



**ANNIVERSARY**  
**MEDICAL ASSET**  
**MANAGEMENT**  
MEDICAL PROPERTY SPECIALISTS

**Tarzana Medical Atrium (90,000 SF)**  
**The San Fernando Valley's Newest Class "A"**  
**Medical Office Building**  
**On-campus at Providence Cedars-Sinai Medical Center**



TARZANA MEDICAL CENTER

This Case Study chronicles the development of a new Class "A" medical office complex known as Tarzana Medical Atrium. The initial process of development management by ownership and Medical Asset Management (MAM) to capitalize on the opportunity we perceived was an example of MAM's "holistic" philosophy.

## 1. Tarzana Garden Plaza – 1031 Exchange Parcel Trade



Tarzana Garden Plaza (TGP) was previously owned by Medical Asset Management's client SooHoo & Quon Companies. Medical Asset Management saw that Providence was planning an expansion of its campus, so MAM & SooHoo & Quon contemplated how to best help the hospital and the Tarzana community. MAM and Mr. Loo offered to sell TGP to the hospital. In return, the hospital gave Mr. Loo the option to buy the 2-acre lot across the street as a development project for a new Class A Medical Office Building.

## 2. Permits & Entitlement

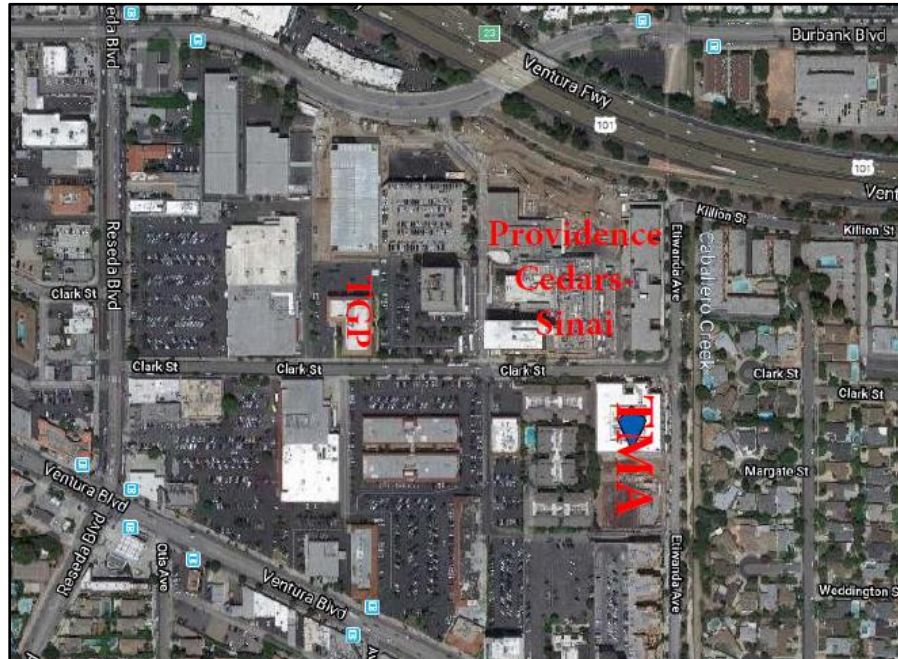
#	LADBS Permit #	Domain	Group	Status	Permit Description	History	Next Steps	Lead	Inspector
1	15010-10000-03591	MOB(C&S)	Building	Open, Active	Master Building Permit	Issued on 7/18/18	Pending White Oak Completion	Storie & Sev	Duran
2	15010-10004-03591	MOB(C&S)	Building	Finalized	Revision to canopy/site parking	Finalized on 5/20/20	5.20.20 - Task Complete	McCarty	Duran
3	15010-10008-03591	MOB(C&S)	Building	Finalized	Revised guardrail detail	Finalized on 5/20/20	5.20.20 - Task Complete	McCarty	Duran
4	16041-10001-38638	MOB(C&S)	Electrical	Finalized	Electrical Supplemental #1	Finalized on 5/22/20	5.22.20 - Task Complete	McCarty	Cotter
5	16044-10000-12587	MOB(C&S)	Mechanical	Finalized	HVAC Core & Shell	Finalized on 5/28/20	5.28.20 - Task Complete	McCarty	Pinedo/Brown
6	19041-10000-24474	MOB(C&S)	Electrical	Finalized	Fire Alarm	Finalized on 5/22/20	5.22.20 - Task Complete	McCarty	Cotter
7	19042-90000-06409	MOB(C&S)	Mechanical	Finalized	Site Irrigation (MOB and PKG)	Finalized on 5/26/20	5.26.20 - Task Complete	McCarty	Knowles / Buck
8	19043-10000-00134	MOB(C&S)	Mechanical	Finalized	Site Fire (MOB and PKG)	Finalized on 5/28/20	5.28.20 - Task Complete	Storie & Sev	Taylor/Izumi
9	19043-10000-01520	MOB(C&S)	Mechanical	Finalized	Fire Sprinkler	Finalized on 5/27/20	5.27.20 - Task Complete	Storie & Sev	Taylor/Izumi
10	20042-90000-08928	MOB(C&S)	Mechanical	Finalized	1st Floor Fire Riser drain alteration	6.3 - Permit Finalized in DB, 5.3 -	6.5 - Task Complete	Storie & Sev	Knowles
11	20042-10000-09546	MOB(C&S)	Mechanical	Closed Out	Adding table for 4" sanitary line	6.8 - Status Closed to "Application"	6.8 - Task Complete	McCarty	Steve Kimble
