

# Student Housing

Prefabricated Building Systems



# Quality campus housing is crucial for recruiting and retaining today's students.

To meet the rapid demand for housing and satisfy both the students and university requirements, forward thinking institutions are turning to prefabrication as an alternative to conventional construction.

Institutions expanding their campus housing that want confidence in the budget and schedule without sacrificing quality, our prefabricated building systems increase the work done off-site and reduce campus disruption. Unlike traditional construction, we deliver customized living systems as a manufactured product that meets design-build certainty, for mid to high rise residential buildings.

Prefabricated precast student housing structures are more durable, safer and energy efficient than wood framed residence halls and are Type 1 construction which allows university planners to build higher than four stories, utilizing real estate more efficiently,

## Student and University Benefits:

- Schedule and cost certainty
- Reduced site impacts
- Healthier buildings
- Resilient Structures
- Safer Buildings
- Energy Efficient
- Lower Lifecycle Costs



### SCHEDULE CERTAINTY

No structure is put into service more quickly than a precast structure. Much of the structure is built off-site while site work is being completed. Once the site work is complete the prefabricated components are erected.



### REDUCED SITE-IMPACT

Fewer workers on site for shorter overall duration means fewer car trips, fewer parking spaces required, fewer deliveries, and greater safety for workers and campus community alike.



### COST CERTAINTY

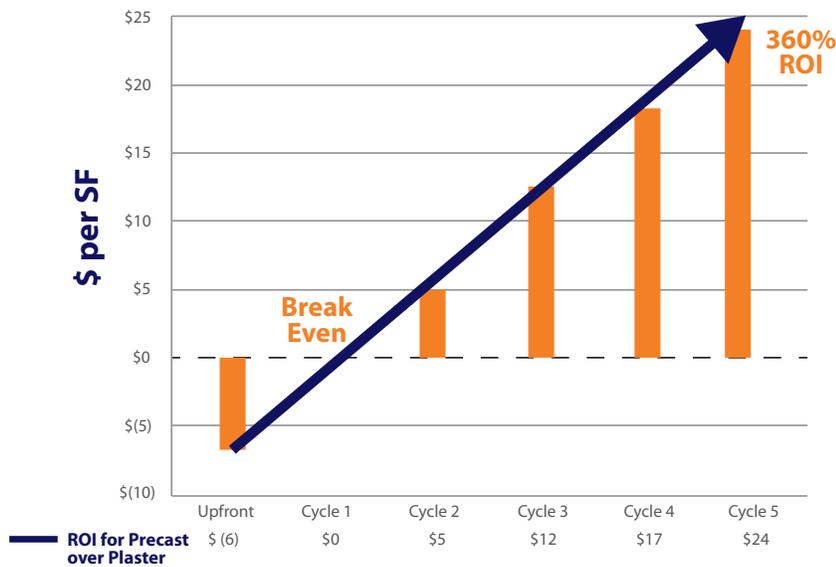
Early on in the project, design and structural decisions are made up front, providing the owner with budget certainty.



“We had four buildings up in three months. Usually, that would have taken the better part of six to nine months. Once the third floor was up, we could start working on the first floor, whereas with traditional construction, we would have had to wait.”

– John Wang, Project Manager,  
Vance Brown, General Contractor  
Comstock Graduate Housing

## Building Maintenance Savings with Precast over Plaster on a Steel Frame



In this example it was assumed up front that precast was \$6 sf premium over stucco

- 3rd Party General Contractor Analysis
- Analysis is based on a 75,000 sf dorm
- Assumed a maintenance cycle every ten years, precast provides a 360% ROI -- 1.7m less expensive to maintain over the stucco solution.



### REDUCED LIFECYCLE MAINTENANCE COSTS

Precast concrete is more durable than wood, metal and glass. Precast requires less maintenance than a stucco building by only needing occasional washing, not repainting.

Prefabricated concrete is the ideal structural and architectural building component for any dormitory or higher education building. Precast concrete components benefit tenants, general contractors, architects and building owners alike in a variety of different ways, making precast the preferred building system of choice for residence halls.



#### ACOUSTIC BENEFITS

Prefabricated concrete provides building tenants with the benefits of reduced exposure to exterior noise and floor-to-floor sound transmission, resulting in a quieter living area.



#### ENERGY EFFICIENCY

The "thermal mass" of concrete helps reduce peak heating and cooling loads, resulting in saving energy costs year-round by reducing large daily temperature swings.



#### SAFER BUILDING

Prefabricated concrete is non-combustible with inherent fire-resistant capabilities, offering tenants a safer building envelope that protects occupants, furnishings, and the building itself.

## Architectural Benefits

#### ALL-IN-ONE SOLUTION

Dual use of structural elements as architectural façade elements with highly featured finishes.

#### FLEXIBLE DESIGN MATERIAL

Prefabricated concrete can accommodate any aesthetic variety or feature including multiple colors, textures, shapes, and embedded stone, brick or other material. Precast components by Clark Pacific can be customized in appearance to blend in with existing campus structures.

#### INTERIOR DESIGN FLEXIBILITY

Structural components reduce the need for shear walls, allowing architects true interior design flexibility.

#### TIME-TO-MARKET

A total prefabricated structural system integrated with architectural exterior finishes offers the quickest time to market for student housing systems, providing great upfront value to developers and an added benefit for campuses looking to reduce duration and severity of construction impacts to campus life.



## North Campus Residential Halls – **Pomona College**

PROJECT TEAM: City: **Claremont, CA** | Architect: **Steven Ehrlich Architects** | General Contractor: **Hathaway Dinwiddie** | Owner: **Pomona College**

## About Clark Pacific

Clark Pacific designs, manufactures and constructs prefabricated building systems. Driven by delivering a better building combined with our unique approach, we bridge the gap between construction and manufacturing, eliminating the waste often associated with traditional construction methods, to deliver high quality, cost effective buildings on budget and on time.

## We Deliver Prefabricated Systems For:

- Building Envelopes
- Commercial / Civic Workspace
- Parking Structures
- Retail/Mixed Use
- Student / Workforce Housing

# Build Better.