

FINAL

**SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
LOS ANGELES TRADE-TECHNICAL COLLEGE
THIRTY-YEAR MASTER PLAN**

**GRAND THEATER DEMOLITION
2022 FACILITIES MASTER PLAN**

SCH No. 2004121007

**Prepared for
Los Angeles Community College District**

**Prepared by:
Sirius Environmental**

October 2022

**LOS-ANGELES TRADE-TECH COLLEGE
THIRTY-YEAR MASTER PLAN
GRAND THEATER DEMOLITION
2022 FACILITIES MASTER PLAN
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1.0 INTRODUCTION

Purpose

This document is the Final Supplemental Environmental Impact Report (Final SEIR) for the Los Angeles Trade-Tech College Thirty-Year Master Plan -- Grand Theater Demolition 2022 Facilities Master Plan. The proposed project is the demolition of the Grand Theater on the LATTC Campus and creation of a new open space/entryway. This document together with the Draft SEIR and its technical appendices comprise the Final SEIR. The document has been prepared by the Los Angeles Community College District (LACCD) pursuant to the California Environmental Quality Act (“CEQA”) Guidelines Section 15088, *et seq.*

The Final SEIR is required under Section 15132 of the CEQA Guidelines to include the Draft SEIR or a revised version; comments and recommendations received on the Draft SEIR either verbatim or in summary; a list of persons, organizations, and public agencies who commented on the Draft SEIR; the responses of the Lead Agency to significant environmental issues raised by those comments in the review and consultation process; and any other relevant information added by the Lead Agency (including minor changes to the EIR); the Mitigation Monitoring and Reporting Program is also included in this Final SEIR.

The evaluation and response to public comments is an important part of the CEQA process as it allows the following: (1) the opportunity to review and comment on the methods of analysis contained within the Draft SEIR; (2) the ability to detect any omissions which may have occurred during preparation of the Draft SEIR; (3) the ability to check for accuracy of the analysis contained within the Draft SEIR; (4) the ability to share expertise; and (5) the ability to discover public concerns.

Process

As defined by Section 15050 of the CEQA Guidelines, LACCD is the Lead Agency, preparing both the Draft and Final SEIR for this project. A Notice of Preparation (NOP) was prepared and circulated August 21, 2019, through September 23, 2019, for the required 30-day review period.

The Draft SEIR was circulated for a period of 45 days, beginning on July 25, 2022, and ending on September 8, 2022. A Public Notice of Availability of the Draft SEIR was published in a newspaper of general circulation. The Draft SEIR was made available for public review during the comment period at LACCD downtown offices, Trade-Tech Campus Library and on-line. A public meeting was held on August 23, 2022, on campus. Comments on the Draft SEIR were received during the comment period, and those comments are set forth and are responded to in this Final SEIR.

This LACCD Board of Trustees will consider the Final SEIR and the 2022 Facilities Master Plan for the Los Angeles Trade-Tech College at a public meeting that is presently anticipated to occur in December 2022.

Contents of the Final Supplemental EIR

As discussed above, the primary intent of the Final SEIR is to provide a forum to air and address comments pertaining to the analysis contained within the Draft SEIR. Pursuant to Section 15088 of the CEQA Guidelines, LACCD has reviewed and addressed all comments received on the Draft SEIR prepared for the LATTC 2022 Facilities Master Plan. Included within the Final SEIR are written comments that were submitted during the required public review period.

In order to adequately address the comments provided by interested agencies and the public in an organized manner, this Final SEIR has been prepared in four parts. A description of each part plus the separate Mitigation Monitoring and Reporting Plan is as follows:

- Chapter 1 provides a brief introduction to the Final SEIR and its contents.
- Chapter 2 provides a list of commenters (only one comment letter was received). The comment letter in full is included as **Attachment A** to the Final SEIR.
- Chapter 3 provides responses to written comments made by interested parties.
- Chapter 4 includes the Mitigation Monitoring Program (“MMP”) prepared in compliance with the requirements of Section 21081.6 of the California Public Resources Code and Section 15091(d) and 15097 of the CEQA Guidelines is prepared as a separate document to accompany the Final SEIR.

Review and Certification of the Final Supplemental EIR

Consistent with Public Resources Code, section 21092.5, responses to agency comments are forwarded to each commenting agency at least 10 days prior to the last public hearing at which the LACCD Board of Trustees will consider the Final SEIR and project (in this case no agency comments were received). In addition, at the same time, responses are distributed to commenters (in this case one commenter) who provided an address.

The Final SEIR is available for public review at the following locations: LACCD, 770 Wilshire Boulevard, Los Angeles, CA 90017 and Trade-Tech Campus Library (2nd Floor Mariposa Hall).

Additionally, the Final SEIR can be downloaded or reviewed via the internet at: <https://www.lattc.edu/about/governance/committees#plans>, under “For the Public” and “Committee Plans”.

2.0 LIST OF COMMENTERS AND COMMENTS

The public comment period for the Draft SEIR ended on September 8, 2022. One comment letter was received on the Draft SEIR as identified below.

