



Culver CITY

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GAYLE SMASHEY, Chair
MARLA KOUSED, Vice Chair
MICHELLE BERNARDIN, Commissioner
REGINA KLEIN, Commissioner
JOHN B. WILLIAMS, Commissioner

CULTURAL AFFAIRS COMMISSION REGULAR MEETING AGENDA TUESDAY, MAY 14, 2013

PUBLIC COMMENT

The Cultural Affairs Commission will listen to the public on any item on the agenda or item of interest that is not on the agenda. The Cultural Affairs Commission cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda.

If you wish to speak to the Commission, please complete a Speaker's Card and present it to the Secretary before the agenda item is called. You will be called to the podium by name when it is your turn to speak to the Commission.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Persons wishing to speak on agenda items will be called at the time the agenda item is brought forward. Comments will generally be limited to five minutes per speaker; however, a three-minute limit may be declared by the Chair from time to time for agenda items for which many Speaker Cards have been submitted.

NOTE: AT OR ABOUT 11:00 P.M., COMMISSIONERS WILL DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

A total of twenty minutes shall be devoted to audience participation at the beginning of the agenda. Speakers will be called on in the order cards were received by the Secretary. If additional time is needed, the Chair will allow for some at the end of the agenda.

When the Secretary calls your name, please advance to the podium, state your name and city of residence. Speakers must limit their comments to five minutes in length. A three-minute time limit may be declared by the Chair if there are a large number of individuals desiring to address the Commission.

CELL PHONES AND OTHER DISTRACTIONS

Use of cell phones, pagers and other communication devices is prohibited while the Commission meeting is in session. Please turn all devices off or place on a silent alert and leave the Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers and the conduct of City business.

MEETING INFORMATION

Cultural Affairs Commission meetings are regularly scheduled for the second Tuesday of every month. Commission Agenda information is available 72 hours before each meeting.

Cultural Affairs Commission meetings can be viewed live on Channel 35 by most Comcast subscribers. Meetings are also broadcast on the City's Radio Station AM 1690. To view the commission meetings on line please visit <http://www.culvercity.org/webcast>.

ALD

Assisted Listening Devices are available through Cultural Affairs staff.



Agendas are
available on the web @
www.culvercity.org

**REGULAR MEETING
AGENDA
Cultural Affairs Commission**

May 14, 2013
7:00 p.m.

Mike Balkman Council Chambers – Meeting

CALL TO ORDER & ROLL CALL:

**Chair Gayle Smashey
Vice Chair Marla Koosed
Commissioner Michelle Bernardin
Commissioner Regina Klein
Commissioner John B. Williams**

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – Items Not On the Agenda

PRESENTATION

- P-1.** Presentation by Julie Lugo Cerra: "Historic Preservation Month: SEE! SAVE! CELEBRATE! What Does This Mean to Culver City?"

CONSENT CALENDAR *Note: Consent Calendar items are considered to be routine in nature and may be approved by one motion. Public requests to discuss Consent Calendar items must be filed with the Secretary before the Consent Calendar is called.*

- C-1.** Minutes of the April 9, 2013 Regular Meeting. ***Approve minutes.***

ACTION ITEMS *Public requests to discuss Action Items must be filed with the Secretary before the item is called.*

- A-1.** Consideration of a Public Art Concept in Conjunction with a Development Project at 3644 Eastham Drive, 8600 Hayden Place, and 8550 Higuera Street (Hackman Capital). ***Approve Recommendation.***

PUBLIC COMMENT - Items Not On the Agenda

RECEIPT OF CORRESPONDENCE

ITEMS FROM STAFF

ITEMS FROM COMMISSIONERS

ADJOURN

Next Cultural Affairs Commission Meeting
Mike Balkman Council Chambers
June 11, 2013
7:00 PM

May 2013 Public Meeting Tentative Schedule

Date	Day	Time	Location
<i>City Council</i>			
<i>May 13, 2013</i> <i>May 28, 2013</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>Planning Commission</i>			
<i>May 22, 2013</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
• <i>Regularly scheduled meetings may be canceled and Special Meetings may be called</i> • <i>Times and dates may be changed.</i> • <i>Meetings may be added or changed</i> • <i>The Successor Agency to the Culver City Redevelopment Agency, Culver City Housing Authority and Culver City Parking Authority meet on an as needed basis.</i>			

City of Culver City, California
Cultural Affairs Commission Agenda Item Report

Meeting Date: May 14, 2013		Item Number: A-1	
AGENDA ITEM: Consideration of a Public Art Concept in Conjunction with a Development Project at 3644 Eastham Drive, 8600 Hayden Place, and 8550 Higuera Street (Hackman Capital).			
Contact Person: B. Christine Byers, Public Art Coordinator		Phone Number: (310) 253-5776	
Fiscal Impact: Yes ☐ No ☒		Fiscal Impact: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Meetings and Agendas - Cultural Affairs Commission (Sent via E-Mail on 04/30/13); Property Owners, Occupants, and Businesses within 500' Radius (to End of Block) (Sent via US Mail on 04/30/13).			
Department Approval: Sol Blumenfeld (05/07/13)			
<u>RECOMMENDATION:</u> That the Cultural Affairs Commission ("CAC") approve the proposed art concept, <i>Magnetic Fields</i>, by Christopher Puzio as fulfilling the City's Art in Public Places Program ("APPP") requirement for the development project at 3644 Eastham Drive, 8600 Hayden Place, and 8550 Higuera Street. <u>BACKGROUND:</u> Hackman Capital ("the Applicant") has been issued four Culver City Building Permits (Permit Nos. 81871, 81931, 82702, and 83022) that include tenant improvements (remodeling) of three existing structures at 3644 Eastham Drive, 8600 Hayden Place and 8550 Higuera Street, as well as a new 5-level, 556 parking structure at 8550 Higuera Street. The valuation as appears on these permits totals \$13,251,773. Pursuant to Culver City Municipal Code ("CCMC") Section 15.06.120, new commercial development projects with a building valuation of \$500,000 or more, and remodeling projects with a building valuation of \$250,000 or more, are subject to the City's Art in Public Places Program ("APPP") requirement. The Building Permits issued to Hackman Capital each exceed the minimum valuation threshold for the APPP requirement. The Applicant chose to fulfill the APPP requirement by commissioning original, site-specific artwork by a qualified artist. Based on the valuation of all four permits, the minimum APPP allocation is \$132,518.			

City of Culver City, California
Cultural Affairs Commission Agenda Item Report

DISCUSSION:

Hackman Capital has selected San Diego-based artist, Christopher Puzio to design and fabricate a metal artwork with three separate elements (two hanging screens and one free-standing sculpture). (For more information on the artist, including a profile film, visit www.puzio.com.) Together, these elements form one composition that will visually link the different buildings; however, each element is site-specific to the location where it will be installed.

