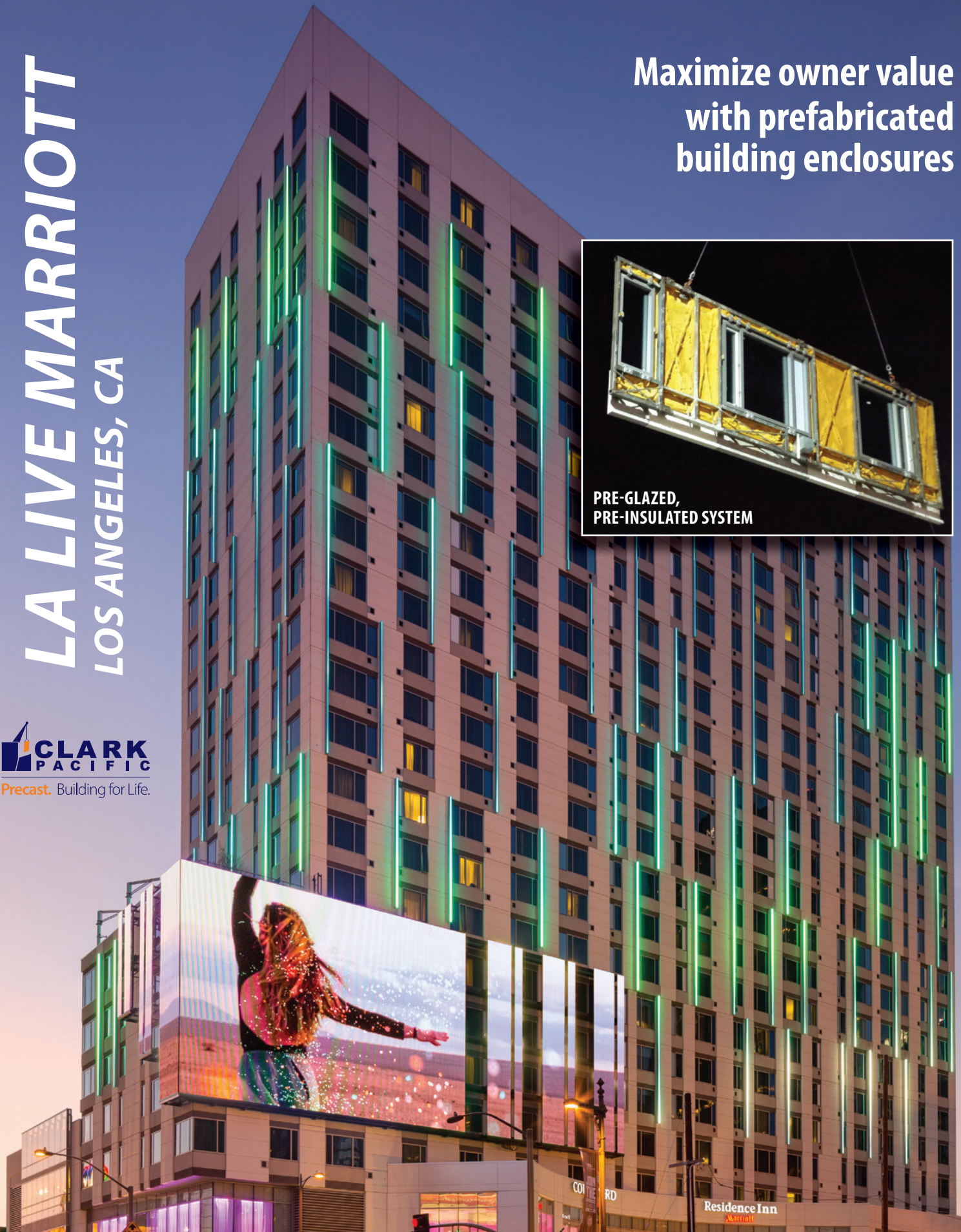


LA LIVE MARRIOTT LOS ANGELES, CA

**CLARK
PACIFIC**
Precast. Building for Life.

Maximize owner value
with prefabricated
building enclosures



Residence Inn
Marriott

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.

Placing concrete in the forms.



Applying spray foam insulation to the panel.



Installing glass in a pre-insulated panel.



Complete prefabricated units installed at jobsite.



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.

“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**



LA LIVE MARRIOTT

Project Features:

- Two hotel brands, Residence Inn and Courtyard located within a 23-story building;
- 295,750 SF
- Extensive use of pre-fabricated building systems

Precast Features:

- 484 total panels
- 119,000 SF of C-CAPP
- Pre-glazed
- Pre-insulated

TEAM

Owner & GC:

- SODO Builders

Structural Engineer:

- DCI Engineers

Architect:

- GBD Architects

Precaster:

- Clark Pacific

Building Enclosure Consultants:

- Simpson, Gumpertz and Heger
- RDH Building Sciences Inc.

Offsite prefabrication allowed for quicker building enclosure and less impact to jobsite.



HIGH PERFORMANCE TESTING

New panel production methods required testing. A mock-up of the pre-insulated and pre-glazed panel was sent to an independent testing laboratory where it underwent numerous air and water penetration, and seismic testing that met ASTM and AAMA standards. Building enclosure consultants Simpson, Gumpertz and Heger were retained (and validated) the thermal performance testing results. Other tests performed and passed included the NFPA 285 fire testing.