Letter.	Organization	Commenter Name	Comment Date	Response Page Number
1	Los Angeles Conservancy	Adrian Fine Scott, Senior Director of Advocacy	September 8, 2022	3-1

3.0 RESPONSES TO COMMENTS AND CORRECTIONS

Section 15088 of the CEQA Guidelines requires the Lead Agency (LACCD) to evaluate comments on environmental issues received from public agencies and interested parties who reviewed the Draft SEIR and prepare written responses. This chapter provides a summary of the comments received on the Draft SEIR and written responses from LACCD. A copy of the one comment letter received by the District is included in **Attachment A** of the Final SEIR.

Letter 1

Los Angeles Conservancy

September 8, 2022

- 1-1 The Conservancy summarizes the history of the Grand Theater and indicates it to be an historic resource. The Conservancy indicates their opposition to demolition, and they encourage LACCD to pursue the Rehabilitation Alternative.

The comment summarizes the information included in the SEIR and does not indicate any necessary changes to the description of the history or significance of the resource. The SEIR indicates that the Grand Theater is an historic resource, and that demolition will result in a significant adverse impact. The Conservancy's opposition to demolition and recommendation that LACCD pursue the Rehabilitation Alternative is noted and will be forwarded to the decisionmaker for their consideration in taking action on the project.

- 1-2 The comment summarizes the alternatives presented in the SEIR and notes that the Rehabilitation Alternative is the environmentally superior alternative and notes that CEQA indicates that an environmentally superior alternative may be more costly or fail to meet all project objectives and still not be infeasible under CEQA. The comment notes that findings of feasibility or infeasibility must be supported by substantial evidence in the record.

The comment further indicates that the costs for the rehabilitation alternative looks higher than what they typically see for similar types of historic buildings that require extensive structural upgrades. The comment indicates that engineering firms with extensive experience are better suited to finding less costly code compliant solutions.

LACCD has been studying rehabilitation of Magnolia Hall (which is comprised of three buildings – the East Classroom, Main Administration Building and Grand Theater) for a number of years. Two of the three buildings have been successfully rehabilitated. However, evaluation of rehabilitation of the Grand Theater has been more challenging primarily because LATTTC has no academic use for auditorium/theater space. LATTTC has a great need for replacement of seriously outdated classrooms, instructional and laboratory space. LATTTC would little, if any use for a rehabilitated windowless large theater space. The proposed demolition of the Grand Theater has not been taken lightly. Rehabilitation and future reuse have been comprehensively explored by LATTTC and LACCD over a number of years. While cost is always a consideration, it is not the primary consideration. In this case, the limited reuse options by LATTTC is the primary consideration. Page 4-5 of the Draft SEIR lists all the reasons for rejection of this alternative.

The comment implies that John A. Martin & Associates (JAMA) -- the firm who identified the necessary structural upgrades and associated costs -- may not be appropriately qualified to estimate renovation costs and that a more qualified firm would have estimated lower costs than those identified in the SEIR. To the contrary, JAMA has extensive experience with historic buildings. In particular JAMA was the engineer for the seismic evaluation and historic retrofit of Royce Hall (dating from 1929) on the UCLA campus as well as the engineer for the seismic retrofit of the East Classroom Building adjacent to the Grand Theater. JAMA undertook the seismic retrofit for the 1923 San Gabriel Civic Auditorium and 1926 Eagle Rock High School Auditorium. Not only is JAMA familiar with the requirements of historic building seismic retrofit and renovation they are also familiar with the requirements of the Division of the State Architect (DSA), the agency responsible for permitting school (and other public) buildings. DSA has very stringent requirements for renovation of public buildings because of the need to protect students and the public. JAMA selected historic renovation experience is listed in an attachment to this FEIR.

In addition to estimates from JAMA, LACCD relied on other experts, including their own in-house team (led by Donald McLarty, AIA, NCARB, LEED-AP), who have extensive experience in rehabilitating historic buildings and school buildings, to estimate/review costs associated with rehabilitation of the Grand Theater. (Mr. McLarty's resume is attached to this FEIR. Mr. McLarty has a long history in working on a variety of projects for public agencies including historic properties such as an updated Historic Structures Report for the Ahwahnee Hotel and project management for a variety of improvements to historic properties within the Yosemite National Park, and project manager for restoration of El Centro Espanol for Urban League of Tampa and construction manager for the renovation of a 1913 Federal courthouse in San Diego.)

- 1-3 The comment identifies additional mitigation measures: 1. Preparation of an updated historic resources survey; and 2. Preparation of an historic preservation plan.

As part of the preparation of the Draft SEIR an updated historic resources survey was undertaken in order to be able to provide context for the demolition of the Grand theater (and the potential demolition at that time of Redwood Hall). As noted on page 1 of the Historic Resource Evaluation:

This study includes an intensive evaluation of the buildings constructed for the Los Angeles Polytechnic High School: the Magnolia Hall complex and the Tom Bradley Center for Student Life/Redwood Hall. The Magnolia Hall complex consists of three buildings constructed for the Los Angeles Polytechnic High School: the Auditorium Building constructed in 1924; the east classroom wing constructed in 1925; and the west classroom building constructed in 1935. The Tom Bradley Center for Student Life/Redwood Hall was built in 1936. In addition, all campus buildings were surveyed to determine if there is any eligible historic district on the LATTC campus.

