

3.0 PROJECT DESCRIPTION/ ALTERNATIVES CONSIDERED

3.1 BACKGROUND

The County of Los Angeles is proposing to repair and reuse the Hall of Justice for use by County agencies such as the Sheriff's Department, District Attorney, and Department of Parks and Recreation. The primary purpose of the project is to repair and reuse the Hall of Justice by seismically retrofitting the earthquake damaged building and refurbishing the building interior for modern office use, while preserving and restoring selected historic features. The repair and restoration of exterior elements of the building are also proposed and the development of 1,000 car parking garage.

The Los Angeles County Hall of Justice ("Hall of Justice") was built in 1925 and was at the heart of the County's justice system for almost 70 years. The building housed 14 courtrooms, 520 two-man jail cells, and a wide range of County office uses including the Sheriff, District Attorney, Tax Collector, and Coroner. The 14-story building was constructed of non-combustible material, including a steel frame structure encased in concrete, concrete floor slab, granite exterior veneer, with hollow clay tile interior wall partitions. The building was designed in the classic Italianate style—typical of architecture of the early 20th Century—and is the oldest surviving government building in the Los Angeles Civic Center. The Hall of Justice has been evaluated by the State Historic Office of Historic Preservation (SHPO) and determined to be eligible for listing in the National Register of Historic Places (NRHP).

3.2 LEAD AGENCY

The public agency, which has the principle responsibility for carrying out or approving a project, is termed the "Lead Agency." For the purposes of the California Environmental Quality Act (CEQA), the following agency is the Lead Agency:

County of Los Angeles
Chief Administrative Office
500 West Temple Street, Room 754
Los Angeles, California 90012
Attention: Cheryl Fuerth
(213) 974-1127

For the purposes of the National Environmental Policy Act (NEPA), the following agency is the Lead Agency:

Federal Emergency Management Agency
Parsons East Annex, Third Floor
75 North Fair Oaks Avenue
Pasadena, California 91103
Attention: Don J. Smith

3.3 KNOWN RESPONSIBLE AND TRUSTEE AGENCIES

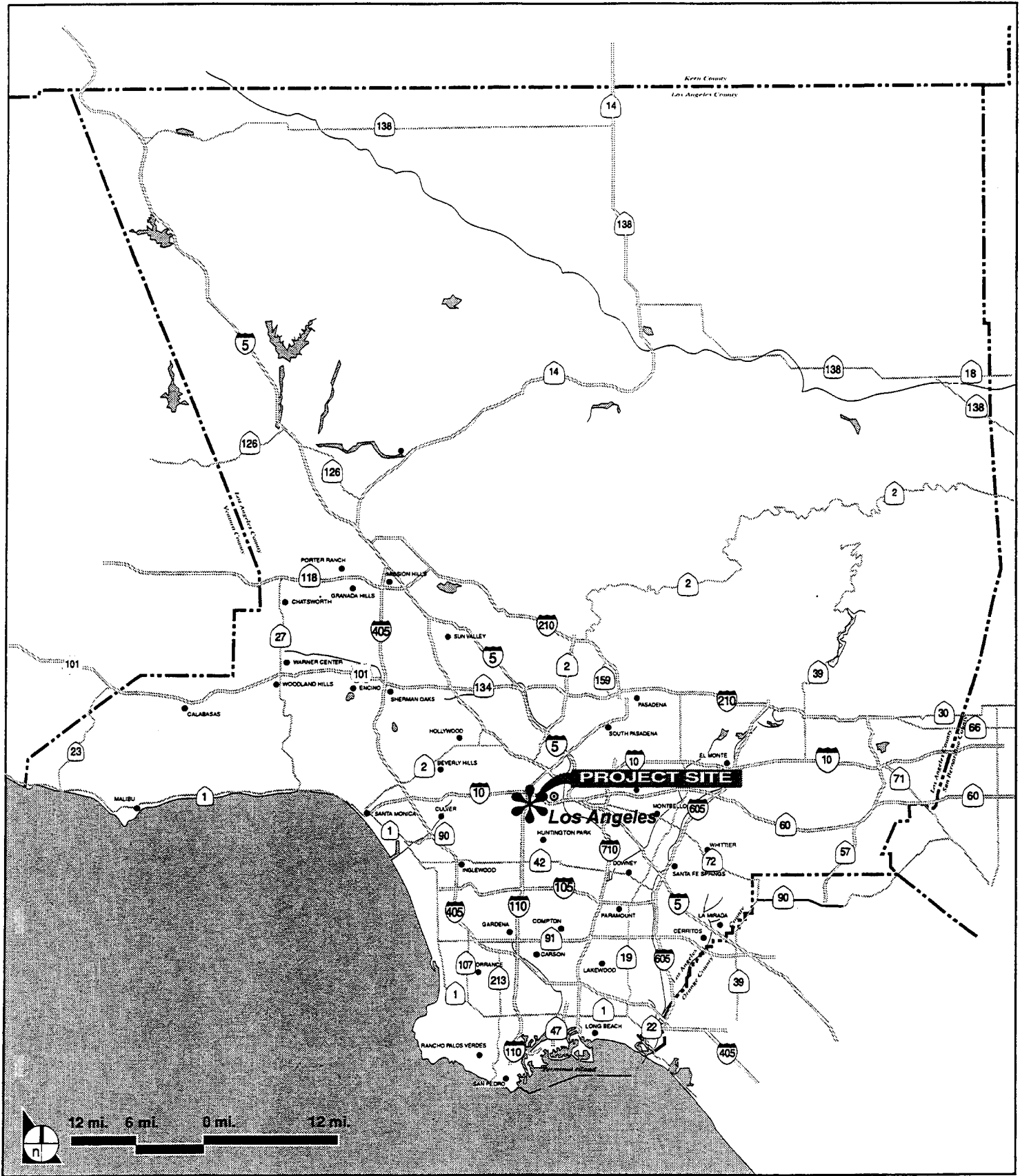
Per the CEQA *Guidelines*, "Responsible Agency" means a public agency that proposes to carry out or approve a project, for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purpose of CEQA, the term "Responsible Agency" includes all public agencies other than the Lead Agency that have discretionary approval power over the project or an aspect of the project. The following agencies are identified as potential Responsible Agencies:

