

# LOS ANGELES BUSINESS JOURNAL

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## Aragon Closes \$1.9B Sale

**REAL ESTATE:** Largest multifamily deal since 2016

By **HANNAH MADANS** Staff Reporter

Westwood-based **Aragon Holdings** has sold a portfolio of 36 apartment properties for \$1.85 billion to Norfolk, Va.-based **Harbor Group International**.

The deal, spanning 36 properties and encompassing 13,243 units, is one of the biggest ever for an apartment portfolio.

The sale was announced Jan. 15. "It's monumental," said **Larison Clark**, founder, chairman and chief executive of Aragon Holdings. "The largest multifamily transaction since 2016 and the fifth-largest ever. That's a big deal."

Clark, who founded Aragon Holdings as a private real estate investment and fund management company in 2008, said the time was right to make the deal.

"It's the top of the market, and the only

*Please see ARAGON page 73*



Aragon Holding CEO Larison Clark.

## Molina Enters Growth Mode

**HEALTH CARE:** Company looks to new execs, contracts

By **HOWARD FINE** Staff Reporter

After a rocky three years, managed care and Medicaid insurer **Molina Healthcare Inc.** says it is back in growth mode.

And to emphasize that point, the Long Beach-based company has made a key acquisition and hired a pair of executives to fill new growth-oriented posts.

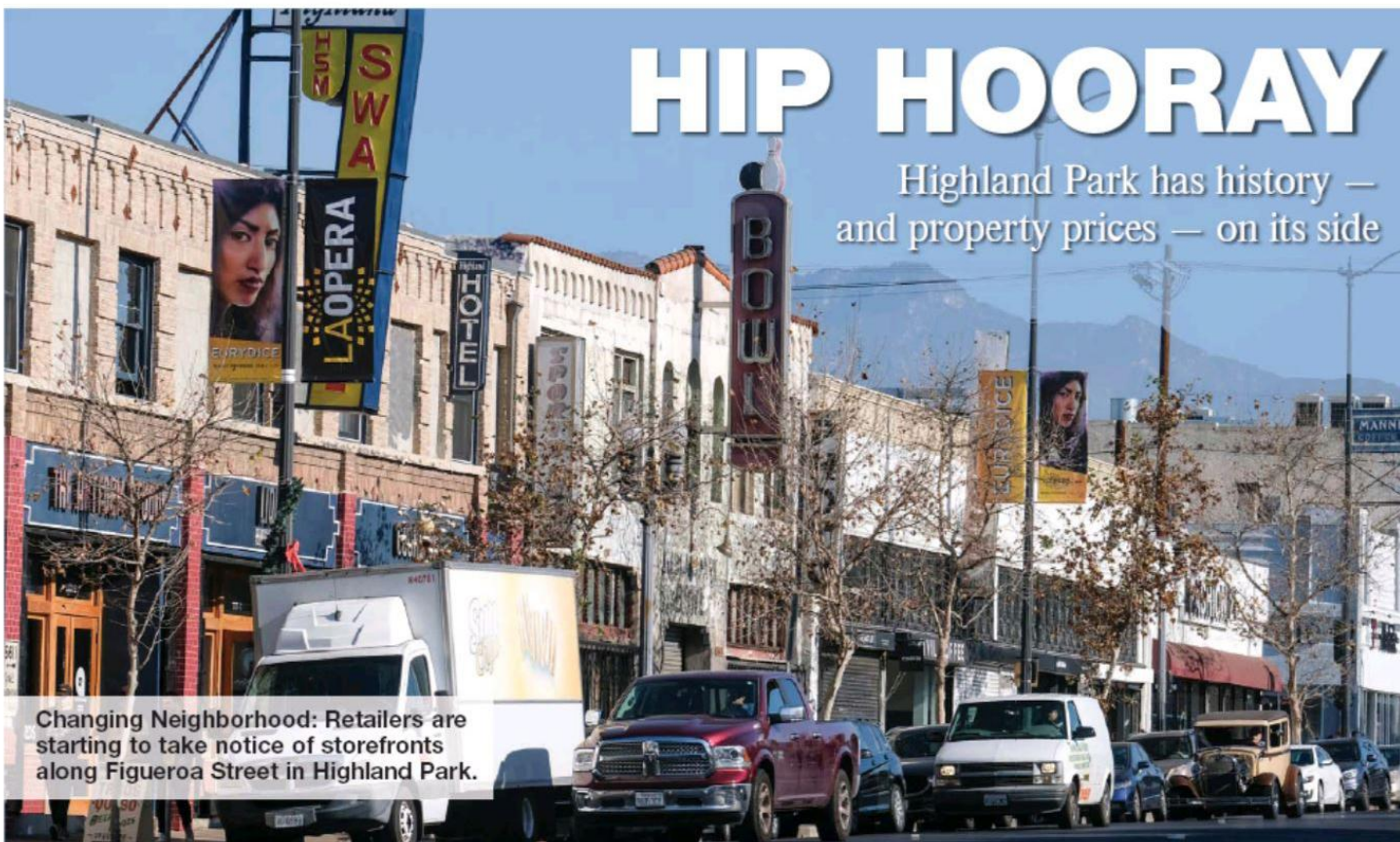
On Jan. 6, Molina announced an agreement to acquire Chicago Medicaid provider **NextLevel Health Partners Inc.** for \$50 million; NextLevel has roughly 50,000 members in Illinois' Cook County.