The report is summarized in the SEIR and provided in full in Appendix B.

LACCD has proven itself to be a careful steward of historic resources. As representatives of the Conservancy were able to see on their tour of the site, two-thirds of Magnolia Hall complex (the East Classroom Building and the Main Administration Building) have been successfully restored. Magnolia Hall is comprised of three buildings with the Grand Theater being the third building. LACCD is aware of the responsibility to protect historic resources wherever feasible. It would not be appropriate to prepare an historic preservation plan at this time as the current 2022 Master Plan does not affect any

additional historic resources and the primary historic resources on the campus have only recently (2014) been rehabilitated (East Classroom in 2013 and Main Administration Building). The only remaining resource identified in the Historic Resources Evaluation is Redwood Hall (previously proposed for demolition and found to be a significant impact at that time, which remains in use.

- 1-4 The Conservancy summarizes their letter recommending that the Rehabilitation Alternative be pursued and urging the inclusion of additional mitigation measures. The Conservancy also provides information about their organization.

See **Responses to Comments 1-1** through **1-3** above.

Corrections

Figure 11 is replaced with the following updated figure (the footprint of Building B4 was obscured with the label in the Draft EIR).

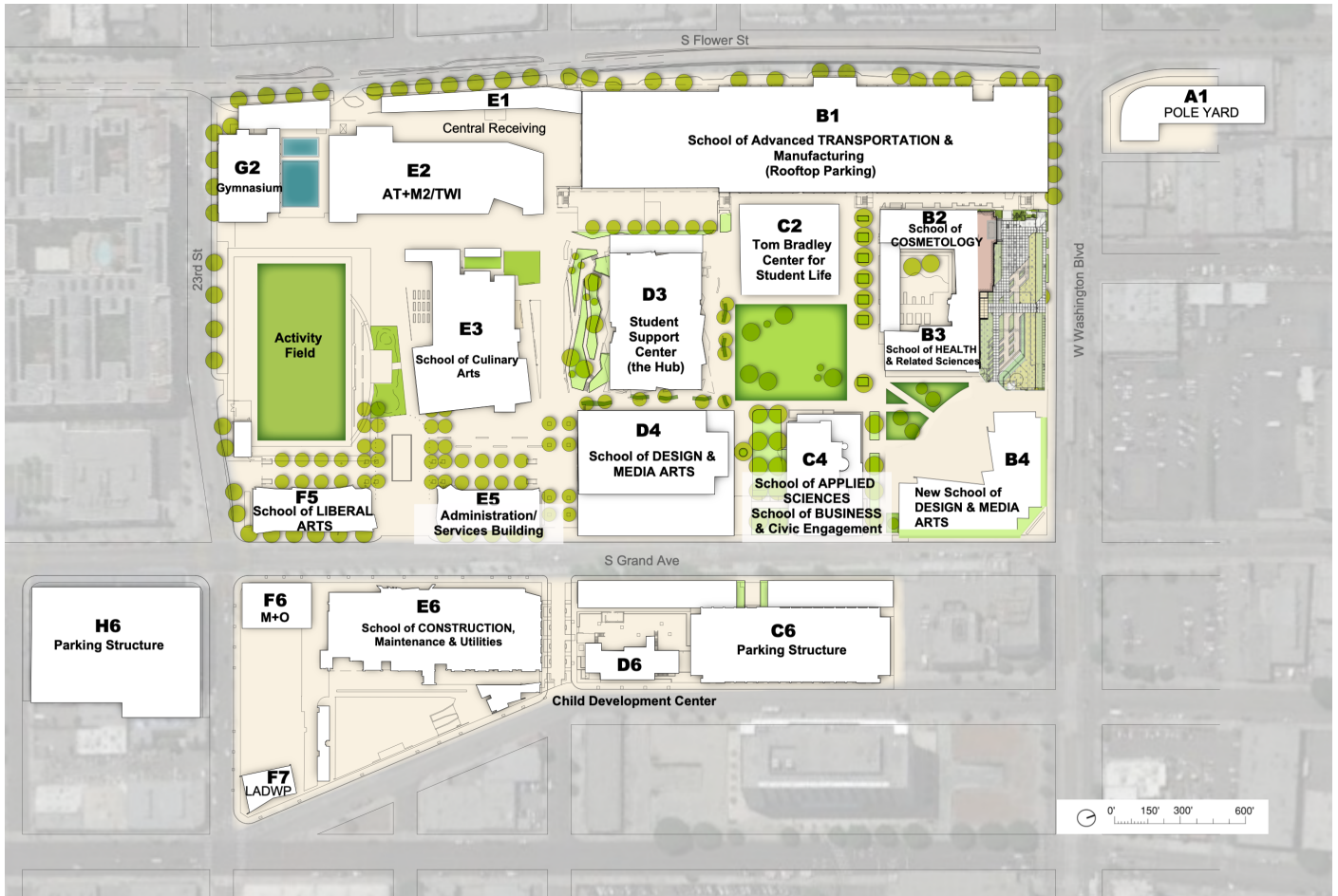


Figure 11: 2022 LATTC Facilities Master Plan

4.0 MITIGATION MONITORING PROGRAM

Public Resources Code (PRC) Section 21081.6 and California Environmental Quality Act (CEQA) Guidelines Section 15097 require adoption of a Mitigation Monitoring Program (MMP) for all projects for which an Environmental Impact Report (EIR) has been prepared. Specifically, PRC Section 21081.6 states that “...the agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment... [and that the program] ...shall be designed to ensure compliance during project implementation.”