The three individual artworks will be constructed from ¼" aluminum that has been cut, bent and welded into an "assembly of folded metal structural elements" and then finished with a durable powder coating. For the Higuera Street parking structure, the 16' high x 72' long artwork will be made of 24 smaller panels, each measuring 6' x 8'. This artwork will be installed straddling the second and third floors of the building, facing Higuera Street. The second hanging screen will have outside measurements of approximately 7'2" (at the tallest point) x 16' wide and be incorporated into the entry walkway of the office building at 3644 Eastham Drive. The third element, a free-standing sculpture measuring 10' high x 8' diameter, will be sited in a planter adjacent to 8600 Hayden Place.

The current estimated outside budget for the entire art commission is \$133,400 of which \$30,300 is the artist's fee for design and oversight. Costs associated with installation of the artwork are being absorbed into the larger construction budget for each site and are not included in the budget for the art. This is a phased project, with the parking structure anticipated as the last building to be completed; the current estimated outside completion date for the entire project is December 2013.

All three art elements will be visible 24 hours/day, seven days per week to both pedestrian and vehicular traffic; the developer is planning on installing lighting specifically for each artwork for added dramatic effect at night.

The estimated lifespan of the powder coated finish is 20 years and will be restored by the property owner as necessary. Mr. Puzio designed the larger screens so that they can be disassembled more easily for repair and/or restoration.

The CAC Public Art subcommittee (Vice Chair Koosed and Commissioner Bernardin) met with the Applicant's representative (James Suhr) the project architect (Abramson Teiger Architects) and the artist (Christopher Puzio) on April 17, 2013 to review a draft proposal of the art concept. Following a presentation and discussion with Mr. Puzio about his process, the subcommittee summarized their response by saying that this concept not only met the requirements of the APPP as outlined in CCMC Section 15.06.100 et seq., but also embraced the program's intent. They felt that the concept reflected a collaborative approach between artist, architect and developer that will result in well-integrated art.

City of Culver City, California
Cultural Affairs Commission Agenda Item Report

FISCAL ANALYSIS:

The cost for design, fabrication and installation for this project is borne entirely by the Applicant. The responsibility and cost for future cleaning, maintenance and restoration of the artwork is the responsibility of the property owner pursuant to Section 15.06.150 of the CCMC.

ATTACHMENTS:

1. Proposal for *Magnetic Fields*, including narrative description, artist resume, site plan and elevation mock-ups.

MOTION:

That the Culver City Cultural Affairs Commission:

Approve the concept for an artwork entitled, *Magnetic Fields*, by artist Christopher Puzio as fulfilling Culver City's Art in Public Places Program requirement in conjunction with a Development Project at 3644 Eastham Drive, 8600 Hayden Place, and 8550 Higuera Street.

MEETING DATE: May 14, 2013

AGENDA ITEM: Consideration of a Public Art Concept in Conjunction with a Development Project at 3644 Eastham Drive, 8600 Hayden Place, and 8550 Higuera Street (Hackman Capital).

ATTACHMENTS

Pages

- | | |
|--|--------|
| 1. Proposal for <i>Magnetic Fields</i> , including narrative description, artist resume, site plan and elevation mock-ups. | 1 - 18 |
|--|--------|

ATTACHMENT 1

Culver City Cultural Affairs Commission

May 14, 2013

Hackman Capital Partners – Hayden Higuera Public Art Proposal

HCP has four development projects underway in the Hayden Tract area:

<u>Location</u>	<u>Bldg Permit #</u>	<u>Permit Valuation</u>	<u>Arts Contribution</u>
3644 Eastham Drive – Creative Office	#81871	\$1,000,000	\$10,000
8600 Hayden Place – Creative Office	#81931	\$1,500,000	\$15,000
8550 Higuera Street – Garage	#82702	\$8,751,773	\$87,518
8550 Higuera Street – Creative Office	#83022	\$2,000,000	<u>\$20,000</u>
Total =			\$132,518

HCP has engaged San Diego artist Christopher Puzio (www.puzio.com) to create a sculptural installation “Magnetic Fields” consisting of three separate pieces that together form a whole composition of sculptural elements. Two individual hanging metal screens – along the front facades of 3644 Eastham and the 8550 Higuera Garage – and a single freestanding piece – at the bend in Hayden Place, between the office buildings – are illustrated in the attached plans and images.

Magnetic Fields explores the idea of self-organizing structure within a gravitational energy field. Local geometric relationships are organized into fields of pattern that can be experienced as a whole as one moves through the site forming a sense of place. Each of the three pieces consists of an assembly of folded metal structural elements that are organized into three-dimensional visual fields. Two hanging screens that can be read as deep relief composition allow for partial visual connection between the interior and exterior spaces of their respective locations, and a freestanding piece that marks the southwest portion of the site adjacent to the intersection of Hayden and Higuera provide a visual connection between the various buildings being developed by HCP.

A short profile film on Chris Puzio is best viewed on the web at <http://vimeo.com/43239819>

Materials: Art pieces will be fabricated from ¼” aluminum, cut/bent, and welded. The finish surface will be powder coated.

Maintenance: The art pieces will be regularly cleaned with plain water; as needed, pressure washing will be scheduled to remove any stains. The powder coat finish has an expected lifespan of at least 20 years; if/when the finish degrades, individual 6’ x 8’ panels can be detached and re-finished as needed.

Budget: The Higuera Garage art installation will consist of (24) 6’ x 8’ fabricated aluminum panels, with an overall dimension of 16’ tall by 72’ long (1,152 square feet). Total cost for this piece is \$88,400 which includes materials, finishing, fabrication, insurance, shipping/handling, design coordination, and a \$19,200 artist fee, but excludes installation costs being carried by owner in the construction budget.

The Eastham art installation will consist of a single fabricated aluminum panel with overall dimensions of 16’ wide by 7’2” high (tall side) and 5’9” high (short side). Total cost for this piece is \$10,000 which includes materials, finishing, fabrication, insurance, shipping/handling, and design coordination, but excludes installation costs being carried by owner in the construction budget.

The freestanding art piece will consist of sectionalized components assembled to create an overall cylindrical sculpture form with overall dimensions of 10’ high and 8’ diameter. Total cost for this piece is \$35,000 which includes materials, finishing, fabrication, insurance, shipping/handling, design coordination, and a \$7,400 artist fee, but excludes installation costs being carried by owner in the construction budget.