Then on Jan. 9, Molina announced two executive hires who will report directly to Chief Executive **Joseph Zubretsky**. The execs are

*Please see MOLINA page 74*



Zubretsky



## HIP HOORAY

Highland Park has history — and property prices — on its side

Changing Neighborhood: Retailers are starting to take notice of storefronts along Figueroa Street in Highland Park.

By **HANNAH MADANS** Staff Reporter

History and hipsters have converged in family-friendly Highland Park.

The small, but rapidly evolving neighborhood, one of Los Angeles' original suburbs, is now dotted with coffee houses and cute cafes.

The transformation of the roughly 4-square-mile area since the early 2000s has accelerated in the past few years, fueled by high residential demand for its relatively affordable single-family homes.

"You can still find a home for under \$1 million, which in other parts of the city is

really difficult," said Nicole Mihalka of Jones Lang LaSalle Inc.

Highland Park, which is near downtown and bordered by communities including Pasadena and Eagle Rock, is home to pop's girl of the moment, **Billie Eilish**. Other notable current or former residents include comedian **Marc Maron**, DJ **Skrillex** and Grammy-winning musician **Beck**.

The area has garnered attention from L.A. institutions such as the **Bob Baker Marionette Theater**, which recently relocated to Highland Park after 55 years in Westlake.

*Please see HIGHLAND PARK page 16*



Demand, prices and activity were at high levels in L.A.'s real estate market during the fourth quarter. The Business Journal takes a closer look.

**PAGE 11:** Rexford Industrial is piling up properties — and profits.

**PAGE 18:** Detailed data on the office and industrial markets.

**PAGE 20:** Quarterly highlights from every submarket.

## Shabby Chic Tries Clothing

**APPAREL:** Design line launches fashion collection

By **MEDIHA DIMARTINO**

**Liliput & Co.**, which does business as **Shabby Chic**, the home goods brand known for its rustic furniture and ruffled drapery and bedding, is aiming for another area of the house — the closet.

"I've been dressing people's houses for all these years, and I felt that now's the time to bring that same philosophy into the clothing world," said **Rachel Ashwell**, the company's founder and president.

"That's also been the biggest question that I've been asked for years, 'When are you going to do clothes?'" she added. "It's such a natural progression because I'm always dealing with beautiful prints and details, and vintage-inspired

*Please see SHABBY page 72*



Ashwell

MAIL TO:



**COMMERCIAL REAL ESTATE DEVELOPERS**

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**ARCHITECTURE FIRMS**

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**DEALS: Triple Play**

Merger creates only U.S. integrated sports betting and gaming company. [Page 8](#)

**STYLE: Dog's Best Friend**

Russell Gittlen of Guide Dogs of America puts mission first. [Page 71](#)