- City of Los Angeles;
- California Regional Water Quality Control Board;
- California State Historic Preservation Office;
- California Department of Transportation; and
- South Coast Air Quality Management District.

Per the CEQA *Guidelines*, "Trustee Agency" means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. No Trustee Agency was identified during the Notice of Preparation (NOP) review period.

3.4 PROJECT LOCATION

As illustrated on **Figure 3.0-1, Regional Location**, the Hall of Justice is located in the City of Los Angeles at the center of downtown Los Angeles. Major regional access is provided by State Highway 110 (the Harbor/Pasadena Freeway), U.S. Highway 101 (the Santa Ana/Ventura Freeway), and Interstate 10 (the San Bernardino/Santa Monica Freeway).



SOURCE: Impact Sciences, 10/99.

EXHIBIT **3.0-1**

Regional Location

From a local perspective, the Hall of Justice is located within the downtown Los Angeles Civic Center, an area that is the focus for revitalization and renovation efforts through the Los Angeles Civic Center Authority and the Los Angeles Civic Center Shared Facilities and Enhancement Plan. As illustrated on **Figure 3.0-2, Site Vicinity**, the approximately 3.2-acre site is located at 211 West Temple Street, and is bounded by Temple Street to the south, Broadway to the west, Aliso Street to the north, and Spring Street to the east.

3.5 EXISTING USES

The 3.2-acre site currently contains the Hall of Justice building, which has 14 above-grade floors and one basement level. The building contains nine floors of offices and courtrooms with four floors of jail facilities above the office and courtroom floors. In addition, the building includes a basement and roof level penthouse facility. The Hall of Justice building is approximately 195 feet high from street grade to the mansard roof parapet. The building footprint is approximately 42,780 square feet. The basement is approximately 41,500 gross square feet, with floors 1 through 14 approximately 35,000 square feet each. Overall, the Hall of Justice has a gross floor area of approximately 537,585 square feet. The building is currently vacant and surrounded by chain link fencing to prevent access.

The project site is located in a heavily urbanized area. Uses within the downtown Los Angeles Civic Center area predominately include city, county, state, and federal buildings. In the immediate vicinity of the Hall of Justice, the Federal Courthouse is located to the east across Spring Street, the Criminal Courts building to the south across Temple Street, the County of Los Angeles Central Heating and Refrigeration Plant to the west across Broadway, and the 101 Freeway is to the north, across Aliso Street.

3.6 PROJECT OBJECTIVES

The project includes the repair and reuse of the Hall of Justice building and the construction of a new 1,000-car parking structure. Section 15124 of the California Environmental Quality Act (CEQA) *Guidelines*, states that a description of the project shall contain a statement of project objectives. Major design, functional, and operational objectives of the Hall of Justice project include:

- Renovate the Hall of Justice into a modern "Class A" (that is typical of better quality office buildings within the region) government office building, allowing for use by the County Sheriff's Department, District Attorney, Department of Parks and Recreation, and other County agencies;
- Provide for 325,000 square feet of useable "Class A" modern office space at a cost comparable to other available commercial office alternatives;

- Seismically retrofit the earthquake-damaged building and restore the core and shell elements of the building to alleviate a public safety hazard, while retaining the primary historic features to the extent that preservation efforts are economically feasible;
- Provide a facility that is Americans with Disabilities Act (ADA) accessible throughout the building;
- Fulfill the vision of the Civic Center Shared Facilities and Enhancement Plan, which includes the rehabilitation of the Hall of Justice for government office use;
- Allow for the repair and enhancement of a building which is acknowledged to feature exceptional architecture to create a landmark development that reflects and promotes the Los Angeles Civic Center;
- Provide for pedestrian circulation around the site that would allow linkage of the Hall of Justice to other government and private uses within the Los Angeles Civic Center area; and
- Remove and/or remediate potentially hazardous building materials contained within the Hall of Justice such as lead-based paint and asbestos-containing materials.

