

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

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

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The Paseo Shops, Irvine Spectrum

Approximately 18,000 lights will lead customers to Irvine Spectrum Center when its third phase, known as The Paseo Shops, Irvine Spectrum, opens before the end of this year. These 18,000 lights will be attached not to any one store, but to a Ferris wheel that rises 105 feet tall — more than 10 stories high — and was fabricated in Italy.

“We wanted an anchor, something to make this project unique, and we figured a Ferris wheel was perfect,” said Bill Dunlap, vice president of construction for Irvine Spectrum Center, a mixed-use entertainment and retail complex. The suggestion of a carnival doesn’t end with the giant Ferris wheel, however, as the newest part of the center will also feature a 38-foot carousel.

The three main buildings that compose the Phase III expansion will continue the themed architectural styles begun in the

earlier phases. The architecture of Phase I was based on a Moroccan plaza and marketplace, and Phase II was modeled after The Alhambra, a castle in Spain built when the area was under Muslim reign. Many of the buildings in the Phase II area are made of textured block walls and contain ornamental iron. Phase III’s architecture was inspired by Andalusian villages around The Alhambra, and its structures will primarily consist of retail stores.

concept to completion

The Need:

Additional retail space with its own theme in the existing Irvine Spectrum Center

The Challenge:

Building to accommodate unknown tenants

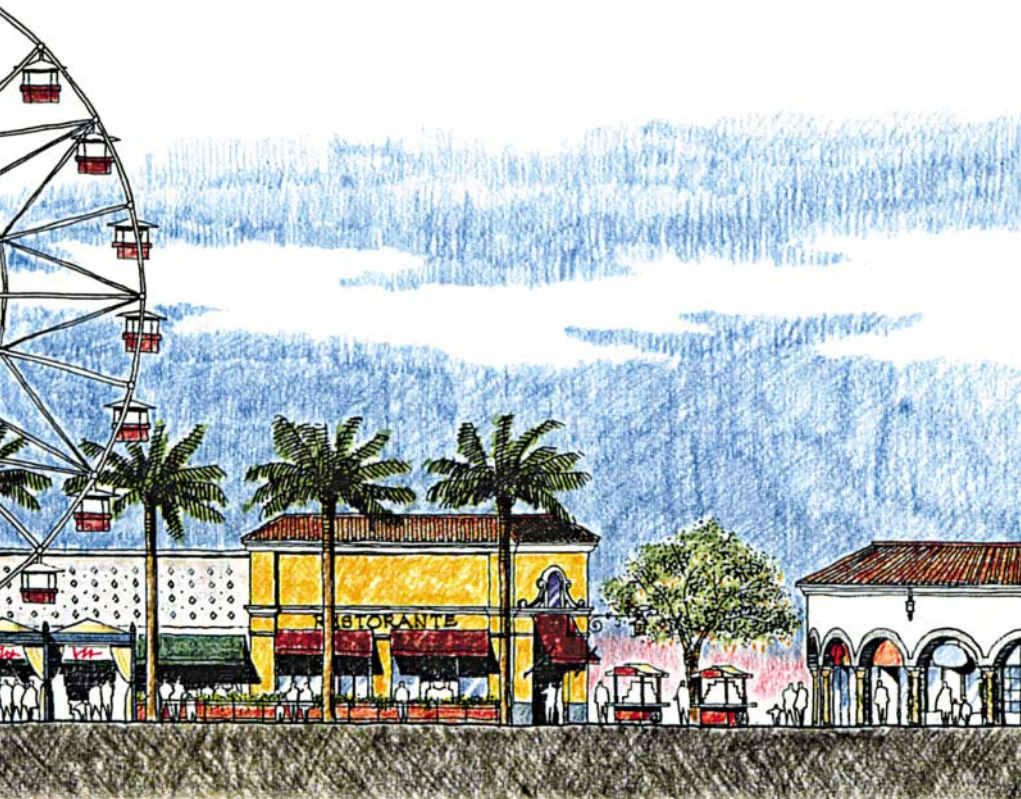
The new structures have steel moment frame structural systems with metal stud framing. The clay tile roofs with light-colored cement plaster base and other accent-

“We wanted an anchor, something to make this project unique, and we figured a Ferris wheel was perfect.”

— Bill Dunlap,
Irvine Spectrum Center,

colored walls tie the expansion buildings together. EPS delineates the trims and cornices, and decorative glass fiber reinforced concrete (GFRC) columns are sprinkled throughout the village.