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# THE LIST

## ARCHITECTURE FIRMS

Ranked by 2019 L.A. County billings

Rank	Company • name • address • website	L.A. County Billings • 2019 • 2018 (in millions)	Current Projects (partial list)	Profile • L.A. architects • L.A. employees • offices (L.A./total) • headquarters	Top Local Executive • name • title • phone	
1	<b>Gensler</b> 500 S. Figueroa St. Los Angeles 90071 gensler.com	\$103.7 \$95.9	LAX, UCLA, Cal State, Compton College, NFL, LAFC, Hollywood & Highland, JW Marriott, Landmark Residential, L.A. County Dept. of Mental Health, Hollywood Walk of Fame, AltaSea, West Edge, Audi Fletcher Jones	181 573 1/48 San Francisco	John Adams Barbara Bouza Michael White Co-Managing Directors (213) 327-3600	
2	<b>ZGF Architects</b> 515 S. Flower St., Suite 3700 Los Angeles 90071 zgf.com	50.9 50.3	California Air Resources Board, Consolidation Project; Cal Poly San Luis Obispo, Frost Center for Research and Innovation; City of Hope Cancer Center and Hospital	50 111 1/6 Portland, Ore.	Ted Hyman Partner (213) 617-1901	
3	<b>CO ARCHITECTS</b> 5055 Wilshire Blvd., Ninth Floor Los Angeles 90036 coarchitects.com	50.0 38.0	UCLA Botany Building Renovation, Scripps Mercy Replacement Hospital, LAUSD Ascot Elem. School Modernization, Northern Arizona Univ. Research & STEM Building, Kaiser Permanente San Marcos Hospital	38 122 1/2 Los Angeles	Scott Kelsey Managing Principal (323) 525-0500	
4	<b>AECOM</b> 300 S. Grand Ave. Los Angeles 90071 aecom.com	46.6 38.5	Clippers Arena, Clippers Training, Los Angeles World Airports, L.A. County Metro, Wonderful, MS Pedestrian Bridge, Thousand Oaks Civic Arts Center, UC Riverside - SOM, NBC Universal	31 150 4/600 Los Angeles	Charlene Dekker VP, Director of Buildings+Places (213) 593-8100	
5	<b>HNTB</b> 601 W. 5th St., Suite 1000 Los Angeles 90071 hntb.com	46.0 36.0	Los Angeles International Airport's Automated People Mover, Denver International Airport Concourses A West and B West, Orlando International Airport Terminal Expansion, City of L.A. Sixth Street Viaduct Replacement, Crenshaw/LAX Transit Corridor	19 65 2/65 Kansas City, Mo.	Wayne Feuerborn HNTB West Division President (213) 403-1000	
6	<b>DLR Group</b> 700 S. Flower St., 22nd Floor Los Angeles 90017 dlrgroup.com	42.8 36.7	LAX Automated People Mover, Premium Outlets of Los Angeles, L.A. Memorial Coliseum, Beverly Hills High School modernization and expansion, L.A. Community College District, L.A. Unified School District, Whole Foods, Google, LinkedIn, Facebook, Marriott, Hilton, Macerich	47 168 1/33 Los Angeles	Pamela Touschner California Region Leader, Senior Principal (213) 800-9400	
7	<b>Perkins&amp;Will</b> 617 W. 7th St., Suite 1200 Los Angeles 90017 perkinswill.com	38.0 26.3	UCSF Helen Diller Medical Center at Parnassus Heights Master Plan, "A Bridge Home" Facilities, University of Hawaii Foundation Mixed-Use Student Housing/Innovation and Entrepreneurship, Lucile Packard Children's Hospital Stanford, University of Miami SoLé Mia and Doral	30 105 1/24 Chicago	Eric Aukey Managing Director (213) 270-8400	