3.7 ALTERNATIVES CONSIDERED AND NOT SELECTED FOR FURTHER STUDY

Alternate Site

Under this alternative, the County would develop the project on an alternative site, within the downtown Civic Center area, and relocate some or all of the existing and planned facilities to another site. This alternative was eliminated from consideration for a number of reasons. First, the County-owned Hall of Justice, located within the downtown Civic Center area, would remain vacant and unsafe for occupancy. Equally as important, the continued deterioration of the building would require the County to expend funds to maintain the building. Second, there is not a large enough block of contiguous available office space in the Los Angeles Civic Center that would fulfill the needs of the County, notwithstanding the cost implications. Lastly, the primary purpose of the project is to repair the Hall of Justice for use by seismically retrofitting the earthquake-damaged building and refurbishing the building interior for modern office use while preserving and restoring selected historic features. For the above reasons, the implementation of this alternative would not meet the intent of the project nor meet many of the objectives of the project.

Demolition and Replacement

Under this alternative, the existing Hall of Justice building would be demolished and a new building constructed to meet the requirements of the County, including provision of 325,000 square feet useable modern "Class A" office space and a 1,000-car parking garage. The primary purpose of the project is to

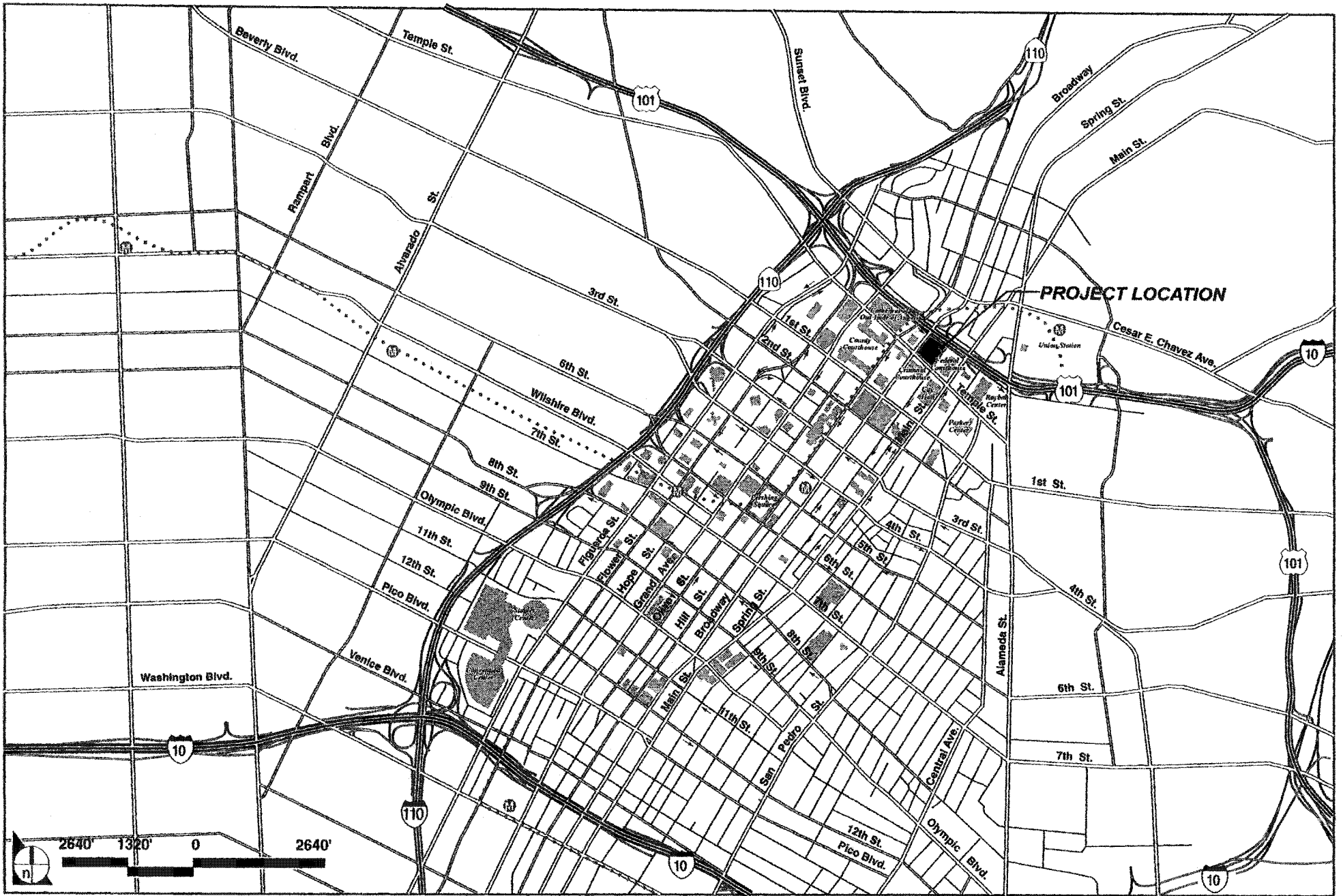


EXHIBIT 3.0-2

Site Vicinity

repair the Hall of Justice for use by seismically retrofitting the earthquake-damaged building and refurbishing the building interior for modern office use while preserving and restoring the primary historic features. Consequently, the demolition of this building, which is eligible for the NRHP, would not meet the intent of the project nor meet many of the objectives of the project.

