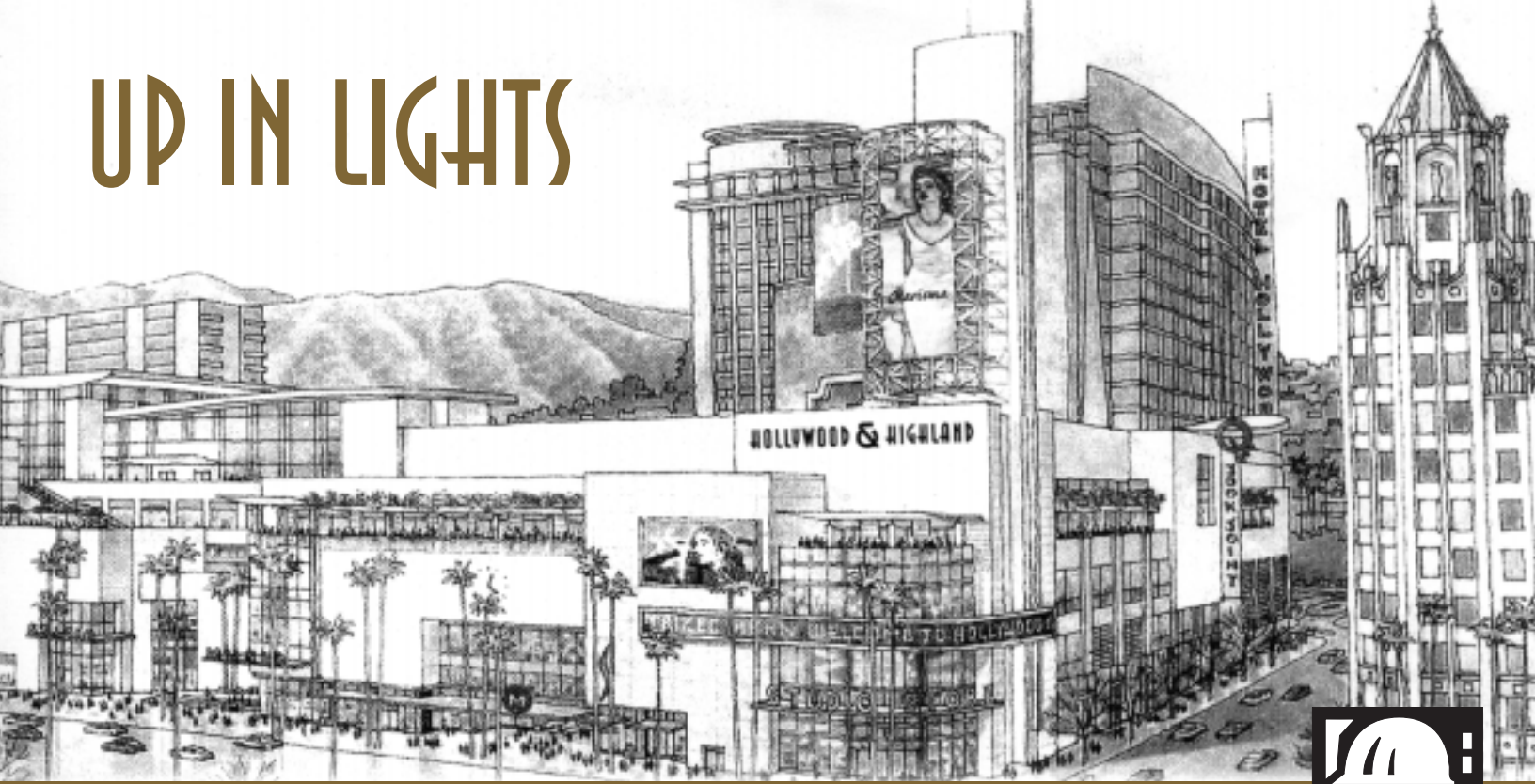


UP IN LIGHTS



Winter 1999/2000

TrizecHahn



Project Premier

McCarthy Sets Foundation for Hollywood Revival

One year ago, McCarthy began construction on TrizecHahn's Hollywood & Highland, one of Southern California's largest commercial development projects. This \$430 million (development cost) entertainment and retail project is vital to the revival of Hollywood.

"The project has already lived up to its goal as a catalyst for revitalization. Several area projects have been announced as a result of the Hollywood & Highland development," states David Malmuth, senior vice president of development for TrizecHahn.

A Unique Entertainment Experience

Designed by Ehrenkrantz Eckstut & Kuhn Architects and Altoon & Porter, both of Los Angeles, the mixed-use project combines trend-setting clubs, broadcast facilities and motion picture studio venues along with a collection of world-class retailers, restaurants and unique entertainment. The 640,000-sq. ft. development also includes a new 640-room hotel and features a 3,300-

seat premier theatre, designed by the Rockwell Group, which will house the Academy Awards® Ceremonies. A subterranean six-level parking structure with space for 3,000 cars and a central plant will also be built.

Structures Rise from the Ground

Currently, excavation work, foundations and early stages of the mechanical, electrical and plumbing work are completing in phases as McCarthy begins the frame erection. According to Greg Schoonover, McCarthy's on-site project director, construction of the below grade parking structure began in March 1999. The retail center, which is to be constructed on top of the parking structure, is slated to begin construction in January 2000.