8	<b>HOK</b> 9530 Jefferson Blvd. Culver City 90232 hok.com	37.7 18.8	Martin Luther King Jr. Behavioral Health Treatment Center, San Diego International Airport, Soka University STEM Building & Residence Halls, The Albany Hotel, Nashville Yards, UCI Health and Wellness Village, VA Long Beach Medical Center, Confidential Soccer Stadium	26 54 1/24 St. Louis	Anne Fletcher Senior Principal, Managing Principal (310) 838-9555	
9	<b>CallisonRTKL</b> 333 S. Hope St., Suite C-200 Los Angeles 90071 callisonrtkl.com	37.3 37.0 <sup>1</sup>	Perla on Broadway, Oceanwide Plaza, Four Seasons Los Angeles Private Residences, Figueroa Centre, Watermark at Westwood Village, 3700 Wilshire, 11th and Olive, Alexan, Olivewood Village	136 196 1/21 Baltimore	Kelly Farrell CEO, President (213) 633-6000	
10	<b>HKS Architects Inc.</b> 10880 Wilshire Blvd., Suite 1850 Los Angeles 90024 hksinc.com	30.2 35.4	SoFi Stadium, UCSD Future College Living & Learning Neighborhood, UCSD North Torrey Pines Living & Learning Neighborhood, NoHo Square, Robertson Lane Hotel, UC Davis Shasta Hall, Mission Hospital	36 98 1/23 Dallas	Scott Hunter Principal, Regional Director - Los Angeles (310) 788-7700	
11	<b>Harley Ellis Devereaux</b> 601 S. Figueroa St., Suite 500 Los Angeles 90017 hed.design	29.5 26.5	5411 Wilshire Highrise, 1137 W. 7th St. Multifamily, Metropolis Phase II, Century Plaza Development, Westin Anaheim Resort, AMLI Residential, Cal State L.A. student housing, CARB Research and Testing Facility, Thatcher Yard. USC Village phase 2	40 115 1/9 Southfield, Mich.	J. Peter Devereaux CEO, Chairman (213) 542-4500	
12	<b>HDR</b> 350 S. Grand Ave., Suite 2900 Los Angeles 90071 hdrinc.com	28.0 16.0	Cedar Sinai Marina Del Rey Hospital, Cedars Sinai Medical Center Research Facilities, Huntington Memorial Hospital, Orange County Sanitation District (OCSD) HQ Complex, LADWP Essential Services District facilities, City of Hope medical facilities, UCR Batchelor Hall	24 82 1/40 Omaha, Neb.	Usman Tariq Managing Principal (213) 239-5800	
13	<b>AC Martin</b> 444 S. Flower St., Suite 1200 Los Angeles 90071 acmartin.com	27.7 25.9	LAX Terminal Cores Project, LAX ConRAC, New Natural Resources Building, LAUSD Colfax Elementary School, CSUF Pollak Library Renovation, LAUSD Byrd Middle School	40 120 1/3 Los Angeles	Christopher Martin Chairman (213) 683-1900	
14	<b>RBB Architects Inc.</b> 10980 Wilshire Blvd. Los Angeles 90024 rbbinc.com	27.6 12.1	Kaweah Delta Medical Center, Cedars Sinai Medical Center, Harbor-UCLA Medical Center, Los Angeles Jewish Home, Antelope Valley Hospital, Valley Presbyterian Hospital, Santa Rosa Memorial Hospital	15 42 1/2 Los Angeles	Joseph Balbona CEO (310) 473-3555	
15	<b>HMC Architects</b> 633 W. 5th St., Third Floor Los Angeles 90071 hmcarchitects.com	26.8 22.8	Henry Mayo Newhall Hospital Patient Tower, Foshay Learning Academy for Los Angeles Unified School District, Cal Poly Pomona Student Housing	8 124 1/7 Ontario	Kirk Rose Chief Practice Officer (213) 542-8300	
16	<b>Skidmore, Owings &amp; Merrill</b> 333 S. Grand Ave., Suite 3600 Los Angeles 90071 som.com	23.6 19.8	100 W. Walnut, 301 Capitol Mall, 1111 Sunset Blvd., Crossroads of the World, CTI 39th Street, Hollywood Central Park, Inglewood People Mover, La Jolla Commons - Phase III, LAX Airport Police Facility, Los Angeles County Museum of Art (LACMA)	27 60 1/11 Chicago	Paul Danna Partner (213) 327-2400	

