



WHO'S BUILDING L.A.

*A Quarterly Look at Who's
Building in the City of Angels*

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The Center at Needham Ranch

SANTA CLARITA

The 1,900,000 square foot Center at Needham Ranch, developed by Trammell Crow Company and built by contractor Oltmans Construction Co., is truly a best-in-class, one-of-a-kind, logistics-oriented business park in Santa Clarita.

Needham Ranch is situated in a beautiful park-like setting with access to hundreds of acres of open space. The amenity-rich environment and close proximity to premier retail and dining in the burgeoning historic Old Town Newhall make Needham Ranch a well located business complex, with beautiful, functional design work by HPA Architecture.

The Center features unbeatable access to the San Fernando Valley, Burbank Airport, Downtown Los Angeles, West Los Angeles, Los Angeles Airport, and Ports of LA and Long Beach. The minds behind Needham Ranch are experienced, capable, and have worked together and in the City of Santa Clarita for years. They are to thank for the complex delivery, and subsequent success and community benefit of Needham Ranch.

Needham Ranch happens to be one of the largest industrial project being delivered in the Western United States, specifically in Los Angeles where barriers for new development are extremely high.

WHO'S BUILDING SPOTLIGHT



PROJECT HIGHLIGHTS

- One of the largest industrial projects in the US
- 1.9 million square foot center
- Unbeatable freeway, airport and port access
- Logistics-oriented, functional design





SECOND CENTURY BURBANK

800,000sf office building and
1,000,000sf underground parking garage

Worthe Real Estate Group would like to thank the entire team for their contributions to this project.

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New Hudson Facades
Largo Concrete
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Le Meridien

ARCADIA

Arcadia's first four-star hotel, developed by Avanti Development, features modern and sophisticated Art Deco style and pays homage to city's rich cultural heritage. The premium full-service hotel, built by contractor Snyder Langston, features 232 rooms and suites, a fine dining restaurant, bar lounge, and 14,000 square feet of high-design meeting and event spaces.

The architecture and interior design by AO take cues from the mid-century modern design aesthetic characteristic of Le Meridien's

WHO'S BUILDING SPOTLIGHT

brand. Born in Paris in the 1960s, the brand celebrates cultures around the world through chic

signature programs and engaging experiences that elevate the destination. For Le Meridien Pasadena Arcadia, this manifests through a myriad of sophisticated touches and art installations that pay homage to the rich equestrian heritage of the city of Arcadia.

Two custom art installations – one facing the main street and one flanking the onsite boulevard – are inspired by the swish of a horse's tail and the colorful peacock representing the city of Arcadia. The main street art wall installation features silver inlays coated in iridescent paint on an opaque charcoal background, while a bright accent piece replicating a peacock tail pattern provides a pop of color and brightness to this wall. The other installation recreates the same horse tail pattern over a transparent golden wall with internally illuminated curvaceous forms protruding in front of the golden glass.

PROJECT HIGHLIGHTS

- First four-star hotel in Arcadia
- 232 Rooms
- Mid-century modern design aesthetic
- Custom art installations



SWINERTON BUILDS LOS ANGELES WITH LEADING INNOVATION



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DIVISION OFFICES



Lawrence J. Ellison Institute for Transformative Medicine of USC

LOS ANGELES

The design of this 84,000 square foot project developed by the Luzatto Company and built by contractor Sierra Pacific Constructors, features an interior that was conceived around an environment where transparency and optimal collaboration inspire the innovation of cancer research and transform patient wellness.

With architecture by RIOS, the development incorporates elements like biophilia, light, sound, and other sensorial strategies to allow the building to connect