Schoonover said that during frame erection, the jobsite will receive 20 deliveries of precast per day with approximately five to six oversized loads that will require special permits.

"We are constantly developing creative solutions and working with the Los Angeles Department of Transportation to mitigate construction traffic caused by workers and material deliveries," he said. Currently, there are 150-180 construction workers on the site daily, with peak manpower expected to be 700 per day.

Working With Numerous Agencies

Schoonover said that the greatest challenge is coordinating with the numerous agencies. "This is a very high profile

Rockwell Group / Tom Schaller



Artist's rendering of the premier theatre at Hollywood and Highland, Hollywood, CA. Exterior view from Hollywood Boulevard.

project because of its scale, unique nature, and location," said Schoonover. "We are working with the MTA because we're building right next to their station. We are coordinating with Councilwoman Jackie Goldberg's office and the mayor's office since the city has a vested interest in the project. We are also working with local area groups to accommodate nearby residents. These are just a few of the entities that we converse with regularly."

Sensitivity to Issues is Key

Permits and other approvals have been processed quickly, according to Russ Joyner, general manager, Hollywood & Highland, TrizecHahn. "The key is keeping a conscientious level of sensitivity to issues as they arise, so the respective groups are able to be immediately responsive," he said.

The opening of the entertainment retail complex and the live broadcast theatre is anticipated in fall 2001.

Newsletter Debut

McCarthy and TrizecHahn announce the first issue of *Up In Lights* which will feature the construction of TrizecHahn's Hollywood & Highland entertainment retail destination. The publication will be written on a quarterly basis until the project is completed.

Project Reviews

October 1998 - Formal ground breaking ceremony held.

November 1998 - Begun: floor-by-floor demolition of 12-story 1717 Highland building.

December 1998 - Begun: site utility relocation work.

January 1999 - Completed: demolition of the 12-story building and the Holiday Inn Hotel entrance.

February 1999 - Completed: demolition of the Holiday Inn parking structure, portions of utility work at Orchid Street, and backfilling of the 1717 Highland building for the new MTA staging area. Begun: shoring in Phase I and demolition of the Mann's Annex.

March 1999 - Begun: production dirt hauling for excavation of the below grade parking structure. Modifications to the MTA blast relief shaft.

April 1999 - Completed: initial phases of utility work relocation on Highland Avenue and Orchid Street. Holiday Inn closes.

May 1999 - Completed: street work for the Orchid temporary turnaround and modifications to the MTA blast relief shaft.

June 1999 - Completed: Phase I shoring. Begun: drilled pile operation.

July 1999 - Begun: central plant foundations.

August 1999 - Completed: Phase I excavation, piles at the theatre, and installation of the Orchid Suites shotcrete retaining wall. Begun: perimeter shotcrete walls at the parking structure and underground fire water storage tank construction.

September 1999 - Completed: drilled piles. Begun: underpinning the blast relief shaft at the MTA and the central plant underground MEP's.

October 1999 - Completed: Phase I foundations, shotcrete and setting chillers at the central plant. Begun: structural steel and precast erection at the MTA Portal (Hollywood & Highland Station) for the retail and parking structure.

November 1999 - Begun: Parking structure precast erection.



Aerial view of Hollywood & Highland entertainment center project, October 1999.

2 Thumbs Up

Digging up a Mountain of Dirt

"The excavation work for TrizecHahn's Hollywood & Highland project may be one of the largest and deepest ever conducted within the city," said Greg Schoonover, McCarthy project director. McCarthy has excavated 80 ft. deep in an area that spans almost two city blocks.

Excavation was split in two phases due to the large size of the project. In the first phase, McCarthy was running up to 70 bottom dump trucks daily. "We moved about 440 loads of dirt a day during the peak of excavation," said Schoonover.

McCarthy has installed a temporary shoring system to retain the earth until crews can construct the precast concrete structure for the garage and lock in the subterranean frame. Over the top of the shoring system, McCarthy built a 22-inch thick shotcrete perimeter basement retaining wall prior to starting precast erection.

Staging an excavation project of this size required some logistical creativity. "We've been staging the dirt trucks at the Hollywood Bowl and at Forest Lawn drive, then we dispatch them to the site as needed," explained Schoonover.

"We've also created a staging lane on Hollywood Blvd. for oversized permit loads to ensure traffic is not impacted."

Excavation was a challenge, according to Schoonover. The project is surrounded on the north and the west side by residential neighborhoods and on the east and south by Hollywood Blvd. and Mann's Chinese Theatre. It is also located in an entertainment district where tour buses abound daily and other activities are constantly happening. McCarthy's goal was to remain highly sensitive to the surrounding community while maintaining the project schedule.

"In spite of these challenges, we have almost excavated our target of 600,000 cubic yards. We are at subgrade, although we'll probably still be excavating materials until the end of December," said Schoonover.

"We moved about 440 loads of dirt a day during the peak of excavation."

— Greg Schoonover

Site Trivia

The historic Mann's Chinese Theatre (originally Grauman's Chinese Theatre) will be renovated as the centerpiece of the Hollywood & Highland project. Millions of tourists visit the theatre's famous Forecourt of the Stars and the Hollywood Walk of Fame annually.

Did you know that the Walk of Fame, a chronological history of the Hollywood-based entertainment industry, spans over five acres and its official ground breaking ceremony was held on February 9, 1960?

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