<sup>1</sup> Business Journal estimate.  
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Researched by Joshua Niv

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# ARCHITECTURE FIRMS *Continued from page 27*

Rank	Company	L.A. County Billings	Current Projects (partial list)	Profile	Top Local Executive
	• name • address • website	• 2019 • 2018 (in millions)		• L.A. architects • L.A. employees • offices (L.A./total) • headquarters	• name • title • phone
17	<b>nbbj</b> NBBJ 523 W. 6th St., Suite 300 Los Angeles 90014 nbbj.com	\$23.1 \$21.9	Lexington Convention Center Renovation and Expansion; Swire Properties, Two Taikoo Place, Hong Kong; Loma Linda University Medical Center, International Heart Institute; Tishman Speyer Maple Plaza; Montage Health Ohana Adolescent Behavioral Health Center	28 83 1/11 Seattle	Jonathan Ward Robert Mankin Partners (213) 243-3333
18	<b>rdc.   i11</b> RDC-S111 Inc. <sup>1</sup> 245 E. 3rd St. Long Beach 90802 rdcollaborative.com	23.0 22.5	Bay Street, Westside Gateway, Steelcraft, Horton Plaza, Fashion Valley, Equinox, SSTK Robotics Campus, Suzhou Yellow Wine Cultural Center	36 143 2/5 Long Beach	Brad Williams CEO, President (562) 628-8000
19	<b>MARMOL RADZINER</b> Marmol Radziner 12210 Nebraska Ave. Los Angeles 90025 marmol-radziner.com	22.3 26.2	960 W. 7th St. residential tower; The Harland Condominiums; Century Plaza Hotel; Hotel Cecil; Four Seasons Resort, Puerto Rico; Malibu retail development; Los Angeles private residences	14 82 1/3 Los Angeles	Leo Marmol Ron Radziner Managing Partner Design Partner (310) 826-6222
20	<b>JERDE</b> Jerde 601 W. 5th St. Los Angeles 90071 jerde.com	22.0 19.0 <sup>2</sup>	HHLA, Rose Bowl Opportunity Plan, Six Flags - Zhejiang, China, Distrito Armida, Maryam Island Master Plan, Kawagoe Mixed-Use, Powerlong Ningbo	12 80 1/5 Los Angeles	John Simones Chairman, Design Director (310) 399-1987
21	<b>5+</b> 5+design 1024 N. Orange Drive, Suite 215 Hollywood 90038 5plusdesign.com	20.3 <sup>2</sup> 20.3	Shops At Riverside (Simon), Moscow Paveletskaya Mall, Swire Project Gold Beijing, Business Bay Towers Dubai, Shanghai Qiantan Lot 25	10 72 1/3 Los Angeles	Michael Ellis Stan Hathaway Co-Managing Partners (323) 308-3558
22	<b>CD</b> CannonDesign 1901 Avenue of the Stars, Suite 175 Los Angeles 90067 cannondesign.com	19.5 18.0	LAC+USC Restorative Care Village, Showtime West Coast HQ, Cedars-Sinai Breast Center, Museum of Tolerance Jerusalem People's Journey Exhibition and Social Lab	NA NA 3/19 New York	NA (310) 229-2700
23	<b>TCA ARCHITECTS</b> TCA Architects 801 S. Grand Ave. Suite 1020 Los Angeles 90017 tca-arch.com	18.0 15.5	Hollywood Park, Essex Hollywood, 4th & Hill, Baldwin & Rose Veterans Housing, 6th Street Place Mercy Housing	18 28 1/3 Irvine	Eric Olsen VP, Managing Partner, L.A. Office (213) 553-1100
24	<b>JOHNSON FAIN</b> Johnson Fain 1201 N. Broadway Los Angeles 90012 johnsonfain.com	17.5 17.5	Century City Center, 8th & Figueroa, 6400 Sunset, LA Plaza Village, Christ Cathedral, BioMarin, L.A. BioMed, L.A. Unified School District, L.A. County, Westfield, L.A. Aerial Rapid Transit	17 65 1/1 Los Angeles	Scott Johnson William Fain Jr. Co-Presidents (323) 224-6000