Lease Alternative

This alternative would include leasing a building with 325,000 square feet of useable "Class A" modern office space by the County within the Civic Center area. This alternative was eliminated from consideration for several reasons. First, the County-owned Hall of Justice, located within the downtown Civic Center area, would remain vacant and unsafe for occupancy. Equally as important, the continued deterioration of the building would require the County to expend funds to maintain the building. Second, as a result of the implementation of Alternative 2 or 3 (refer to discussion below under Alternative 2), the County would be leasing the Hall of Justice building on a long-term basis at a cost comparable with commercial alternatives. Third, there is not a large enough block of contiguous available office space in the Los Angeles Civic Center that would fulfill the needs of the County. Lastly, the primary purpose of the project is to repair the Hall of Justice for use by seismically retrofitting the earthquake-damaged building and refurbishing the building interior for modern office use while preserving and restoring selected historic features. For the above reasons, the implementation of this alternative would not meet the intent of the project nor meet many of the objectives of the project.

3.8 ALTERNATIVES CONSIDERED AND EVALUATED IN THIS EA/EIR

Alternative 1 – No Project Alternative

According to Section 4102.14(d) of the Council of Environmental Quality (CEQ) Regulations for Implementing the National Environmental Policy Act (NEPA), and Section 15126.6(e) of the California Environmental Quality Act, a No Action/No Project Alternative (hereafter referred to as Alternative 1) must be evaluated. The purpose of Alternative 1 is to consider the effect of maintaining existing conditions. Alternative 1 addresses what would reasonably be expected to occur in the foreseeable future if neither Alternative 2 nor Alternative 3 are approved and implemented.

The Hall of Justice building remained in use until January 1994 when the Northridge earthquake caused extensive damage to the building. The building was deemed to be unsafe and has been vacant since the earthquake. Under Alternative 1, the Hall of Justice would remain vacant and unsafe for occupancy and would continue to deteriorate physically. Given the current condition of the building, a program would

be required in order to observe and routinely inspect the building to ensure it poses no imminent threat or safety hazard to the surrounding environs. Such threats and hazards include, but are not limited to structural collapse and fire, as well as the uncontrolled release of potentially hazardous materials located within the building. Additionally, there would be a potential for persons to enter the building seeking shelter or to vandalize the building. To avoid these conditions, a security plan would also be required. As a result, Alternative 1 would result in continuing costs to the County of Los Angeles to maintain and secure the building, as well as increasing risk to the County. Such risk would represent additional cost to the County whether it was insured-against or not.

Alternative 1 would also hamper the County's ability to address growing needs for additional office space. This alternative would require the Sheriff Department, District Attorney, Department of Parks and Recreation, and other County agencies to remain in their existing locations, or at least remain until such time that other suitable office space become available or is constructed by the County. Lastly, the implementation of this alternative would not allow for the County to maximize the existing resource (i.e., the building) for reuse as an office building.

Alternative 2 – Repair and Reuse Alternative (Proposed Alternative)

The repair and reuse alternative, or proposed alternative (hereinafter referred to as Alternative 2), would include repairing the Hall of Justice by seismically retrofitting the earthquake-damaged building into a useable office building while preserving and restoring selected historic features. Alternative 2 is proposed as a build-to-suit office space project.

Alternative 2 would include the repair of the interior of the Hall of Justice building to provide 325,000 square feet of useable office space, the development of a new multi-level garage with 1,000 parking spaces on the site, landscape and hardscape improvements, architectural and security lighting, and necessary upgrades to utility systems. In addition, Alternative 2 would include the seismic retrofit of the earthquake damaged building, the restoration of the core and shell elements of this building, the cleaning, refurbishing, and repair of the historic exterior wall materials, and certain historically significant interior areas.

Figure 3.0-3, Site Plan, illustrates the general layout of the project site as proposed under Alternative 2. **Figure 3.0-4, View of Hall of Justice and Parking Structure from Intersection of Spring Street and Temple Street**, provides a general elevation of the Hall of Justice building and new parking structure. A general description of the project's technical, economic, and environmental characteristics considering the principal engineering proposals and supporting public service facilities is provided below.