CEQA Guidelines Section 15097 provides guidelines for implementing monitoring and reporting programs. Specific monitoring requirements to be enforced during project implementation must be defined prior to final approval of a project by the decision-maker. Although the Lead Agency (the LACCD) may delegate monitoring responsibilities to other agencies or entities, the Lead Agency “...remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.”

The MMP describes the procedures for the implementation of the mitigation measures adopted for the proposed project. The mitigation measures identified in the original 2005 Master Plan EIR remain applicable. This MMP only addresses the new measures.

Each mitigation measure is identified in **Table A** with identification of:

- The Implementing and Enforcement Agency – LACCD will implement and enforce all the mitigation measures applicable to historic resources.
- Monitoring Phase and Actions – this is the timeframe that monitoring would occur and the criteria that would determine when the measure has been accomplished and/or the monitoring actions to be undertaken to ensure the measure is implemented.

Table A: Mitigation Monitoring Program		
Mitigation Measures	Implementing and Enforcement Agency	Monitoring Phase and Actions
HR-1 HABS Historic American Building Survey Level 2 Photographic Documentation. HABS level 2 documentation shall be undertaken for the buildings of the Magnolia Hall complex. Level 2 requires archival quality large format negatives and prints of exterior and interior views of the subject buildings. The negatives and archival prints shall be deposited into an archive collection of LATTC history. Also, an electronic copy of the photographs shall be made and deposited with the LATTC archive collection and another electronic copy deposited with the Los Angeles Public Library.	LACCD	Prior to demolition LACCD will arrange for the photographs to be taken. Within 24 months of completion of the photography prints and electronic copies will be archived as indicated.
HR-2. Establish and Maintain LATTC History Archive. LATTC shall develop a repository/archive collection within their library to contain materials regarding the history and use of the campus as the site of the Polytechnic High School and as LATTC. A historic preservation specialist shall be retained to help establish this archive.	LACCD	Prior to archival of photographs (as required in the measure above) LACCD will develop an archive within their library in accordance with the measure.
HR-3 Salvage. Some historic building materials that are not contaminated by hazardous materials (including lead and asbestos) will be salvaged and offered to the public for reuse.	LACCD	Prior to demolition, LACCD will work with an architectural historian to identify appropriate materials to be salvaged and a process for offering these materials for sale.
HR-4 East Classroom Wall. Finish the East Classroom wall in a manner compatible with the rest of the building consistent with the Secretary of Interior's Standards.	LACCD	During final design and construction LACCD will work with an architectural historian to ensure appropriate finishing of the east wall.

ATTACHMENTS



523 West Sixth Street, Suite 826
Los Angeles, CA 90014

213 623 2489 OFFICE
213 623 3909 FAX
laconservancy.org

September 8, 2022

Sent Electronically

Duy Doan, College Project Director
LACCD, 770 Wilshire Boulevard
Los Angeles, CA 90017
Email: Duy.Doan@Build-LACCD.org

RE: Draft Supplemental Environmental Impact Report for the LACCD Trade-Technical Campus – Grand Theatre Demolition, 400 West Washington Boulevard, Los Angeles, CA 90015, SCH No. 2004121007

Dear Duy Doan:

On behalf of the Los Angeles Conservancy, I am writing to comment on the Draft Supplemental Environmental Impact Report (SEIR) for the Los Angeles Community College District (LACCD) Trade-Technical Campus (LATTC) – Grand Theater Demolition Project (Project). As proposed, the Project would demolish the Grand Theatre which was constructed in 1924 and is one of the few remaining resources connected to the Los Angeles Polytechnic High School campus that once occupied this same location.

While we fully understand the challenges that exist here and the ongoing vacancy and deterioration of the historic Grand Theatre, the Conservancy opposes the demolition and urges the LACCD to pursue the Rehabilitation Alternative as detailed in the Draft SEIR.

I. Grand Theatre is a historic resource

The present-day LATTC campus occupies the original site of Los Angeles Polytechnic High School south of downtown Los Angeles. The school was the second public high school in the City of Los Angeles. In 1897, the Los Angeles School District provided vocational education to its students. In 1905 Polytechnic High School opened to serve these needs at the location near the intersection of Grand Avenue and Washington Boulevard. While Polytechnic High School offered vocational courses, the City of Los Angeles's only other high school, Manual Arts High School, offered industrial and household arts coursework.



Polytechnic High School continued to operate at the South Los Angeles location until after World War II, when it moved to Sun Valley where it presently operates.

