

Los Angeles Edition

C A L I F O R N I A  
CONSTRUCTION REVIEW

California's Most Challenging & Unique New Construction Projects

value engineering  
site planning  
network sourcebook

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## ABC Building

What would one expect of a building on the Disney campus in beautiful downtown Burbank? Something spectacular, something original and certainly something that would stimulate the imagination — that is what the new ABC Building embodies.

The purpose of the new building, owned by The Walt Disney Company, Walt Disney Studios Campus, was to bring together internal division personnel, ABC staff and West Coast operations for Disney. “We wanted an architecturally interesting environment for ABC and Disney cast members,” said Wing Chao, executive vice president of master planning, architecture and design for Walt Disney Imagineering.

### Congratulations ABC Building *for making a difference in our community*

Bali Construction, Inc.  
Underground Utility Contractor  
General development and construction firm specializing in the installation of underground utilities; sewers, storm drains and water lines

Comet Electric, Inc.  
Electrical Contractors  
Street lighting and traffic signal contractor; your full-service electrical contractor; public and private; transportation, hospitals, industrial, educational, commercial

M.S. Rouse Company Inc.  
Flooring Contractor  
Commercial floorcovering contractor; participated in 10 of the top 50 projects in Los Angeles; quality labor; CAD design capability

Martin Integrated  
Specialty Metal Ceiling & Acoustical Contractor  
Martin Integrated delivers creative solutions for architects, developers and general contractors with cost-effective, cutting-edge technology and unparalleled personal service.

National Fail-Safe  
Fire Protection  
Think of National Fail-Safe for all your fire alarm and security needs. Come visit our website at [www.nf-s.com](http://www.nf-s.com).

Performance  
Contracting, Inc.  
Specialty Contractors  
The nations #1 wall and ceiling contractor specializing in metal stud framing, drywall, acoustical ceilings, specialty ceilings, plaster, EIFS, fireproofing, insulation and clean rooms

Shaw & Sons  
Architectural Concrete/  
Structural Concrete  
Shaw & Sons believes in creating the highest-quality concrete in the Southern California region for the best long-term value to the project owner.

Shoring Engineers  
Shoring/Excavation &  
Grading/Foundation Piles  
Shoring Engineers — the best start for a solid foundation; more than 30 years of excellence in the shoring, foundation pile and grading industry

Stumbaugh & Associates, Inc.  
Toilet Partitions & Accessories  
Largest stocking distributor and installation force providing benchmark service in California for more than 35 years

Sullivan Concrete Textures  
Concrete Contractors  
Architectural concrete paving specialists since 1964

Valley Crest  
Landscape Contractor/  
Specialty Contractor  
Valley Crest is the largest landscape and total site construction company in the United States. The company's scope of expertise includes design/build, preconstruction services, site preparation, landscape, hardscape, irrigation and themed construction.

# Turner

"The new ABC Building is one of four key buildings on the Walt Disney Studios Campus," said Morris Adjmi, principal for Aldo Rossi/Studio De Architettura, the design architect for the project. Chao added, "It is one of Aldo Rossi's master designs and the only Rossi building in the city of Los Angeles. In fact, it was the last building designed by Rossi before he passed away."

Within its 10 stories, the building features three private dining rooms, a café, screening rooms and a kitchen/commissary with outside dining. A five-story below-grade parking garage provides ample parking for both ABC and Disney animation personnel.

The main lobby of the building is decorated in stone and wood, and the signature feature is the Icon Tower that supports two 14-foot ABC signs.

As for site selection, Chao said, Disney has a few vacant sites located in the middle of the campus explicitly for the purpose of future office expansion needs. This new building completes the southern part of the campus.

"One of the challenges in building this structure was the large building's position next to the freeway on one side and the Disney campus on the other side," said Adjmi. "We had to design a building that would work within that context. We were able to build a structure that fit within the campus but also stood out as well. We wanted to build an icon for the building, which we created with the end tower that has a decorative cap with the ABC logo on it."

## concept to completion

### The Need:

A new building on the Walt Disney Studios Campus to consolidate personnel, West Coast operations, and ABC staff

### The Challenge:

Aesthetically incorporating the building into the rest of the campus



# entertainment business

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According to Vincent J. Quinones, project manager for Turner Construction Company, the project's general contractor, the tower is structural steel clad in plaster and an aluminum curtain wall.

To further make the connection and tie the new construction to the existing structures on campus, materials were used similar to those on the existing buildings on the studio campus. "All the buildings on campus work together to create a comfortable and stimulating environment," said Adjmi.

A pedestrian bridge, designed by artist Liz Lerner, connects the new building to the studio lot across Riverside Drive. "The bridge between the buildings looks just like a blue river at night," said Chao.

"Lighting was a key issue on the exterior as well as the interior of the building," said Adjmi. "The night lighting is very effective, giving off a soft glow. It was designed to light up individual pieces, and at night the entire pedestrian bridge glows blue."

"The biggest construction challenge was to build the [cast-in-place concrete] parking structure with space for approximately 1,500 cars," said Chao. "The structure came in on time and on budget." To overcome the design and time challenges regarding the parking structure, "we retained an able professional team both in house and with contractors. Their expertise and experience helped us navigate the construction process," he explained.

Sometimes what lies below ground can be a larger challenge than what is on the surface. "The extent of the water table was unknown although we knew it was high," said Quinones. "An enormous amount of water needed to be pumped from the site prior to excavation."

Extensive geological investigation needed to be performed in conjunction with the design of the dewatering system itself, he said. "We designed a dewatering system to pump water at a rate of 4.5 million gallons per day. In total, more than one

billion gallons of water was pumped before the pumps were turned off."

Zoning and environmental issues can often cause added work and stress to new construction undertakings, and planning ahead can make all the difference. "A few years ago we went to the city of Burbank and got our master plan approved," said Chao.

According to Quinones the budget was developed in conjunction with the design team and Disney to control and balance both the cost and design. "This way Turner was able to provide Disney with a final budget that satisfied its needs without compromising the design intent.

"On this project value engineering was called value management," he said. "Turner developed a program of providing special studies for Disney's purposes. More than 250 special studies were developed, which gave Disney greater options for cost savings.

"With true partnering, we were able to complete the building project successfully and support the move-in date and schedule for the ABC move from New York to Burbank. The result



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was a smooth move-in process. I am very proud of this project," he said.

"The new structure," said Chao, "adds an architecturally significant building to the city of Burbank and adds status to the city as a media capital. It furthers The Walt Disney Company's

commitment to high-quality architecture. In addition, it continues our corporate strategy of providing efficient workstations for various business units to promote Disney synergy." ●

— J.S.



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### facts & figures

**Name:**

ABC Building

**Location:**

Burbank

**Owner:**

The Walt Disney Company,  
Walt Disney Studios Campus

**Type of Project:**

Construction of a new building  
on the Walt Disney Studios Campus

**Architects:**

Aldo Rossi/Studio De Architettura,  
New York, NY (design architect); HKS  
Architects, Inc., Los Angeles (executive  
architect); Gensler (tenant improvement)

**General Contractor:**

Turner Construction Company,  
Los Angeles

**Size:**

400,000 gross square feet

**Construction Time:**

October 1998 - August 2000