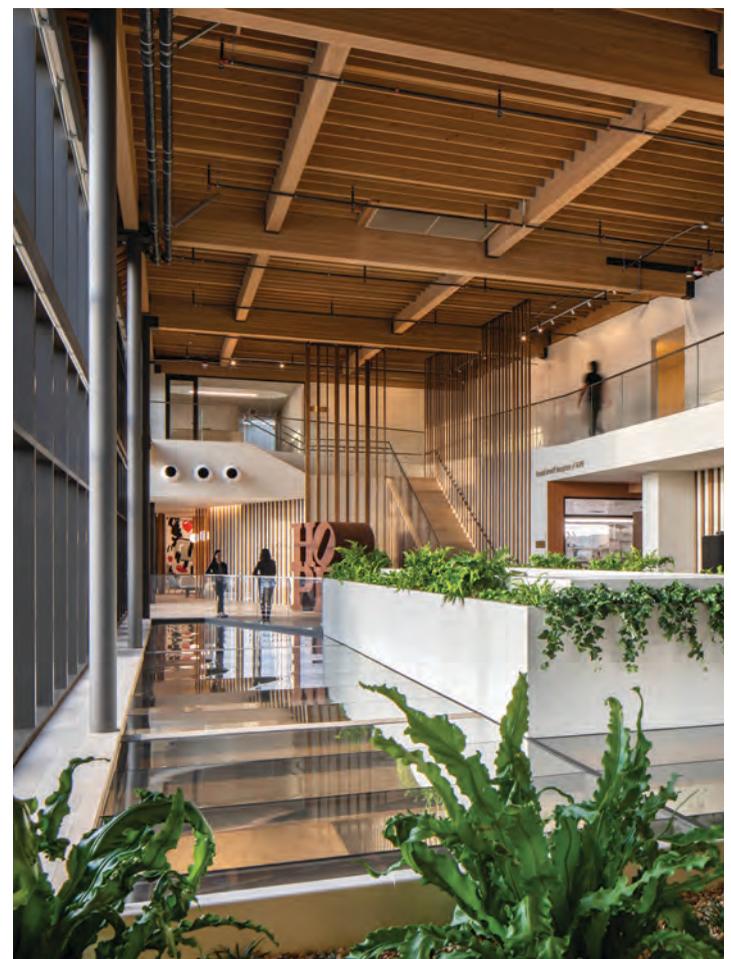
WHO'S BUILDING SPOTLIGHT

with the healing components of nature to harness inspiration and create well-being. This is evident in

the heart of the building where a three-story atrium utilizes full-height glazing to support a lush indoor planter with ferns, mosses, and a signature bonsai to surround the central circulation of the Institute. The cancer clinic, working research labs, teaching kitchen, and administration offices all directly tie into the central atrium to reinforce the significance of collaboration and transparency among the Institute's staff, patients, and visitors.

The design incorporates principles of nature. As a result, the natural environment informs the materials and opens spatial experience. Thermory planks (wood), plants, and a rich palette of earth-toned fabrics throughout the interior evoke nature in an abstract way. The views to the outside and planted terraces revolutionize the indoor-outdoor experience, providing a compelling connection to nature and encouraging wellness. On the west facade, pavilions surrounded by creeping ivy along the terraces provide for impromptu meetings, sheltered from the California sun while immersed in foliage.

By centralizing an open and transparent vertical circulation, the design encourages the paths of each program user to intersect and cross to amplify the power of collaboration and transparency in creating a transformative healing environment.



PROJECT HIGHLIGHTS

- 84,000 square feet
- Design features for optimal healing environment
- Principles of naturalism applied in the design
- Three-story atrium





Building Los Angeles with Leading Innovation

Swinerton has a long tradition of leading through innovation. More than 130 years ago, Swinerton's earliest founders were experts in the pioneering use of new materials that withstood the San Francisco earthquake of 1906 and became invaluable in rebuilding the city after the ensuing fires.

Swinerton's forebears thrived by hiring the best people and always adjusting to market conditions. After the Roaring 20s, they found ways to finance and pivot into markets that gained them strength while holding onto the best builders throughout the Great Depression and onto another 90 years of success. Now that Swinerton is entirely employee-owned, motivation and innovative culture are unlimited.

Modern technologies are at use in every part of Swinerton's business. Administrative processes are using integration tools that automate communication and record keeping as projects go from concept to execution; analytics dashboards and dataflows connect foreman, supervisors, and project teams to critical project controls; and the same data visualization tools connect pre-construction teams or executives to combined metrics that give insight to regional or market specific trends.

Virtual Design and construction teams are collaborating across multiple geographies by sharing 3D models and tracking issues in common platforms that can speak to each other in common while allowing trades the freedom to use the most appropriate design tools for their disciplines. This design coordination is then



laying the groundwork for transformational technology like drone-based laser-radar scanning, and computer vision tools that can verify precise locations of work in place or in progress. Soon there will be scalable solutions that integrate sensors, cameras, and edge computing simulations to make in-the-moment scheduling suggestions and can identify construction defect at inception.

Innovation at Swinerton isn't just chasing the newest shiny objects. It's doing the work to understand its core capabilities in the context of world events and client needs. The company has worked hard to balance short-term profits with long-term sustainability. Its leaders don't focus on this quarter as hard they do on this decade of progress. So, Swinerton builds strong relationships based on developing novel solutions for long-term clients and delivering

predictable results.

