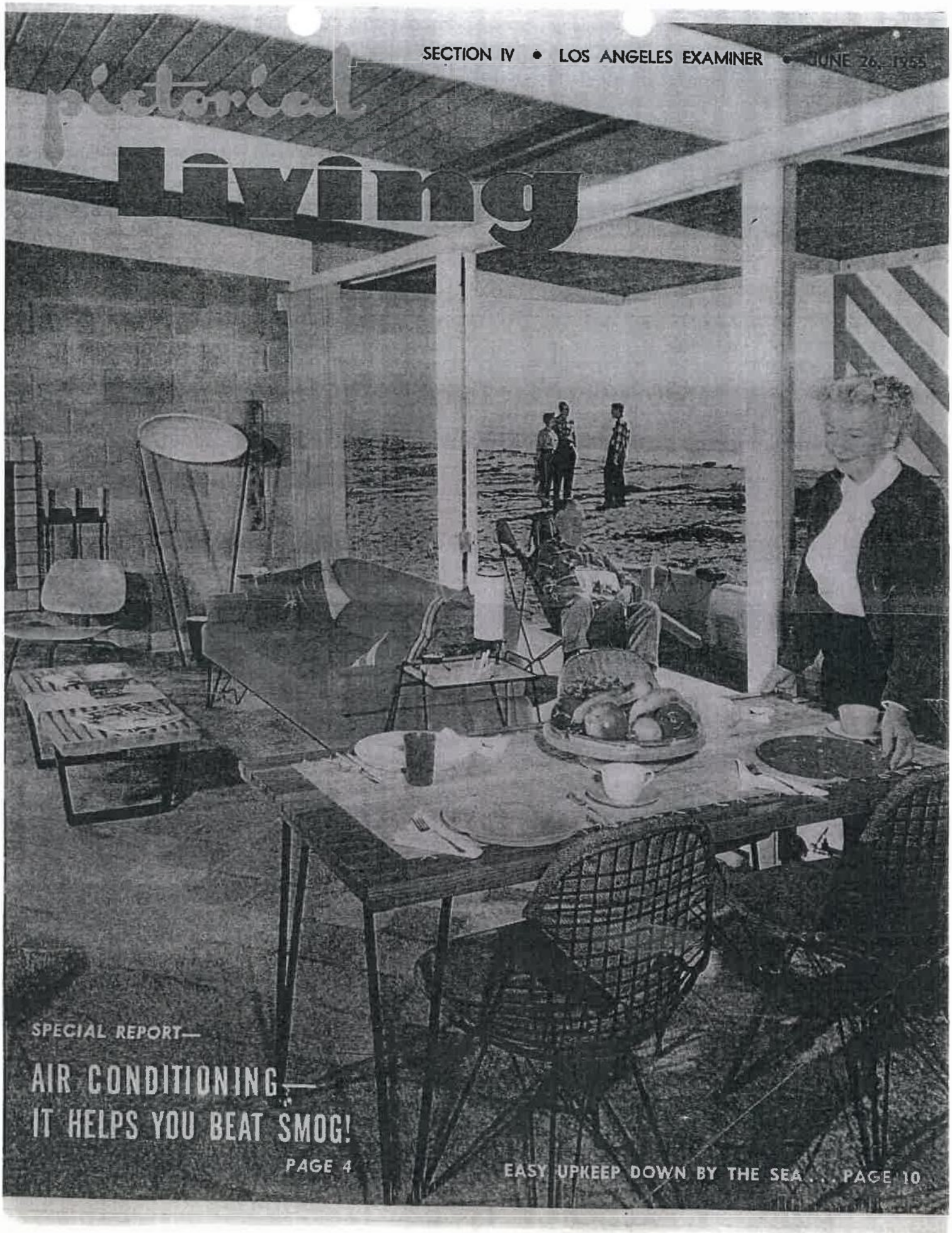




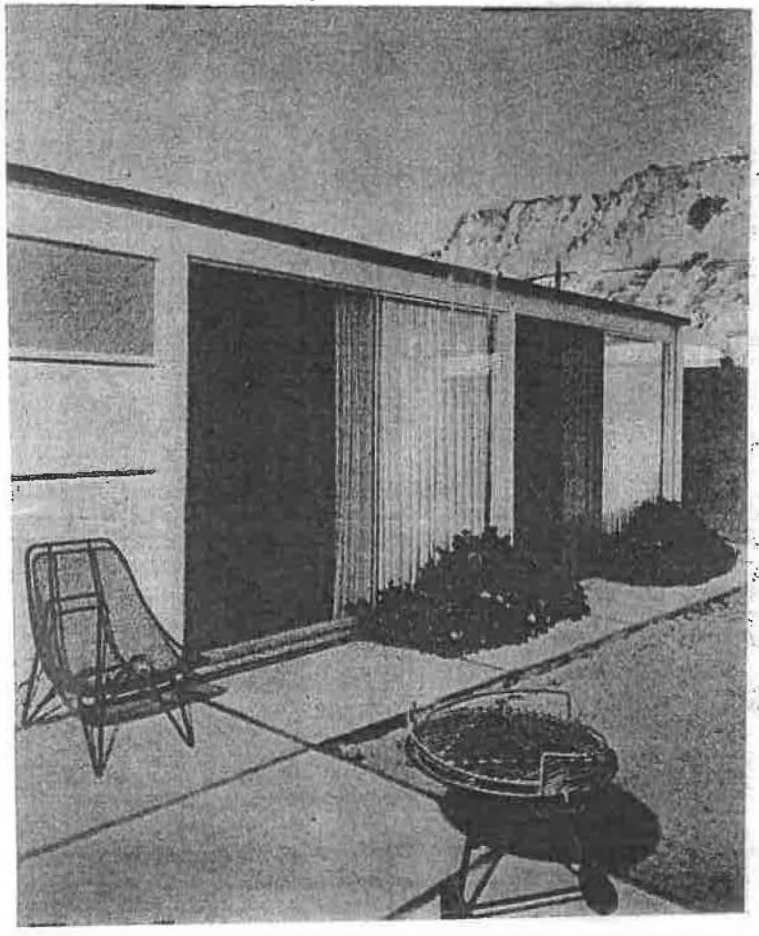
(15) Caughey House 1951

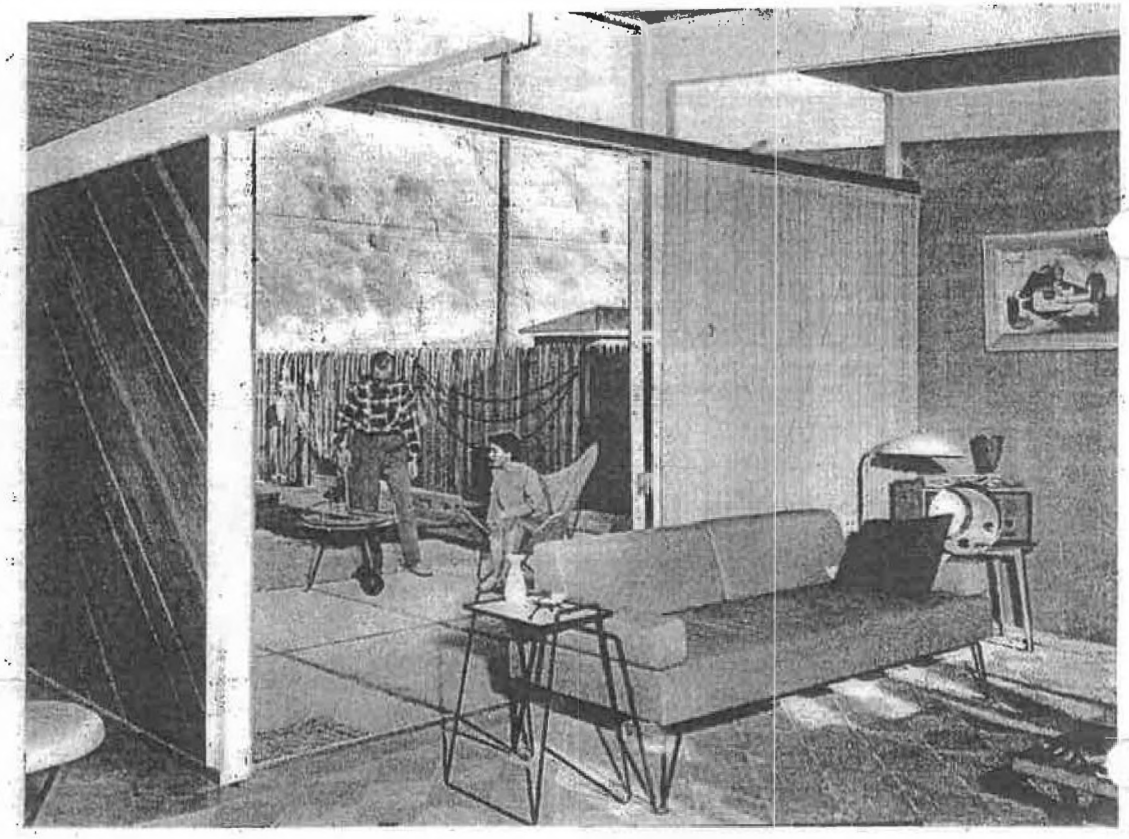


(17) Caughey House 1951



(18) Hillburg House 1952 (AIA Award)





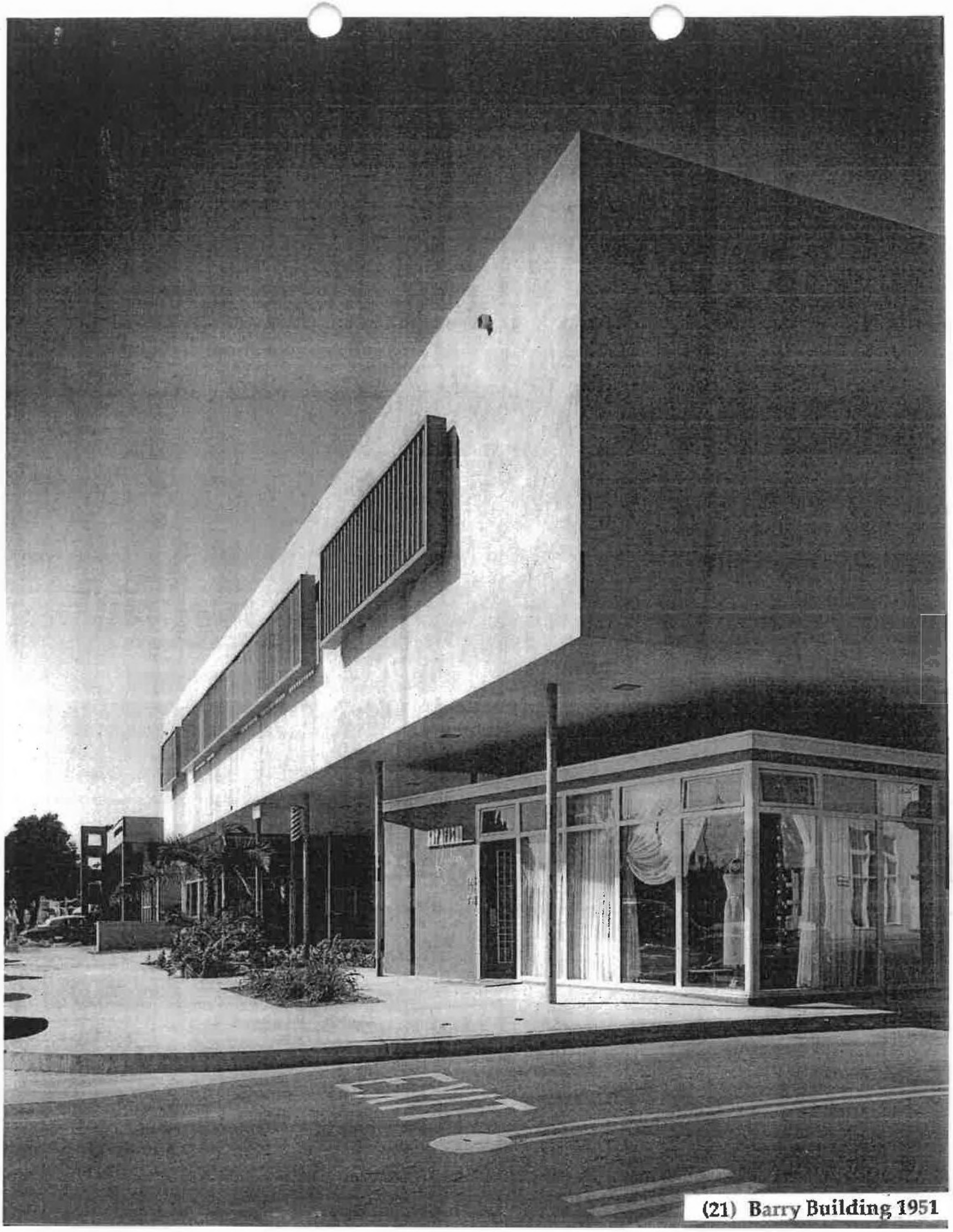
CONCRETE paves half the patio; the rest is sand. Area of the house is 959 square feet and it's placed sidewise

GLASS is fixed or slides in frames of painted steel. The high side of roof is pitched inland; low side is to west —

(19) Hillburg House 1952 (AIA Award)



(20) Hillburg House 1952 (AIA Award)



(21) Barry Building 1951

SCHOOL SHIELDED FROM THE SUN



CAUGHEY & TERNSTROM, both under 40, have been partners two years. TERNSTROM graduated from the University of Southern California in 1940, also spent more than three years in the navy. CAUGHEY graduated from Yale Architectural School in 1938, went West to work on the coast and serve three years in the navy.