12	20043-10000-02303	MOB(C&S)	Mechanical	Finalized	Fire Sprinkler Supplemental #1	Finalized on 5/28/20	5.28.20 - Task Complete	Storie & Sev	Taylor/Izumi
13	15010-10000-03597	PKG	Building	Open, Active	Master Building Permit Parking Garage	Issued on 7/18/18	6.10.20 - Pending Permits, Whiteoak	ParkCo	Duran
14	15010-10001-03597	PKG	Building	Open, Inactive	PDPF Phase I (75% Life/Safety)	Verifications in Progress 3/16/17	Close out with Plan Check	McCarty	N/A
15	15010-10002-03597	PKG	Building	Open, Inactive	Early Start Permit (Foundation Only)	Application Submittal 11/19/15	Close out with Plan Check	McCarty	N/A
16	15010-10003-03597	PKG	Building	Open, Inactive	PDPF Phase I (100% Struct)	Corrections Issued 12/14/15	Close out with Plan Check	McCarty	N/A
17	15010-10004-03597	PKG	Building	Open, Active	PDPF Final Review (DAS & Green)	Reviewed by Supervisor 6/20/16	Close out with Plan Check	McCarty	N/A
18	15010-10005-03597	PKG	Building	Open, Active	Change CMU Wall to Shotcrete	Issued on 7/25/19	Final Permit in City DB	ParkCo	Duran
19	15010-10006-03597	PKG	Building	Open, Inactive	Deferred: Slab Parking Garage	Plans on Hold 8/15/19	Close out with Plan Check	ParkCo	N/A
20	15010-10009-03597	PKG	Building	Open, Active	Deferred: Stairs	TCO Issued 4.24.20, Permit Issued	6.10 - Final Permit with Inspector	ParkCo	Duran
21	15010-10010-03597	PKG	Building	Open, Active	Barrier Cable Guardrail	2.7.20 - Permit Finalized, replacing #	6.10.20 - Task Complete	ParkCo	N/A
22	15010-10011-03597	PKG	Building	Open, Active	Light Gauge Metal Deferred Submittal	4.24 - TCO Issued	6.10.20 - Task Complete	ParkCo	N/A
23	15020-10000-03049	PKG	Building	Open, Inactive	Temp. Shoring for new PKG	Issued 12/6/19	6.10 - Final Permit in City DB	ParkCo	Duran
24	16041-10000-28548	PKG	Electrical	Open, Active	New Parking Garage	Issued on 12/14/18	6.10 - Pending Parking Gate permit	ParkCo	Cotter
25	16041-10001-28548	PKG	Electrical	Open, Inactive	Lost Plans/Re-check	6.10 Confirmed not needed	6.10 - Close out with Plan Check	McCarty	N/A
26	16041-10002-28548	PKG	Electrical	Open, Inactive	Full PC for Power & Energy	6.10 Confirmed not needed	6.10 - Close out with Plan Check	McCarty	N/A
27	16041-10004-28548	PKG	Electrical	Open, Active	Delta 5 Changes: New Motors & Fan	Issued on 3/18/20	6.10 - Pending Parking Gate permit	ParkCo	Cotter
28	16042-10000-24003	MOB(C&S)	Mechanical	Open, Inactive	Water Catchment System	6.9 - confirmed to be MOB	6.10 - Close out with Plan Check	McCarty	N/A
29	18044-10000-05616	PKG	Mechanical	Processing	Garage Exhaust System for PKG	Finalized 4.24.20 Replaced 16044	6.10 - Task Complete	McCarty	N/A
30	20044-90000-03616	PKG	Mechanical	Open, Active	x1 CO2 Controller, x15 Sensors	Issued on 3/31/20	6.10 - Final Permit in City DB	ParkCo	Pinedo/Brown
31	TBD	PKG	Electrical	TBD	Designs for Parking Gate Controls	6/5 - Peter requested Help,	6.10 - Complete Processing w/ City	MAM-Owner	TBD