ATTACHMENT 1

Christopher Puzio

858.245.3437 | 2869 North Park Way, San Diego, CA 92104

www.puzio.com | chris@puzio.com

Born 1971 - Paterson, NJ

Education Cranbrook Academy of Art

2002

Solo Exhibitions

The *Athenaeum* Music & Arts Library, La Jolla, CA

2013

Spatial Effects, Unisource, San Diego, CA

2012

Sketch, Prototype, Test, Agitprop Gallery, San Diego, CA

2010

New Work: Big Beaver, Luis De Jesus, San Diego, CA

2008

Holy Ghost, University of California Berkeley, Berkeley, CA

2007

Recent Work, Boston Architectural College, Boston, MA

2007

Group Exhibitions

Quint | Contemporary Art, San Diego, CA

2013

Quint | Contemporary Art, San Diego, CA

2012

Optional Features, Art San Diego 2012 | Contemporary Art Fair

2012

Gothic, Orange County Center For Contemporary Art

2012

MOVEMENT, The Metal Arts Guild of San Francisco (MAG)

2011

So Say We All, Habitat House, San Diego, CA

2011

MATTER, The Bakery Gallery, San Diego, CA

2011

New Contemporaries IV, San Diego Visual Arts Network

2011

Sculpture in the Garden, San Diego Fine Art Society, Cuyamaca College

2011

Mockups, WUHO Gallery, Los Angeles, CA

2011

Here Not There: San Diego Art Now, San Diego Museum of Contemporary Art

2010

Coffee and Donuts, The Bakery Gallery, San Diego, CA

2010

Chair For The Page, Guggenheim Gallery Chapman University & LA Forum

2010

Otra/Another 2009, Woodbury School of Architecture, San Diego, CA

2009

Local Forms that Function, Design Within Reach, San Diego, CA

2007

Juried Biennial, Cannon Art Gallery, Carlsbad, CA

2007

Group Design Show, Spacecraft Gallery, San Diego, CA

2006

Literary Print in the 21st Century, Cranbrook Academy of Art Museum

2004

Detroit Design Show, Detroit Artist Market

2003

Critical Mass, Detroit Museum of New Art

2003

Degree Show, Cranbrook Academy of Art Museum, Bloomfield Hills, MI

2002

Public Collections Daimler Chrysler Collection

Public Art Projects

Harbor Island, Port of San Diego | San Diego, CA | commission

2013

Hayden Tract Parking Garage, Culver City, CA | commission

2013

The Sanford Consortium for Regenerative Medicine / commission

2012

Seattle Office of Arts and Cultural Affairs | Artist Registry 2011-12

2011

San Francisco Arts Commission | 2011-12 Bay Area Artist Registry

2011

John Wayne Airport, Orange County / Terminal C, short-list

2011

San Diego County Operations Center, awarded commission

2010

City of Greeley Public Art, sculpture on loan

2010

Miami-Dade Fire Rescue Headquarters, short-list

2010

San Diego International Airport / Terminal 1, short-list

2010

Miami-Dade, Jackson South Community Hospital, short-list

2010

Alameda County Arts Commission, site-specific artist registry

2010

Ocean Beach Comfort Station, short-list

2009

Sky Canopy, Woodbury School of Architecture, San Diego, CA

2009

Boomerang for Modern, San Diego, CA, commission

2007

Extraordinary Desserts San Diego, CA, commission

2005

ATTACHMENT 1

Bibliography

<i>Molecular Aesthetics</i> , Peter Weibel, editor, MIT Press	2013
Riviera Magazine, <i>Art Power</i>	2012
San Diego Home & Garden, <i>Architectural Digress</i>	2011
San Diego Union Tribune, <i>Museum of Contemporary Art: 'Here Not There'</i>	2010
Riviera Magazine, <i>All's Good in the Wood</i>	2010
San Diego Citybeat: <i>Mix, Shake, Serve</i>	2009
'Ghost' rider & friends, By Robert L. Pincus SD Union Tribune	2008
Riviera Magazine, <i>Designers in Residence</i>	2007
SD CityBeat Magazine, <i>Straight and Simple</i>	2007
306090 05, <i>Teaching + Building</i> , Princeton Architectural Press	2003
Hyle 9, Philosophy / Chemistry / Art, University of Karlsruhe	2003

Lectures

Recent Work, SDMA Contemporary Art Committee	2012
<i>Shop Life</i> , California Polytechnic University, Pomona, CA	2012
<i>My House</i> , Dwell on Design Conference / Dwell Magazine, Los Angeles, CA	2009
<i>Holy Ghost</i> / University of California Berkeley, Berkeley, CA	2007
<i>Constellation of Elements</i> , University of South Florida, Tampa, FL	2006

Teaching

Woodbury School of Architecture San Diego / Design Faculty	2007 – 2013
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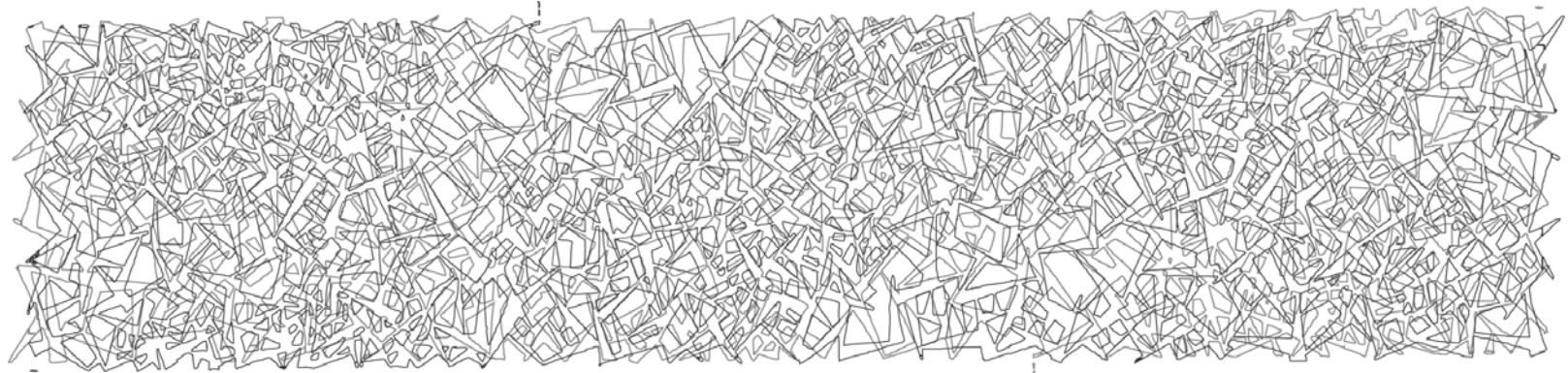
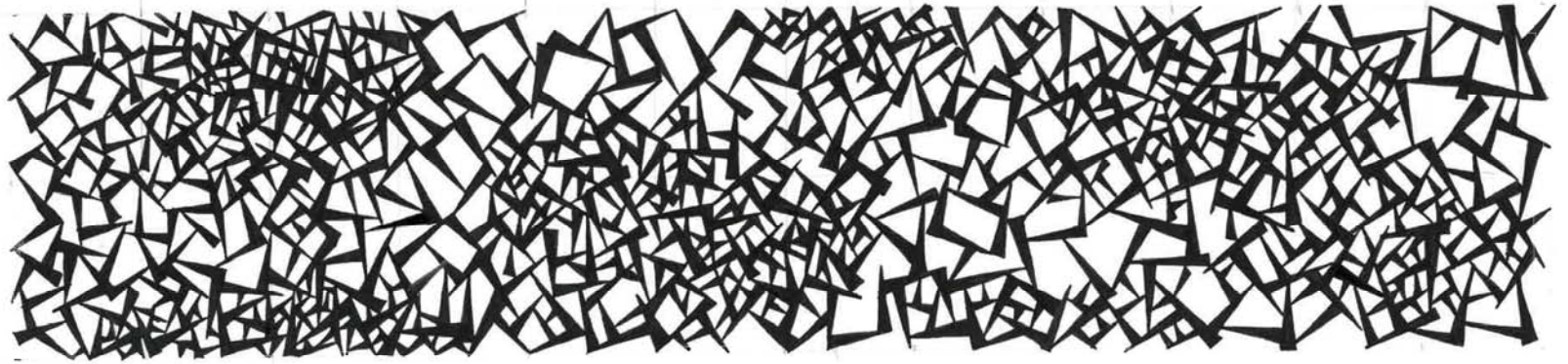
ATTACHMENT 1