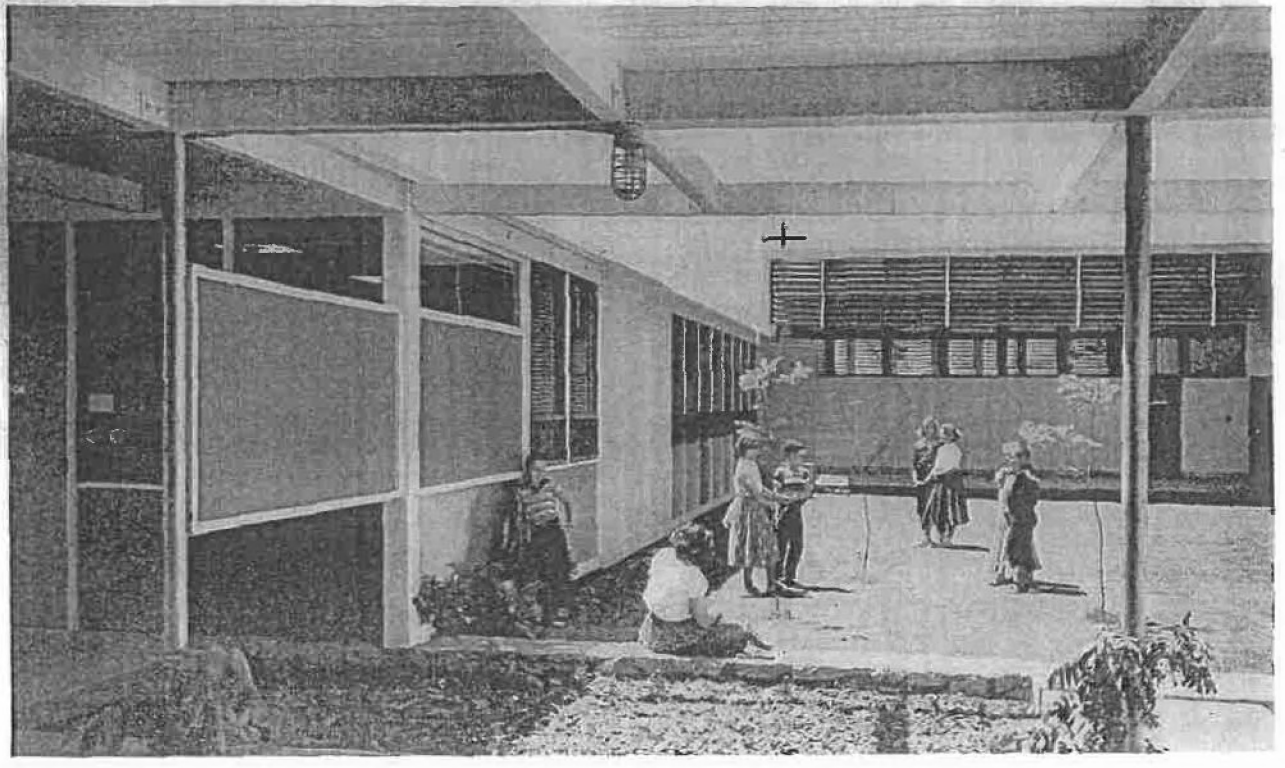
PACHAPPA SCHOOL, Riverside, Calif.
M. H. CAUGHEY & C. C. TERNSTROM, architects
HEERS BROTHERS, general contractors
WILLIAM PORUSH, structural engineer
HILBURG, HENGSTLER & TURPIN, mechanical, electrical engineers

Points worthy of note in the trim, low-cost building ($11.50 per sq. ft; total, $292,680): ▸ exterior metal louvers on both north and south glazing in classrooms to stave off sky glare as well as sun; ▸ both side walls of classrooms 100% glazed, horizontally stiffened with exposed X-rod bracing; ▸ frame and stucco construction throughout; ▸ classroom partitions of plywood plastered on one side against sound transmission, left naked as own finish on other side (and serving also as the only shear bracing in the building—there is no diagonal sheathing).

Bright colored and cheery, this 12-classroom school accepts the bright sun and California's kids with unostentatious, but real, architectural charm.

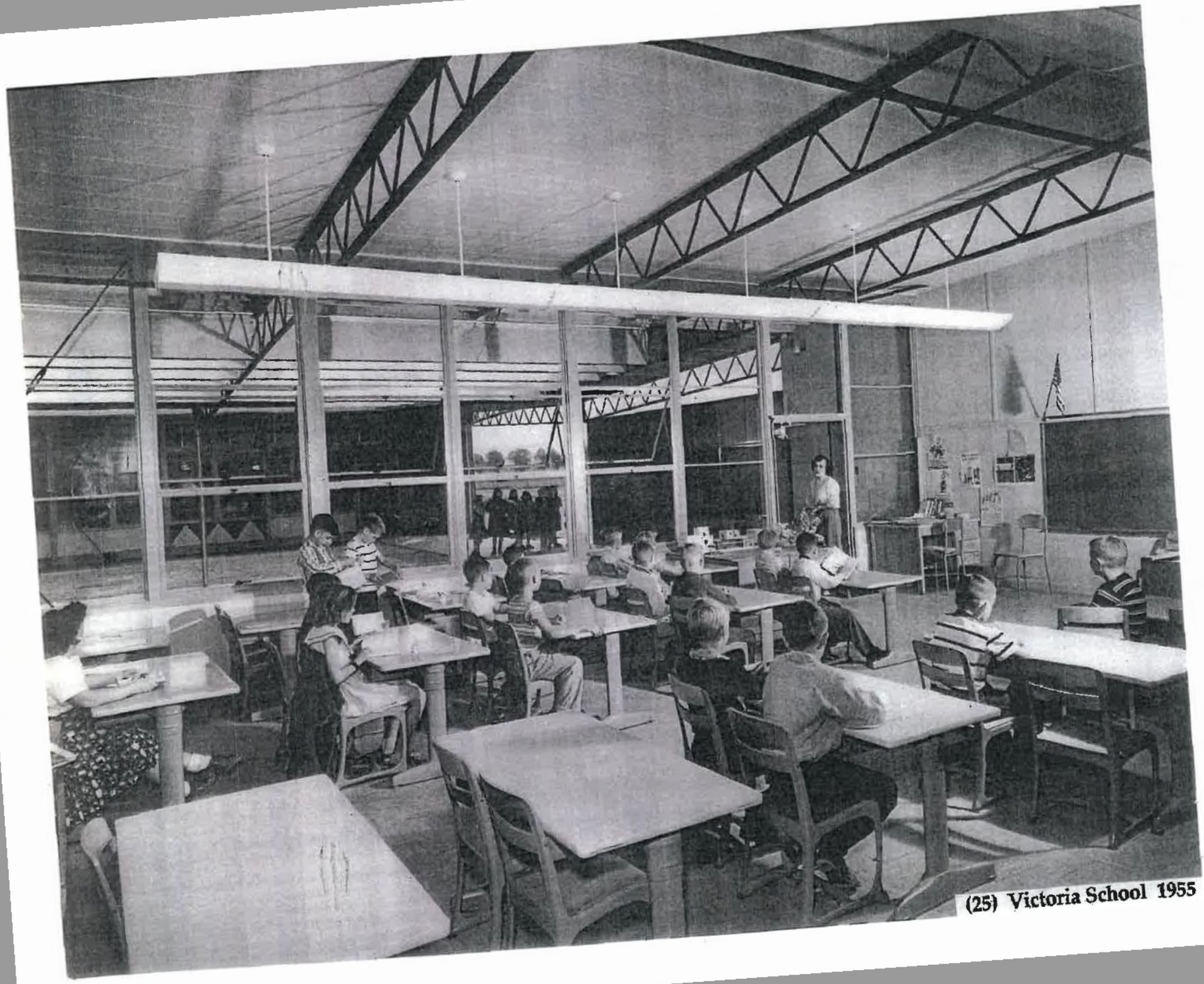


Covered crosswalks connect two main wings of school, save hallways

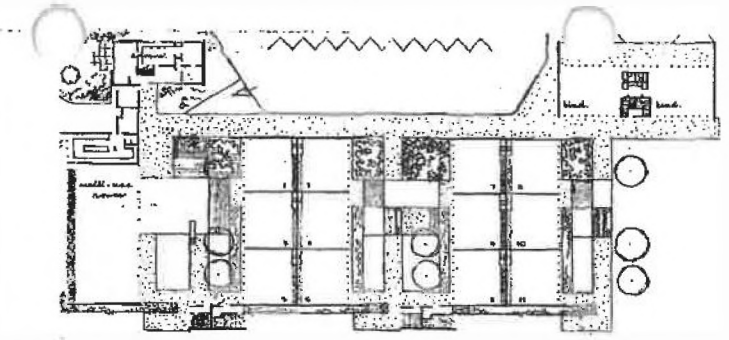




(23) Pachappa School 1953 (AIA Award)



(25) Victoria School 1955



Back-to-back classrooms enlarged by courts

Victoria Elementary School
Riverside, California

•

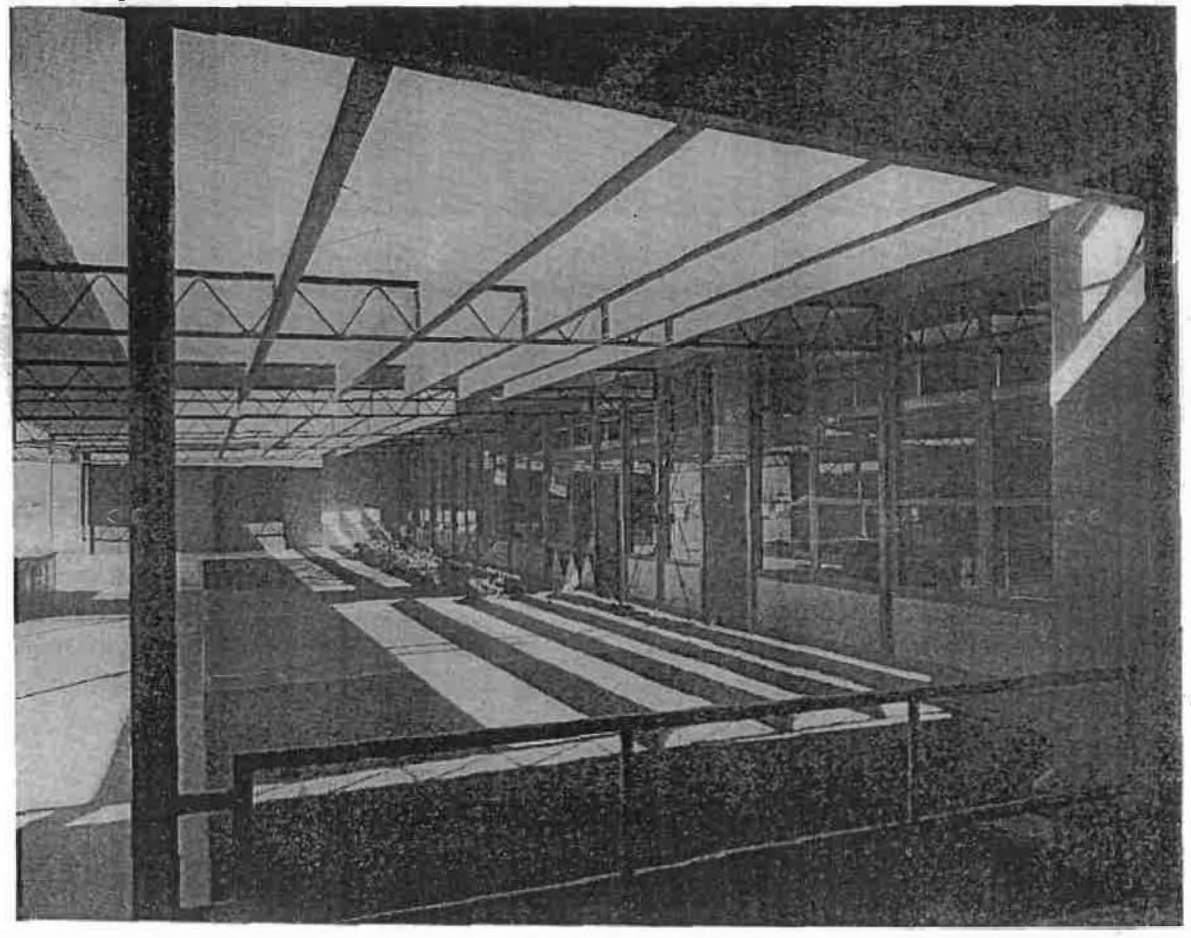
CAUGHEY & TERNSTROM
Architects

WILLIAM PORUSH
Structural Engineer

HILBURG & TURPIN
Mechanical-Electrical Engineers

T. C. PRICHARD & SON
General Contractors

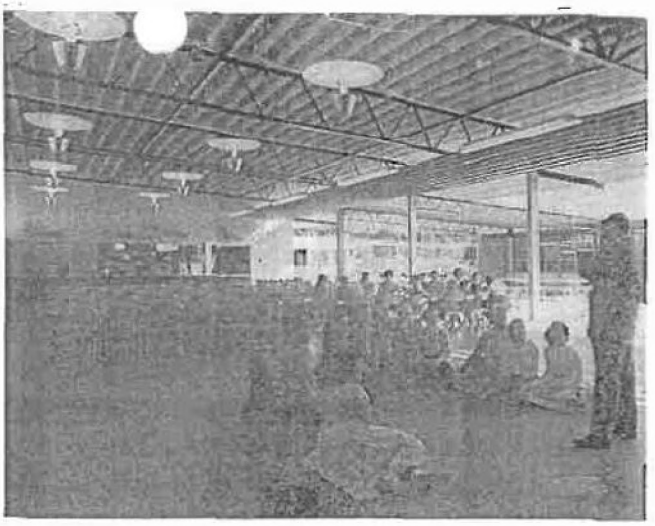
Marvin Rand photos

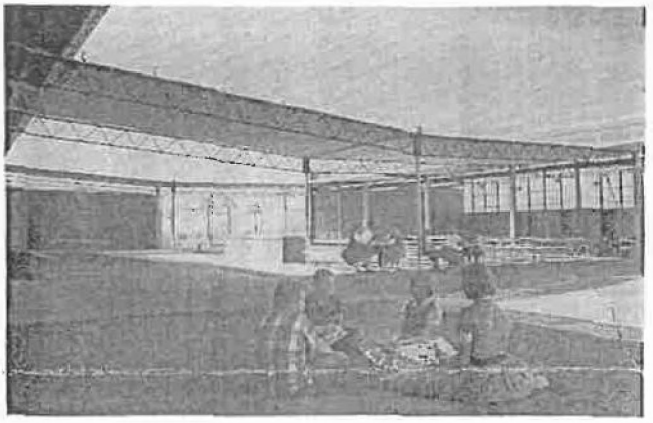


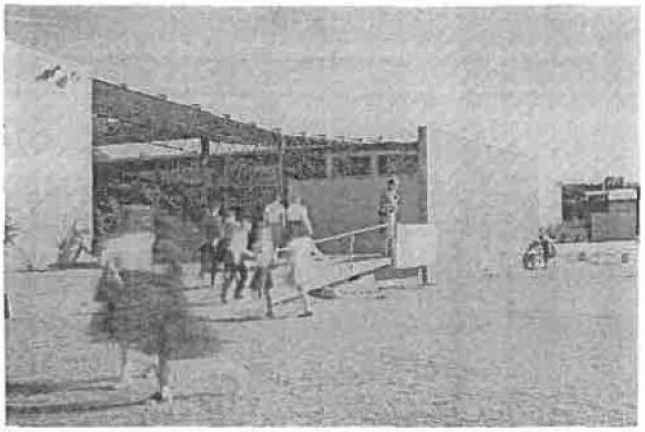
THIS ELEMENTARY SCHOOL, whose present enrollment is 360, appears to be quite unpretentious but it has an unusually workable plan of back-to-back classrooms enlarged by courts. The gently sloping site, rather small in view of future expansion, requires the use of ramps and two separate levels. Buildings are fitted tightly on the upper side to provide maximum playground space, with an odd shaped corner reserved for kindergarteners.