25	<b>steinberg hart</b> Steinberg Hart 818 W. 7th St., Suite 1100 Los Angeles 90017 steinberghart.com	17.1 11.4	AMP Lofts, Las Palmas Modular Housing, 5th Street Housing, The Godfrey Hotel, Thompson Hotel, Tommie Hotel, Morrison Hotel, LMU Student Housing, Harvey Mudd College, Scott A. McGregor Computer Science Center, Cal State Dominguez Hills Student Housing	24 53 1/6 Los Angeles	David Hart CEO, President (213) 629-0500
	<b>ktgy</b> KTGY Architecture + Planning 433 S. Spring St., 7th Floor Los Angeles 90013 ktgy.com	17.1 18.6	North Schrader Hotel, Warner Center Life Plan Community, USC Student Housing phase II, 8th and Western, Bruce Court	8 36 1/7 Irvine	David Senden Principal, Board of Directors (888) 456-5849
27	<b>NADEL</b> Nadel Architecture + Planning 1990 S. Bundy Drive, Suite 400 Los Angeles 90025 nadelarc.com	16.0 16.0	Freedom Plaza, Breakers Hotel, Del Amo Crossings, Renaissance Marketplace, Rondell Hotel, Cambria Spring Street Hotel, Boyd	12 36 1/2 Los Angeles	Herb Nadel CEO (310) 826-2100
28	<b>VTBS ARCHITECTS</b> Van Tilburg Banvard & Soderbergh 1738 Berkeley St. Santa Monica 90404 vtbs.com	15.3 13.1	The Plaza at Santa Monica, UC Santa Barbara Student Housing, Expo Line Mixed-Use, DeSoto/Burbank Warner Center, Picasso Brentwood	17 NA 1/3 Santa Monica	Johannes Van Tilburg Navy Banvard Principals (310) 394-0273
29	<b>LIRA</b> House & Robertson Architects Inc. 10125 Washington Blvd. Culver City 90232 hrarch.com	15.2 12.8	Netflix on Vine, NBCUniversal Projects, 5MH1 Tower (SF), Post Oak Towers (Houston), Harlow at Sunset Las Palmas Studios, 4204 Glencoe Offices, Snap Santa Monica, Kilroy Center Long Beach, 6344 Fountain, Sears Santa Monica Rehab, Howard Hughes Promenade	13 38 1/3 Culver City	Jim House Doug Robertson Principals (323) 935-3158
30	<b>KFA</b> KFA Architecture 3573 Hayden Ave. Culver City 90232 kfalosangeles.com	14.3 12.6	Ivy Station, Llewellyn, L.A. LGBT Center, West L.A. VA Campus, 24 Campus (MGA), Vica, 1550 Lincoln, PATH Metro Villas, Safe Landing, SP7, Chapman Court, Florence Mills Apartments, Amoroso Expo, 711 Colorado, 1641 Lincoln, 1625 Lincoln & 1627 Lincoln Court	25 76 1/1 Culver City	Jonathan Watts Partner (310) 399-7975
31	<b>GRUEN ASSOCIATES</b> Gruen Associates 6330 San Vicente Blvd., Suite 200 Los Angeles 90048 gruenassociates.com	13.4 13.2	Airport Metro Connector/96th Street Transit Station with Grimshaw, Gardenhouse/8600 Wilshire with MAD Architects, Terasaki Budokan of Los Angeles Sports Complex, Los Angeles River Valley bikeways and greenways design completion project	NA 80 1/1 Los Angeles	Michael Enomoto Managing Partner (323) 937-4270
32	<b>CUNINGHAM GROUP</b> Cunningham Group Architecture Inc. 8665 Hayden Place Culver City 90232 cunningham.com	13.1 12.7	Pendry West Hollywood and Pendry Residences, Hyatt Hotel Pasadena, Providence Health Advanced Ambulatory Care Center	20 56 1/7 Minneapolis	James Scheidel Chairman (310) 895-2200
33	<b>WARE MALCOMB</b> Ware Malcomb 915 Wilshire Blvd., Suite 2150 Los Angeles 90017 waremalcomb.com	11.0 6.7	2130 Violet Street, Via Real Park, Flyte El Segundo	2 30 1/25 Irvine	Radwan Madani Principal (310) 903-4000