Constructed in 1924, the Grand Theatre was built as Polytechnic High School's auditorium and therefore linked to one of Los Angeles's earliest public high schools. The 29,976 square feet Grand Theatre is located mid-block on Washington Boulevard along the campus's eastern boundary. The theater abuts Magnolia Hall along its south wall with several access points. Despite a renovation in the 1970s and sustained damage, the Grand Theater retains a significant amount of historic fabric and is eligible for designation as a City of Los Angeles Historic-Cultural Monument (HCM).

II. Rehabilitation Alternative is the Environmentally Superior Alternative and therefore should be selected

Per the Draft SEIR, the LACCD has presented two project alternatives, a No Project Alternative and a Rehabilitation Alternative. Of these, the Conservancy urges the LACCD to select the Rehabilitation Alternative rather than demolish the Grand Theater. In the report, structural engineering firm John A. Martin & Associates estimated that seismic upgrades would cost \$40 million and a full rehabilitation would cost \$70 million. These figures are larger than we typically see for similar types of historic buildings that require extensive structural upgrades.

In our experience, engineering firms that have extensive rehabilitation experience with historic resources are better suited to finding less costly code compliant solutions. Rehabilitation work requires special knowledge and expertise that is unlike what is typically called for with new construction.

Furthermore, the Rehabilitation Alternative is demonstrated to be the Environmentally Superior Alternative and would result in fewer impacts. The fact that an environmentally superior alternative may be more costly or fails to meet all project objectives does not necessarily render it infeasible under CEQA.¹ Reasonable alternatives must be considered "even if they substantially impede the project or are more costly."² Likewise, findings of alternative feasibility or infeasibility must be supported by substantial evidence.³

III. Additional Mitigation Measures should be included in the Final SEIR

The Final SEIR should include additional mitigation measures in the event that the Grand Theater is demolished. The Draft SEIR recommends Historical American Building Survey (HABS) Level 2 Photographic Documentation, architectural salvage, finishing the East Classroom wall in a manner compliant with the *Secretary of the Interior's Standards for Rehabilitation*, and the establishment and maintenance of a LATTC history archive. We

¹ Guideline § 15126.6(a).

² *San Bernardino Valley Audubon Soc'y v. County of San Bernardino* (1984), 155 Cal.App.3d 738, 750; Guideline § 15126(d)(1).

³ Public Resources Code § 21081.5.



appreciate the inclusion of these measures but believe more measures are needed to successfully mitigate the demolition of this significant historic resource.

The Conservancy encourages the LACCD to update its historic resources survey for the LATTC campus. Nearly twenty years have passed since the campus was last surveyed in 2003 as part of the Campus Plan Final EIR. During that period, it is likely that buildings previously identified as not eligible have gained eligibility as historic resources.

Furthermore, LACCD should include a mitigation measure for a historic preservation plan. Such a plan would assess the current state of historic resources on campus as identified in the survey update and provide treatment options for those buildings so the campus may better protect its heritage.

IV. Conclusion

The Conservancy recommends the applicant pursue the Rehabilitation Alternative, which is the Environmentally Superior Alternative. We greatly appreciate your willingness to meet with the Conservancy in the past and discuss alternatives. Given the Grand Theatre is one of the oldest school auditoriums connected to the Los Angeles School Board and a rare resource in the downtown, we believe it to be important to always consider all options and alternatives before pursuing demolition. Lastly, we urge the LACCD to include additional mitigation measures for a historic resources survey update and preservation plan.

About the Los Angeles Conservancy:

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 5,000 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Please do not hesitate to contact me at (213) 430-4203 or afine@laconservancy.org should you have any questions or concerns.

Sincerely,



Adrian Scott Fine
Senior Director of Advocacy

cc: Ken Bernstein, Principal City Planner, Office of Historic Resources, Los Angeles Department of City Planning,
Emma Howard, Senior Planner, Los Angeles City Council District 14





JOHN A. MARTIN
& ASSOCIATES, INC
STRUCTURAL ENGINEERS

HISTORIC RENOVATION, REPAIR, AND RETROFIT EXPERIENCE

Natural History Museum of Los Angeles County Historic Seismic Retrofit

Los Angeles, CA

The Museum presently occupies seven seismically separate buildings. The two retrofit projects address the three oldest structures: the Original Museum Building constructed in 1913 and the Unit I and Unit II Additions, built in 1924 and 1927, respectively. The 1913 Building has been designated a historic building and meets the definition of Historical Buildings as identified in Section 9603 of the 2002 County of Los Angeles Building Code. The new North Entrance Plaza / Parking Structure is a \$32 million project consisting of a new terraced landscape grounds built over a one-story below grade parking structure of 65,000 square feet. The parking structure lid is designed to support a green roof which includes landscape, fountains, exhibit gardens, an amphitheater and three separate pavilion buildings including the Butterfly Pavilion / Museum Shop, Cafe and Entry Pavilion. This project won the 2009 California Preservation Foundation – Outstanding Achievement in Historic Preservation and the 2009 Marsh Preservation Award.

Caltech Linde + Robinson Center for Global Environmental Sciences Renovation

Pasadena, CA

The original, historical, 38,686 square foot Robinson astrophysics lab building was built in 1932 to house the Palomar telescope. The work for this project includes the preservation / restoration of the architectural elements and fortifying the existing shear walls. The new center, designed for LEED Platinum certification, includes a state-of-the-art chemical, biological, and computer labs, lecture rooms, and offices.

