CASE STUDY

Roseville City Hall Annex

Roseville, CA

CLARK PACIFIC

How prefabricated systems helped the City of Roseville meet its need for a larger civic center.

The Project at-a-Glance

- 1 building, four-stories, mixed-use
- 82,000 square feet
- Resilience with Precast Hybrid Moment Frame

"This is the most prominent building on the town square and it was important that we had an architectural look and finish that would stand the test of time and truly be a hallmark for our downtown."

– Mike Isom, City of Roseville

The City of Roseville is a large city with a rapidly growing population. While this is exciting, it has also caused some new challenges for the city: they have outgrown their civic center space. According to Mike Isom, Development Services Manager, City of Roseville, their population has more than doubled over the last ten to fifteen years increasing demand for city services and making urgent the need for the new civic center space.

To meet its need, the city decided to build an 82,000-square foot building with 6,000 square feet of retail on the ground floor. The ultimate goal of the new civic center would be to house most of the city departments including the parks department, fire department, IT department, and their alternative transportation housing divisions as well as including office and classroom space for the Sierra Joint Community College District. However, while the plan sounded exciting, deciding how to execute it proved to be a challenge as the building had to be designed and built within 12 months to meet the deadline for tenants to move in.

> "The biggest selling point for the precast option was the shorter construction time. The whole building was put together in a little over a month."
>
> – Abe Sipes, DPR construction

Challenges and Objectives

Like many large city projects, the Roseville City Hall Annex came with its unique challenges as well:

Tight urban site
With the project being located on the city square in downtown Roseville, Clark Pacific had limited space for the layout and construction.

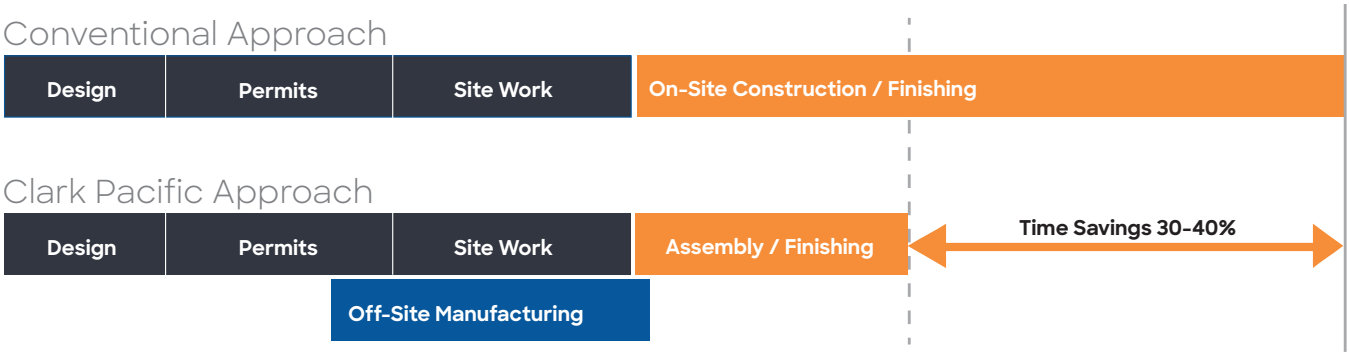
Accelerated Construction Schedule
The building had to be designed and constructed in 12-months to meet the deadline for tenants to move in. Usually, a project like this takes 14-months to be completely finished.

Active downtown
The construction site was located in an active downtown area so it was important that the site impact was reduced through limited traffic deliveries and keeping dust, pollution and noise to a minimum.

Results

The city chose the Clark Pacific solution because the system helped the project on budget and on schedule. While a project like this might normally take 14 months, Clark Pacific erected the building within 38 days and enabled an overall construction time of 7 months.

In referring to the project, Mike Isom said "We have an obligation to our local taxpayers that we're being as efficient as possible with the resources that we have available, getting the most out of our dollar, and Clark Pacific has gone a long way in helping us to do that."



Solutions

Clark Pacific was brought onto the project early to explore off-site solutions. This allowed the project to incorporate and take advantage of a key prefabricated solution for a total precast building: The Precast Hybrid Moment Frame.

The Precast Hybrid Moment Frame represents the latest seismic-resistance technology. It has the unique ability to self-right after a major seismic event. It also provides added flexibility in the interior space which allowed for the building to have more interior space as well as openness. Using this system gave the architect flexibility in the design, met the city's tight delivery requirements and provided the City with assurance that during an earthquake, the critical operations and services would be housed in a resilient structure.

By using the precast system, enhanced flexibility was provided to the City for space layout and future modifications. In addition, with precast only periodic cleaning is required, which keeps the maintenance and lifecycle costs very low while with plaster, the building would have needed to be repainted every 5 years. Precast construction is efficient from a material use standpoint as well. By fabricating the building parts in a controlled facility, a higher degree of precision can be attained while minimizing wasted material and time.

38 Days
For Building to be Erected

1200+
Worker days Moved from the Jobsite

Prefabricated Office Structures

Apple Park Office Building • Cupertino, CA

Caltrans District 3 Headquarters • Marysville, CA

Prefabricated Office Parking Structures

Google Moffett Park Parking Structure • Sunnyvale, CA

GoPro Headquarters Parking Structure • San Mateo, CA

Build different. Achieve more.™

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.

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