

WHO'S BUILDING LLA

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

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WHO'S BUILDING LA

West Edge

WEST LOS ANGELES

West Edge is a transit-oriented, mixed-use development situated within the creative heart of West Los Angeles. Designed by Gensler, AC Martin and Rios, and constructed by WE O'Neill, the project includes 200,000 square feet of office; 600 luxury apartments; 90,000 square feet of retail; and a vibrant one-half-acre open-air plaza. It also serves as the new West Coast headquarters of Hines, West Edge's developer.

The 4.8-acre site is the former home of the Martin Cadillac dealership and sits less than one block from the Expo/Bundy Metro station which connects downtown Santa Monica to downtown Los Angeles. It's located within half a mile of the 10 Freeway and within one mile of the 405 freeway, in close proximity to neighborhoods and cities including Brentwood, Santa Monica, Westwood, and Pacific Palisades.

The office building will be LEED, WELL Core & Shell and WiredScore Platinum.

The project's design features two distinct building masses: an eight-story office tower with private landscaped terraces over five floors, positioned at the bustling intersection of Olympic Boulevard and Bundy Drive, where 48,000 vehicles, 58,000 Metro riders, and numerous pedestrians and cyclists pass daily. And on the northern and western perimeters is an L-shaped, seven-story apartment building that complements the layout.

PROJECT HIGHLIGHTS

- 4.8-acre site
- 200,000 square feet of office space + 90,000 square feet of retail
- 600 luxury apartments
- Half-acre open-air plaza
- Eight-story office tower + seven-story, L-shaped apartment building



When your "Endeavour" MATTERS



ARUP

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WHO'S BUILDING LA

Cross Creek Ranch

MALIBU

Cross Creek Ranch is a mixed-use development with 70,000 square feet of luxury retail, chic boutiques, and eclectic eateries, plus 42,000 square feet of creative, modern office space.

Strategically positioned on thirteen acres adjacent to a Whole Foods Market in the core of Malibu's shopping district, Cross Creek Ranch joins the city's most popular retail destinations including the Malibu Country Mart, Malibu Village, and Malibu Lumber Yard. Characterized by distinctive architecture, inviting plazas, and an abundance of parking, Cross Creek Ranch is uniquely situated to be a hub of activity in the core of Malibu. With the addition of Cross Creek Ranch, Malibu's shopping and dining district consists of over 200,000 square feet, an ideal massing to cultivate a synergistic shopping and dining experience.

With an estimated 15 million tourists per year and an average household income of \$185,000, Cross Creek Ranch is the perfect target for luxury and boutique retailers and innovative restauranters.

The rectilinear wood and steel framing gives the buildings a contemporary but rustic aesthetic, and the pedestrian-friendly layout fosters a vibrant community feeling as locals and visitors gather to work, shop and dine. The project's design is dedicated to advancing sustainable principles, with a primary focus on minimizing energy consumption.

PROJECT HIGHLIGHTS

- 13-acre site
- 700,000 square feet of retail + 42,000 square feet of creative office space
- Tasteful contemporary but rustic aesthetic
- Situated to be a hub of activity in the core of Malibu
- Pedestrian-friendly layout fosters a vibrant community feeling



EV Infrastructure Leads to Range Confidence in Los Angeles and Beyond

By BRENDAN JONES

As electric vehicles steadily roll into the mainstream, the questions on every EV owner's mind revolve around range confidence and charging reliability. The electric mobility landscape is evolving, and today, EV enthusiasts find themselves at the intersection of emerging technology and a rapidly expanding charging infrastructure.

The appeal of EVs is undeniable, with 81% of current owners expressing a clear preference for their next vehicle purchase. Central to this enthusiasm is the enhanced range facilitated by advancements in battery technology. A surge in confidence stems not only from the extended range but also from the continual growth of the EV charging infrastructure, both at home and on the road.

Level 2 (L2) charging for everyday use and DC Fast Charging (DCFC) for longer journeys underscore the practicality of EV ownership. The key to maintaining this confidence lies in ensuring the availability of suitable chargers at strategic locations and times. The EV community, marked by a sense of solidarity, reaffirms that.

The backbone of range confidence is robust EV battery technology. Lithium-ion batter-

ies, the stalwarts of contemporary EVs, boast remarkable durability and sustained energy retention. Studies affirm that high-quality EV batteries can retain up to 80% of their original capacity even after covering 100,000 miles, assuaging concerns about the longevity of these essential components.

To address any apprehensions regarding battery reliability, modern EVs integrate advanced Battery Management Systems, and manufacturers provide warranties lasting seven or eight years. Furthermore, emerging technologies like sodium-ion (Na-ion) batteries are poised to transform the landscape by offering cost-effective and environmentally friendly alternatives.

The EV network, a crucial component of the EV ecosystem, plays a pivotal role in building trust. Initiatives like the National Electric Vehicle Infrastructure (NEVI) in the United States, with its \$5 billion investment, focus on creating a coast-to-coast network along major highways, ensuring accessibility in urban and remote areas alike.