UCLA Royce Hall Auditorium Seismic Evaluation and Historic Retrofit

Los Angeles, CA

Seismic retrofit of a historic structure, originally completed in 1929, with 231,000 square feet of earthquake-damage. This project won the Superior Structural Engineering Excellence Award in 1996 from the Structural Engineers Association of California.

San Gabriel Civic Auditorium Seismic Retrofit Historical Structure

San Gabriel, CA

This 1,000-seat auditorium, constructed of unreinforced hollow clay tile, brick adobe, and lightly reinforced concrete walls, required a seismic retrofit due to damages from the Whittier Earthquake. The destroyed walls were reconstructed of steel frame and steel studs with masonry veneer. In addition, a horizontal rod bracing system was installed over the house, and the masonry walls were anchored to the roofs and floors and reinforced with gunite. The structure was originally built in 1923.



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HISTORIC RENOVATION, REPAIR, AND RETROFIT EXPERIENCE

LAUSD Eagle Rock High School Auditorium Historic Seismic Retrofit

Los Angeles, CA

Retrofit of a 1-story, 17,700 square foot building originally constructed in 1926. The project is being completed as part of a wider campus-wide effort to upgrade systems and facilities to current code and seismic levels.

LAUSD Belvedere Middle School Comprehensive Modernization (Design-Build)

Los Angeles, CA

Comprehensive upgrades to a 12-acre school campus in East Los Angeles. In addition to infrastructure improvements, the project includes demolition of 16 structures, construction of a new Library/Parent/Music Center, Classroom and Administrative buildings, and new Gymnasium, and modernization of the primary Administration Building and the Historic Seismic Upgrade to the Auditorium. The design approach focuses on "porches and plazas", drawing on the school's community context and interest in active public life.

Occidental College Swan Hall Renovation Historic Structure

Los Angeles, CA

James Swan Hall was constructed in 1914 as a 4-story building (a basement, levels 1 through 3, and a roof) with a footprint of 18,453 square feet. The main gravity system was constructed with cast-in-place reinforced concrete, which consists of structural slabs, beams, and columns supported on continuous footings. The mansard roof has clay tiles which are supported on wood framing. The lateral system consists of unreinforced concrete basement walls below grade and unreinforced hollow clay tile walls above grade. These unreinforced hollow clay tile walls have a high probability of failure and a possible collapse when subjected to lateral forces in the event of an earthquake. Thus, the retrofit scheme created by the design team consists of: Removing the hollow clay tiles and replacing them with concrete shear walls, strengthening the foundations, fortifying the existing basement concrete shear walls, and reframing the roof due to the addition of new elevators. This project was designed to meet LEED Silver Certification.

Junipero Serra Building / Broadway State Office Building Seismic Evaluation and Retrofit

Los Angeles, CA

The 10-story, 415,000 square foot office building has 2 sub-grade levels and is a Historic Structure, as it was constructed in 1913. Also included is a 10-story, 140,000 square foot addition with 3 sub-grade levels which was constructed in 1923.

Hotel Casa Del Mar Structural Strengthening

Santa Monica, CA

Originally completed as a private club in 1926, a seismic upgrade and renovation transformed this 150,000 square foot structure into a luxury hotel. Plans were based on the requirements of the City of Santa Monica Ordinance No. 1650.



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HISTORIC RENOVATION, REPAIR, AND RETROFIT EXPERIENCE

LA Plaza de Cultura y Artes

Los Angeles, CA

This complex hosts three of the oldest buildings in Los Angeles: the Brunswig Annex, Plaza Housing Building, and the Vickery Brunswig Building that have a total combined footprint of 67,780 square feet. Originally constructed in the 1880s, these historic structures were transformed into a museum, visitor's center, and classrooms.

LAC/USC Medical Center Old Administration Building Seismic Retrofit / Renovation

Los Angeles, CA

Project involvement included a seismic upgrade of this 7,000 square foot historic medical building.

Los Angeles City Hall Seismic Evaluation, Phase I / Peer Review (Base Isolation) Historic Structure

Los Angeles, CA

A complete seismic evaluation was performed including both the exterior and interior of this 1927 structure, consisting of an estimated 800,000 square feet.

USPS Plaza Station Seismic Upgrade

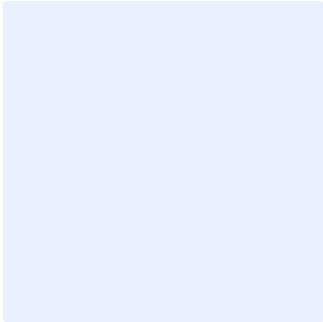
Pasadena, CA

The 3-story, 58,000 square foot Pasadena Plaza Post Office is a registered Historical Building. The strengthening scheme consists of adding reinforced concrete to the interior of the perimeter URM walls (shotcrete) and adding new reinforced concrete walls located within the building. Reinforced concrete drag and chord members are required along the perimeter of framed levels. New structural steel bracing members are needed to strengthen the high roof diaphragm.