The back-to-back classroom solution offers 1) better site utilization; 2) economies in construction; and 3) pleasant, really usable courts designed for interclass activity or open air eating and spacious enough to minimize distractions. A central utility core facilitates removal of walls when desired; movable cabinets and chalkboards aid teaching flexibility. Sink and storage counters in the courts expedite outdoor instruction, eliminating the need for an installation at each classroom. Fluorescent fixtures supplement daylight and cross ventilation is afforded by a continuous roof unit.

The open, no-glazed side of the multipurpose room creates additional space and the same personnel can supervise both hot and sack lunchers. The area is large enough to accommodate such events as the PTA carnival. Radiant heat allows all-year round use; fenestration and fencing control the wind. Glare and reflection in all courts are reduced by lawn, brick and colored concrete areas as well as overhead louvers and roofs.







OVERHEAD LOUVERS put shadow on otherwise hot ground plant, easing eye strain, creating livability. Center walkway eliminates passing by classroom window wall, acts as glare control; crossover walkways reduce circulation. Ramps connect two levels of gently sloping site.

OUTLINE SPECIFICATIONS

Structure: foundation: reinforced concrete; frame: open-web steel beams; floors: concrete slab.

Exterior Finish: stucco—California Stucco Co.; brick—(Grout-Loc) Davidson Brick Co.

Roof Surfacing: composition and gravel—Pioneer Division-Flintkote.

Windows: steel sash—(Truscon) Republic Steel Corp.

Doors: steel—(Kalamein) Overly Manufacturing Co.

Floor Surfacing: asphalt tile in classrooms—(Matico) Mastic Tile Corporation of America; vinyl tile in kitchen—(Vinyliflex) Hachmeister, Inc.

Partitions: stud and plaster.

Interior Finish: plywood finished shear panels; ceramic tile in toilets—Gladding, McBean & Co.

Ceilings: acoustical tile—Pioneer Division-Flintkote.

Lighting Fixtures: fluorescent; others—Wagner-Woodruff Co.

Heating: gas fired wall heaters—Payne Furnace Co.; electric heaters for smaller rooms—Thermador Electrical Mfg. Co.; gas fired boilers in multipurpose and kindergarten—Bryan Electrical Manufacturing Co.; radiant in administration—Trane Co.; radiant controls—Minneapolis-Honeywell Regulator Co.; exhaust fans—Ilg Electric Ventilating Co.

Plumbing and Sanitary: toilets and lavatories—Crane Co.; drinking fountains—Haws Drinking Faucet Co.

Special Equipment: aluminum louvers—Aetna Steel Products Corp.; porcelain enamel letters—California Metal Enameling Co.; linoleum countertops—Armstrong Cork Co.; laminated plastic tabletops—Formica Co.; folding tables—Son-Nel Products, Inc.; rolling counter doors—Cookson Co.; sinks and drainboards—job-built stainless steel; dishwashing machine—Hobart Manufacturing Co.; garbage disposer—Waste King Corp.; lockers—Worley & Co.; corkboard—Armstrong Cork Co.; chalkboard—(Fibraslate) Son-Nel Products, Inc.

Total Area: 24,425 sq. ft.

Total Cost: $339,483 (entire contract).

Cost per Square Foot: $13.47.

Date of Completion: November 1956.

L.A. Times Mar 25 '51



SCHOOL COMPLETED—Entrance court of Monroe Elementary School in Riverside is shown above. The school is one of three which were recently completed for Riverside City School District. Other two are the Victoria and Jefferson Elementary Schools. Architects for this project were Caughey & Ternstrom.

Three Riverside Schools' Dedication Conducted

By a Times Correspondent

RIVERSIDE, March 24 — School and civic officials of Riverside and Dr. Roy E. Simpson, State Superintendent of Public Instruction, dedicated three new elementary schools here recently.

"This is the first time," Dr. Simpson said, "that I have helped to dedicate three new schools in the same school system on the same day."

The new plants are the Victoria, Monroe and Jefferson Schools. While the Victoria and Monroe Schools have been open only a few weeks, school trustees have already taken bids for six-classroom additions at each school. Eighteen new classrooms, a multipurpose room and other facilities have been added at the Jefferson School.

Dr. Simpson said he was much impressed by innovations at the Victoria and Monroe Schools designed by Los Angeles Architects Milton Caughey and Clinton Ternstrom.

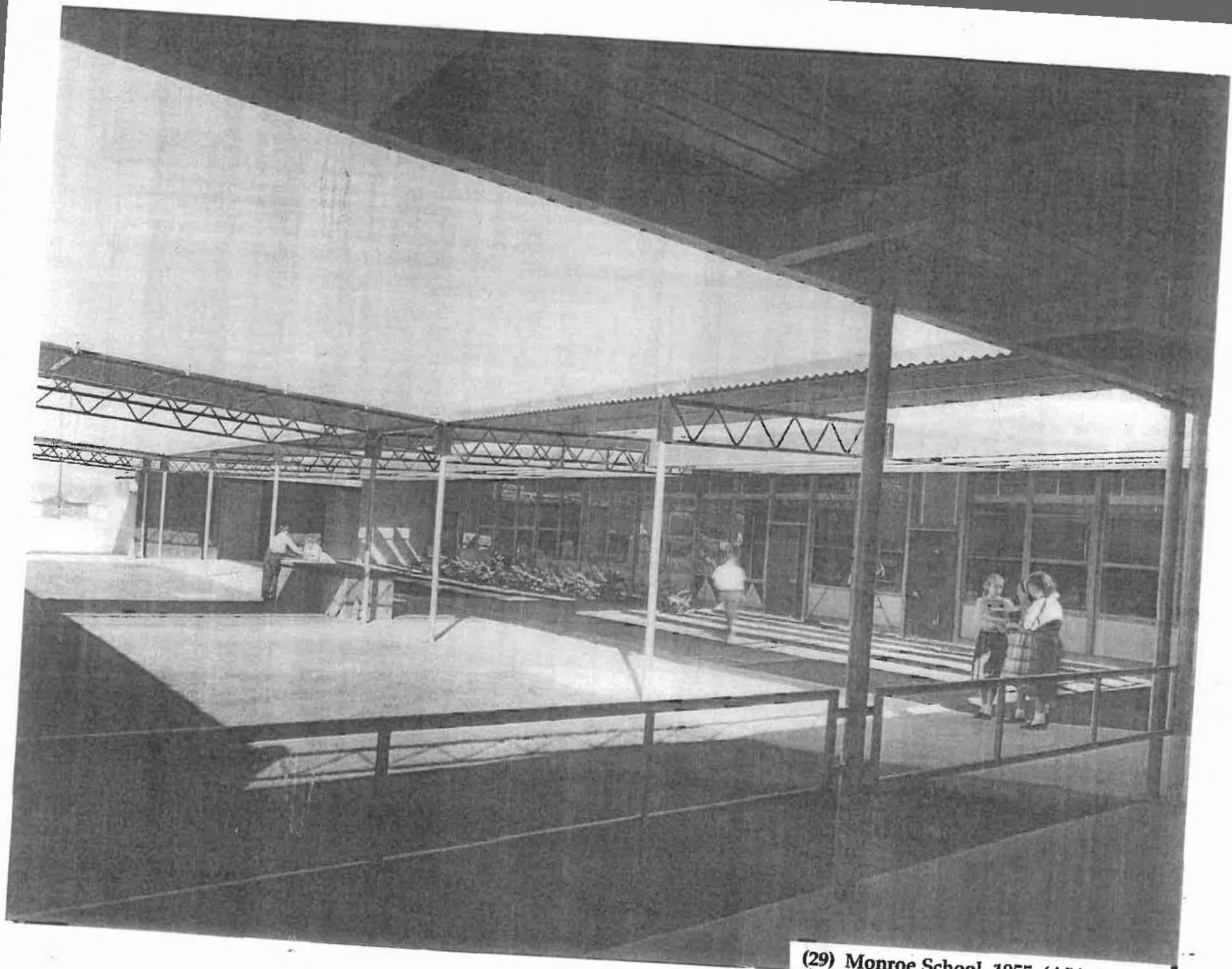
At Victoria School, the multipurpose room has an open side facing a small inner court, around which classrooms are grouped. Radiant and overhead heating has proved ample, it was disclosed.

Back-to-back placement of classroom wings at the Victoria and Monroe Schools has also served to reduce costs through single-wall construction, it was explained.

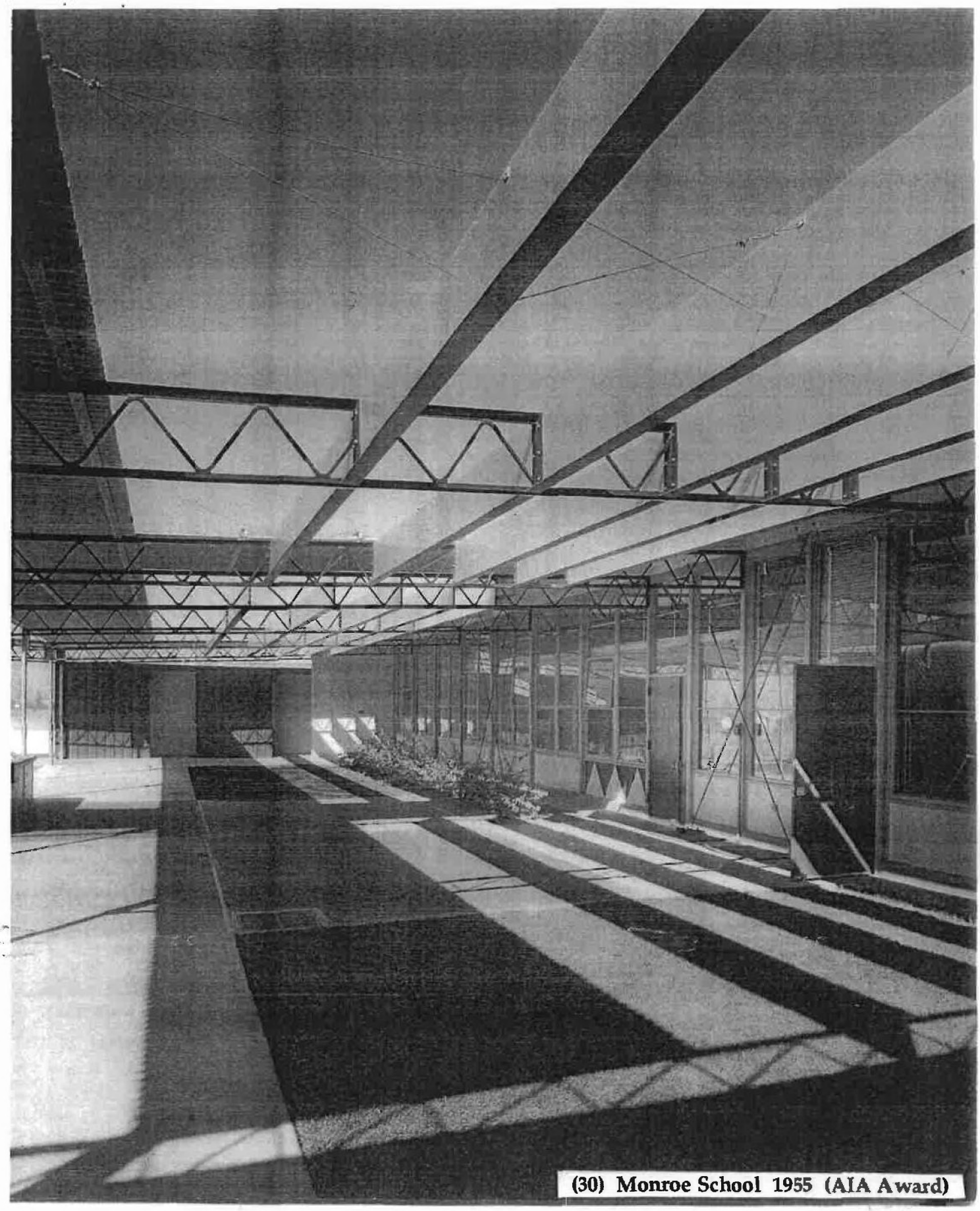
Horizontal placement of louvres has retained control of light with the advantage of creating additional shaded footage outside the buildings.