Medical Asset Management researched and contracted with numerous architects, engineers, and construction consultants in the predevelopment phase of TMA. In 2014, MAM engaged McCarty Simmco to commence the entitlement phase with the initial development application to the city of Los Angeles. Once the initial phase was approved, MAM selected Boulder Architects, in conjunction with Stantec as civil engineer to prepare



construction bid drawings. In 2017, MAM engaged Millie & Severson to prepare a negotiated bid and preform cost engineering to optimize the project design and budget. The final plans were submitted to the city of Los Angeles for numerous construction permits as shown above and the city building permits were issued prior to construction commencement in June of 2018.

### 3. Aerial View of Providence Cedars-Sinai Campus & TMA



The Providence hospital campus announced construction of their new bed tower in 2017 and began to look for a healthcare partner. In 2018, Providence Health and Cedars-Sinai announced a joint venture for the Tarzana hospital campus, which further motivated TMA and MAM to commence construction.

### 4. TMA Groundbreaking



The groundbreaking of Tarzana Medical Atrium (TMA) in June 2018 was a momentous occasion that required a great deal of planning. The men behind this deal (from left to right) Jeffrey Cunningham (MAM), Dale Surowitz (CEO Providence Cedars-Sinai Medical Center), Al Quon & Steve Loo (Renton, LLC), and Mitch Yankowitz (MAM) came together for the groundbreaking to signify their commitment to the construction of TMA.

## 5. Project Team Directory

MAM assembled an esteemed team of professionals for various functions in the completion of Tarzana Medical Atrium. All professionals were vetted, contracted, and supervised by MAM throughout the project.

### Renton LLC

Steve Loo – Executive Manager



### Development Manager & Leasing Broker



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### Core and Shell Architect