Magnetic Fields | Christopher Puzio

Hayden-Higuera Properties | Hackman Capital Partners

ATTACHMENT 1



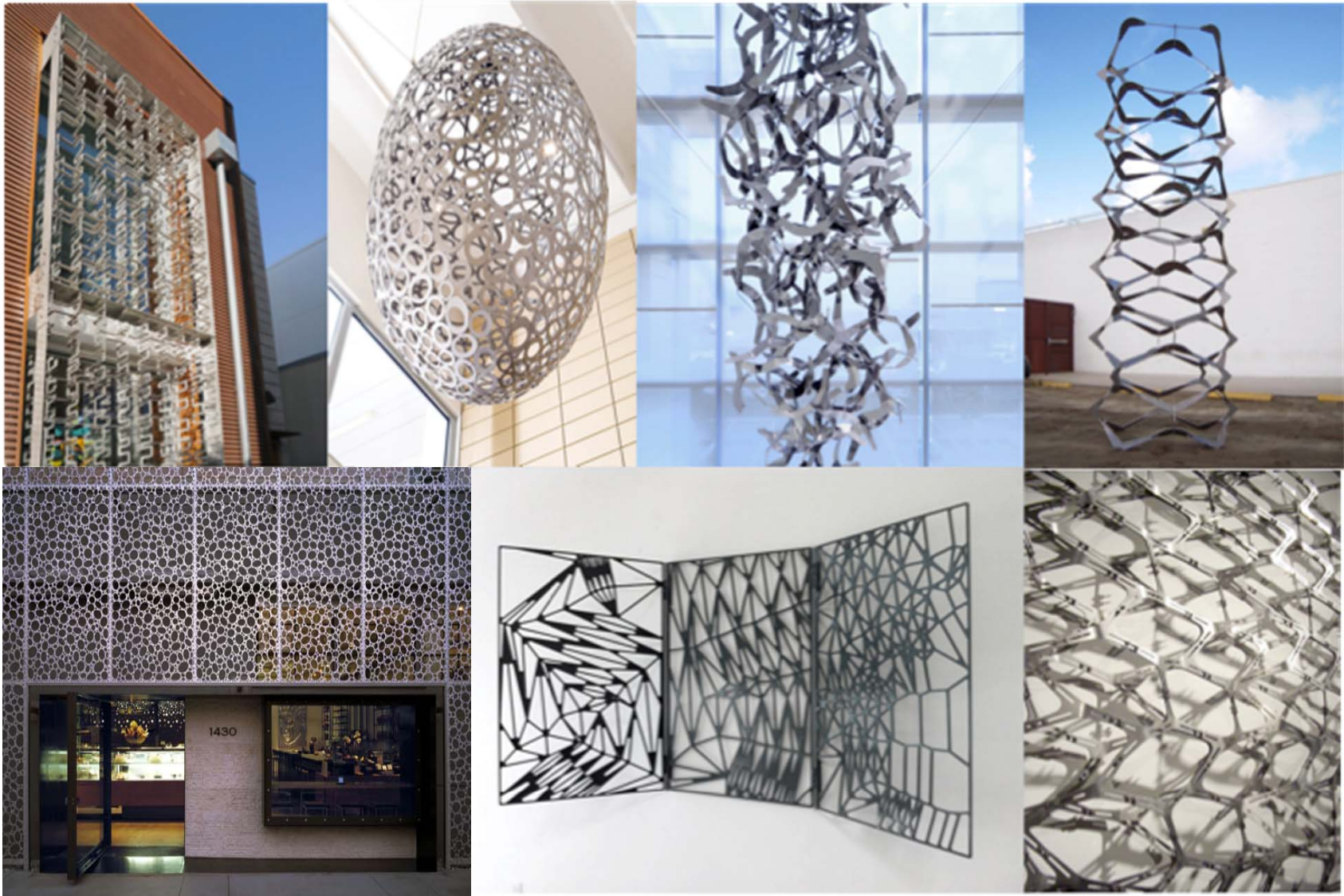
Magnetic Fields is a sculptural installation developed for the Hayden track area of Culver City. This installation consists of three separate pieces that together form a whole composition of sculptural elements. Two individual hanging metal screens and a single freestanding piece form to create a constellation of elements located near the area of Hayden and Higuera.

ATTACHMENT 1



Each of the three pieces consists of an assembly of folded metal structural elements that are organized into three-dimensional visual fields. Two hanging screens that can be read as deep relief composition allow for partial visual connection between the interior and exterior spaces of their respective locations, and a freestanding piece that marks the southwest portion of the site adjacent to the intersection of Hayden Ave and Higuera Street, as a whole provide a visual connection between the various buildings currently being developed by Hackman Capital.

ATTACHMENT 1



Christopher Puzio

ATTACHMENT 1



Magnetic Fields explores the idea of self-organizing structure within a field of gravitational energy. It can be considered analogous to the cultural forces at play within the context of Culver City which are chaotic yet adhere to various underlying organizational strategies and principles. Local geometric relationships are organized into fields of pattern that can be experienced and read as a whole as one moves around the site.

ATTACHMENT 1





Hackman Culver City Campus
8600 Hayden Place & 8550 Higuera St



ATTACHMENT 1



PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR TO ISSUE RFI (REQUEST FOR INFORMATION) FOR ITEMS THAT ARE UNCLEAR, OR CONTRADICTIONARY DURING THE BIDDING PROCESS. ANY ASSUMPTIONS SHOULD BE IN WRITING, AND NO DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS SHALL BE ACCEPTED UNLESS APPROVED DURING THE BIDDING PROCESS.
3. CONTRACTOR TO PROVIDE (3) SAMPLE SUBMITTALS FOR THE ARCHITECT'S APPROVAL PRIOR TO ORDERING ANY FINISH MATERIALS.
4. ALL NEW (N) CONSTRUCTION NOTED.

