

Summit on 6th Los Angeles, CA

Client
AZ 3223 6th Street, LLC

Value
US\$44,000,000

Completion
2009

Assignment
General Contracting



Bovis Lend Lease managed the adaptive renovation of an 11-story office building into the Summit on 6th, a 96-unit condominium complex atop retail space and three levels of parking.

The project contains over 70,000 square feet of a complicated mixture of curtain wall, window wall and storefront systems; seismic reconstruction has been coordinated on all floors.

Summit on 6th features 27 floor plans of one- and two-bedroom residences ranging from 1,041 square feet to 1,769 square feet; among its amenities are a state-of-the-art fitness center and golf driving range simulator.

The site's small footprint and active employee parking on the P2 level of the existing podium required close coordination with the City and County of Los Angeles.

The location of an operating drugstore, accessible through the upper parking level presented a challenge for hoisting and material delivery, as well as noise mitigation. Bovis Lend Lease conducted weekly coordination/safety meetings with the community.

Sustainable elements included the renovation of an existing building instead of construction of a new building, targeted 75% (by weight) diversion of construction and demolition waste from the landfill, 5% (by cost) of material construction from regional sources and manufacturers and 2% (by cost), manufactured of rapidly renewable material, use of compact fluorescent lamps for temporary site lighting and nonessential lighting off during nonworking hours, operable windows and a Moisture Mitigation and Mold Prevention program.