

## Midwest Technique Introduced

# Excavation Method Reduces Delays

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There is an old joke about putting up a building by starting in the middle and working both ways. The designers of Matrix Plaza in Westwood are not going to do exactly that—but pretty close—and save about six months in construction time.

By using a technique uncommon in Southern California (but not in the Midwest) the foundation will be excavated in one operation rather than a few feet at a time and the upper parts of the four-story building can be constructed at the same time as the four-level underground garage.

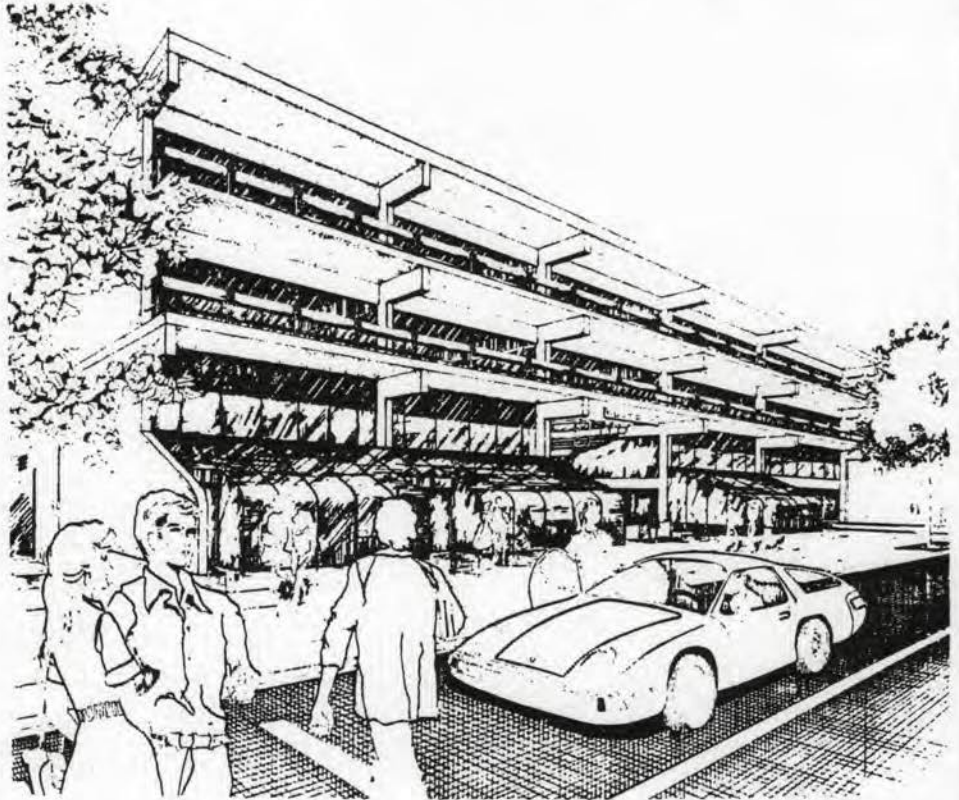
The ground breaking will be held (weather permitting) on Wednesday. Structural completion is scheduled for mid-August, 1981, with occupancy by Sept. 31.

The \$7.5-million building at 1964 Westwood Blvd., south of Santa Monica Boulevard, will contain 40,000 square feet of leasable office space with 15,000 square feet of commercial/retail space and underground parking for approximately 225 cars.

It is a joint venture of A/QUO/D Group Associates Inc. of Los Angeles and Yony Properties Inc. of Beverly Hills. The name "Matrix" Plaza comes from an engineering term applicable to the construction method to be used.

That involves beginning at the corners and driving concrete "soldier" piles about four feet apart around the perimeter of the 150-by-135-foot excavation. Concrete beams four and five feet deep will then be poured around the perimeter on top of the soldier piles to hold them in place.

The perimeter beams will be reinforced by a grid of other beams over the excavation and the dirt-re-



Six months of construction time is expected to be saved in the Matrix Plaza office project in Westwood by the use of a one-step foundation construction technique commonly used in the Midwest.

moval will begin. The grid will remain in place and form an integral part of the ground floor.

Another important part of the technique is that the soldier piles are designed to allow the foundation wall to be attached directly to them as the excavation proceeds, eliminating the need of "lagging" or filling between the piles with heavy beams, similar to railroad ties, which are left in place to decay after the wall is built.

The excavation will be 43 feet deep, according to Perry Raanan, engineer and president of A/QUO/D.

"The technique was worked out in the late 1940s and early '50s," he

continued. He remembered it being used in North and South Dakota in the late '40s but has been used rarely if at all in Southern California.

Its use is expected to bring the developers a cost saving of about \$350,000.

The structural engineer for the project is William McKerracker of West Los Angeles, who is not connected with either of the principals. The architect is Phillip Jon Brown of Los Angeles.

Both A/QUO/D and Yony Properties plan to move their headquarters to Matrix Plaza on its completion. The leasing agent is Cushman & Wakefield of California.