KEYNOTES

- 1

2

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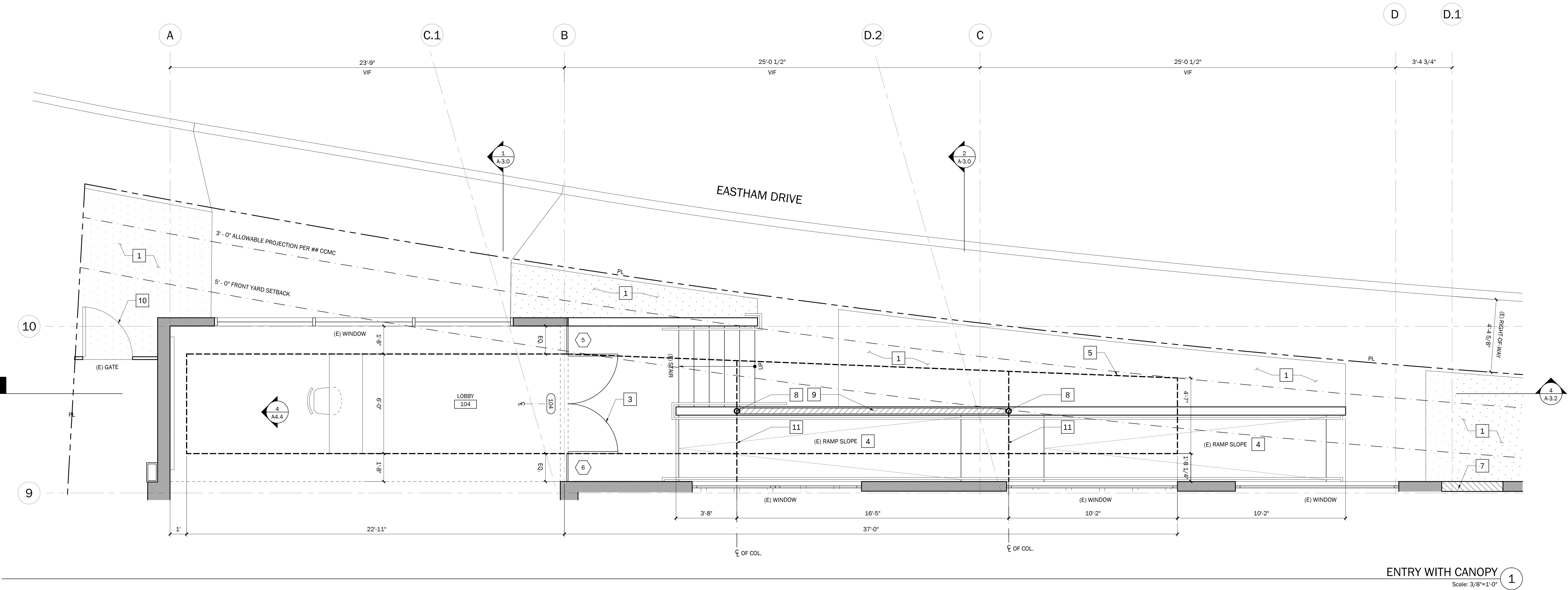
9

10

11
- (E) LANDSCAPING UNDER PERMIT #81871
(E) WINDOWS, SEE SCHEDULE
(N) ENTRY DOORS, SEE SCHEDULE
(E) RAMP
(N) CANOPY (ATTACHMENTS PER STRCT.)
(N) GLASS SIDE LITES, SEE SCHEDULE
INFILL (E) WINDOW OPENING, MATCH EXTERIOR FINISH TO SURROUNDING FINISH.
(N) PTD. STL. COL. (PER STRCT.)
(E) ARTIST SCREEN UNDER PERMIT #81871
(E) GATE
(N) PTD. STL. 1" BRACKET ON EDGE. (PER STRCT.)

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION



PROJECT ID
1225

CONSULTANT



RIOS CLEMENTI HALE STUDIOS

Steelhouse
Tenant Improvement

3644 Eastham Drive
Culver City, CA
90232

REVISIONS

ISSUES	PRICING	JAN 07 2013
	PC SUBMITTAL	FEB 07 2013
	PRICING	FEB 26 2013
	PC REV SUBMITTAL	MAR 01 2013
	PRICING	MAR 28 2013

Plan
Enlargements

DATE April 19, 2013

SCALE 3/8" = 1'-0"

1
A-1.40

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SUITE 100

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ELEVATION NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
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3. CONTRACTOR TO PROVIDE (3) SAMPLE SUBMITTALS FOR THE ARCHITECT'S APPROVAL PRIOR TO ORDERING ANY FINISH MATERIALS.
4. ALL NEW (N) CONSTRUCTION NOTED.
5. EXTERIOR FINISH PAINT TO BE CONFIRMED AND APPROVED BY ARCHITECT.