“By using various decorative light fixtures, the ambient lighting varies from street to street and enhances the Andalusian village theme,” said Soo. “There are wall-mounted fixtures on one of the streets, and the other street has an overhead street canopy with string lights. The atmosphere of Phase III will be different at night. Music will fill the streets as people walk through.”



The design of the expansion resembles a village with intimate streets, plazas and other spaces that provide the vitality similar to a town center. Plazas will contain places where visitors can sit to eat, watch street performers or talk with friends. “The meandering streets encourage people to wander through the center,” said Nancy Soo, senior vice president and project architect for BAR Architects, the project’s architect.

One enters Phase III from Phase II through the carousel courtyard, where the carousel with fountains on either side of the courtyard will stand. “As you’re wandering through [there are] canopies that drape over your head,” said Karl Kreuziger, project executive for Snyder Langston, the general contractor for the project. “There are second-story balconies, a lot of potted plants and high towers. There will be benches, palm trees and a planted area. It will be a very vibrant courtyard.” The tenant improvements will also be heavily themed, he added.



Photo courtesy of Snyder Langston



Phase III was also designed as part of another future expansion area, she explained. Area separation walls were provided in strategic locations to maximize leasable area. With retail projects, flexibility needs to be built in for the tenant's demising walls, she said.

Originally, Phase III was set to be a much larger project, Kreuziger said. "What we had to do as part of our pre-construction services was evaluate the design with the architect and consult-

ant, coming up with more efficient ways of building the detail into the project. Some of it had to do with taking the facades of the buildings and incorporating Styrofoam™ molds instead of precast concrete, and taking colored concrete for the hardscape and using precast pavers, and developing our own custom color and mold to get what they wanted. We reviewed the mechanical, electrical and plumbing [MEP] systems and provided more efficient air-condi-

tioning units with the help of our mechanical engineer.

"Basically it took us six months to go through that and make a budget [The Irvine Company, Retail Properties, the facility's owner] was happy with. We think it showed the earlier we can get involved with a project the more value we bring to the project," he said.

According to Soo, the greatest challenges working on this project were working with a large team of people and



incorporating both the owner's vision and the practical issues such as operations, budget and code issues into the Andalusian village theme.

Building in the midst of an existing facility was also a challenge, Dunlap said. "Any time you build a center onto another center, you have to deal with the ongoing operations there. Also, the fact that we have a building that's isolated and "What we had to do as part of our preconstruction services was evaluate the design with the architect and consultant, coming up with more efficient ways of building the detail into the project."

— Karl Kreutziger,
Snyder Langston

landlocked in the middle of the project makes it difficult for the fire department to get to it. In order to alleviate that, we put in an all-weather road."

Kreutziger said a challenge for a construction team on any retail project is always trying to accommodate the tenants. "Building the project, staying on schedule and trying to meet the needs of new tenants coming in is always a bit of a test," he said. "Each is a little differ-

ent, whether it needs upgraded electrical service, mechanical service or demising walls. We have to be careful when we're building a facility that is still leasing out.

"We've been together since Phase I with the owner," he said. "The Irvine Company, Retail Properties has put a lot of trust into us to deliver the product that really is its vision. Because we understand the client we are able to do this."

BAR was first brought on board for Phase III. "The firm had to come into the project not knowing what had been done in Phases I and II as far as construction," said Kreutziger, "so I think where we really hit it off as a team was to be able to tell and show the architect how to detail the project. The benefit the owner had in keeping us on the project was we had overcome a lot of problems in the past with design. We were able to take BAR's vision and mold that into a viable construction plan. And the firm was very open in working with us."

Dunlap said the project team has formed a great relationship. "BAR has a great team of people working well with our [people] down here," he said. "Snyder Langston, as the general contractor, worked on the other two phases

as well, so the firm really knows what's going on. Snyder Langston understands the level of quality The Irvine Company, Retail Properties requires." ●

— J.P.

5

facts & figures

Name:

The Paseo Shops,
Irvine Spectrum

Location:

Irvine

Owner:

The Irvine Company,
Retail Properties,
Newport Beach

Type of Project:

Expansion of a mixed-use
entertainment and retail
complex with construction
of three new buildings

Architect:

BAR Architects, San Francisco

General Contractor:

Snyder Langston, Irvine

Size:

177,000 square feet

Construction Time:

August 2000 - November 2001
(projected)