Bank Issued Permit for Fullerton Branch

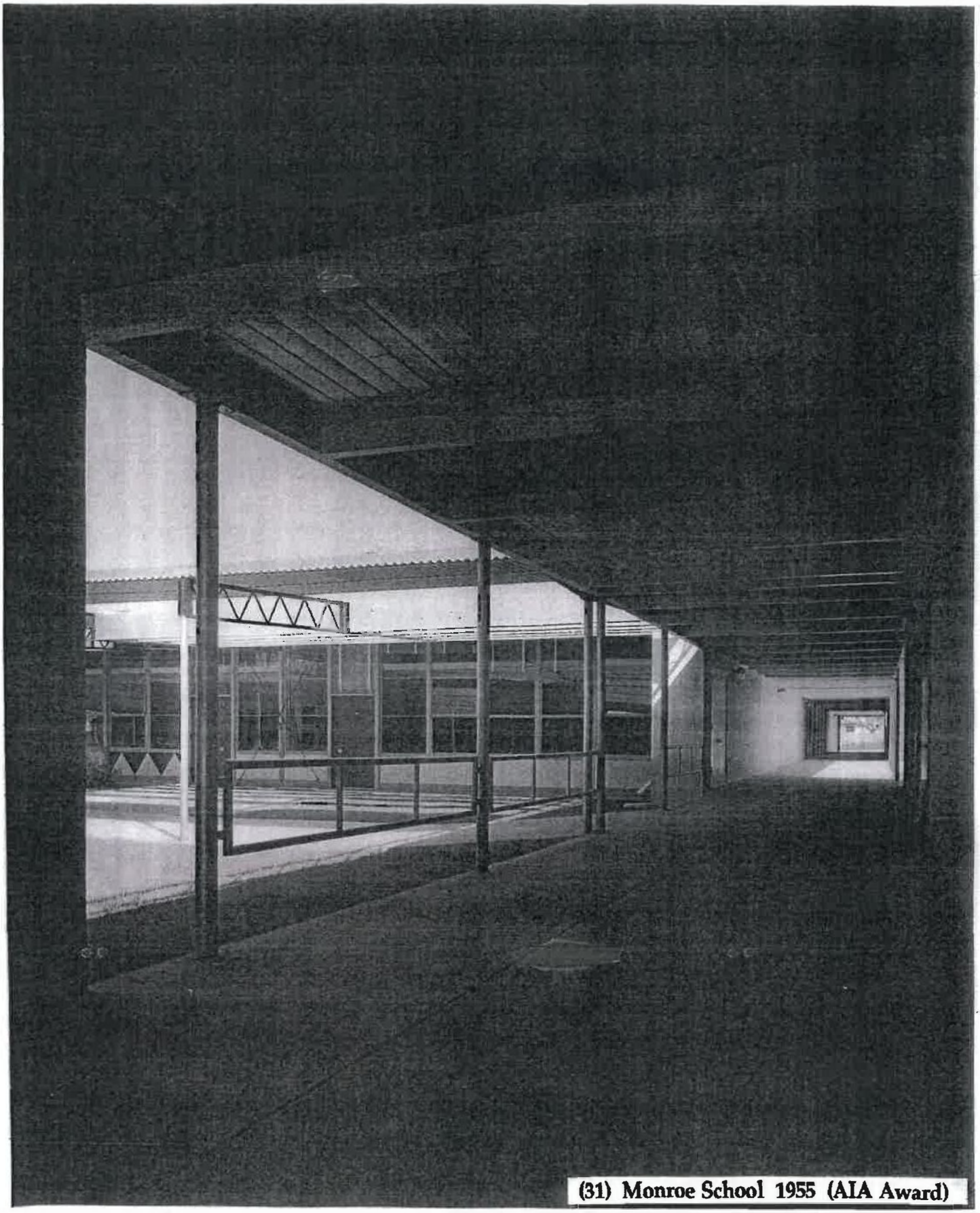
(28) Monroe School 1955 (AIA Award)



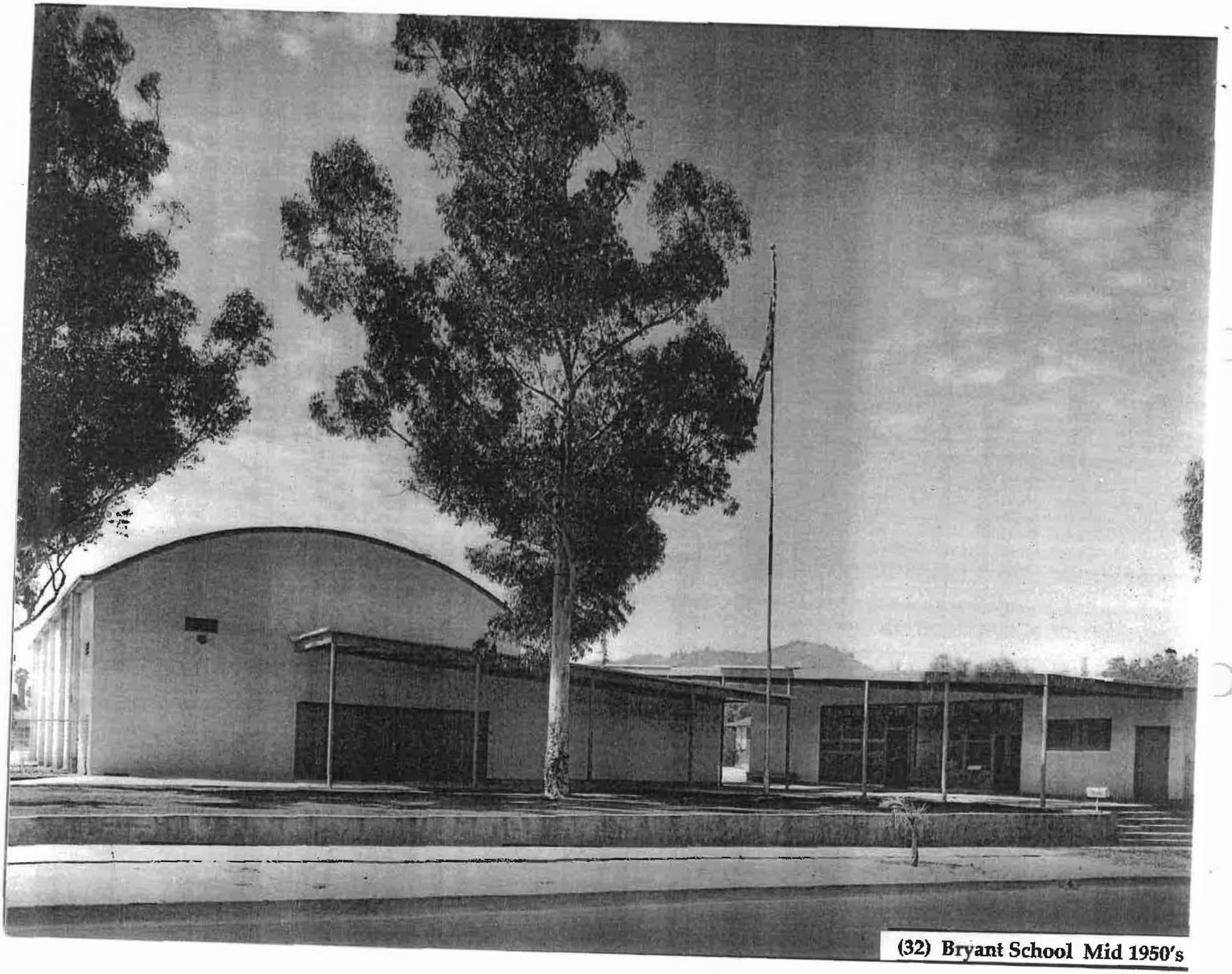
(29) Monroe School 1955 (AIA Award)



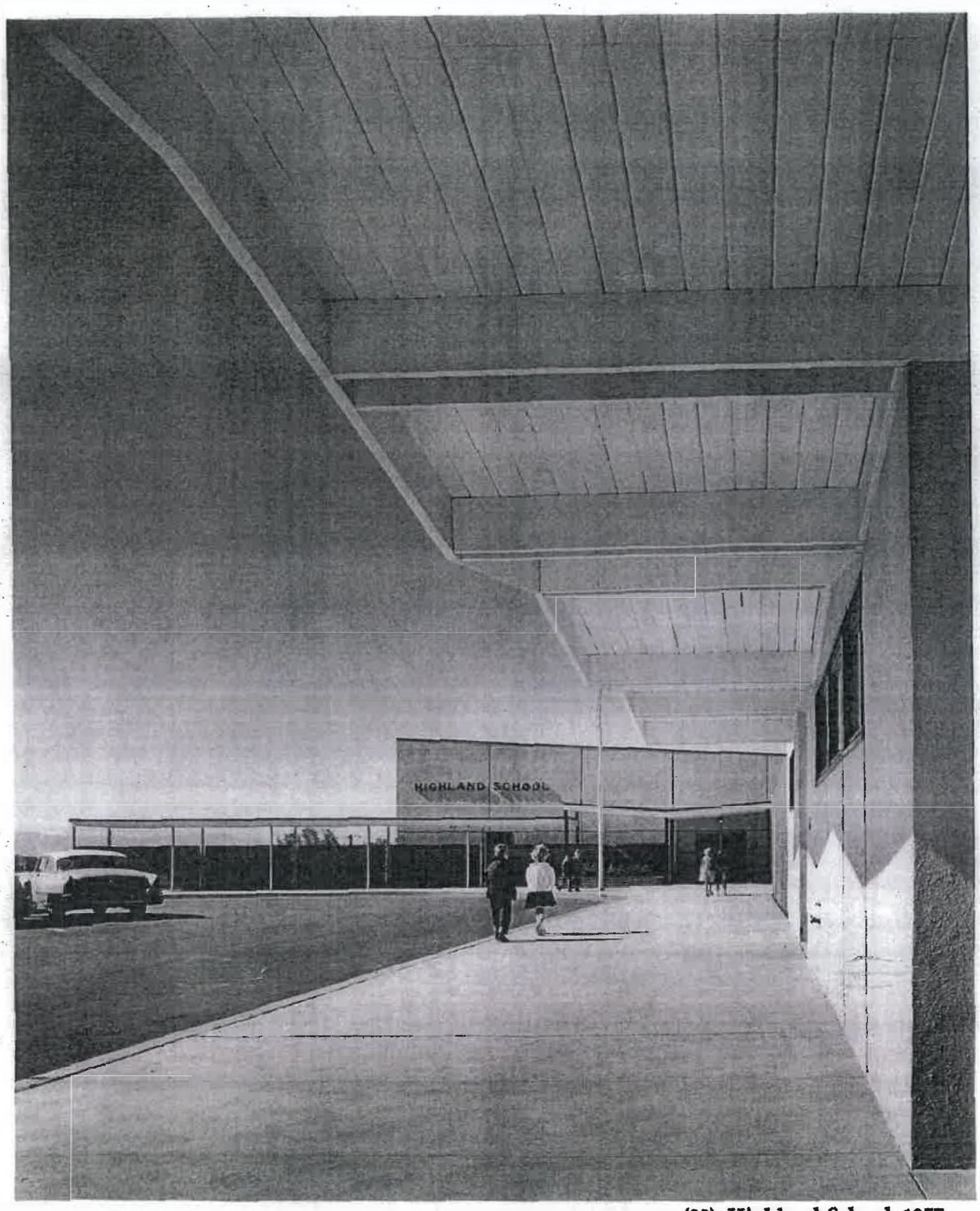
(30) Monroe School 1955 (AIA Award)



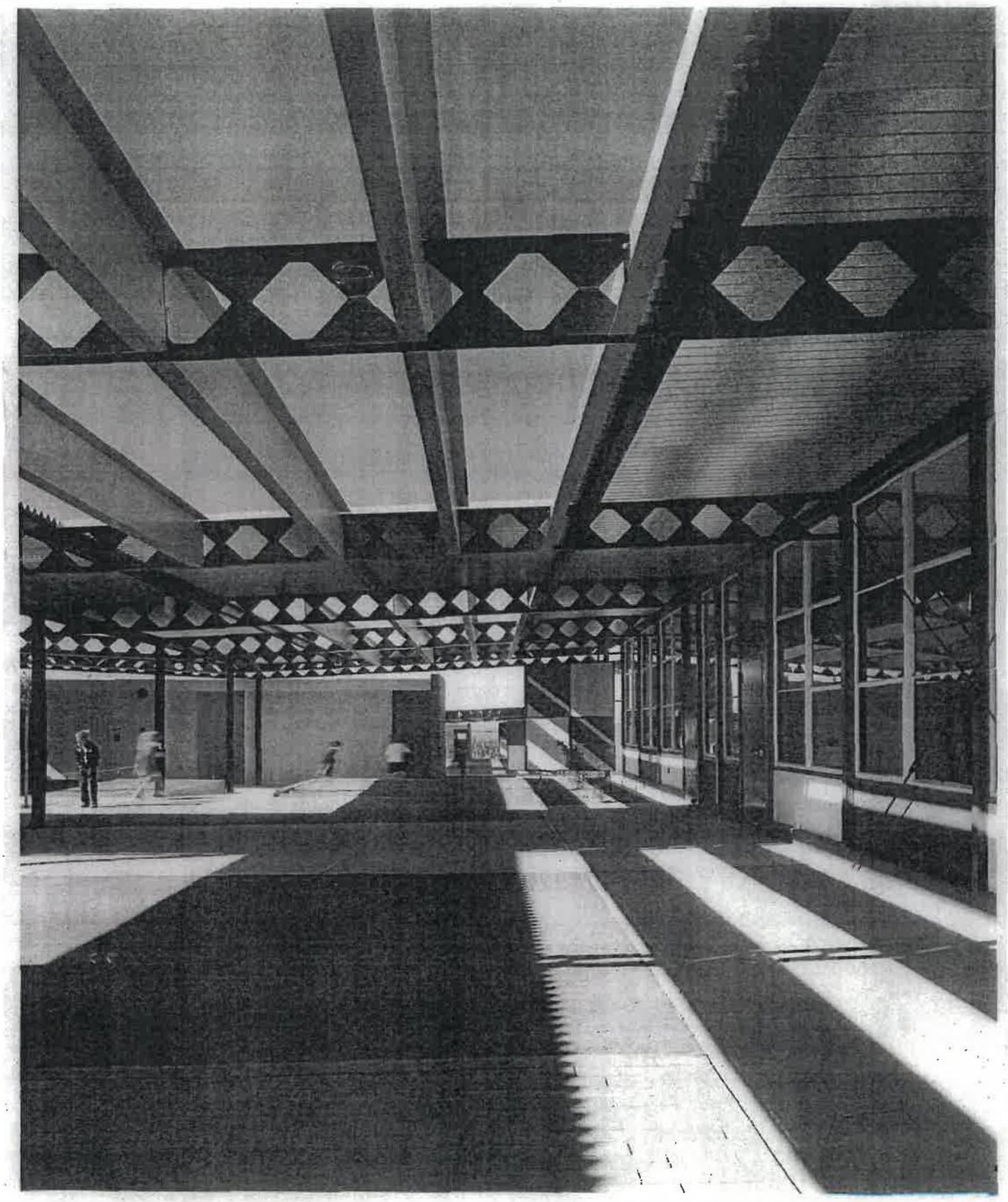
(31) Monroe School 1955 (AIA Award)



(32) Bryant School Mid 1950's



(33) Highland School 1957



(34) Highland School 1957



HENRY L. WRIGHT | HERMAN O. RUHNAU | MILTON H. CAUGHEY | BOLTON C. MOISE JR.