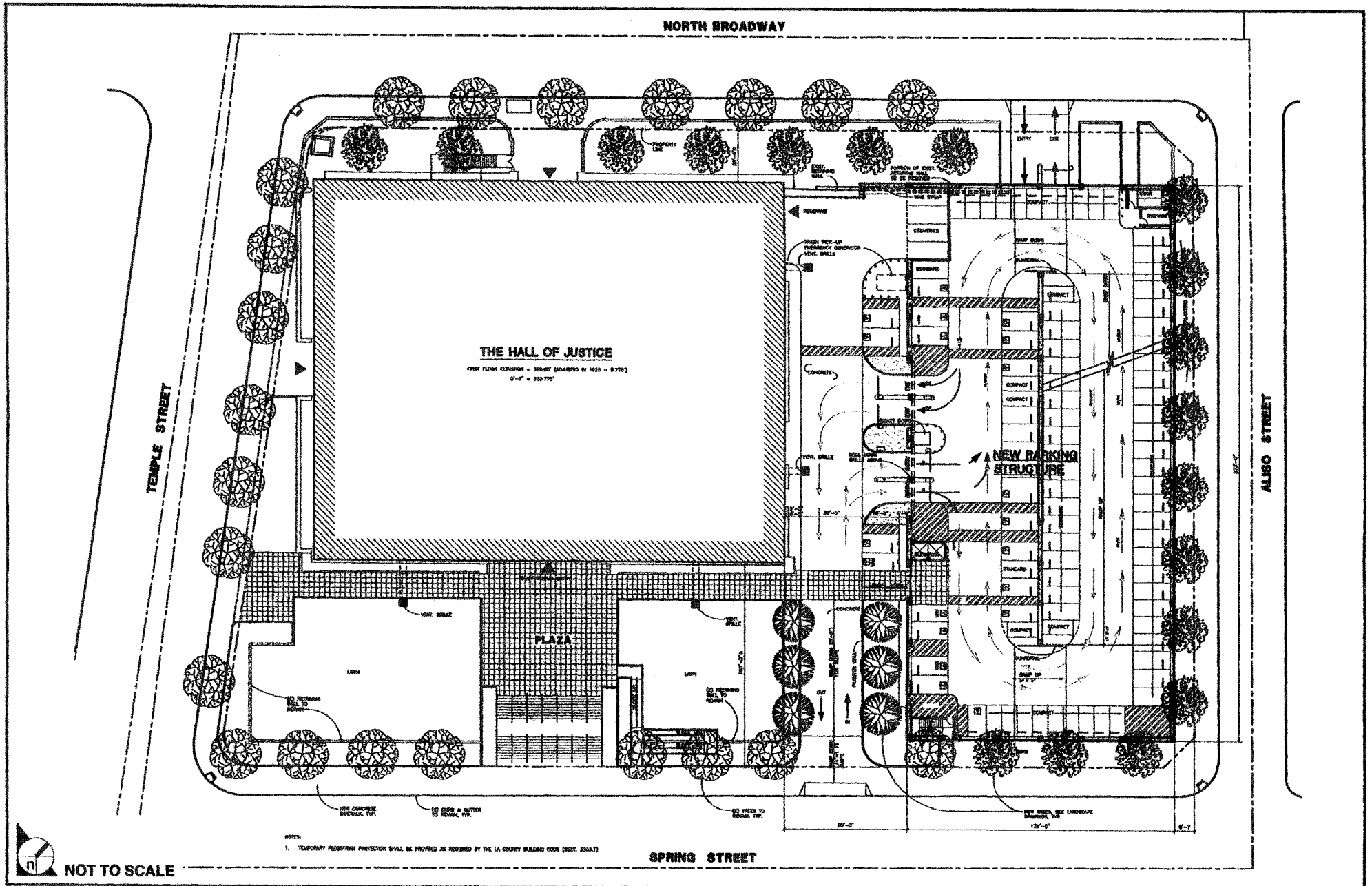




EXHIBIT **3.0-4**

View of Hall of Justice and Parking Structure From Intersection of Spring Street and Temple Street



Building Space

Table 3.0-1, Hall of Justice Reuse Area Alternative 2, provides the gross area, net rentable area, and usable area anticipated after the repair of the interior of the Hall of Justice building. The total rentable area would be 410,197 square feet and total usable area would be 325,000 square feet. These figures are based on the proposed removal of two jail floors (current floors 11 and 13), as discussed later in this project description.

**Table 3.0-1
Hall of Justice
Reuse Area Alternative 2**

Floor	Gross Area	Net Rentable Area	Usable Area
Basement	41,500	34,836	15,441
1 st Floor	36,418	33,190	23,495
2 nd Floor	36,418	30,748	19,612
3 rd Floor	36,418	31,610	26,583
4 th Floor	35,450	31,178	27,097
5 th Floor	35,450	31,266	27,263
6 th Floor	35,450	31,055	27,049
7 th Floor	35,450	31,075	27,163
8 th Floor	35,450	31,068	22,425
9 th Floor	24,616	30,811	26,965
10 th Floor	35,037	32,178	28,314
11 th Floor (Demolished)	0	0	0
12 th Floor	34,626	29,513	25,760
13 th Floor (Demolished)	0	0	0
14 th Floor	34,626	31,669	27,833
Penthouse	0	0	0
Grand Total	456,909 SF	410,197 SF	325,000 SF

Building Modifications and Improvements

Exterior

The following presents a description of the repair of the exterior and improvements to be provided to the Hall of Justice building:

- Clean, repair, and re-point joints at exterior of building as required: stone, terra cotta, and unreinforced masonry (URM).
- Clean and refurbish bronze entry doors and frames at Spring Street, Temple Street, and Broadway.
- Replace broken glass at windows and remove air conditioning (AC) units throughout.
- Refurbish window frames and remove loose flaking paint throughout (1st through 14th floors).
- Provide new vision glass at windows on 10th through 14th floors. Steel frames and light dividers to remain in present configurations.
- Provide concealed pin anchors at each piece of stone.
- Strengthen terra-cotta cornice and repair as required.
- Clean and repair metal and re-point stone spandrels at 12th and 13th floors as required.
- Repair URM at light courts.
- Clean and re-point URM at light courts.
- Strengthen URM at light courts.
- Provide limited exterior building lighting.
- Clean and repair existing sloping copper roof. Green patina to remain.

Interior

The following presents a description of the repair of the interior and improvements to be provided to the Hall of Justice building:

- Provide new poured-in-place concrete sheer wall and seismic resisting elements at corners of building. Provide drag struts at interior face of exterior wall between sheer walls at each floor slab.
- Remove all interior partitions including hollow clay tile (HCT) partitions, finished with plaster or other materials, including exterior wall furring throughout the building (except at 2nd floor lobby and 1st floor corridor adjacent to loggia). Remove all suspended ceilings, flooring, and equipment, except as noted herein.
- Restore, clean, and refurbish 2nd floor grand lobby/loggia.