### General Contractor



### Structural Engineer



### Civil Engineer



### MEP Engineer



### Geotechnical Engineer



### Construction Lender



### Entitlement Expeditor

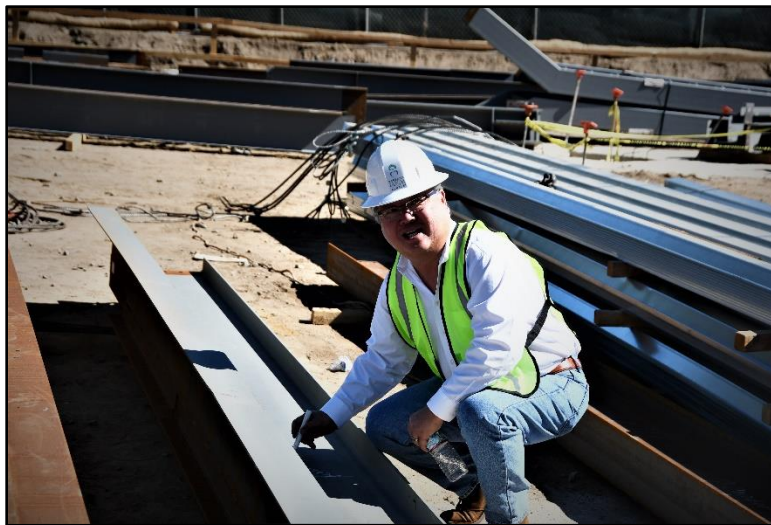


## 6. TMA Parking Lot Demo 2018



Prior to the development of Tarzana Medical Atrium, the site was underutilized, serving as an open parking lot. Medical Asset Management (MAM) realized the opportunity of the 2-acre parcel, which is directly across from Providence Cedars-Sinai Tarzana Medical Center. MAM's vision led to the development of Tarzana Medical Atrium, a 90,000 SF Class "A" Medical Office Building.

## 7. Steve Loo Beam Singing



Steve Loo, the Executive Manager of Renton, LLC, owner of TMA, is making his mark on the building by signing the first steel beam to be raised.



## 8. Steel Structure & Parking Lot Excavation



After 7 months, the building's steel structure begins to take form. The steel framing alongside the ground floor's OSHPD-3 rating allows for specialty healthcare services.

## 9. Steel Structure & Parking Structure Construction



TMA is beginning to take shape but is falling behind schedule. The delay caused by extensive rain delays that halted the project and required additional funding to recover from the water damage.

## 10. North Lobby



The North Lobby of Tarzana Medical Atrium (TMA) features an atrium that invites people in and lets natural light flow through the building. It also allows easy access across the street to the hospital.

## 11. South Lobby



The South Lobby serves as the main point of entry from the parking structure and features a brand-new digital directory. This digital directory details the tenants in the building and a map of the surrounding Tarzana area, advertising local restaurants for both patients and tenants to explore.

## 12. Steve Loo and Larry Wong, V.P. East West Bank



MAM committed significant resources to creating the debt and equity structure for TMA, including drafting a new partnership agreement, offering memorandum, and private placement agreement. Larry Wong, Vice President of East West Bank (EWB), financed the construction of TMA with a \$36 million construction loan. Steve Loo and EWB have worked together for over 20 years on prior projects.

### 13. Construction Team on Roof with COVID Masks



Millie and Severson Construction was the TMA General Contractor. This building walk occurred weekly between Medical Asset Management (MAM) and Millie and Severson to ensure the highest quality construction standards.

### 14. TMA Tenants

#### **Providence Health – Ground Floor**

- Providence Health is an anchor tenant in the 90,000-square-foot Tarzana Medical Atrium (TMA) for 10 years. This 15,000-square-foot lease allows Providence Health ample room to serve more patients with a greater variety of services. Moreover, the duration of the lease shows the commitment and trust Providence Health has that TMA will be a successful and useful asset to their hospital. Services to include a Cancer Infusion Center and Diagnostic Imaging.

#### **Cedars-Sinai – 2<sup>nd</sup> Floor**

- Cedars-Sinai a preconstruction anchor tenant leased 28,000 SF on the second floor for 10-years to build a women's center.

#### **Center for Neuro Skills – 3<sup>rd</sup> Floor**

- Center for Neuro Skills (CNS) leased 24,500-square-feet for 10-years on the third floor of Tarzana Medical Atrium. CNS is a leader in the care of patients with brain injuries and expects to see as many as 35 patients a day. Prior to the completion of TMA's core and shell, CNS expanded an additional 6,500 SF and now occupies the entire 3<sup>rd</sup> floor.



## 15. TMA Grand Opening



After nearly 10 years of land acquisition, planning, permitting, leasing, financing, problem solving, and perseverance Tarzana Medical Atrium was completed. Medical Asset Management transformed the \$4 million parking lot into the most prestigious Class “A” medical building in the San Fernando Valley, with a final appraisal value of \$75 Million.