

CASE STUDY

L.A. Live Marriott

Los Angeles, CA



Maximize owner value with prefabricated building enclosures

The LA Live Marriott is a new, 295,750 SF mixed-use Marriott Hotel consisting of 218 Residence Inn units and 175 Courtyard units. The hotel rises 23 stories tall and features ground level retail, ground level lobby, rooftop pool and other amenities such as a home theater and fitness room.

The building envelope features 119,000 SF of Clark Composite Architectural Precast Panels (C-CAPP) and 6,000 square feet of architectural precast on the podium. Panels spanned floor to floor with punched window openings of varying widths and spacing with aluminum framing and glass, pre-assembled and shipped to the jobsite as single modular units. Pre-insulating and pre-glazing the building envelope and integrating features including air return vents and electrical fixtures allowed for a safer, quicker construction schedule.

Maximizing the Benefits of Prefabrication

The owners understood the added value prefabrication brought to the project, and chose to maximize the use of prefabricated components throughout the project, from bathrooms to the building envelope. Clark Pacific provided its lightweight, high-performance C-CAPP system to deliver a complete building enclosure system.

From the beginning, Clark Pacific knew that the key to success in delivering the building envelope was to work closely with the multiple trades and vendors off-site in order to minimize erection time on-site. Prefabricated components of the panel included insulation, pre-glazed punched windows, block outs for louvers, LED lighting conduits, light strips, and plenum boxes.

Prefabricated Components

Insulation was applied at the Clark Pacific plant, where panels received two inches of spray foam closed cell integrated polyurethane insulation, which served as a layer of continuous Insulation.

Clark Pacific worked with window glazing vendor Architectural Glass & Aluminum (AGA) to have pre-glazing performed at the Clark Pacific production facility just prior to jobsite erection.



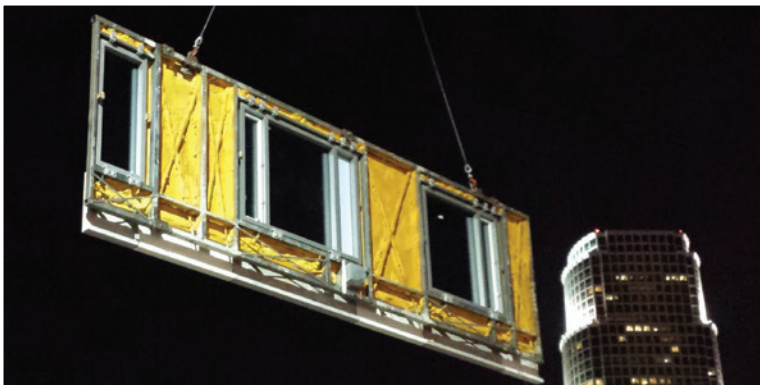
Placing concrete in the forms



Applying spray foam insulation to the panel



Installing glass in a pre-insulated panel



Pre-glazed, pre-insulated system



Complete prefabricated units installed at jobsite



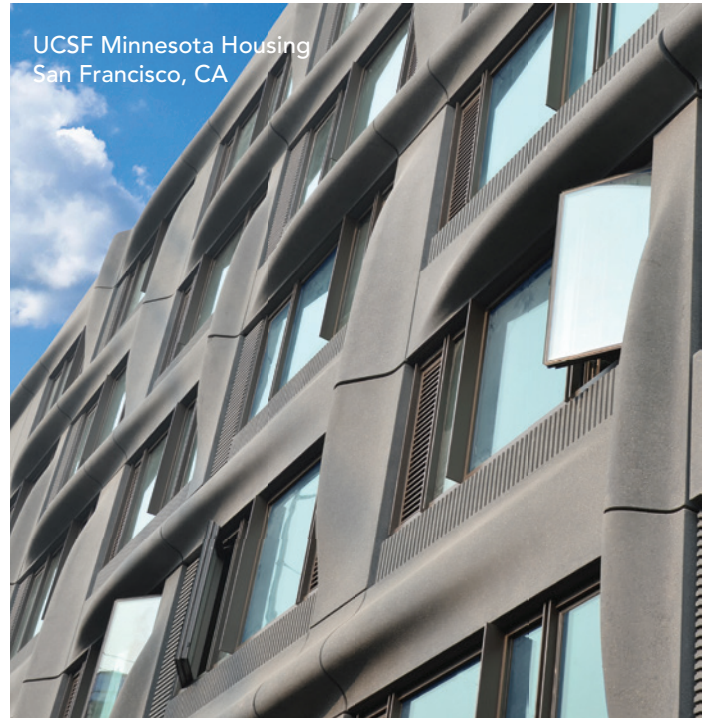
"Clark Pacific's team here at the Marriott was truly excellent. Clark Pacific was instrumental in helping SODO achieve the project milestones. Clark Pacific completely understood the critical path of the exterior skin and made every effort to succeed, and they did!"

– Steve Foley,
Superintendent, SODO Builders

The Rockwell
San Francisco, CA



UCSF Minnesota Housing
San Francisco, CA



Kasler Roseville
Roseville, CA



About Clark Pacific

Clark Pacific is a leading manufacturer of prefabricated building systems. We are transforming design and construction by delivering high quality, cost effective buildings with less risk. Clark Pacific paves the way for prefabrication as a smarter, safer and more efficient way to bring great designs to life. Clark Pacific collaborates with construction owners and design-build teams to develop and deliver prefabricated building systems for commercial and institutional projects of any size and complexity.



Build different. Achieve more.