

Los Angeles Edition

CALIFORNIA CONSTRUCTION REVIEW

California's Most Challenging & Unique New Construction Projects

value engineering
site planning
network sourcebook

Arts, Entertainment, Sports & Recreation	10
Entertainment Business	45
Office Buildings/ Company Headquarters	72
Religious Facilities	123
Retail Facilities	138
Tenant Improvements	147
Transportation	168
Educational Facilities	178
Government	206
Healthcare Facilities	212



Cast-in-place Hardscape by Shaw & Sons of the "Howard Hughes Center."

6060 Center Drive at Howard Hughes Center

6060 Center Drive was the first of the new buildings constructed inside the infrastructure of the Howard Hughes Center, attracting future tenants to the campus environment created by Arden Realty, Inc., the project's owner/developer. The new office building helped define the layout for the future office buildings and parkland of the center.

"After the purchase of a fully entitled center," said Patty Loch, project manager for Arden Realty, "Arden pursued developing its first office building on the 72-acre site to create one of Los Angeles' most desirable office markets."

Congratulations
6060 Center Drive at
Howard Hughes Center
for making a difference in our community

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office buildings/company headquarters



Photo courtesy of Arden Realty, Inc., by Ronald Moore & Associates

office buildings/company headquarters

"The center was the only fully entitled, master-planned development in Los Angeles County and afforded the opportunity to create the only true 24-hour-a-day, seven-day-a-week working environment in the area," said Loch. "The center was in the twelfth year of a 20-year development agreement in which the entitlements for 2.7 million square feet were already in place," said Loch.

Purchased in 1998, the Howard Hughes Center was chosen for its excellent easy-access location adjacent to the San Diego freeway, its close proximity to Los Angeles World Airports and its ease of access to West Los Angeles, South Bay and the Marina.

According to Loch, the budget was based on creating an environment for today's high-end tenants looking for quality office space. The lushly landscaped Center Drive is radiant with stately, towering native palm trees. An engaging garden with water walls, canals and colorful plants is a welcome retreat from the hectic business world.

The 10-story building features spacious floor plates of more than 24,000 rentable square feet, and has state-of-the-art elevators, advanced energy systems and communications capabilities adaptable for future technologies.

The detail-rich lobby of 6060 Center Drive is reflective of the classic elegance of Hollywood in its heyday, with polished limestone of contrasting warm tones complemented by exotic wood and brushed stainless steel accents in the ceiling and elevator cabs. The impressive entry arcade is

inviting, and the lighting effect creates a silhouette of column forms.

A courtyard is formed between the tower and the parking garage, inviting building guests and tenants to take part in the garden spaces that lead to other offices, entertainment and fitness facilities.

"The greatest challenge included giving 6060 Center Drive its own unique identity while maintaining a consistent environment throughout Howard Hughes Center. During construction, the leasing market was very active, and the pressure was on to complete the core and shell of the building while simultaneously building out tenants' suites."

— Patty Loch,
Arden Realty, Inc.

"The greatest challenge included giving 6060 Center Drive its own unique identity while maintaining a consistent environment throughout Howard Hughes Center," said Loch. "During construction, the leasing market was very active, and the pressure was on to complete the core and shell of the building while simultaneously building out tenants' suites."

At the same time, she added, the main infrastructure through the center was under construction right on the doorstep of the first building, 6060 Center Drive. The irrefutable challenge came when the time constraint made it imperative to complete the infrastructure, core and shell of 6060 Center Drive in time for the first tenant's move-in date. Loch said the challenge was met and surpassed; the team finished with time to spare.

Coordination among the general contractor, Swinerton Builders; the construction manager, Lowe Enterprises; and the structural engineer was imperative. "The success of completing the project on time is directly attributed to the cooperation among all parties."

Loch credits the team's ability to coordinate the work among all the involved workers for its successful problem-solving approach to obstacles arising from the building process.

"Working with [several firms] in a small area can be difficult and was only accomplished with the experience of quality contractors who could see the overall picture of the entire project," said Loch.

The owner/developer; the architectural firm, McLarand Vasquez Emsiek & Partners; and the construction team worked hand-in-hand to build and bring together the first building in a business and entertainment complex in a panorama garden setting. This is as good as it gets. ●

— J.S.

4

concept to completion

The Need:

The first building of an office center in a garden setting

The Challenge:

Completing the building's infrastructure in time for tenant move-in

facts & figures

Name:

6060 Center Drive
at Howard Hughes Center

Location:

Los Angeles

Owner/Developer:

Arden Realty, Inc., Los Angeles

Type of Project:

Construction of the first building
of an office center

Architect:

McLarand Vasquez Emsiek & Partners

Construction Manager:

Lowe Enterprises

General Contractor:

Swinerton Builders, Los Angeles

Size:

233,414 square feet

Cost:

\$71 per square foot (shell)

Construction Time:

February 1999 - April 2000