- Restore, clean, and refurbish 2nd floor corridor. Remove marble panels, doors, sidelights, HCT, and reinstall marble panels over metal and support partitions (except at 2nd floor lobby and 1st floor corridor adjacent to loggia). Restore/refurbish and reinstall doors, sidelights, base and lighting fixtures as possible. All ceilings to be new except at grand lobby/loggia, and 1st floor corridor adjacent to loggia, which is to be restored.
- Restore, clean, and refurbish, 8th floor corridor. Remove marble panels, doors, sidelights, HCT, and reinstall marble panels over metal stud support partitions. Restore/refurbish and reinstall doors, sidelights, base and lighting fixtures as possible. Ceiling to be new and compatible.
- Restore and refurbish Room 819 on the 8th floor. Retain 2-story ceiling and wood wall paneling.
- Remove existing suspended plaster and metal lath ceiling on all floors throughout building except at 2nd floor grand lobby and 1st floor adjacent to loggia.
- Remove, clean, and refurbish historic stairs. Total of four stairs on 1st through 9th floors.
- Remove marble panels, and reinstall marble panels over metal studs.
- Provide new men's and women's toilets using new compatible materials, including terrazzo floor, ceramic tile, wainscot, marble toilet partitions to match existing, wood toilet partitions doors, stone sink counter, and new compatible lighting fixtures. Re-use existing marble toilet partitions where possible.
- Restore, refurbish, and provide new elevator, lobbies on each floor. Use existing wainscot at elevator door wall on 3rd through 8th floors. A combination of new and existing restored and refurbished terrazzo would be provided.
- Remove, restore, and refurbish wood wall panel interior of the 6 passenger elevator cars. Reinstall into new elevator equipment.
- Extend passenger elevator shafts for elevators 2 and 3 from the 8th to the 14th floor. Provide new elevator system, including machines, guide rails, and control system. Elevators would have stops as follows: High Rise Bank Elevator 1 at the basement, 1st, 2nd, and 8th through 14 floors; Elevators 2 and 3 at the 1st, 2nd, and 8th through 14th floors; Low Rise Bank Elevator 4 at the basement, and 1st through 8th floors; Elevators 5, 6, and 7 at the 1st through the 8th floors; and the Freight Elevator at the basement, and 1st through 14th floors.
- Demolish 11th and 13th existing jail floors and structures at penthouse level.
- Provide compatible ceiling and floor material throughout building.
- Retrofit and refurbish existing stairs "A" and "B" to comply with Code.
- Refurbish/repair existing terrazzo and marble flooring in areas to be retained in their historic configuration, such as the corridors on the 2nd and 8th floors, and elevator lobbies.
- Remove all jail ceils, partitions and stairs on the 10th, 12th, and 14th floors.
- Demolish existing non-code compliant fire escapes at the north and south sides of the building.

Access and Parking

Vehicle access points onto the site and into the parking structure would be provided at two locations. One gated entrance for staff would be provided along Broadway. This entrance would consist of one entry and one exit lane. Public access would be provided from Spring Street with one entry and one exit lane.

Pedestrian access into the Hall of Justice building would be provided at three locations. The main entrance would be from the Spring Street Plaza, which would be designed in a compatible manner with the Hall of Justice. This entrance would be available to staff and the public, as would the other two locations, on Temple Street and Broadway. Wherever necessary, new onsite sidewalks and curb cuts would be provided to these access points.

As part of Alternative 2, a new 1000-space parking structure would be constructed. The structure would be located on the northern side of the Hall of Justice site along Aliso Street, significantly screened from view from Temple Street by the Hall of Justice building. This parking structure is planned to include up to 4.5 levels below grade and up to 4.5 levels above grade. The top of the parking structure parapet would not exceed the top of the 4th floor stone cornice of the Hall of Justice. The parking structure would be approximately 60 feet from the Hall of Justice and would be designed with an architectural pre-cast concrete exterior skin that is compatible with the surface texture, color and architectural features of the Hall of Justice building.

Alternative 2 incorporates a service yard at the northwest corner of the building that includes a truck loading area, a delivery area, and trash collection area.

Lighting/Security

Minimal lighting would be used to highlight architectural elements and building signage. In addition, security and safety lighting would be provided, as necessary, along walkways and in parking areas. Security and safety light sources would be oriented towards the ground, or screened, to minimize illumination into surrounding areas and to prevent interference with vehicle traffic.

A new electronic security system would be provided throughout the Hall of Justice building.

Landscape and Streetscape Improvements

In general, the landscape concept is intended to create a distinct landscape character for the entire site, while providing a visual cohesiveness with the surrounding Civic Center area, throughout the

streetscapes and internal areas. Plant species and groupings may vary from area to area, but would remain compatible throughout the entire length of the individual streets. The existing planter walls at the southeast portion of the project site would be retained.

Street trees in the right-of-way of the project site include: 7 ficus trees and 1 Japanese zelkova tree along Temple Street; 7 magnolia trees and 4 olive trees along North Broadway; 3 Japanese maple trees along Aliso Street; and 11 Japanese maple trees along Spring Street. The ficus trees and Japanese zelkova tree along Temple Street would be removed due to the root systems causing damage to the sidewalk, curbs, and gutters, and in some instances the location of the trees are planted too close to the building. Both of these issues pose a safety problem to persons utilizing the building. New street trees would be provided along Temple Street, which would be compatible with the City urban environment.