While the US boasts the third-largest public charging network globally, challenges persist, particularly in populous cities. Businesses like Blink Charging are actively addressing these challenges, strategically installing chargers to contribute to the expansion of the



EV network. With an estimated \$83 billion in capital expenditure expected by 2030, the commitment to meeting growing consumer demand is clear.

Community charging takes the EV experience a step further, ensuring chargers are optimally placed for accessibility at home, grocery stores, and medical facilities. This approach, known as community electric vehicle readiness, involves comprehensive planning to

anticipate the impact on equity, the grid, air pollution, and greenhouse gas emissions.

L2 chargers have become the preferred option for everyday charging, with nearly 80% of public EV chargers in the United States falling under this category. The reliability of chargers is a core focus for both manufacturers and infrastructure providers. Blink Charging, for instance, adopts a customer-centric approach, actively listening to customer needs to provide tailored solutions.

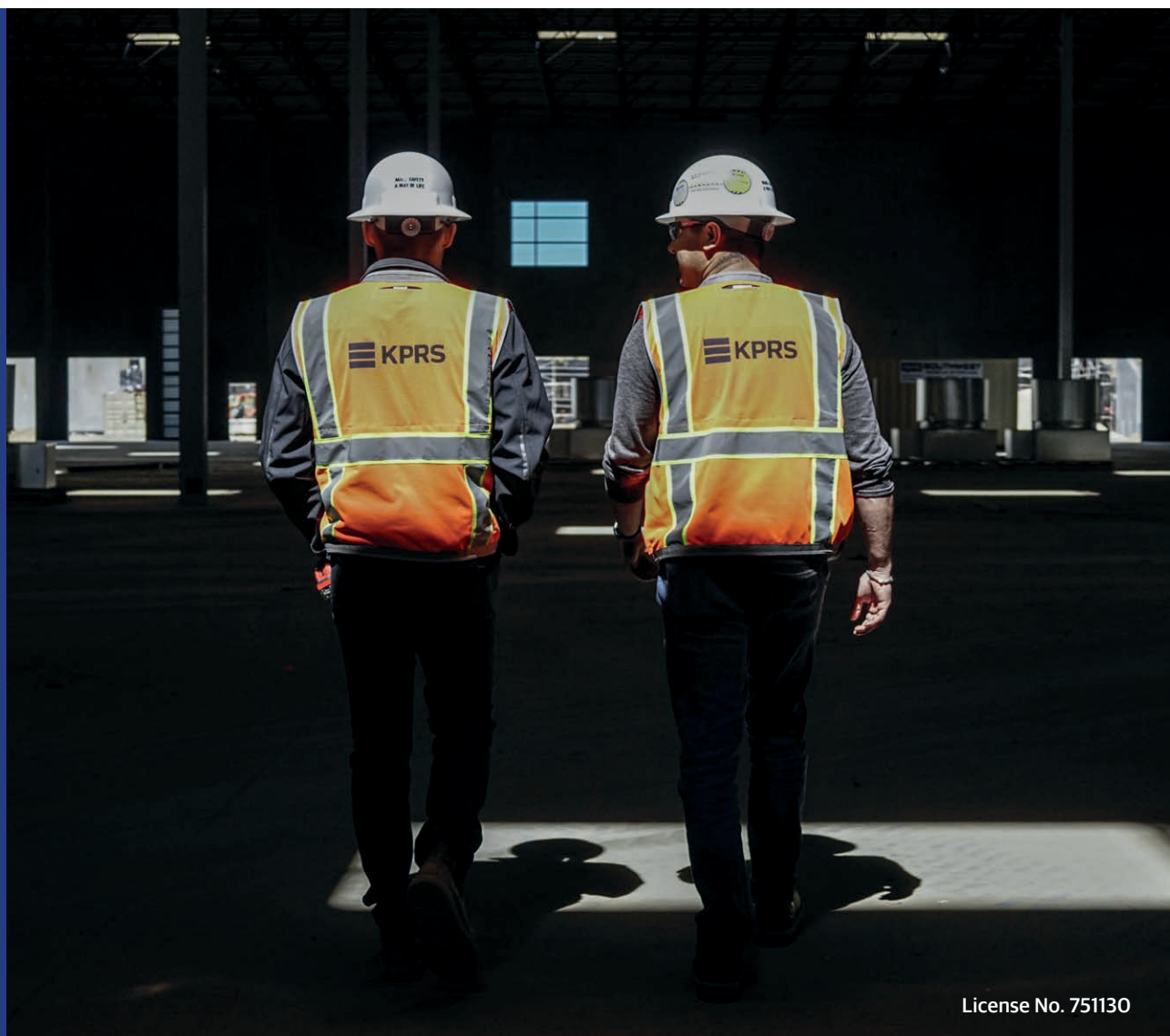
Confidence in the EV community is integral to widespread adoption. By strategically placing chargers and prioritizing user needs, the industry is building a forward-thinking strategy that encourages trust among EV users. The EV industry is charged and ready, signaling a future where electric vehicles take center stage in the automotive landscape. As technology advances and the charging infrastructure continues to expand, the road ahead for EVs promises to be one marked by confidence, convenience and a commitment to a sustainable future.