Board Names Senior High Architects

By ROBERT L. PATTON

Employment of four architects, one in a consultant capacity, to prepare plans for Riverside's second senior high school was authorized yesterday by the Board of Education.

Consultant will be Henry L. Wright of Los Angeles. Others are Herman O. Ruhnau and Bolton C. Moise Jr. of Riverside and Milton H. Caughey of Los Angeles.

Ruhnau, Moise and Caughey have been architects for numerous Riverside City school projects during recent years. Wright is a member of the firm of Kistner, Wright and Wright, nationally known for the projection of school planning.

For three years Wright has been a member of the American Institute of Architects National Committee on School Buildings and for five years chairman of the California Council of Architects School Advisory Committee.

No Added Cost

Superintendent Bruce Miller made clear that the addition of a consultant to the architectural staff for the major high school project will entail no additional expense.

While work details are not as yet complete, the architects have already held a preliminary conference and have agreed that fees will not exceed the 8 per cent of construction cost normally allowed.

In a summary of Board and administrative procedure followed in selecting architects the superintendent said that the qualifications of those selected had been thoroughly studied.

"We sought the best architectural aid obtainable," Miller said, "with a consultant in mind who might bring in wide experience on the secondary school level plus extensive research facilities of a large office.

Will Speed Work

"We believe that this plan will undoubtedly expedite the work — speed up the building program. Those of us who have the responsibility for planning details have met numerous times. We have envisioned the finest type of high school commensurate to our pocketbooks."

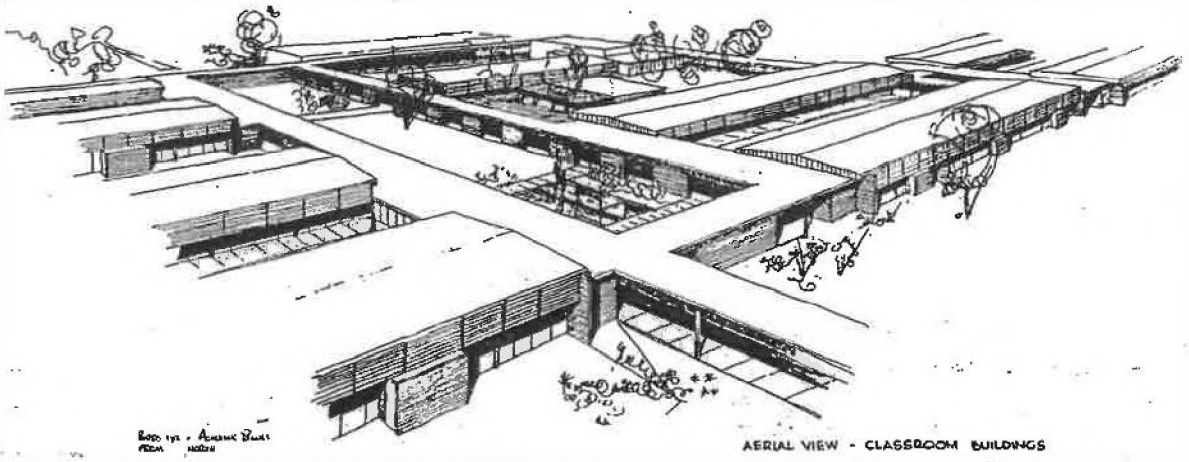
Recently completed condemnation action has secured a 40-acre school site at Magnolia Avenue and Jefferson Street. With selection of architects and authorization yesterday of a topographical survey, the high school project has moved into a planning stage which will lead shortly to announcement of a school bonds vote to finance construction.

The Board has not as yet ventured an estimate of total cost for the school expected to house from 1500 to 1800 at the outset.

Details Needed

"We cannot go to the people and ask them for a blank check," Miller said. "Voters must be supplied with concrete details which will result from the preliminary plan-

(Turn to SCHOOL, Page 18)



Aerial view of the classroom buildings for the new high school at Riverside, California. The school has three project architectural firms. These buildings were designed by Caughey & Ternstrom.

RIVERSIDE, CALIFORNIA, PLANS A NEW HIGH SCHOOL



by BRUCE MILLER

Superintendent of Schools, Riverside, California

Superintendent Miller began his career as the principal of a small elementary school in the Imperial Valley. Later he became the principal at Ramona and Placentia; and was appointed the superintendent of schools at Ontario, California, in 1940. He has been with the Riverside City Schools since 1951.

VOTING school bonds or boosting tax limitations to finance new schools or additions is a long, low-gear pull, but if the superintendent and his staff can still smile after the last vote is counted, the shift into high should be made with dispatch. Once having decided in favor of school expansion, the public is eager for action. They want their new schools right away, and if the dirt isn't flying within a few weeks, they threaten to "look into the matter."

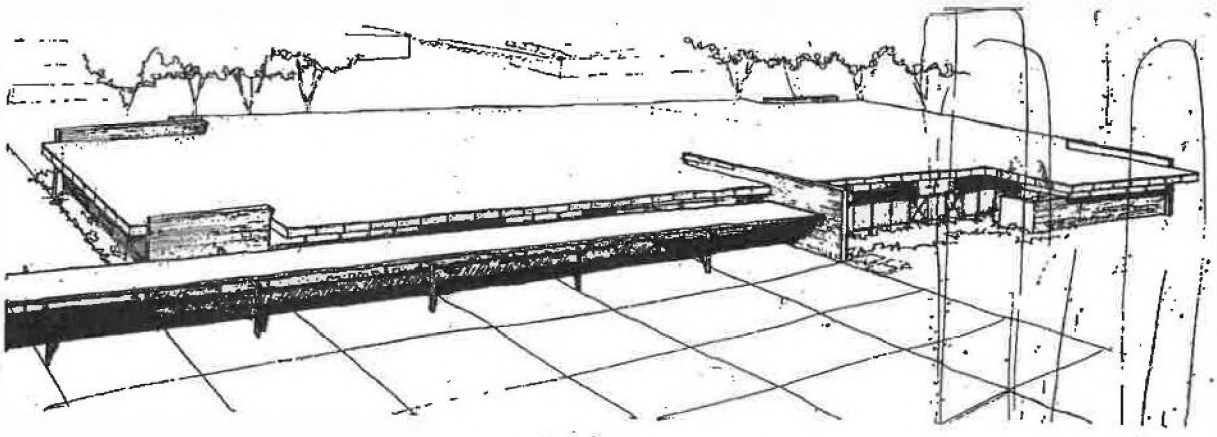
If things have been moving along as they should be, teacher-administrative planning committees have settled their differences and have come to an agreement about improvements for the old plant. Costs have been figured and re-figured with desperate courage.

Most important, the architect or architectural staff will be ready to go; better, they will have been on the job for some time. When money is finally available, there should be no long wait for site utilization planning before preliminary drawings can be authorized, leading to the actual working drawings.

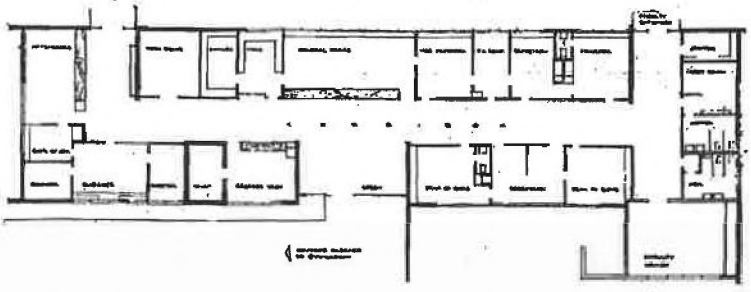
Happy is the superintendent who can crawl out from beneath a bundle of blueprints long enough to wave cheerfully at contemporaries and to prove to more caustic critics that the big job is moving "according to schedule."

In Riverside, California, where school enrollments have grown more than 50 percent in four years—from 10,500 to 15,800—and where there is no letup in sight, timing is a vital factor. In late April, 1954, the High School District voted $3,000,000 in bonds for construction of a long-needed second senior high school. The vote was counted on a Tuesday night and on Wednesday morning four architects, already appointed, already in full agreement as to their respective assignments and already well advanced in site planning, really went to work.

While "division" of a major school job is not unusual, several factors are noteworthy with regard to the Riverside plan of procedure. First of all, there was no question in the minds of trustees concerning the quality



The administration building has been designed by Herman O. Ruhnau, architect. The areas included are an attendance office, guidance office, deans' and principal's offices, a general area, rest rooms and a faculty lounge.



superintendent who worked with the architects. This approach has the disadvantage of being a little slower in preliminary phases than other methods, but the advantages outweighed a mild early lag and brought to bear the combined talents and study of many.

The Projects Are Assigned

Architect Herman O. Ruhnau of Riverside was assigned the design of gymnasium, shower and locker buildings, shops and administration building, and the coordination of all specifications and contract documents as well as responsibility for supervision of construction of the entire project. In this task he has available as consultants the other project architects in connection with the buildings they have designed individually. These architects are Bolton C. Moise, Jr., of Riverside, in charge of site development, auditorium and cafeteria, and the firm of Caughey and Temstrom of Los Angeles. The latter are in charge of all academic classrooms and special rooms.

The entire project will be bid in one lump sum contract in order to take advantage of size and to obtain the lowest unit cost. The contractor, however, under the agreement, will be responsible to only one architect.

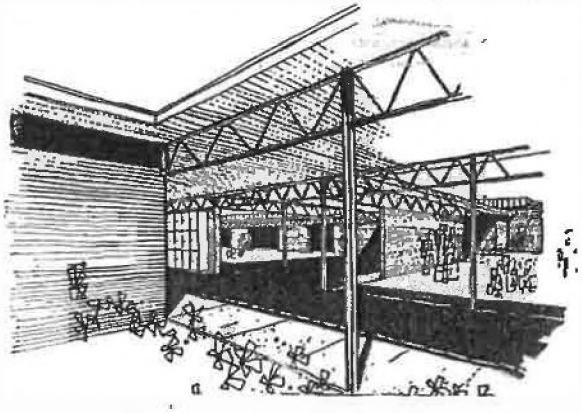
Psychological factors have favored the arrangement from the beginning. The school board has respected the abilities of all architects involved and the architects, in turn, have had confidence in each other. Thus there has developed a true pooling of experience and facilities.

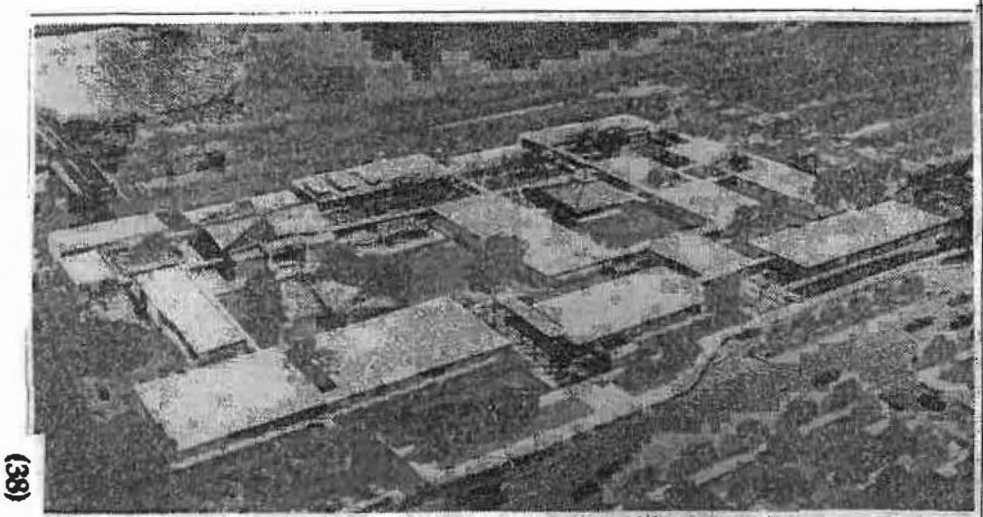
Careful cost controls have been effected. First, there were frequent meetings with trustees and written confirmations of all decisions. During preliminary planning, all matters requiring board decision were brought up for discussion as they arose, so that when the preliminaries were completed they reflected the board's wishes. Complete preliminary plans were approved before the architects proceeded with working drawings, and a detailed estimate was made based upon the preliminary plans. Another estimate will be made upon completion of the working drawings.

Capacity of the School

The high school will house 1,500 students at the outset and will be expanded to a capacity of 2,000 or more later. All of the unexpandable facilities were grouped in the first phase. These included the audi-

The plans for the central court and covered passages are the work of the firm of Caughey and Temstrom.