KidSpace Museum Expansion and Renovation

Pasadena, CA

Located at the edge of Pasadena's Brookside Park, the museum occupies three renovated 1930s-era barn-like buildings that frame a large courtyard. Two new buildings, including a 40-foot tall structural steel climbing structure building and a structural steel framed gallery building, with an approximate total footprint of 40,000 square feet, house permanent exhibitions and a 300-seat theater. The three existing buildings are historic 1-story, wood and steel framed structures. These buildings were seismically upgraded by strengthening the structural steel frames and wood shear walls and serve as both administrative and exhibit space. This project won the 2002 Merit Award from the AIA/LA Next LA Awards.



Education

Graduate Studies, Historic Preservation, Goucher College, Baltimore, MD

Master of Business Administration—Business, University of Redlands, Redlands, CA

Bachelor of Architecture—Design, Texas Tech University, Lubbock, TX

Associate Degree in Applied Science, Navarro College, Corsicana, TX

Registrations/Certifications

CA Registered Architect,
TX Registered Architect, 7731
NCARB Certification
LEED Accredited Professional

Qualifications

Extensive experience with historic renovation projects and management of DB teams for major Federal & State Projects

Project Experience:

Schools
Retail Centers
Banks
Offices & Tenant Finish
Land Port of Entry (LPOE)
Federal Courthouses
Correctional Facilities
National Park Facilities
Military Housing
Horizontal Site Construction
Registered Historic Properties

DON MCLARTY, AIA, LEED-AP, NCARB

Don McLarty is a registered architect with extensive design and construction management experience on major public and private projects including historical renovations, educational, retail centers, commercial offices, banks, correctional facilities, military facilities and federal projects. His professional experience includes design management, consultant management, bid review/analysis, construction budget/ schedule control, quality control, and project reporting. Don possesses a strong background in the management of design-build projects, and covers a wide range of project types with an emphasis in complex new construction and renovations.

Project Experience

Planning and Support Services Manager, LACCD Bond Program, LACCD, Los Angeles, CA (2018-Ongoing)

Don is currently supporting the completion of Measure J and execution of Measure CC New Construction and Renovation projects. In this role, he is responsible for Design Support, BIM Services, Safety, ADA compliance, Asset Move Management, and Document Control. He is currently managing programming of Stormwater projects across all nine LACCD campuses. Don provides professional reviews and guidance related to current projects and assists with support of field construction teams on all campuses. He coordinates with all PMO Divisions related to project issues.

Senior Project Manager, CBRE/HEERY San Ysidro Land Port of Entry—Phase 2, U.S. General Services Administration, San Ysidro, CA (2015-2018)*

\$150M Design-Build project included design and construction of temporary secure facilities required for abatement and demolition of the 1970's-era Pedestrian Processing Building for design and construction of a new 116,000 GSF four-level Pedestrian Processing Building, Scope also included renovation of a 1930's-era 25,000 GSF Historic Customs House located on site. This project scope involved planning of secure functional facilities for Customs & Border Protection operations and other tenants for the busiest land port of entry in the world. Project completed while border station remained fully operational.

Senior Project Manager, URS CORP, Byron G. Rogers U.S. Federal Office Building and Courthouse, U.S. General Services Administration, Denver, CO (2010-2013)*

\$150M complete interior modernization/abatement of the Byron G. Rogers U.S. Federal Office Building with new LEED Platinum MEP Systems. Scope also included exterior window replacement for the adjacent Byron G. Rogers U.S. Federal Courthouse. This high performance, LEED Gold Federal building is an existing multi-tenant Federal building with 18 stories, two basement levels and an equipment penthouse level. Scope included complete tenant finishes and furniture systems for 10 Federal Agencies. The project completed on schedule

Senior Project Manager, URS CORP, Ahwahnee Hotel, Yosemite National Park, National Park Service (NPS), Yosemite, CA (2009)

Don provided project management services for this \$110 million project which included development of an updated Historic Structures Report and Cultural



Landscape Report. The contract scope also included management of design phase services for development of a comprehensive phased rehabilitation program to address historic restoration, structural upgrades for seismic code, ADA accessibility, Fire & Life Safety systems, and replacement of building systems for energy efficiency, LEED sustainable design.

Senior Project Manager, URS CORP, Capital Improvement Projects, Yosemite National Park, NPS, Yosemite, CA (2008-2009)

Don provided project management for \$30 million of various capital improvement projects in all areas of the park. He was responsible for project scope definition, environmental compliance, project budgets, and management of NPS staff professionals for approved renovation/repair projects throughout the park over a three-year funding period. Don provided professional services to assist the concessions operator and NPS with implementation projects in compliance with NPS standards. Several projects involved defining scope and procedural requirements for significant historic properties along with studies, environmental assessments, and long-range renovation strategies. Don provided cost and schedule control on all projects, and provided reports to the NPS management oversight committee.