KEYNOTES

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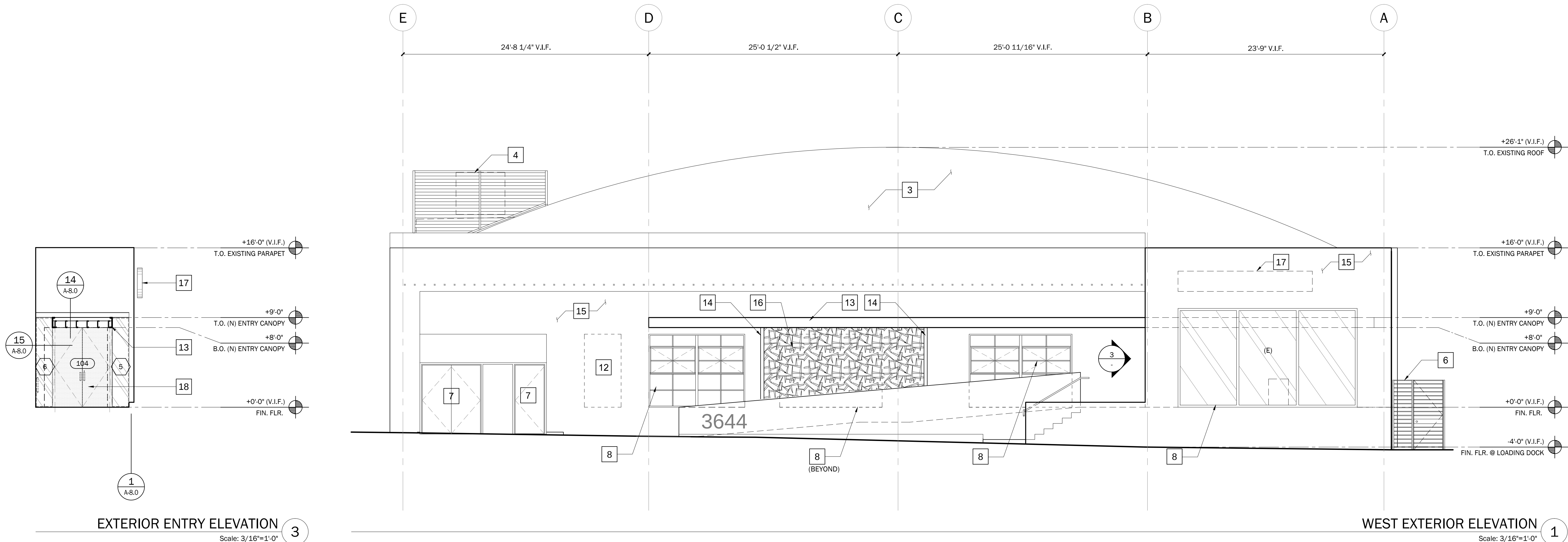
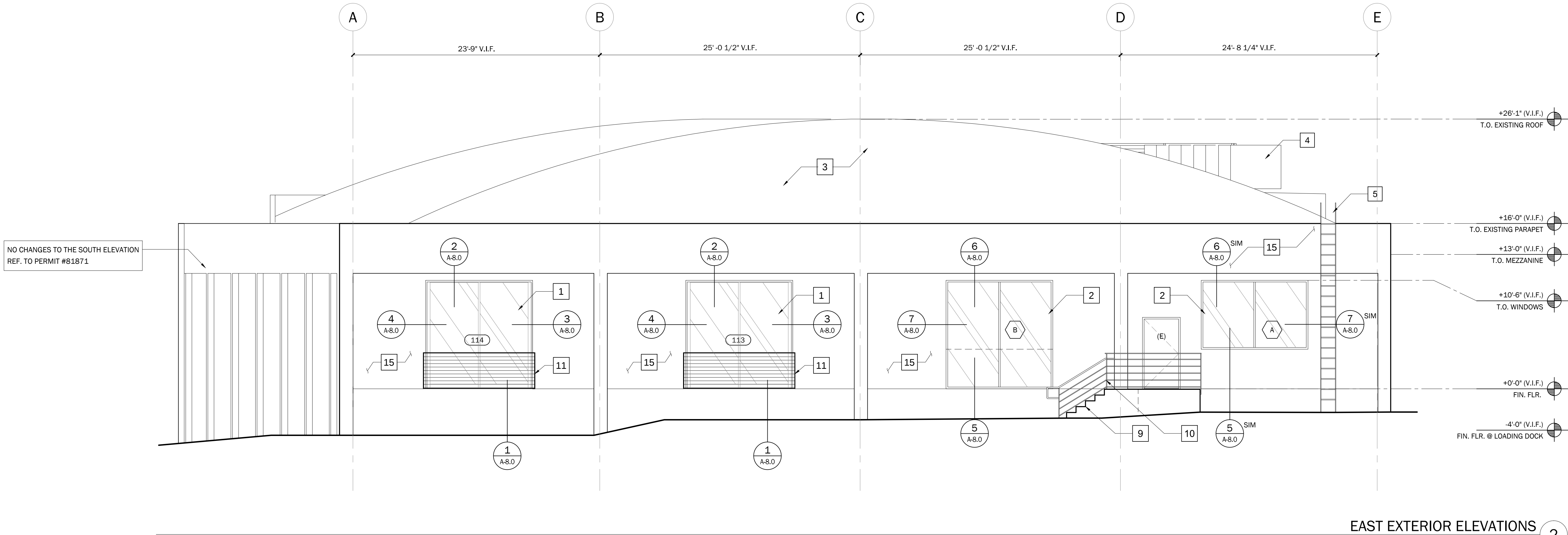
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12
- (N) SLIDING GLASS POCKET DOORS W/TOP HUNG TRACK. SEE SCHEDULE
(N) FIXED WINDOWS. SEE SCHEDULE
(E) ROOF, REF. PERMIT # 81871
(E) MECHANICAL UNITS, REF. PERMIT # 81873
(E) ROOF LADDER, REF. PERMIT # 81871
(E) GATE & FENCE, REF. PERMIT # 81871
(E) DOORS, REF. PERMIT # 81871
(E) WINDOWS, REF. PERMIT # 81871
(E) STAIRS, CONC., REF. PERMIT # 81871
(E) GUARDRAIL & HANDRAIL, STL, PTD., REF. PERMIT # 81871
(N) STL. GUARDRAIL @42" AFF W/ CABLE RAIL @ 4" O.C. TYP. SPACING
(N) INFILL WINDOW, PATCH & FIN. WALL TO MATCH (E) EXT. WALL, REF. TO STROCT.
(N) STL ENTRY CANOPY, FINISH TBD
(N) STROCT. COLS., PTD. FINISH TBD
(N) EXTERIOR PAINT, COLOR TBD.
(E) ARTIST SCREEN
(N) TENANT BACKLIT SIGNAGE
(N) ENTRY PIVOT DOORS, SEE DOOR SCHEDULE



PROJECT ID
1225

CONSULTANT



Steelhouse
Tenant Improvement

3644 Eastham Drive
Culver City, CA
90232

REVISIONS

ISSUES	PRICING	JAN 07 2013
	PC SUBMITTAL	FEB 07 2013
	PRICING	FEB 26 2013
	PC REV SUBMITTAL	MAR 01 2013

Exterior
Elevations

DATE April 19, 2013

SCALE 3/16" = 1'-0"

A-2.00

SECTION NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR TO ISSUE RFI (REQUEST FOR INFORMATION) FOR ITEMS THAT ARE UNCLEAR, OR CONTRADICTORY DURING THE BIDDING PROCESS. ANY ASSUMPTIONS SHOULD BE IN WRITING, AND NO DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS SHALL BE ACCEPTED UNLESS APPROVED DURING THE BIDDING PROCESS. .
3. CONTRACTOR TO PROVIDE (3) SAMPLE SUBMITTALS FOR THE ARCHITECT'S APPROVAL PRIOR TO ORDERING ANY FINISH MATERIALS.
4. ALL NEW (N) CONSTRUCTION NOTED.