Brendan Jones is president and CEO at Blink Charging, a vertically integrated manufacturer, owner, operator and provider of electric vehicle (EV) charging equipment and services. Learn more at blinkcharging.com.

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WHO'S BUILDING LA

California Science Center's Monumental Endeavour

In a monumental endeavor that blends the realms of science, technology, and history, MATT Construction is working alongside the California Science Center, ZGF Architects, and Arup to bring to life the new Samuel Oschin Air and Space Center at the California Science Center. This state-of-the-art facility will be the new permanent exhibition and home for the iconic Space Shuttle Endeavour, igniting inspiration for Los Angeles and beyond visitors drawn to bask in the celestial wonder of space exploration.

THE HISTORICAL LEGACY OF SPACE SHUTTLE ENDEAVOUR

Commissioned after the tragic 1986 Space Shuttle Challenger accident, Space Shuttle Endeavour symbolizes resilience and progress, stepping in as Challenger's successor in 1992. Throughout its illustrious career, spanning 25 missions until its retirement in 2011, Endeavour captured imaginations worldwide. Its arrival in Los Angeles in 2012, accompanied by a memorable 12-mile journey through city streets, marked the beginning of its tenure as a captivating exhibit at the California Science Center, inspiring countless visitors with its educational and inspirational significance.

AN INNOVATIVE VISION TAKES FLIGHT

After years of meticulous planning, coordination, and fundraising efforts, the Samuel Oschin Air and Space Center emerges as a towering testament to collaboration, human ingenuity, and unwavering perseverance. Soaring 20 stories high, the Center will showcase Endeavour in a breathtaking ready-to-launch position, standing as the tallest vertical display of an authentic spacecraft worldwide. This unparalleled exhibit represents a triumph of innovative design and engineering, with its conoidal structure defying convention to accommodate the shuttle's unique vertical display.

CONSTRUCTING A STRUCTURE UNLIKE ANY OTHER

Construction of a building to house a vertical display of a space shuttle poses many unique challenges, demanding innovative problem-solving and out-of-the-box thinking. Unlike conventional structures, the Samuel Oschin Air and Space Center features an open interior designed to accommodate Endeavour, adding to the project's groundbreaking nature.

"We're constructing a structure as unique as the iconic Space Shuttle Endeavour itself," said Jason Lin, vice president at MATT Construction. "Our project involves erecting a conoidal structure that defies convention by withholding its support until the entire structure, including the fully installed shuttle, is complete—a monumental engineering feat. Achieving success on this project has demanded meticulous coordination and seamless collaboration across every aspect of our building team."

The journey began with the groundbreaking in June of 2022, initiating a year-and-a-half-long process to construct the lower portion of the Samuel Oschin Air and Space Center. Upon Endeavour's installation, MATT Construction and the team will continue building the remainder of the structure around the shuttle, further exemplifying the project's innovative approach and collaborative spirit.

STACKING ENDEAVOUR

The team initiated "Go for Stack" on July 20th, 2023, marking the commencement of a complex, six-month-long, multi-phase process



of moving, lifting, and stacking each shuttle component into its vertical configuration. "Go For Stack" began with installing the 13,000-pound aft skirts, which serve as Endeavour's foundation, attaching and securing the shuttle to seismic isolators beneath the building. The seismic isolator pad is built to bear the weight of the 500,000-pound shuttle, measuring about eight feet thick, 45 feet wide, and 75 feet long.

Next, the 116-foot solid rocket motors were stacked atop the aft skirts, followed by the placement of forward assemblies to complete the towering solid rocket boosters (SRBs). The installation culminated in the lifting of the 154-foot orange external tank (ET-94) into place. Then, the monumental moment of moving and lifting the space shuttle orbiter Endeavour into position via a large crane, where it was carefully mated with the remaining shuttle components.

In its dramatic vertical configuration, the Space Shuttle Endeavour stands 200 feet tall and weighs approximately 500,000 pounds.

A NEW CHAPTER

The Samuel Oschin Air and Space Center dramatically expands the footprint of the California Science Center. This expansive facility, encompassing 200,000 square feet of exhibit space and three multi-level galleries, will offer immersive experiences and educational programs spanning science, technology, engineering, and math. With Space Shuttle Endeavour as its centerpiece, the Center invites visitors to embark on a journey of discovery, inspiring curiosity and igniting a passion for exploration that transcends the confines of Earth.

In the culmination of a visionary collaboration between the California Science Center,

Arup, ZGF Architects, and MATT Construction, the Samuel Oschin Air and Space Center stands as a testament to human ambition and ingenuity. Through meticulous planning, innovative design, and unwavering dedication, this state-of-the-art facility will inspire generations with the awe-inspiring legacy of Space Shuttle Endeavour. As the final pieces fall into place, it signals the completion of a remarkable architectural achievement and the beginning of a new era of exploration and discovery. With its towering presence and immersive exhibits, the Samuel Oschin Air and Space Center beckons all to embrace the spirit of curiosity and embark on a journey that transcends the boundaries of our world, reminding us of the boundless possibilities that await beyond the stars.

Learn more at mattconstruction.com.