

# Brookfield

## BANK OF AMERICA PLAZA

<b>General Description</b>	Bank of America Plaza is a 55 story Class A office building located on Bunker Hill in the central business district of downtown Los Angeles. The building totals 1,421,711 rentable square feet, with 9-levels of underground parking. The timeless design of the building is readily apparent from the time one passes through the striking stain-finished bronze entry doors into the main lobby. The hardwood ceiling soars 27 feet above the black polished opalescent granite floors and contrasts immediately with the light flame-finished granite walls. The plaza features over a hundred Eucalyptus, Orange, Jacaranda and Ornamental Pear Trees. The garden culminates in a ring of trees accented by three 24-foot waterfalls at the heart of the plaza.
<b>Design Architect</b>	A.C. Martin & Associates
<b>General Contractor</b>	Turner Construction Company
<b>Mechanical Engineer</b>	A.C. Martin & Associates
<b>Structural Engineer</b>	A.C. Martin & Associates
<b>Completion Date</b>	1974
<b>Building Height</b>	55 stories
<b>Design Load</b>	20 pounds per square foot partition load 50 pounds per square foot live load – office tower 50 - 300 pounds per square foot live load – lower levels 1,000 pounds per square foot live load – bank vault on D-level
<b>Rentable Area</b>	Approximately 1,421,711 SF
<b>Typical Floor Area</b>	Approximately 26,500 SF
<b>Ceiling Heights</b>	Slab-to-slab heights on office floors average 12'8" Standard floor to ceiling height is 8'10"
<b>Mullion Spacing</b>	4 feet 6 inches
<b>Interior Column Spacing</b>	None
<b>HEATING, VENTILATION AND AIR CONDITIONING</b>	Fan and distribution systems are located on floors 21, 44 and level B. Fans supply conditioned air to the building through triple duct systems on each floor. Variable air volume mixing boxes are controlled by the user on each floor. Outside air economizer equipment is located on the 21 <sup>st</sup> & 44 <sup>th</sup> floors. Chilled and hot water is supplied from a newly completed on-site central plant

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<b>Design Criteria</b>	<p>The design conditions below are based upon an occupancy level of not more than one person per 200 usable square foot and a combine lighting and standard electrical load not to exceed 4 watts per square foot.</p> <p>COOLING: <u>Interior Space Conditions/Outdoor Air Condition</u> 74 +/- 2 degrees F Dry bulb/Less than 84 degree F Dry Bulb 50% Relative Humidity</p> <p>HEATING: <u>Interior Space Conditions/Outdoor Air Conditions</u> 72F +/- 2 degrees F Dry Bulb Greater than 40 degrees F</p>
<b>Heat</b>	<p>Perimeter heating is supplied by centrifugal supply fans utilizing hot water heat which is produced by either 8 high efficiency Patterson Kelly package boilers or heat recovery from 4 Cummins generators.</p>
<b>Air Conditioning</b>	<p>Cooling is provided by two Trane 1,600-ton dual compressor electrical centrifugal chillers for redundancy. In addition, there are two Cention hot-water driven absorption chillers which can provide up to 420-tons of chilled water for comfort cooling by the building existing HVAC system.</p> <p>Supplemental HVAC is available 24 hours a day.</p>
<b>Operation</b>	<p>8:00 AM to 5:00 PM, Monday through Friday 9:00 AM to 1:00 PM, Saturday</p>
<b>ELECTRICITY</b> <b>General</b>	<p>Three 34,500-volt main services feed to six 480-volt main DWP transformers, which in turn serve electrical panels in the tower and the base of the building. Two Buss Bar systems fee the sub-panels in the tower, while conduit is used to supply the sub-panels in the base. Each Buss Riser (A &amp; B) system is independently fed by one of the two DWP services. Feeders and transformers are located in the base of the building and on floors 21 and 44. Each of the three A &amp; B panels have tie Busses that provide manual backup if one of the two DWP services goes out. Building standard power is 4 watts per usable square feet connected load, which is provided by DWP.</p>
<b>Electric Closet</b>	<p>2 per floor</p>
<b>Telephone Closet</b>	<p>2 per floor</p>
<b>PASSENGER ELEVATORS</b> <b>Number of Elevators</b>	<p>30 elevators organized into 5 banks: Floors 8 – 20 Floors 20– 34 Floors 34– 43 Floors 43 – 55 Floors H – Lobby (parking shuttles)</p>
<b>Elevator Capacity</b>	<p>3,500 – 4,000 lbs. depending on elevator bank</p>
<b>Elevator Speed</b>	<p>500 – 1,600 FPM (ft. per minute), depending on bank</p>

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## SERVICE ELEVATORS

**Number of Elevators** 2

**Elevator Capacity** 6,000 lbs.

**Elevator Size** 9' 7" depth, 5' 6" wide, 10' high

## BUILDING AMENITIES

On-site Property Management

24/7 building security

Web based visitor management system

24/7 building engineering team

Bank of America branch on site & ATMs

Gift Shop

Café

Starbucks coffee shop

Dry Cleaning service

On site parking for 2,242 cars, with convenient pay-on-foot stations

Auto detailing & wash

Full auto repair service on-site

196 seat auditorium

Professional reproduction service

Convenient access to the Harbor (110) Freeway

Walking distance to the Disney Concert Hall & the MOCA

Bike Room with secure bike racks, lockers, and shower facilities