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METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Bern E. Duff
GENERAL MANAGER

January 27, 1994

To: Board of Directors (Land Committee--Action)
From: General Manager
Subject: Staff and Temporary Board Room Relocation Following the
Northridge Earthquake

Report

In August, 1993, the Board authorized the consolidation of the Pasadena staff, some San Dimas personnel and most of the remaining 1111 Sunset Boulevard workgroups (approximately 100 persons) to downtown office space. Following the Board's directive, an additional 58,000 rentable square feet (rsf) were located at Two California Plaza (350 S. Grand Avenue) on Floors 20 and 21, plus a portion of the ground floor. A lease was executed, coterminous with Metropolitan's previous interim space leases. Construction of tenant improvements began on January 3, 1994, with phased occupancy of all involved workgroups anticipated by May 15, 1994. The additional lease brings the total leased space at California Plaza to roughly 402,000 rsf.

Approximately 65 of the 1111 Sunset Boulevard staff complement were located in the 1963-constructed portions of the complex (East, West and South Wings), for which seismic concerns have been previously noted in a 1989 study ("Structural Engineering Seismic Evaluation of the District Headquarters Building" by Albert C. Martin & Associates), as well as in Board letters dated January 18 and November 7, 1991. Per a preliminary structural analysis by the Chief Engineer, the January 17, 1994, Northridge Earthquake, with a magnitude of 6.6 on the Richter Scale, has further weakened the structure. Future seismic activity, especially on faults located closer to the building, could lead to a further reduction in the strength of the structure, resulting in the possibility of local collapse. This analysis was confirmed by Albert C. Martin & Associates, who also examined the building subsequent to the Northridge earthquake.

Staff's original plan was to avoid disruption by allowing for a methodical, phased relocation process, but, because of the Northridge earthquake and the continuing aftershocks, the General Manager has taken action to:

- 1) expedite the planned April 1994 relocation as much as

possible; and 2) immediately move staff out of, and restrict access to the 1963-constructed portions of the complex.

The Printshop staff, which was located in the West Wing of this building, has already been relocated to California Plaza, and the General Manager recommends that the Administrative Services and Right-of-Way Divisions institute a search for local lease space, preferably in move-in condition, to accommodate the operations of this latter workgroup. Though this workgroup can be temporarily accommodated at California Plaza, improved efficiency could be attained if more equipment were available to them (much of the equipment is still at Sunset). Two California Plaza, however, was designed for office uses and lacks the appropriate ducting to expel noxious vapors from a large-scale industrial printshop. To remedy this design shortcoming, reconfiguration of Metropolitan's existing California Plaza space would require the completion of a time-consuming permitting process before installing the necessary venting to accommodate this additional equipment.

Other workgroups who had planned to remain in the older portions of the Sunset complex until the April 1994 California Plaza move, have been temporarily relocated into the 1111 Sunset Annex building (which suffered no structural damage as a result of the recent earthquake), or into Metropolitan's leased California Plaza space. The staff of the Executive Secretary has been relocated to the Third Floor of Two California Plaza.

Concerning the use of 1111 Sunset as a venue for public meetings, including committee and Board meetings, the Chief Engineer has recommended immediately vacating the older portions of 1111 Sunset Boulevard, and relocating these meetings to another site, unless remedial work is undertaken.

The Southern California Association of Governments (SCAG) has offered to Metropolitan the use of its Board Room at 818 W. Seventh Street, 12th Floor, Los Angeles, at no cost. The SCAG facility is adequately sized and configured to meet Metropolitan's needs.

The Engineering & Operations and Executive Committees met in a joint emergency session on January 26, 1994, and authorized staff to arrange for the February, March and April Tuesday Board and committee meetings to be conducted in the SCAG facility. During this period, Monday committee meetings will be conducted on the Third Floor of Two California Plaza. Staff will organize shuttle transportation from the Sunset facility garage, make parking arrangements at both the California Plaza and SCAG facilities, and retain catering services for these monthly Board activities.

The Committees also directed staff to research various Board Room options available after the February - April timeframe and to report on these alternatives to the full Board in April 1994.

The action proposed herein is categorically exempt from the California Environmental Quality Act.

Board Committee Assignment

This letter is referred for action to:

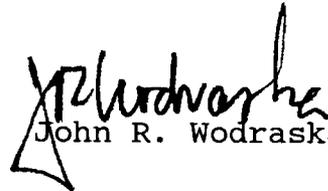
The Land Committee, pursuant to Section 2451(b) of Metropolitan's Administrative Code, to study, advise and make recommendations with regard to the purchase, sale, and leasing of land and buildings.

Recommendations

LAND COMMITTEE FOR ACTION

1. It is recommended that the Board of Directors authorize the General Manager to execute an Agreement for approximately 7,000 rsf of space, with associated parking, in a location as near as possible to downtown Los Angeles, in a form approved by the General Counsel, for lease costs not-to-exceed \$500,000, plus incidental expenses for the building, required tenant improvements and materials and equipment necessary to sustain Printshop operations. This Agreement would commence on or about March 1, 1994, and run coterminous with Metropolitan's Two California Plaza leases (approximately 5-years).

2. It is recommended that the Board of Directors ratify the Executive Committee's action, pursuant to Section 2417(h-1) of Metropolitan's administrative code, to authorize the General Manager to make necessary arrangements with the Southern California Association of Governments, and other necessary parties, to provide temporary, appropriate and suitable meeting facilities for Metropolitan's Board of Directors regularly scheduled meetings in February, March and April of 1994.


John R. Wodraska