Architect of the Capitol, State of Illinois, Springfield, IL (2006-2008)*

Don served as Architect of the Illinois State Capitol, responsible for all repairs, renovations and improvements on buildings within the Illinois State Capitol complex, along with decisions related to preservation and restoration of the historic state capitol. He oversaw the renovation of both legislative chambers and supporting spaces to period appropriate architectural character. His effective management allowed the project to be completed on budget and schedule under an extremely aggressive 7-month schedule between legislative sessions. He created an accelerated contracting approach and provided cost and schedule control on all construction contracts, and managed multiple trade contracts with overtime provisions for hazardous material abatement and major millwork fabrication. The renovation of both legislative chambers and supporting spaces to period appropriate architectural character received Project of the Year award from the Landmarks Preservation Council of Illinois and an AIA National Design Award for Interior Design.

Senior Project Manager, URS CORP, Virginia State Capitol Renovation and Expansion, State of Virginia, Richmond, VA (2004-2006)*

\$100M renovation and expansion of the historic Virginia State Capitol in Richmond, listed on the National Register of Historic Places, and originally designed by Thomas Jefferson. This project involved complete interior and exterior renovation of the 91,000 SF historic state capitol building along with the addition of a new 27,000 SF underground annex and supporting underground utility tunnel. The scope included integration of all new security, communication, data and MEP systems along with complete site restoration. The project was performed under multiple bid packages with on-site construction beginning while the Capitol was occupied. Don served as owner's representative for the State of Virginia with responsibility for day-to-day team coordination and oversight of construction activities. He managed field inspection staff, coordinated the architectural/engineering design team, maintained critical project schedule and budget controls.

Senior Project Manager, URS CORP, The Lodge at Yosemite Falls, Yosemite National Park, National Park Service, Yosemite Valley, CA (2002-2004)*

Senior Project Manager for the entire design process and the consultant team for development of a comprehensive master plan for the \$45M redevelopment of the Lodge at Yosemite Falls and the entire 35-acre site, including expansion of the Camp 4 campgrounds, a National Historic World Heritage Site. This project scope required a complete NEPA environmental assessment, design and construction documents for 192 new lodging units, demolition of existing buildings, expansion of campgrounds, road and bridge improvements, fire protection upgrades, ADA accessibility, improvements in energy efficiency, comprehensive site utility improvements, and overall operations. Buildings designed to meet LEED Silver as a minimum and this project was one of the first NPS projects to be designed to meet this standard. Led formal presentation to NPS management of all design concepts developed. Don performed comprehensive value analyses and constructability review on the project. He managed the entire team of design consultants and coordinated National Park Service and concessionaire operational requirements. He was also responsible for design contracts, fee negotiations, construction cost control, and overall design delivery schedule.



Senior Architect, Little Architects, Mall Retail Space Renovation, Wal-Mart Corporation, Los Angeles, CA (2001-2002)*

Don was the Senior Architect for renovation of a 200,000 sf mall retail space in Los Angeles for Wal-Mart Corporation. The 1945 art-deco historic building was a Type I concrete structure; renovations included interior soft demolition, structural upgrades to meet current LA seismic code requirements, interior renovation of five floor levels, installation of new vertical elevators, escalators, and material lifts. The scope included completely new MEP systems throughout the building. Don's responsibility included managing all design consultants, obtaining City of Los Angeles building permits, construction administration services and client relations.

Principal Design Architect, Sylla Architects, Historic Restoration of El Centro Espanol (for Urban League of Tampa), Tampa, FL (1999-2000)*

Don was the Principal Design Architect and Project Manager for the historic restoration and adaptive use of the existing building listed on the National Register of Historic Places. Renovation and expansion was performed to provide new offices and public service spaces for a non-profit agency in Tampa. An addition to the building provided handicap accessibility to all levels, new code compliant toilets, and a formal reception space without impacting the original structure's character. Don prepared documents and coordinated construction for the exterior restoration that included repair of over 200 wood windows, repair/repainting of brick exterior, repair of decorative terra cotta elements, and cleaning of marble facings. He developed architectural designs for interior renovations and a building addition to provide a new ADA accessible building entrance, toilets, and elevator access. Don managed bidding and construction efforts for exterior restoration and interior stabilization of an existing theater space that included construction of a new stage, stabilization of existing decorative plaster elements, and repair of existing wood framed balcony space. He also prepared a complete set of design documents for all interior renovations and coordinated all consultants.

Construction Manager, AECOM (Holmes & Narver), Jacob Weinberger Federal Courthouse, U.S. General Services Administration (GSA), San Diego, CA (1990-1994)*

Don was the Construction Manager for this \$15M historic renovation of the 1913 Federal Courthouse in San Diego, listed on the National Register of Historic Places. The project scope included Services included hazardous material abatement, seismic upgrades, interior demolition, complete interior renovation, restoration of historical elements, complete MEP systems and repair/restoration of the building exterior, including new accessible entrances. He managed the AE design team, provided overall budget cost control, managed all general construction and abatement activities for this project, which was one of the first lead-based paint abatement projects performed for GSA. As Construction Manager, Don's responsibilities included management of bidding phase services, construction phase services, and systems commissioning for the entire project. He managed field inspection staff to ensure that project specifications and schedule for all work in compliance and restoration of critical historical elements were performed in accordance with specifications. He was also responsible for code review and constructability review of documents prior to release for bid.