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- LINE ABOVE

KEYNOTES

- 1

(E) ROOF, REF. PERMIT # 81871
- 2

(E) WOOD RAFTERS (ABOVE), REF. PERMIT # 81871
- 3

(E) WOOD BRACING, REF. PERMIT # 81871
- 4

(E) WINDOWS, REF. PERMIT # 81871
- 5

(N) DOOR, SEE SCHEDULE
- 6

(N) WALL, REF. A-7.0 WALL TYPES
- 7

(N) BLEACHER BENCH / SEATING
- 8

(N) CUSTOM BANQUETTE SEATING W/ CUSTOM UPHOLSTERED CUSHIONS, FINISH TBD
- 9

(N) BUILT-IN CABINETRY
- 10

FULL OVERLAY W/ CONCEALED HARDWARE
- 11

(N) STRCT. COLS. PTD (PER STRCT.)
- 12

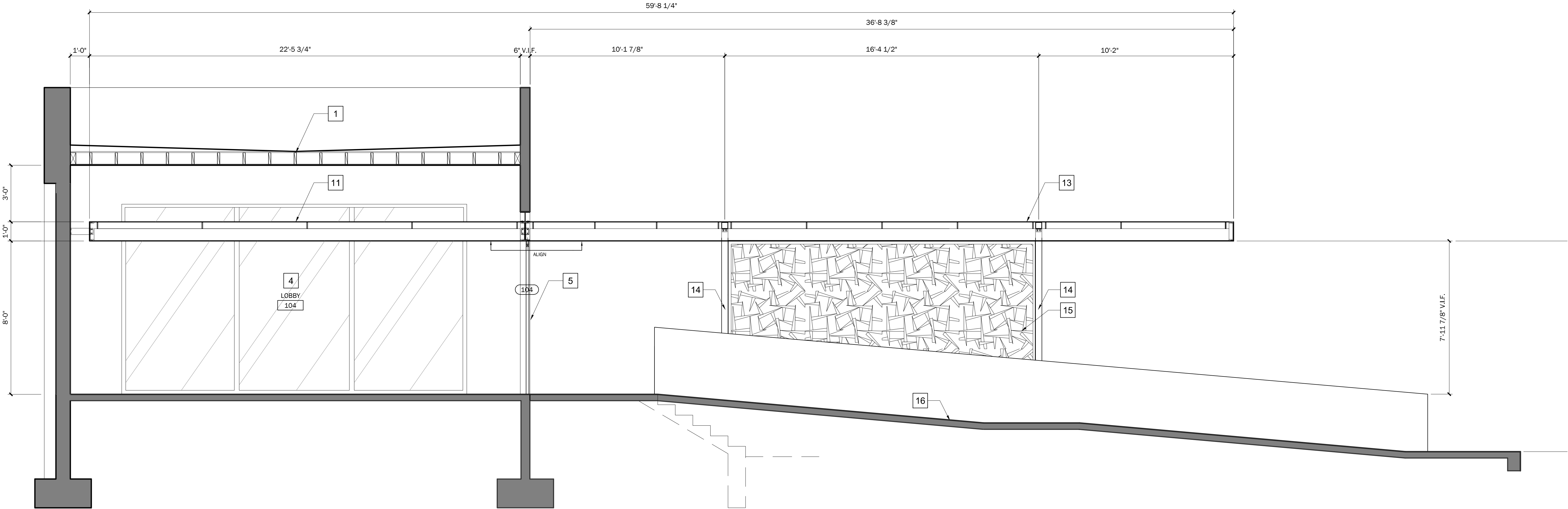
(N) CUSTOM CURVED CURTAIN TRACK AND CURTAIN. PROVIDE AN ALLOWANCE OF \$40 A SQ. YARD FOR FABRIC.
- 13