The 7 magnolia trees along North Broadway would be retained. The 4 olive trees along North Broadway would be removed and replaced with new magnolias. In order to compliment the existing magnolias, the new trees to be planted would be of the same species and would be box specimens of equal size.

The 3 Japanese maple trees along Aliso Street would be relocated to Spring Street to compliment the existing row of Japanese maples. Aliso Street would receive new landscaping compatible with the parking structure and City urban environment.

Eight of the 11 Japanese maple trees along Spring Street will be retained. The three trees to be removed are in conflict with the ramp and stairs leading into the new main entrance to the building. Landscaping in the area of the new main building entrance and pedestrian plaza on Spring Street would include various plant species including trees, hedges, lawns, and ground cover plant material.

Utilities and Infrastructure

Water Service

The City of Los Angeles Department of Water and Power (DWP) provides water service to the Hall of Justice site. Currently, a 6-inch water line enters the Hall of Justice from North Broadway. The project requires a 4-inch line and will utilize a pump to ensure adequate flow and pressure in accordance with the County Building Code (CBC) and DWP requirements.

Sewer Service

The City of Los Angeles Department of Public Works provides sewer service to the Hall of Justice site. Existing sewer lines in the vicinity of the site include two 10-inch lines, two 6-inch lines, and an 8-inch line. The project requires a single 8-inch line but will probably split the service between two or more of the existing lines for convenience.

Storm Drain Service

The City of Los Angeles Department of Public Works provides storm drain service to the Hall of Justice site. Storm water flows in the project area occurs via street and gutter to inlet locations, and into drainage pipelines. Storm water drain inlets are located at the intersection of Aliso Street and Spring Street (two inlets), at the intersection of Spring Street and Temple Street (two inlets), and at the intersection of Aliso Street and North Broadway (one inlet). One 6-inch storm drain lateral exists on the project site which would need to be upgraded to a 12-inch line to meet the demands of the project.

Electrical

Electricity would be provided to the Hall of Justice site by the DWP. Project repair activities would include the installation of a new power and lighting system designed to modern "Class A" office standards. In addition, an emergency generator would be installed to power all essential functions in the event of an interruption of service. The development would not fully comply with Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code) and adopted energy conservation requirements by the County of Los Angeles, due to limitations imposed by the existing historical construction.

Steam and Chilled Water

Access to steam and chilled water is available from the County's existing Central Plant, located directly across North Broadway on the west. This facility provides steam via a 6-inch pipe and chilled water via a 10-inch pipe through an underground utility tunnel from the Central Plant to the Hall of Justice.

Employment

The repair of the Hall of Justice would allow for the relocation of employees from other locations within downtown Los Angeles and adjacent areas. No significant increase in the number of County

employment is anticipated as a result of Alternative 2. However, Alternative 2 would generate short-term construction-related jobs. The number of temporary construction-related jobs is estimated to be 500, with no more 250 persons on site at any given time.

Construction

Building Modifications and Improvements

Exterior

All alterations added to the exterior skin of the Hall of Justice, such as air conditioning units, security grilles, pipes and conduit, will be removed and attachment holes patched. Windows will have lead-based paint abated or encapsulated and repairs made. All window frame exteriors and other exterior metal will be painted. Masonry will be repointed, as required.

The exterior surfaces of the Hall of Justice will be cleaned with methods complying with recommendations of the Department of the Interior. Pre-washing will be utilized at areas of distinct staining. General cleaning will follow, using a restoration-type cleaner. Rinsing will be performed so as to ensure no cleaner remains on surfaces and to bring the pH back to the ambient level.

Interior

Some existing building materials would be demolished and removed, primarily from the interior of the structure. This would include the removal of both non-hazardous demolition materials and hazardous materials. Prior to the demolition activities, asbestos-containing materials (ACM), lead-based paint materials (LBP), polychlorinated biphenyl (PCB) materials, and other potentially hazardous materials would be abated or removed in accordance with applicable local, state, and federal regulations.

Parking Structure

Grading for the construction of the parking structure area would include the removal of earth materials down to the level of the basement excavation, up to depths of 48 feet below the existing ground surface. The amount of earth materials anticipated to be exported from the Hall of Justice site would be approximately 60,000 cubic yards. The haul route to export materials would be developed in cooperation with City and County personnel, and is anticipated to run directly to the 101 Freeway. Approximately 50 truck trips per day are anticipated over a four-month period to export these materials. Grading would

involve the use of standard earth moving equipment such as loaders, dozers, and other related heavy-duty equipment. The work would be contained on site over the duration of the construction activities to prevent disruption to the surrounding land uses.

Temporary street and sidewalk closures within the area may be required during construction. In order to minimize potential conflicts between construction activity and through traffic, a construction traffic control plan will be developed for use during construction activity. The plan will identify all traffic control measures, signs, and delineators to be implemented by the construction contractor during the duration of demolition and construction activities.

The typical hours of construction are anticipated to be from 7:00 AM to 7:00 PM, Monday through Friday, except holidays. Written approval from the County of Los Angeles for construction hours and day of the week beyond those identified would be required.