BEING BUILT—Shown here is sketch of the $1,750,000, all-steel Rubidoux High School being built in Riverside. School, designed by Caughey & Ternstrom, will accommodate 1000 students and will consist of a total of 15 steel buildings.

$1,750,000 PROJECT

Steel Units Featured at Riverside School

Construction of Rubidoux High School is under way at Riverside, with partial occupancy of the new facility scheduled for early in the 1959 fall semester, according to a joint announcement by Paul Hoefer, president of Hoefer Construction Co., and Kenneth L. Kelley, president of California Steel & Construction Co.

The $1,750,000 project designed by Architects Caughey & Ternstrom, consists of 12 individual structures totaling over 104,135 sq. ft. of floor space including corridors. When finished it will exemplify the latest techniques in the use of steel as a primary construction material.

Prefabricated

The buildings are being prefabricated and will be erected by California Steel & Construction Co. of Los Angeles in co-operation with Hoefer Construction Co. of Fontana, the general contractor.

The school, slated for completion in February, 1960, will accommodate 1,000 students. Plans for future expansion provide for doubling the school's enrollment. The present contract includes construction of a business administration building, a classroom building with 10 academic units and six teaching areas, a gymnasium, a multipurpose structure incorporating an amphitheater for in-door-outdoor assembly, a homemaking and science building with nine teaching areas, a music building, a library, a kitchen and semi-open cafeteria, a shop building and three service buildings.

The business administration building will be faced with porcelain enameled steel panels. Steel will be used for principal structural supports, interior and exterior walls, and frames for doors and sash.

A modular system of construction has been adopted to assure maximum economy wherever standardization is feasible.

Rubidoux High School will serve the entire western section of the Riverside High School District.

(38) Rubidoux High School 1957-58

Much more than steel and wood

By Diane Caughey

PLENTY OF PEOPLE will tell you that Dutton's Brentwood Books is more than a simple bookshop. It's a landmark, they'll say, a literary oasis, a secular church. But it also represents the perfect union of a building and a business.

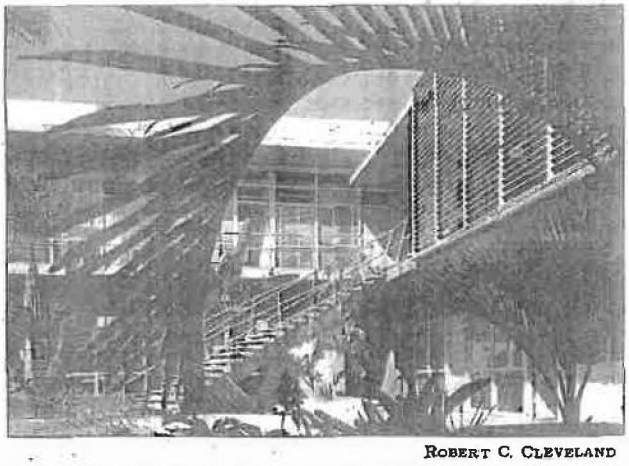
Milton H. Caughey, my father, was the architect who designed that building on San Vicente Boulevard, the one that may be demolished in the near future to make way for a retail-office-condo development. He had a master's degree in architecture from Yale, moved to Los Angeles in 1940 and started his practice after returning from the war. He won a number of awards for the homes and schools he designed, but his budding career was cut short. In 1958, when he was 46, my father died of a heart attack, and the name Milton H. Caughey is little known today.

My family lived in Brentwood — in a house designed by my father — and as a child, I would walk to the simple, two-story courtyard building that Dutton's now occupies. Built in 1950, it's a classic example of midcentury California contemporary architecture. It's solar shades foreshadowed today's green design. The simple facade floats above the sidewalk, held up by small steel columns, typical of the modern movement. The openness created below invites you in off the street to enjoy the intimate heart of the building, the courtyard.

Here, offices with walls of windows surround a space of sunlight, fresh air and nature — a rarity in today's office buildings. The courtyard is a meeting space of interior and exterior, public and private, the perfect gathering spot. My mother, Janet Caughey, now 94, still visits Dutton's weekly.

But authentic landmarks are not built; they grow over time. The first bookstore, Brentwood Book Shop, moved into the building in 1960, and Dutton's bought that business in 1984. Over 22 years, Dutton's expanded into nearly all the other ground-floor spaces, filling them with overflowing bookshelves.

The courtyard became an extension of the store, where authors signed their books and children listened to stories while their parents sipped coffee from the cafe in the corner.



ROBERT C. CLEVELAND

PERFECT MATCH: The building that has housed Dutton's Brentwood Books for 22 years is uniquely suited to the task.

Like a good marriage, building and bookstore have brought out the best in each other. The wonderful experience of browsing Dutton's shelves is bodily linked to the character of the physical space. The emotional descriptions of the store as "funky" or "sacred" reflect our deep longing for spaces where the world can feel intimate again. History, memory and love have been absorbed into the very steel and wood of the walls. That's what brings a building to life.

Unfortunately, most of our new mega-buildings, built for maximum space and profit, are dead. Their souls have crept out through the door, seeped out through the cracks. Is this the fate of this property on San Vicente Boulevard? As a city, are we destined to lose yet another genuine landmark? I hope not. I'm working with the Los Angeles Conservancy and historic preservationists in the city's Planning Department to nominate the building as a historic cultural monument.

If that fails, Charles T. Munger, who owns the building and a large swath of land around it, has said that any new development would include a ground-floor space for Dutton's or another independent bookstore. But without that building, in my mind, Dutton's would always be a widow.

DIANE CAUGHEY *is an architect and Jungian psychotherapist in West Los Angeles.*

List of authors

who've had book signings or readings at Dutton's Brentwood in the Barry Building.

Isabel Allende
Martin Amis
Kate Atkinson
Margaret Atwood
Don Bachardy
Russell Banks
Nick Bantock
Lynda Barry
Graeme Base
Charles Baxter
T.C. Boyle
Kate Braverman
Berkeley Breathed (5/07)
Octavia Butler
Meg Cabot
George Carlin
Rosalyn Carter
Raymond Carver
Michael Chabon
Eoin Colfer
Jackie Collins
Pat Conroy
Robert Crais
Michael Cunningham
Jamie Lee Curtis
Leo & Diane Dillon
Roddy Doyle
Bob Edwards
James Ellroy
Amy Ephron
Louise Erdrich
Percival Everett
Jasper Fforde
Janet Fitch
Anne Taylor Fleming
Jonathan Safran Foer
Dick Francis
Jonathan Franzen
Carl'os Fuentes
Cornelia Funke
Al Gore
Jane Hamilton
Carl Hiaasen
Oscar Hijuelos
Alice Hoffman
A.M. Holmes
Nick Hornby
Khaled Hosseini (6/07)

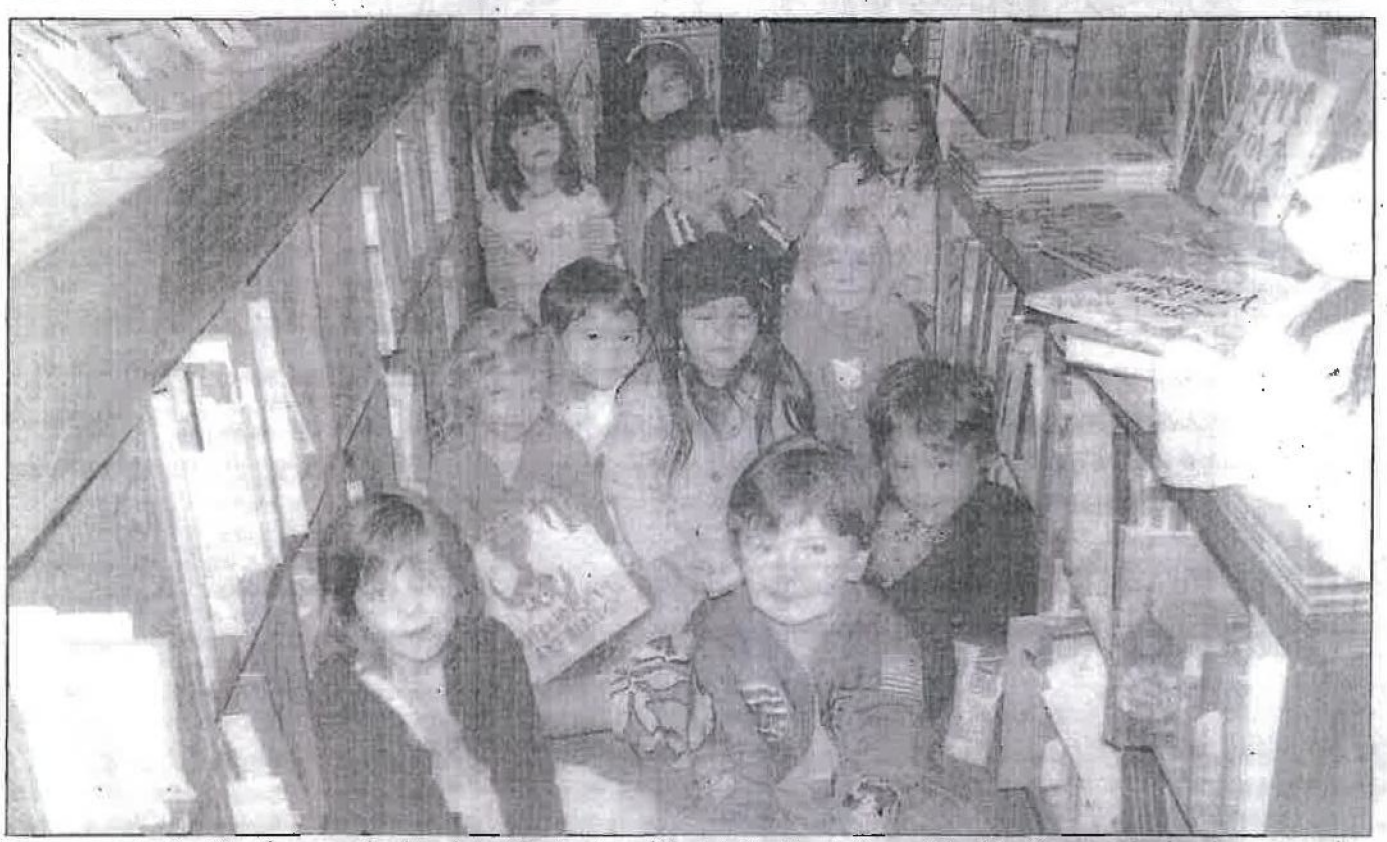
Thomas Hoving
Robert Hughes
Eric Idle
Pico Iyer
P.D. James
Diane Johnson
Roger Kahn
John Kerry (4/07)
Ross King
Barbara Kingsolver
Nicole Krauss
Jhumpa Lahiri
Chang-Rae Lee
Ursula Leguin
Annie Leibovitz
Diane Leslie
Jonathan Lethem
Mario Vargas Llosa
David Lodge
Alison Lurie
David Mamet
Steve Martin
Frank McCourt
Malachy McCourt
Ian McEwan
Larry McMurtry
Anchee Min
Ralph Nader
Howard Norman
Tim O'Brien
Amos Oz
Chuck Palahnick
Robert Parker
Richard Price
Reynolds Price
John Rechy
Ann Rice
Salman Rushdie
Carolyn See
Lisa See
Vikram Seth
Sidney Sheldon
Alan Shephard
Carol Shields
Maria Shriver
Jane Smiley
Lemony Snickett
Sonya Sones
Susan Straight
Amy Tan
Scott Turow
Gore Vidal
William Vollman

Kurt Vonnegut
Alice Walker
David Foster Wallace
Sarah Waters
Marianne Wiggins
Robert Wilson
Tom Wolfe

SANTA MONICA
Mirror
REFLECTING THE CONCERNS OF THE COMMUNITY
FEBRUARY 15 - 21, 2007



SAVE OUR BOOKSTORE



Once a semester, Toni Courtin, a pre-school teacher at the Brentwood Presbyterian Church Nursery School for 21 years, takes her class on a reading hour excursion to Dutton's Books on San Vicente, which sets on property recently sold to an individual interested in developing the real estate. Each child is given $10.00 to buy a book followed by a snack outdoors.
photo by Beverly Cohn