<sup>1</sup> RDC-S111 Inc. is the company for partner brands Retail Design Collaborative and Studio One Eleven.

<sup>2</sup> Business Journal estimate.

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34	<b>NAC Architecture</b> 837 N. Spring St., Third Floor Los Angeles 90012 nacarchitecture.com	\$10.5 \$13.9	LAUSD Venice High School, LAUSD Crenshaw High School Performing Arts, L.A. Mission College Central Plant, L.A. County Central Sterile and Ambulatory Care, L.A. County Probation Office, LAUSD Taft High School, LACCD Pierce College Agriculture Education Center	17 47 1/4 Spokane, Wash.	Helena Jubany Managing Principal (323) 475-8075
35	<b>Rachlin Partners</b> 8640 National Blvd. Culver City 90232 rachlinpartners.com	10.2 11.2	Sage Creek Performing Arts Center, Santa Maria High School 50-Classroom Building, Righetti High School 38-Classroom Building, Ramona Middle School Gymnasium	9 24 1/1 Culver City	Michael Rachlin Design Principal (310) 204-3400
36	<b>HGA Architects and Engineers</b> 1301 Colorado Ave. Santa Monica 90404 hga.com	9.6 9.8	CSUDH Center for Science & Innovation; Samuel Oschin Cancer Center at Cedars-Sinai Medical Center; Dropbox HQ; CSUDH Innovation & Instruction; CSUMB Student Union; Scripps Health La Jolla Tower II; John Adams Middle School Performing Arts Center	15 30 1/11 Minneapolis	Jennifer Ries Office Director (310) 557-7600
	<b>Stantec</b> 523 W. 6th St., Suite 1200 Los Angeles 90014 stantec.com	9.6 NA	Lucas Museum (Executive Architect/AOR), LA Metro Willowbrook/Rosa Parks Transit Station, Santa Monica Big Blue Bus Charging Infrastructure project for Zero Energy Buses (ZEB), Kaiser LA Medical Center and Cedars-Sinai Medical Center (multiple projects)	18 47 4/311 Edmonton, Alberta	Patrick McKelvey Senior Principal (213) 955-9775
38	<b>Corgan</b> 5800 Bristol Parkway, Suite 640 Culver City 90230 corgan.com	8.7 9.0	LAX Midfield Satellite Concourse, LAX on-call services, John Wayne Airport terminal improvements, Westfield San Francisco Center Renovation, Westfield Valencia Town Center, American Airlines – various projects, Alaska Airlines – various projects	9 40 1/13 Dallas	Brent Kelley Managing Principal 310-873-3601
39	<b>Kollin Altomare Architects</b> 4265 E. Conant St., Suite 101 Long Beach 90808 kollinaltomare.com	8.2 7.7	Columbia SC Tapestry Hotel & Master Plan; Marriott Frenchman's Reef St. Thomas; Lasky Hotel Beverly Hills; Shorebreak Huntington Beach; Pechanga Resort & Casino; Hilton Marina del Rey; Orchard's Inn and L'Auberge Resort, Sedona	NA NA 1/2 Long Beach	Michael Kollin CEO, President (562) 597-8760
40	<b>MVE + Partners Inc.</b> 888 S. Figueroa St., Suite 2170 Los Angeles 90017 mve-architects.com	7.5 6.3	The Griffin on Spring, The Grace on Spring, Wilshire Curson, Main Street Park, Main Street Tower, Nexen, Emerald at 14th and Olive, 550 Palos Verdes, 9200 Wilshire, Santa Monica and Barrington, 4th and Hewitt, 8000 W. 3rd, 7th and Pine, 2972 W. 7th, 1237 W. 7th	5 14 1/3 Irvine	Matthew McLarand President, Director of Design (213) 805-7600
41	<b>ShubinDonaldson Architects</b> 3834 Willat Ave. Culver City 90232 shubinanddonaldson.com	7.1 7.4	900 La Brea mixed-use, 1302 La Brea, 4121 Santa Monica Blvd mixed-use, 1724 Adams mixed-use	7 31 1/3 Culver City	Russell Shubin Partner (310) 204-0688