Alternative 3 – Adaptive Reuse of the Existing Building to Secretary of Interior Standards

Alternative 3 would include repair of the Hall of Justice, per the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. In other words, all character-defining historic features and elements of the building would remain entirely intact under this alternative. Alternative 3 would include the repair of the interior of the Hall of Justice building to provide for 199,132 square feet of useable "Class A" office space, the development of a new multi-level garage with 1,000 parking spaces, landscape and hardscape improvements, architectural and security lighting, and necessary upgrades to utility systems. In addition, Alternative 3 would include the cleaning, refurbishing and repair of the historic exterior wall materials.

However, it should be noted that a repair scheme that does not call for removal of the hollow clay tiles would not achieve the maximum degree of safety that can be provided with their elimination.

Building Space

Table 3.0-2, Hall of Justice Reuse Area Alternative 3, provides the gross area, net rentable area, and usable area anticipated after the repair of the interior of the Hall of Justice building under this alternative. The total rentable area would be 482,077 square feet and total usable area would be 199,132 square feet. The existing jail floors could not be used because they neither comply with current requirements for County jails nor could they be configured to "Class A" office space.

**Table 3.0-2
Hall of Justice
Reuse Area Alternative 3**

Floor	Gross Area	Net Rentable Area	Usable Area
Basement	41,500	39,228	18,072
1 st Floor	36,418	34,413	22,560
2 nd Floor	36,418	32,393	20,580
3 rd Floor	36,418	31,952	22,130
4 th Floor	35,450	32,172	21,790
5 th Floor	35,450	32,088	22,150
6 th Floor	35,450	32,171	21,850
7 th Floor	35,450	32,317	21,250
8 th Floor	35,450	32,309	21,250
9 th Floor	24,616	32,718	7,500
10 th Floor	35,037	33,350	0
11 th Floor	34,626	30,098	0
12 th Floor	34,626	30,098	0
13 th Floor	34,626	30,098	0
14 th Floor	34,626	31,772	0
Penthouse	11,424	0	0
Grand Total	537,585	482,077 SF	199,132 SF

Building Modification and Improvements

The following specific historical features of the building would be altered or removed under Alternative 2 but would remain and be restored under this alternative:

- All existing jail floors and cells would remain;
- All hollow clay tiles forming interior partition walls and exterior wall furring would remain in place; and
- All existing courtrooms, offices, chambers, and other spaces would remain configured as they currently exist.

This alternative would provide more gross square footage than Alternative 2 but would reduce the amount of "Class A" office space available for use by approximately 125,868 square feet. Additionally, the County would be left with 5 floors of space entirely unsuitable for contemporary office use.

Access and Parking

Access and parking under this alternative would be the same as described under Alternative 2. This alternative would provide for vehicle and pedestrian access points in the locations described under Alternative 2. In addition, like Alternative 2, this alternative would include the construction of a new 1,000 car parking structure.

Lighting/Security

Lighting and security measures under this alternative would be the same as described under Alternative 2. This alternative would provide on-site architectural and security lighting and include the installation of infrastructure for a new electronic security system in the Hall of Justice building and parking structure.

Landscape and Streetscape Improvements

Landscape and streetscape improvements under this alternative would be the same as described under Alternative 2. Streetscape landscaping would include existing and new trees placed adjacent to main streets such as Spring Street, Temple Street, North Broadway, and Aliso Street, and in the area of the main building entrance/plaza off of Spring Street.

Utilities and Infrastructure

Utilities and water, wastewater, electrical and natural gas infrastructure line sizing, upgrades, and improvements under this alternative would be the same as described under Alternative 2.

Employment

The repair of the Hall of Justice under this alternative would allow for the relocation of employees from other locations within the downtown Los Angeles and adjacent areas. No significant increase in County employment is anticipated as a result of Alternative 3. However, Alternative 3 would generate short-term construction-related jobs. The number of temporary construction-related jobs is estimated to be 450, with no more than 250 persons on site at any given time.

Construction

Building Modifications and Improvements

Exterior

Exterior construction and cleaning activities under this alternative would be the same as described under Alternative 2.

Interior

Under this alternative, less demolition activity would be required. Under this alternative the removal of less non-hazardous and hazardous demolition materials would be required. Prior to the demolition activities, all asbestos-containing materials (ACM), lead-based paint (LBP), polychlorinated biphenyl (PCB) materials and other potentially hazardous materials would be abated or removed, in accordance with applicable local, state, and federal regulations.

Parking Structure

Parking structure construction and operational activities under this alternative would be the same as described under Alternative 2.

3.9 PROJECT SCHEDULE

Under either Alternative 2 or 3, the Hall of Justice project construction would begin construction in mid-2005. Alternative 2 construction would conclude in late 2006, with full operation and occupancy anticipated to occur in late 2006. Alternative 3 construction would conclude in late 2006, with full operation and occupancy anticipated to occur in late 2006.

During the construction and repair period, activities can be categorized into six distinct tasks or phases. The first phase, preparation, involves assembling the necessary equipment on site, establishing the staging areas and commencement of removing extraneous building materials from the building. This stage includes the cataloging, documentation, and salvage of historic materials from the building. The second stage is the seismic upgrade work. The third stage is the core and shell work, representing the balance of the basic repair work. Fourth is the tenant improvement stage, where the interior finishes are

placed. The parking structure comprises the fifth stage. The sixth and final stage is the site work, including both rough and finish work all over the site.