Sources

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Interviews

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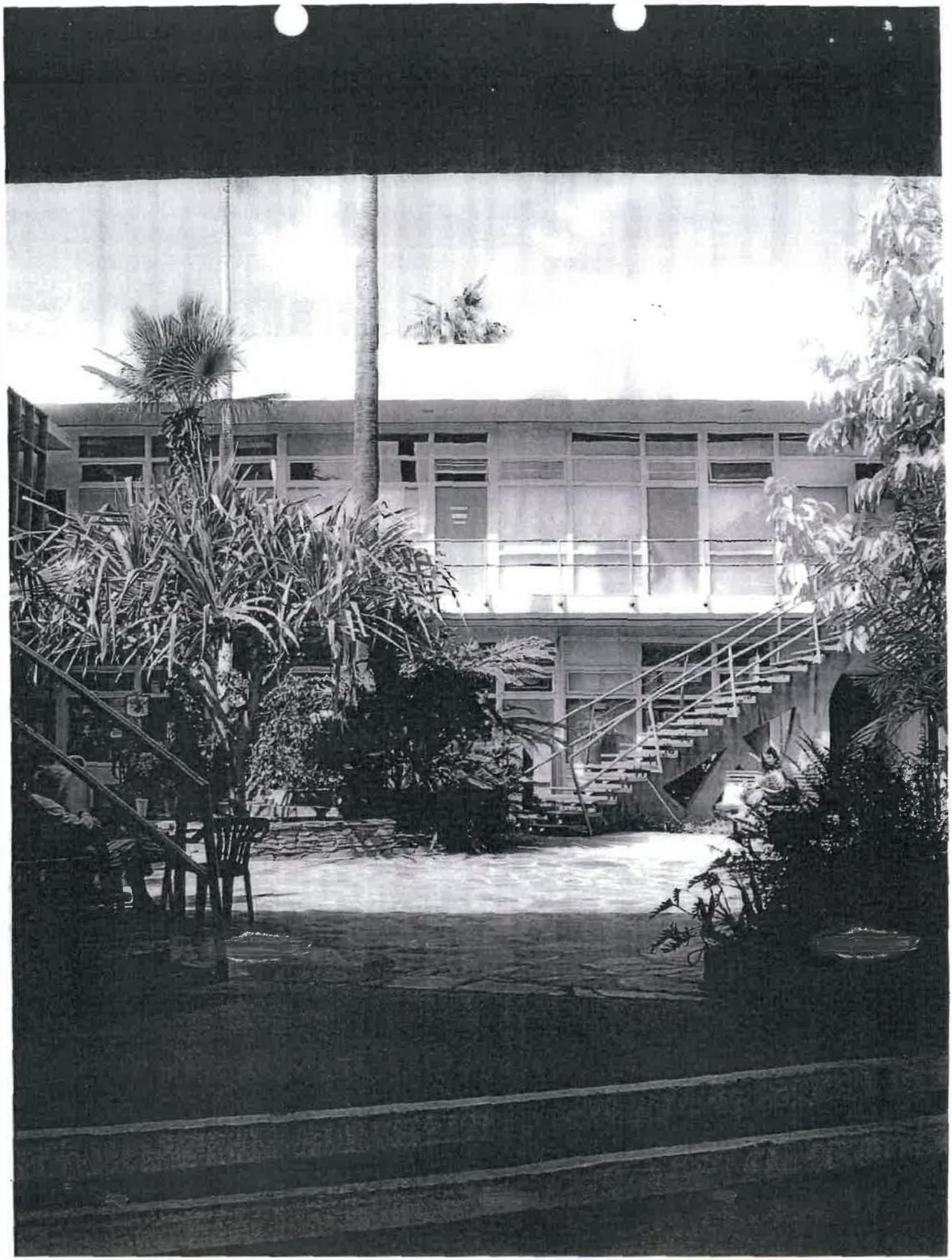
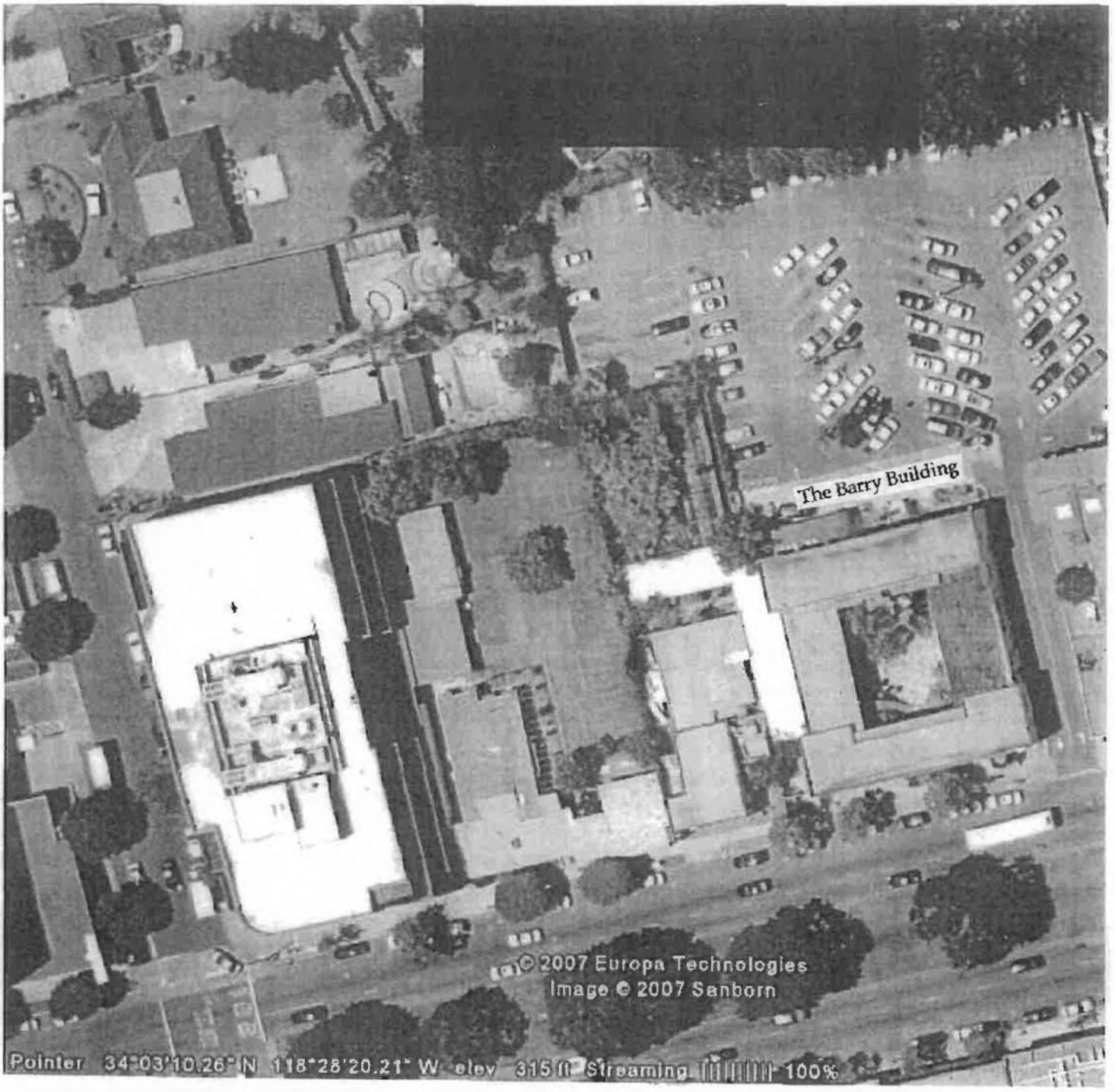
Interview with Joanne Wehmueller, office manager for Milton Caughey for 8 years. (Feb. 3, 2007).

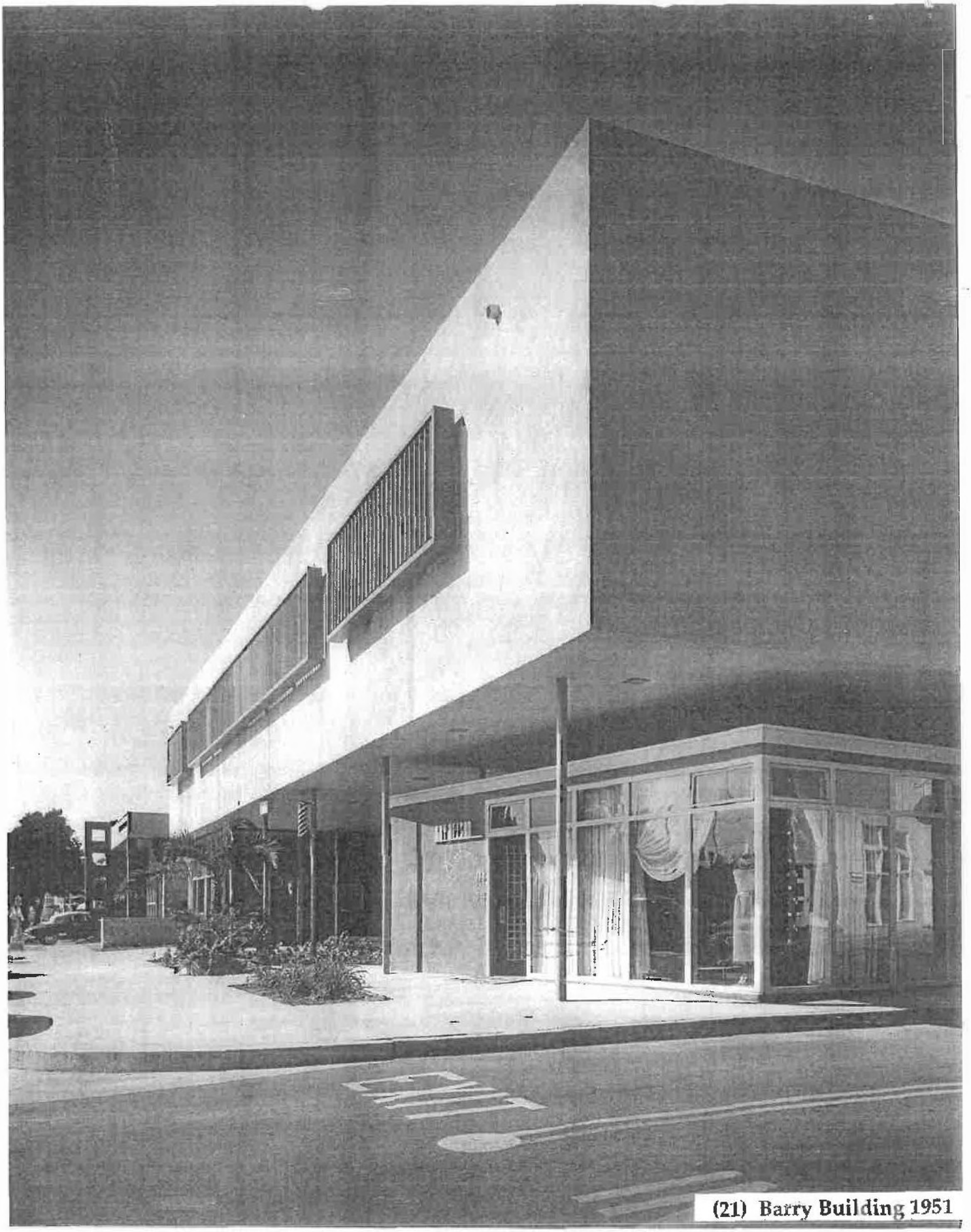
Interview with Ray Kappe, Architect. Shared office building and occasionally drafted for Milton Caughey. (Feb 4, 2007).

Interview with Julius Shulman, Architectural photographer of Milton Caughey's work. (Feb. 20, 2007).


BOOKS




The Barry Building
© 2007 Europa Technologies
Image © 2007 Sanborn
Pointer 34°03'10.26" N 118°28'20.21" W elev 315 ft Streaming 100%

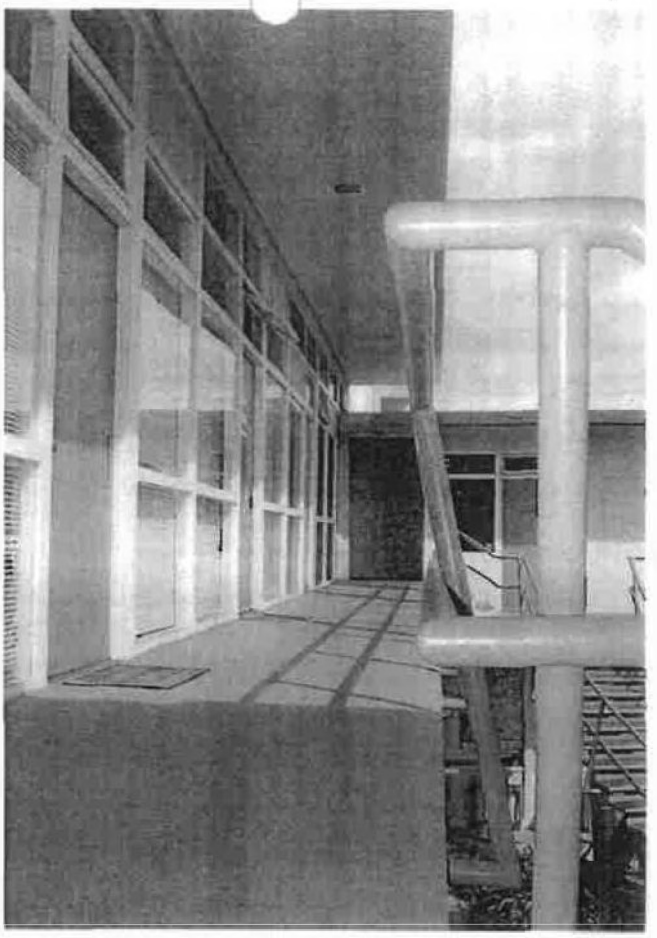


(21) Barry Building 1951

1961

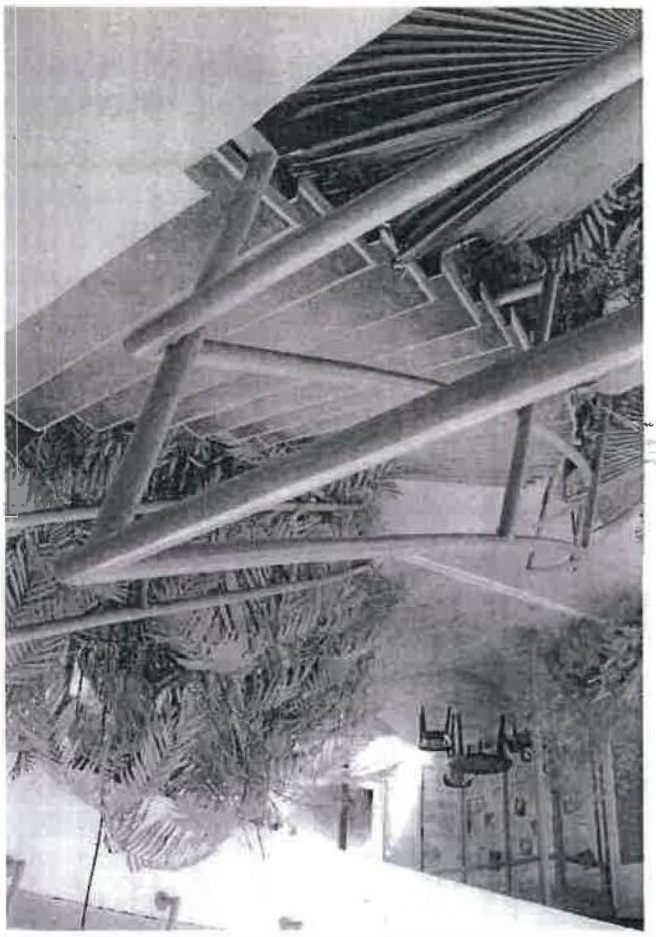
CURRENT PHOTOGRAPHS OF THE BARRY BUILDING