Swinerton's innovation tactics rest on effective communication. Innovation thrives when Swinerton's team connects to the story of its brand, the story of its unique human capital (employees and subcontractors), and the stories of Swinerton's clients together with the critical stories of our time. Swinerton is convinced that cutting edge technology has a place alongside human workers and can improve its business if it can also improve jobsite conditions, accessibility, and the quality of its finished product.

Swinerton's use of the Canvas drywall finishing robot and Dusty Robotics' Field Printer are examples of humans working alongside robots to enhance quality and safety while increasing accessibility and enticing a new generation of construction worker to the jobsite. Computer Vision and Artificial Intelligence are allowing

Swinerton's project teams flexibility and adaptability while still delivering standardized, enterprise-level insights about cost and schedule, and the company's Mass-Timber manufacturing is thriving through making connections between 3D design and milling machines while keeping construction teams informed about delivery and installation directives.

We frequently hear that "we must take risks and fail fast," but this is not a sound directive for an organization that manages huge client investments and project risks at a \$5 billion scale. Principled evaluation and open communication are the keys to Swinerton's innovation. The company fosters psychological safety through rewarding creative thinking, it trains creative thinkers to evaluate and iterate on ideas by establishing internal networks, and it sets strong standards for the success of testing through sharing experience across generations and business units. In the end, Swinerton solves problems by intentionally taking measured risks.

There are guiding principles that just make sense. Swinerton takes vision and mission together to optimize the gift of human labor by reimagining enduring processes through emerging technologies. The company's targets are set by maximizing the benefits of safety, profitability, risk reduction, sustainability, inclusion, and job satisfaction. Swinerton measures innovation in many ways, but the most critical changes expand the shared value for all its stakeholders.

Learn more at swinerton.com.

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Bringing Football to Los Angeles with Breathtaking Style

With the same spirit and grit as a Hail Mary pass in the 4th quarter, the National Football League (NFL) Los Angeles project team achieved the seemingly impossible. This landmark buildout was headed by an all-star lineup of Gensler, CBRE, Howard Building Corporation, MGAC, AMA Engineering, Diversified, Sheridan Group, Newson Brown, Labib Funk + Associates, and several more honorable mentions.

Just shy of 300,000 square feet of Class A office space, the monumental project was the first of its kind in Inglewood's Hollywood Park. Every inch was strategically designed to seamlessly blend office space, studios, and post-production rooms while retaining the capacity to safely support over 800 NFL employees. All components of the space are connected by a grand staircase with glass guardrails and a stretched fabric ceiling that immerses employees in a cohesive experience. Connectivity was the key to success, and the result is a testament to the strength and resilience of the entire project team.

This sense of connectivity carries into the production areas to yield one of the most comprehensive and technical studios in Los Angeles. With 24/7 broadcasting capabilities, NFL Los Angeles requires an impressive tech-heavy production system to support the high-quality content that they are known for. Infrastructure upgrades to the Central Machine Room have yielded astronomically fast bandwidth speeds with 8K capabilities. Almost 75,000 square feet are dedicated to five studios and studio support areas, including a podcast studio, voiceover booth, and audio control rooms. Acoustically isolated studio walls and ceilings allow for clean and precise audio capture every time even if multiple stages are being used simultaneously. Furthermore, a live audience studio and outdoor studio provide endless creative options for future content.

A combination of structural steel trusses and pipe grids support theatrical lighting setups to consistently produce Hollywood-quality results. The captured content is then polished in one of the dedicated post-production edit areas to achieve the perfect harmony of audio and visual. Since football is best enjoyed in the company of others, the project scope included a nearby screening room and adjoining projection room so the results from the impressive studio setup can be previewed right then and there. Additional talent hosting and entertaining areas provide additional community spaces for watching the game.

As this project was completed during the height of the pandemic, employee wellbeing was at the forefront of every design decision. Several building upgrades were made under the guidance of NFL's chief medical officer, Dr. Allen Sills, and chief security officer, Cathy Lanier. In addition to optimizing the entire building's air filtration and ventilation systems, several other preventative measures were integrated as well, including MERV-13 filters, bipolar ionization, and UV lighting in the ductwork. Several materials and features were upgraded for easier cleaning and to provide a safer workplace experience for employees. Touchless technology and barrier protection systems are utilized in restrooms, offices, dining spaces, and other high-traffic areas as a preventative measure.

