

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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## The Water Garden Phase II

The Water Garden is a unique office development that looks more like a corporate campus given its large 17-acre urban environment. The imposed height restriction on the buildings increases the corporate campus resemblance.

Formerly home to the city of Beverly Hills trash dump and a brickyard/masonry production plant during the early 1900s, the site

on which Phase II was built is located between Olympic and Colorado Avenues along Cloverfield Boulevard in Santa Monica.

The Water Garden Phase II consists of two mid-rise office buildings that mirror the two existing Phase I buildings built in the 1990s. The Phase II buildings are situated around a lushly landscaped 1.4-acre lake with cascading features.

Floor plates are 60,000 square feet with soaring atriums, stone lobbies, and private balconies that cater to a variety of tenants. The environment is highlighted by a lakeside promenade featuring restaurants, shops and arcades linking the building to the site.

The 650,000-square-foot, three-level, below-grade concrete parking structure is situated beneath the office building and required a tie-in to the existing Phase I parking structure.

"Since Phase II was essentially a mirror image of Phase I, Peck/Jones-OC America had a full-size mock-up of the completed buildings for reference. Whenever there was a question about the installation of a certain item...the Phase I buildings were used as guides and consequently many of the conflicts were resolved quickly. We also looked at ways to improve upon what was done in Phase I."

— Tom Gibbons,  
Peck/Jones  
Construction Corporation

"Soon after the onset of the mass excavation for the parking structure, portions of the native soil were found to be contaminated," said Tom Gibbons, senior project manager for Peck/Jones Construction Corporation, of Los Angeles, which along with OC America Construction, Inc., of Los Angeles, served as part of the Peck/Jones-OC America joint venture, the projects general contractor. A significant portion of the total exported soil went to a specialized

### Congratulations The Water Garden Phase II for making a difference in our community

Alert Insulation Co., Inc.  
Insulation  
Professional installation of all insulation products: commercial, residential, industrial, firestopping, smoke seal and sound control

Fujitec America, Inc.  
Elevators/Escalators/Autowalks  
Take your vertical transportation to a whole new level

The J. Byer Group, Inc.  
Geotechnical Engineer  
The J. Byer Group provides high-quality geotechnical consulting services for large and small projects. Principals John Byer and Robert Zweigler have more than 55 years of combined experience in Southern California.

KOI Engineering  
Excavation & Grading  
Excavation and grading contractor specializing in export and import trucking of dirt and aggregates

Saddleback Waterproofing  
Waterproofing  
Saddleback, founded in 1988, provides waterproofing expertise ranging from conceptual estimating to hard bids on new and existing work.

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

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Largest stocking distributor and installation force providing benchmark service in California for more than 35 years

Super Sky Products, Inc.  
Skylights (Custom Glass & Polycarbonate Systems)  
Congratulations to Peck/Jones Construction Corporation on another impressive project from Super Sky Products, Inc., the leading designer, manufacturer and installer of custom glass and aluminum skylights since 1930.

University Marelich  
Mechanical  
Mechanical Contractor  
University Marelich Mechanical — a full-service HVAC, plumbing and industrial contractor specializing in design/build and plan and spec projects

### The Need:

Expansion of an existing office development site with a pair of new buildings that mirror the first two

### The Challenge:

Dealing with unforeseen soil conditions

# office buildings/company headquarters

Photo courtesy of Peck/Jones Construction Corporation



# office buildings/company headquarters

Photo courtesy of Peck/Jones Construction Corporation



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dump due to the contaminants, he explained, and the excavation schedule was delayed by five months due to the unforeseen soil conditions.

"In addition, numerous friction piles and grade beams were required to

bridge an area of unstable soil located beneath the building at the northeastern portion of the site," Gibbons said.

The Water Garden Phase II office building facades combine punched window openings, curtain wall glaz-

ing, and ornate precast concrete panels and column covers. In order to avoid moisture problems encountered with the curtain wall used on Phase I, the Phase II curtain wall system underwent meticulous testing at Smith-Emery Laboratories.

So as to not leave anything to chance, a full-scale mock-up of the new curtain wall system and a precast concrete facade were tested under both negative pressure inside a chamber as well as a combination of rain and 60- to 80-mile-per-hour wind loads.

"The curtain wall system was fabricated and fully glazed into panels by the glazing subcontractor, Interstate Glass in El Cajon. The curtain wall was then installed from the exterior of the buildings, which cut the time that it took to install the curtain wall by half."

Geodimeter® surveying equipment was used to increase the accuracy of layout and speed up the completion of the project, Gibbons said. The technol-

Photo courtesy of Peck/Jones Construction Corporation





Photo courtesy of Peck/Jones Construction Corporation

"The Geodimeter® eliminated hours of surveying time and labor by allowing fewer surveyors to complete tasks more quickly."

— Tom Gibbons,  
Peck/Jones  
Construction Corporation

ogy helped lay out all aspects of the project including the cast-in-place concrete and structural steel. "The Geodimeter® eliminated hours of surveying time and labor by allowing fewer surveyors to complete tasks more quickly," he said.

No one knew at the time that the original Water Garden Phase I buildings would turn out to be one of the biggest

time- and cost-saving resources to the project team working on Phase II.

"Since Phase II was essentially a mirror image of Phase I, Peck/Jones-OC America had a full-size mock-up of the completed buildings for reference," Gibbons said. "Whenever there was a question about the installation of a certain item...the Phase I buildings were used as guides and consequently many of the conflicts were resolved quickly. We also looked at ways to improve upon what was done in Phase I."

Overall, water features, lakeside restaurants and landscaping have brought a refreshing and relaxing element of nature to this business complex for the enjoyment of each person who works at or visits the inviting Water Garden campus. ●

— J.S.

## facts & figures

**Name:**

The Water Garden Phase II

**Location:**

Santa Monica

**Owner:**

Fund advised by J.P. Morgan Fleming  
Asset Management, New York, NY

**Type of Project:**

Construction of two new buildings as  
Phase II of an office building campus

**Architect:**

McLarand Vasquez Emsiek & Partners

**General Contractor:**

Peck/Jones-OC America

**Size:**

1.3 million square feet

**Cost:**

\$84 per square foot

**Construction Time:**

June 1999 - September 2000