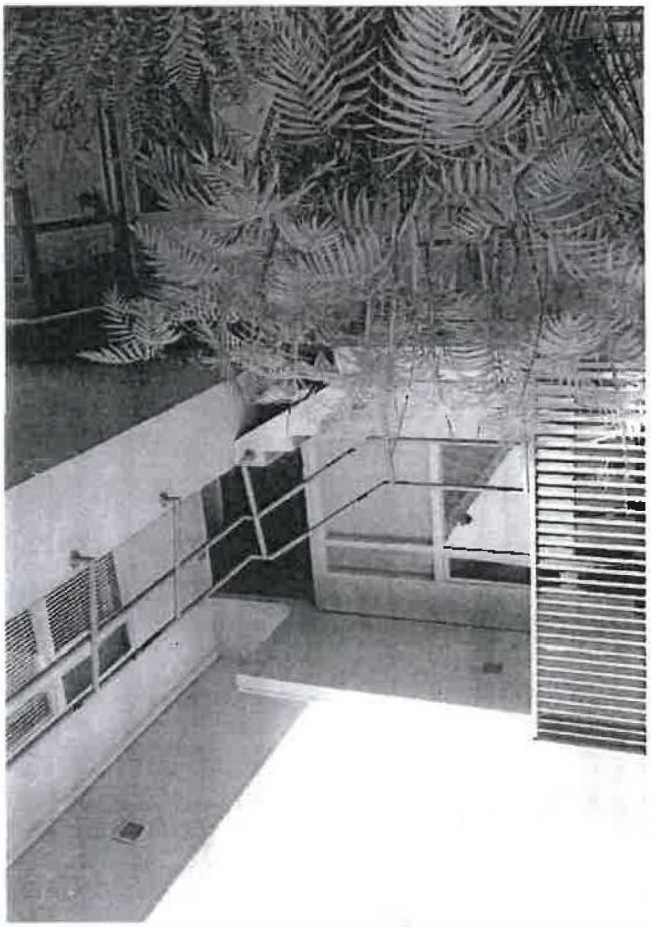


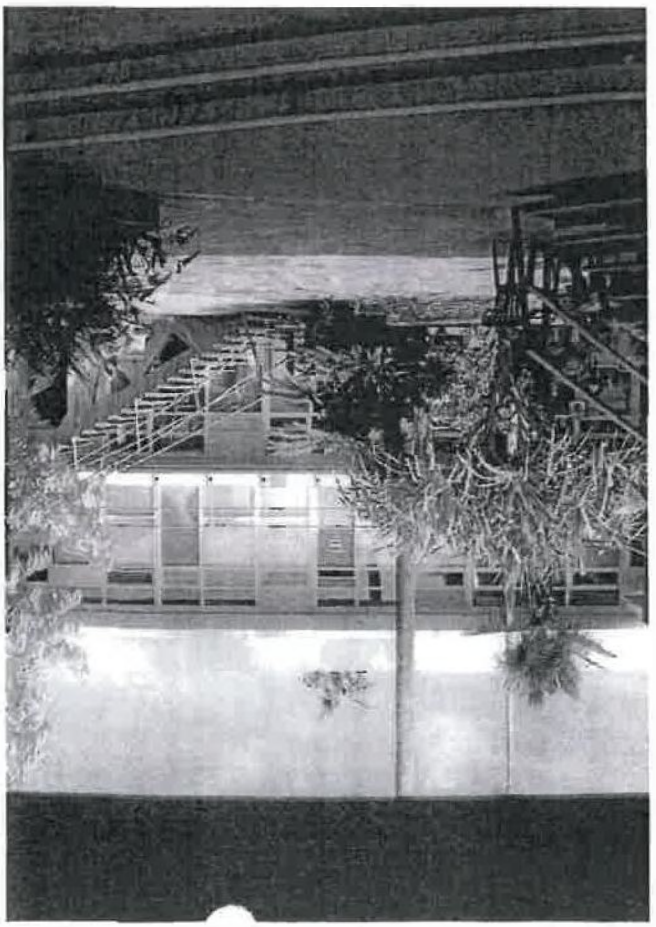






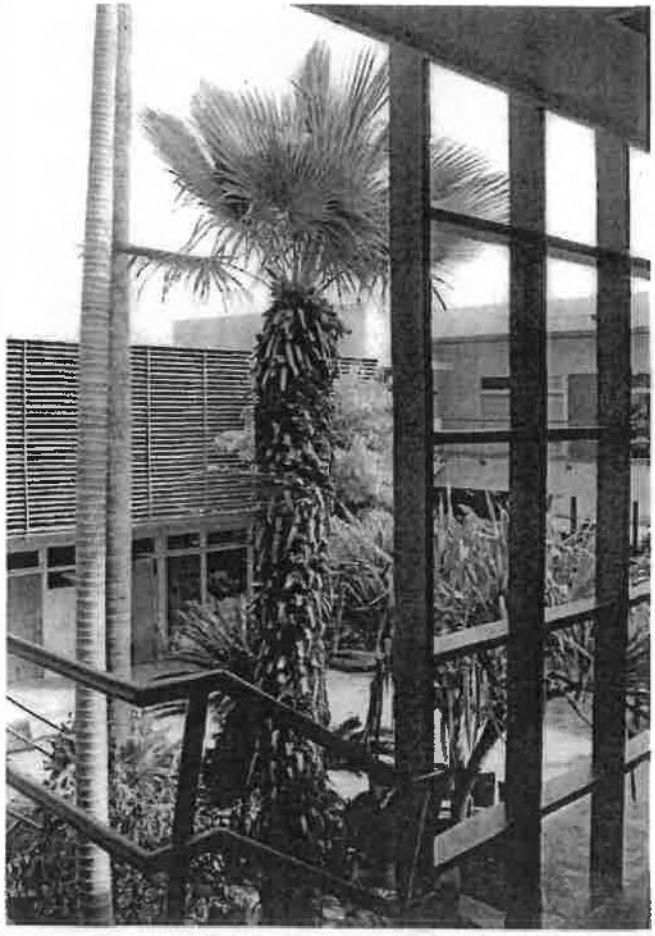














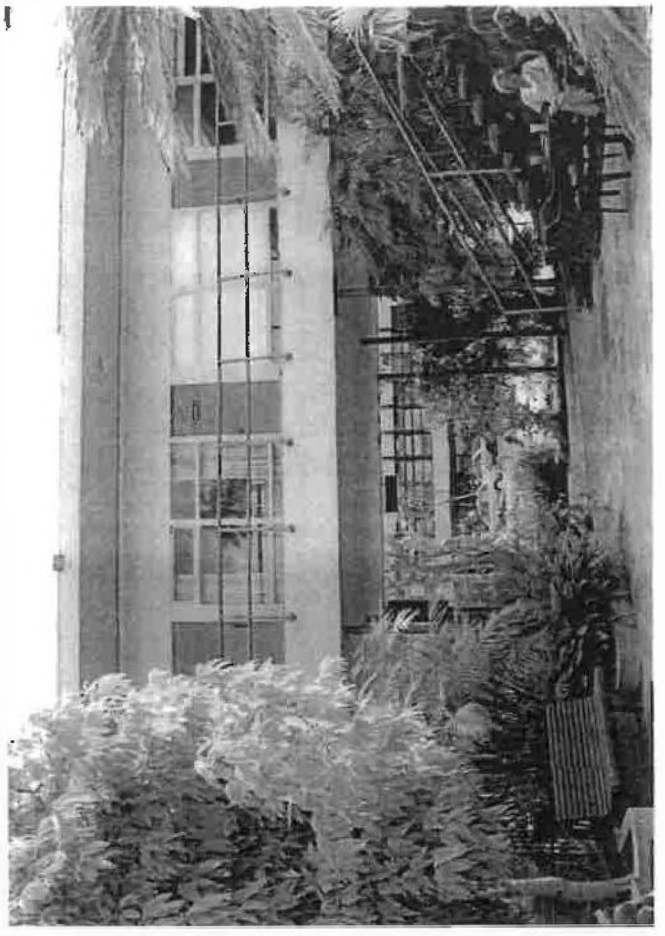

HAIR STYLING



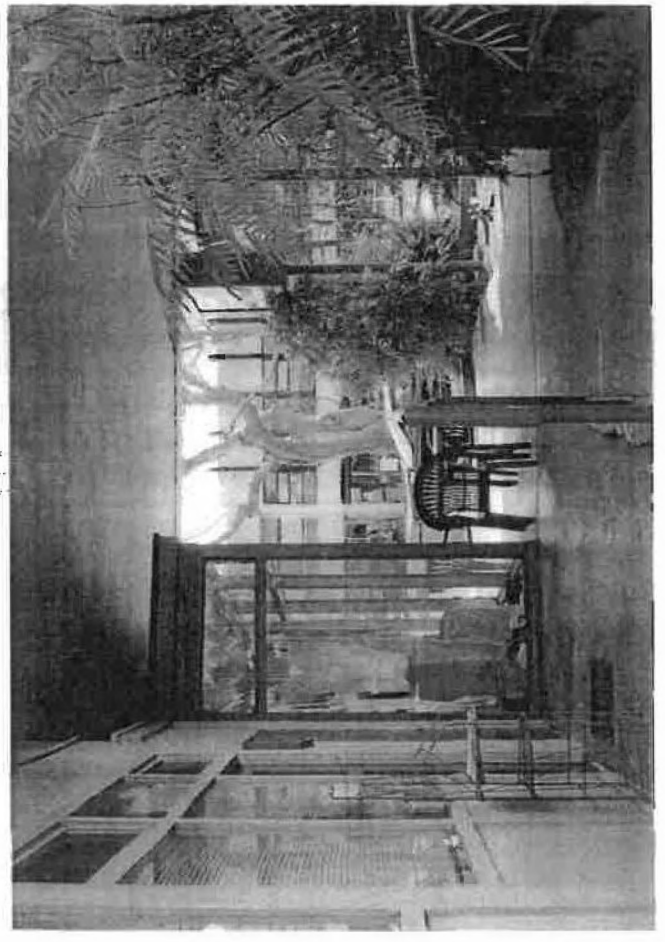



DUTTON'S BRENTWOOD BOOKS









City of Los Angeles
Department of City Planning

04/13/2007

PARCEL PROFILE REPORT

PROPERTY ADDRESSES
11975 W SAN VICENTE BLVD
11973 W SAN VICENTE BLVD

ZIP CODES
90049

RECENT ACTIVITY
None

CASE NUMBERS
CPC-29649
CPC-28385
CPC-25504
CPC-24818-HD
CPC-24817
CPC-1994-308-DRS
CPC-1993-359-DRB
ORD-173381
ORD-157559-SA14A
ORD-146541
ED-74-2641.03-143-ZC
PRIOR-07/29/1962

Address/Legal Information

PIN Number:	129B145 87
Area (Calculated):	16,592.8 (sq ft)
Thomas Brothers Grid:	PAGE 631 - GRID G4
Assessor Parcel Number:	4404025008
Tract:	WESTGATE ACRES
Map Reference:	M B 7-90/91
Block:	None
Lot:	51
Arb (Lot Cut Reference):	1
Map Sheet:	129B141 129B145

Jurisdictional Information

Community Plan Area:	Brentwood - Pacific Palisades
Area Planning Commission:	West Los Angeles
Neighborhood Council:	None
Council District:	CD 11 - Bill Rosendahl
Census Tract #:	2640.00
LADBS District Office:	West Los Angeles

Planning and Zoning Information

Special Notes:	None
Zoning:	C4-1VL
Zoning Information (ZI):	ZI-1802 Hillside Grading Ordinance Exemption Area
General Plan Land Use:	Neighborhood Office Commercial
Plan Footnote - Site Req.:	See Plan Footnotes
Additional Plan Footnotes:	Brentwood
Specific Plan Area:	San Vicente Scenic Corridor West Los Angeles Transportation Improvement and Mitigation
Historic Preservation Review:	No
Historic Preservation Overlay Zone:	None
Other Historic Designations:	None
Mills Act Contract:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
35% Density Bonus:	Eligible
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No
500 Ft Park Zone:	No

Assessor Information

Assessor Parcel Number:	4404025008
Parcel Area (Approximate):	26,789.4 (sq ft)
Use Code:	1200 - Store and Office Combination
Building Class:	D65B
Assessed Land Val.:	$955,206
Assessed Improvement Val.:	$62,568
Year Built:	1951 1951
Last Owner Change:	12/14/06

Last Sale Amount:	$0
Number of Units:	32
Number of Bedrooms:	0
Number of Bathrooms:	2
Building Square Footage:	13,301.0 (sq ft)
Tax Rate Area:	67
Deed Reference No.:	None

Addit jonal Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	Within Fault Zone
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	West
Division / Station:	West Los Angeles
Report District:	826
Fire Information:	
District / Fire Station:	19
Batallion:	9
Division:	1
Red Flag Restricted Parking:	No

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number: CPC-24818-HD
Required Action(s): HD-HEIGHT DISTRICT
Project Description(s): Data Not Available

Case Number: CPC-1994-308-DRS
Required Action(s): Data Not Available
Project Description(s): DESIGN REVIEW BOARD REQUEST TO INSTALL A NEW SIGN.

Case Number: CPC-1993-359-DRB
Required Action(s): DRB-DESIGN REVIEW BOARD
Project Description(s): ADD RECIVING - STORAGE AREA TO DUTTON'S BOOKS

Case Number: ED-74-2641.03-143-ZC
Required Action(s): ZC-ZONE CHANGE
Project Description(s): Data Not Available

Case Number: PRIOR-07/29/1962
Required Action(s): ZC-ZONE CHANGE
Project Description(s): Data Not Available

DATA NOT AVAILABLE

CPC-29649
CPC-28385
CPC-25504
CPC-24817
ORD-173381
ORD-157559-SA14A
ORD-146541