As part of the workplace wellness initiative, a full-service commissary offers farm-to-table options from an onsite garden. With fully enclosed food displays and prep areas, and a touchless food ordering and pickup system, the



PROJECT PHOTOGRAPHY BY BENNY CHAN. FOTOWORKS©BENNY CHAN

workplace dining experience is safe and seamless. For those that opt for open air, an outdoor amenity deck with a water fountain and trellis provides seating areas and Southern California sunshine. The NFL also teamed up with dozens of medical specialists to create the most ergonomic solutions for their workforce. These design considerations extend to everything from one-of-a-kind task chairs, adjustable desks and benches, and privacy pods.

While it may be tempting to get lost in the details of the technology and amenities that NFL Los Angeles has to offer, the sheer magnitude of the NFL's brand is felt throughout. Stepping into the main lobby is reminiscent of stepping onto the field, as visitors are greeted with a custom Corian reception desk with laser inset lettering, in addition to an expansive LED screen wall emblazoned with highlight reels and stats. Traditional football yard line imagery is reimagined as a creative lighting solution to

greet all who walk in. A custom head-to-head helmet display, composed of 32 game-day helmets initiates visitors and employees as they engage in an experience synonymous with game day energy. What's more, the "Creators & Gamechangers Hall" packs in 600 feet of mural to pay homage to the NFL greats. In a global tribute to the love of the game, over 20 artists from eight different countries are represented through commissioned art pieces displayed throughout. Designed locally and in-house, the black and white themed tile is a product of NFL's graphics team.

Every detail of this project was carefully considered, including wayfinding and iconography. Neon signage and pops of color are strategically interspersed throughout to indicate path of travel, add visual intrigue, and reflect the energy of the NFL brand.

The project team's dedication to infusing the space with quality technology, employee wellbe-

ing, and aesthetic cohesion reflects the project's laser sharp focus on community. Not only do 800 local NFL employees reap the benefits of a world-class workplace, but the surrounding Los Angeles community benefits as well. The completion of NFL Los Angeles is ultimately a story of being brought together by a love for football. Hundreds of people worked together as a team and, even though many challenges were thrown their way, they huddled together, created a strategy, and got back in the game. The result is a space that the NFL and the surrounding Los Angeles community can be proud of for years to come.

Howard Building Corporation would like to thank the NFL, Gensler, CBRE, MGAC, AMA Engineering, Diversified, Sheridan Group, Newson Brown, Labib Funk + Associates, and the rest of the NFL Los Angeles team.

For more information, please visit howardbuilding.com.



Report Forecasts Unprecedented Industrial Space Demand

The industrial real estate market will continue to experience record levels of absorption through 2022 and 2023, according to the latest NAIOP Industrial Space Demand Forecast, released last month.

The report's authors, Dr. Hany Guirguis and Dr. Michael Seiler, forecast that the total net absorption of industrial space in 2022 will be 401.4 million square feet with a quarterly average of 100.4 million square feet. In 2023, the projected net absorption is 334.1 million square feet with a quarterly average of 83.5 million square feet.

This is an upward revision of prior forecasts, largely due to retailers and manufacturers expanding inventories to avoid future supply shortages and fulfill increased demand through 2023. This reflects the U.S. economic transition from recovery to expansion, which is expected to support higher employment and a rising GDP.

According to the report, demand for space is currently outpacing the supply of new product. Rents have correspondingly increased rapidly, and many firms simply cannot find space to lease. The scarcity is so great that firms are getting creative by renting properties that can be adapted to serve their purposes, locating facilities further away from their final destinations and building vertically.

"Concerns over access to future space

needs have even resulted in larger firms occupying extra space today to avoid problems in the future and signing leases on buildings long before they are built. This lowers current vacancy rates and worsens the problem in the short run. Smaller firms often do not have this ability and are finding it difficult to expand. In more densely populated areas, land is physically constrained and/or zoning prohibits the ability to add supply, leaving a true shortage with no obvious solution," said the report.

"Even with inflationary pressures, consumer demand for goods remains strong, unemployment is leveling off and the overall prospects for the economy are positive. These factors are leading to unprecedented levels of demand for industrial real estate," said Thomas J. Bisacchino, president and CEO of NAIOP.

NAIOP, the Commercial Real Estate Development Association, is the leading organization for developers, owners and related professionals in office, industrial, retail and mixed-use real estate. NAIOP comprises 20,000 members in North America. NAIOP advances responsible commercial real estate development and advocates for effective public policy.

For more information, visit naiop.org.



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