(N) PTD. STL. ENTRY CANOPY
- 14

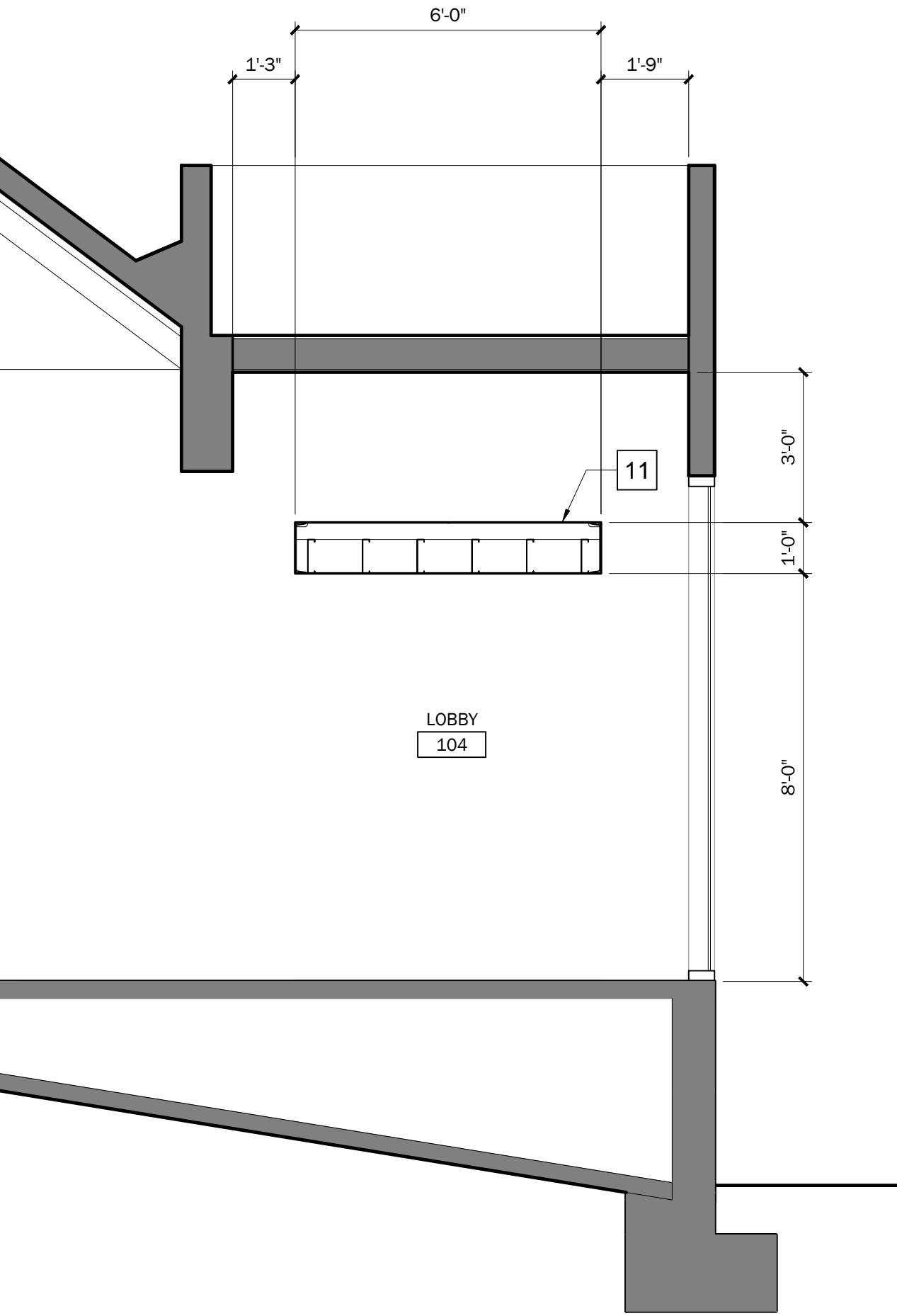
(N) PTD. STL. COL. (PER STRCT.)
- 15

(E) ARTIST SCREEN UNDER PERMIT #81871
- 16

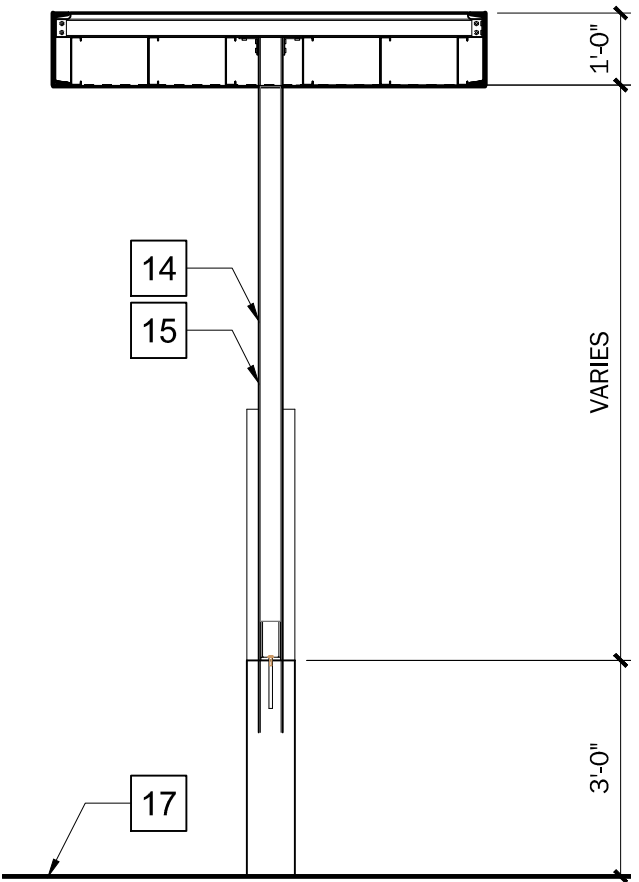
(E) RAMP, REF. PERMIT # 81871



EXTERIOR CANOPY AND LOBBY SECTION 2



LOBBY AND BUILDING ENTRANCE SECTION 2



EXTERIOR CANOPY SECTION 1

PROJECT ID
1225

CONSULTANT



Steelhouse
Tenant Improvement

3644 Eastham Drive
Culver City, CA
90232

REVISIONS

ISSUES	DATE
PRICING	JAN 07 2013
PC SUBMITTAL	FEB 07 2013
PRICING	FEB 26 2013
PC REV SUBMITTAL	MAR 01 2013
PRICING	MAR 28 2013

Enlarged
Sections

DATE: April 19, 2013
SCALE: 3/8" = 1'-0"

A-3.3

ATTACHMENT 1

Christopher Puzio
Spacecraft Studio, Inc.
2859 North Park Way | San Diego, CA | 92104

September 14, 2012

Art Panel Proposal - Higuera Street Garage
Hackman Capital Partners
Attn: James Suhr
11111 Santa Monica Blvd | Suite 750
Los Angeles, CA 90025

Proposal Scope	24 custom-designed and fabricated aluminum art panels with overall dimensions 16 feet x 72 feet for the project known as the Higuera Street Garage in Culver City, California.
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Cost Breakdown 24 panels at 6 feet x 8 feet each = 1,152 sf total

<u>Item</u>	<u>Unit Cost</u>		<u>Qty</u>	<u>Total Cost</u>	<u>Comments</u>
Design Coordination	\$ 100.00	hr	16	\$ 1,600.00	
Material Cost	\$ 500.00	ea	24	\$ 12,000.00	Aluminum 1/4"
Finishing	\$ 500.00	ea	24	\$ 12,000.00	Powder coating, black
Fabrication - 8 weeks	\$ 1,500.00	ea	24	\$ 36,000.00	From design completion
Insurance	\$ 1,600.00	ls	1	\$ 1,600.00	
Artist Fee		ls	1	\$ 19,200.00	
Shipping & Handling		ls	1	\$ 6,000.00	

TOTAL COST	\$ 88,400.00
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Proposal Qualifications	1.) Proposal includes design coordination with architect/engineer for anchoring/attachment details, and excludes lighting design coordination, assuming 16 hours of meetings or correspondence. 2.) Proposal price is contingent on material costs at time of purchase. If material costs are greater than 1% higher than quote, cost will be revised and resubmitted for client approval. 3.) Proposal includes delivery FOB jobsite, including unloading. 4.) Proposal includes insurance coverage for Spacecraft Studio, Inc. 5.) Proposal does not include physical installation or on-site presence to coordinate the installation by others.
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ATTACHMENT 1

Christopher Puzio
Spacecraft Studio, Inc.
2869 North Park Way | San Diego, CA | 92104

April 25, 2013

Art Panel Proposal - Higuera Free Standing Art

Hackman Capital Partners
Attn: Ira Dankberg
11111 Santa Monica Blvd | Suite 750
Los Angeles, CA 90025

Proposal Scope	Single custom-designed and fabricated aluminum artwork with overall free-standing dimensions 10 feet (height) x 8 feet (dia.) for the project known as Higuera Street development in Culver City, CA.
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Cost Breakdown

<u>Item</u>	<u>Unit Cost</u>	<u>Qty</u>	<u>Total Cost</u>	<u>Comments</u>
Design Coordination	\$ 100.00 hr	16	\$ 1,600.00	
Material Cost	\$ 7,000.00 ea	1	\$ 7,000.00	Aluminum 1/4"
Finishing	\$ 4,000.00 ea	1	\$ 4,000.00	Powder coating, white
Fabrication - 6 weeks	\$ 12,000.00 ea	1	\$ 12,000.00	From design completion
Insurance	\$ 1,000.00 ls	1	\$ 1,000.00	
Artist Fee	\$ 7,400.00 ls	1	\$ 7,400.00	
Shipping & Handling	\$ 2,000.00 ls	1	\$ 2,000.00	

TOTAL COST	\$ 35,000.00
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Proposal Qualifications	1.) Proposal includes design coordination with architect/engineer for anchoring/attachment details, and excludes lighting design coordination, assuming 16 hours of meetings or correspondence. 2.) Proposal price is contingent on material costs at time of purchase. If material costs are greater than 1% higher than quote, cost will be revised and resubmitted for client approval. 3.) Proposal includes delivery FOB jobsite, including unloading. 4.) Proposal includes insurance coverage for Spacecraft Studio, Inc. 5.) Proposal does not include structural engineering, foundation / anchorage, physical installation.
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ATTACHMENT 1

Christopher Puzio
Spacecraft Studio, Inc.
2869 North Park Way | San Diego, CA | 92104

March 11, 2013

Art Panel Proposal - Higuera Street Garage

Hackman Capital Partners
Attn: James Suhr
11111 Santa Monica Blvd | Suite 750
Los Angeles, CA 90025

Proposal Scope	Custom-designed and fabricated aluminum art panel with overall dimensions 16' wide X 7'2" (tall side) and 5'9" (short side) for the project known as 3644 Eastham Drive Steelhouse entry design in Culver City, California.
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Cost Breakdown 16' wide X 7'2" (tall side) and 5'9" (short side)= 103 square feet

<u>Item</u>	<u>Unit Cost</u>		<u>Qty</u>	<u>Total Cost</u>	<u>Comments</u>
Design Coordination	\$ 100.00	hr	5	\$ 500.00	
Material Cost	\$ 1,500.00	ea	1	\$ 1,500.00	Aluminum 10ga.
Finishing	\$ 1,500.00	ea	1	\$ 1,500.00	Powder coating
Fabrication - 6 weeks	\$ 4,000.00	ea	1	\$ 4,000.00	From design completion
Insurance	\$ 500.00	ls	1	\$ 500.00	
Artist Fee		ls	1		
Shipping & Handling		ls	1	\$ 2,000.00	

TOTAL COST	\$ 10,000.00
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Proposal Qualifications	1.) Proposal includes design coordination with architect/engineer for anchoring/attachment details, and excludes lighting design coordination, assuming 4 hours of meetings or correspondence. 2.) Proposal price is contingent on material costs at time of purchase. If material costs are greater than 1% higher than quote, cost will be revised and resubmitted for client approval. 3.) Proposal includes delivery FOB jobsite, including unloading. 4.) Proposal includes insurance coverage for Spacecraft Studio, Inc. 5.) Proposal does not include physical installation or on-site presense to coordinate the installation by others.
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