42	<b>HLW International</b> 1437 4th Street, Fourth Floor Santa Monica 90401 hlw.com	6.4 3.8	Union Bank Plaza, 817-827 Vine St., 12414 Exposition, 10730 W. Pico Blvd., 555 Aviation, Bluffs at Playa Vista, 331 N. Maple Drive	14 30 1/5 New York	Mark Zwagerman Managing Director, Principal of Los Angeles (310) 453-2800
43	<b>Leo A Daly</b> 550 S. Hope St., 27th Floor Los Angeles 90071 leoadaly.com	6.3 6.9	VA Greater Los Angeles Healthcare System, VA Long Beach Healthcare System, VA San Diego, VA Loma Linda, VA Honolulu, VA Phoenix, Cedars-Sinai Medical Center, City of Hope, Cal State University, L.A. Community College District, L.A. Unified School District	17 47 1/29 Omaha, Neb.	Roy Follmuth VP, Managing Principal (213) 629-0100
44	<b>Withee Malcolm Architects</b> 2251 W. 190th St. Torrance 90504 witheelmalcolm.com	6.2 5.8	Jefferson on Avalon mixed-use, Inglewood Market Gateway mixed-use TOD, Bloom on Magnolia Affordable Housing, Rose Hill Affordable Housing, Sunwest mixed-use (Sunset & Western), 411 Normandie Lofts, Hollywood Arts Collective Affordable Housing	8 40 1/1 Torrance	Dan Withee Dale Malcolm Partners (310) 217-8885
45	<b>Omgivning</b> 724 S. Spring St., Suite 501 Los Angeles 90014 omgivning.com	5.8 5.1	Second Home Hollywood, Broadway Trade Center, 612 Broadway, Proper Hotel DTLA	9 38 1/1 Los Angeles	Karin Liljegren Founder, Principal (213) 596-5602
46	<b>Berliner Architects</b> 5976 Washington Blvd. Culver City 90232 berliner-architects.com	5.2 3.8	Bright Star Schools High School and Middle Schools, KIPP Schools, Saddleback College, HOLA, LAUSD, Sony Pictures Entertainment, Disney, WDI, Aerospace Corp. Mayfield Junior School, Santa Monica Malibu Unified School District	4 20 1/1 Culver City	Richard Berliner President (310) 838-2100
47	<b>Tighe Architecture</b> 5757 Venice Blvd. Los Angeles 90019 tighearchitecture.com	4.9 3.8	Modelo, Barranca, Watermark HQ, Watts Labor Community Action Committee Homeless Access Center, Pacific Landing mixed-use affordable housing	4 15 1/1 Los Angeles	Patrick Tighe Principal (323) 424-7594
48	<b>Large Architecture</b> 1551 S. Robertson Blvd., Second Floor Los Angeles 90035 largearch.com	4.7 4.3	America Center Phase I Renovation, 330 13th St., 8899 Beverly, 960 W. 7th St., 500 Broadway, 8th and Harvard, 2880 James Wood Blvd, Universal Hilton	11 22 1/1 Los Angeles	Alan Grant Principal (310) 553-1959
49	<b>Langdon Wilson International</b> 1055 Wilshire Blvd., Suite 1500 Los Angeles 90017 langdonwilson.com	4.2 3.9	Hanford Master Plan, 631 S. Vermont "Wilshire Gate", Olive View Radiology remodel, Clinton Kieth Master Plan, Special Needs Schools Kuwait, Las Vegas hotel, Islamic Society of Orange County Masterplan, Pitchess Detention Center East	4 22 1/3 Los Angeles	Asad Khan President (213) 250-1186
50	<b>carrier johnson + CULTURE</b> 725 S. Figueroa St., Suite 1650 Los Angeles 90017 carrierjohnson.com	3.5 4.2	5750 Hollywood, Pinnacle 360, Hyatt Place LAX and Hyatt House LAX, Shoreline Gateway East Tower, Long Beach Blvd & Broadway, 5950 Jefferson Blvd., Los Angeles Valley College, 2340 West Venice, Aster, Keck Science Center, Pitzer College, Oaks Christian Schools	6 13 1/3 San Diego	Linda Zubiato Principal (213) 236-0177

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