

WHO'S BUILDING LLA

*A Look at Who's Building
in the City of Angels*

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WHO'S BUILDING LA

The Bolt

EL SEGUNDO

The Los Angeles Chargers have opened The Bolt, the team's new state-of-the-art training facility and corporate headquarters.

Located on One Chargers Way, the El Segundo-based facility – and first dedicated NFL team training facility and headquarters constructed in Los Angeles – boasts expansive views of the LA Basin, including the Downtown skyline, Griffith Observatory and Hollywood sign.

Encompassing 150,000 square feet of breathtaking architectural design, The Bolt features a meticulously planned three level layout and sits on 14 acres that include three full natural grass practice fields.

The ground floor includes an expansive locker room, equipment room, various specialized training and medical spaces, a barber's area, multiple player lounges and direct access to practice fields. The second floor is home to an oversized team dining room and kitchen, helmed by Wolfgang Puck Catering. The top floor features a soon-to-be-completed private, members-only club with a wrap-around outdoor view balcony, lounge, dining area and private dining room.

The main reception area of The Bolt presents guests with a striking three-story 1,800 square foot Samsung ISC Indoor LED video board, while the media center utilizes a Samsung LCD Video Wall as backdrop for press conferences.

The quarter-of-a-billion-dollar facility had to seamlessly integrate cutting-edge technology while also emphasizing the modern luxury, design and architecture that defined the space. Balancing these top-tier features – and customizing specific needs for both business and football operations – within budget required careful and strategic planning by the Chargers.

The Bolt meets several sustainability and environmental standards, positioning the building as a leader in responsible construction, innovation and technological advancements. The team ensured compliance with Title 24 and Cal Green standards, reinforcing the commitment to energy efficiency and environmental stewardship.

Additionally, infrastructure was installed to accommodate EV charging stations in staff, guests and player parking lots, emphasizing the growing demand for electric vehicles especially within Los Angeles. The building also includes infrastructure for future photovoltaic system installation.

With a continued commitment to further maximizing sustainability goals, The Bolt is currently on track to achieve LEED Gold Certification, demonstrating its dedication to achieving high performance in energy use, lighting, water and material selection. The team also has plans to install AtmosAir within the facility, a bipolar ionization technology that has been proven to provide healthier indoor air quality.



PROJECT HIGHLIGHTS

- 150,000 square feet
- Three level layout that sits on 14 acres
- Three full natural grass practice fields
- Striking three-story, 1,800 square foot Samsung ISC Indoor LED video board in reception area



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OVER 28 MILLION SQUARE FEET BUILT FOR THE NATION'S LEADING FIRMS

ABOUT CLUNE Clune Construction is an employee-owned, national general contractor that provides construction management services for some of the most respected companies in the world. With seven offices across the U.S., Clune manages over \$2.2 billion in projects annually and is ranked one of the Best Places to Work in Los Angeles.

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CLUNE
CONSTRUCTION

WHO'S BUILDING LA

The Shops at Hollywood Park

INGLEWOOD

Located adjacent to the iconic SoFi Stadium, the retail district known as The Shops at Hollywood Park anchors a transformative 300-acre mixed-use development in Inglewood. Encompassing approximately 890,000 square feet, this vibrant urban village is designed to celebrate the dynamic spirit of Los Angeles, offering an eclectic mix of retail, dining and entertainment experiences.

The architecture of the retail district strikes a balance between timeless design principles and the contemporary urban fabric of Los Angeles. Human-scale elements and open-air spaces foster connectivity, while warm white masses, light-toned stone, natural wood and an artful interplay of light and shadow reflect the city's unique character.

Historical proportions and classical aesthetics inform the design language, creating an enduring yet forward-thinking environment.

The project was designed by BCV Architecture + Interiors, with AO serving as architect of record. This collaboration ensured that the design vision was realized with technical precision and that construction met the highest standards of quality and compliance. AO's expertise in technical execution was pivotal in bringing the project to life.

The project features a "Promenade," which is a grand, linear pathway connecting SoFi Stadium to Century Plaza, offering a seamless blend of retail and pedestrian experiences.

PROJECT HIGHLIGHTS

- 890,000 square feet
- Promenade provides a linear pathway connecting SoFi Stadium to Century Plaza
- Layout integrates seamlessly with Hollywood Park development
- Historical proportions and classical aesthetics



The Park at Live Oak

IRWINDALE

The Park at Live Oak is the culmination of 20 years of work and collaboration between the City of Irwindale and private development groups Irwindale Partners, LP and Yellow Iron Real Estate.

The 78.3-acre site, acquired by Irwindale Partners in 2004, was a former sand and gravel mine with historical depths ranging up to 160 feet below surface. For the first 18 years of ownership, Irwindale Partners operated the site as an inert debris engineered fill operation (IDEFO) whereby inert materials were imported, processed, and compacted on site.

In 2016, Irwindale Partners brought on Yellow Iron Real Estate to help complete the IDEFO and procure entitlements for the site. In March of 2024, Irwindale Partners completed Phase 1 of the development, consisting of three state-of-the-art distribution buildings totaling 813,562 square feet. The site provides a template for future developers to reclaim former mining operations in the San Gabriel Valley.

A full 2.5 miles of waterline has been installed extending from Olmians' project site at The Park at Live Oak to the City of Hope's Duarte campus to support their future expansion. As part of The Park at Live Oak agreement with Cal American Water and City of Hope, the project's off-site improvements included over 13,000 feet of water main and a potable water supply system with a 700-foot deep well and a 310,000-gallon subterranean storage tank.

PROJECT HIGHLIGHTS

- Three state-of-the-art distribution buildings totaling 813,562 square feet
- 78.3 acre site
- 2.5 miles of waterline extend from The Park at Live Oak to the City of Hope's Duarte campus to support future expansion



Building America's Most Prestigious Business District

Century City has long been synonymous with prestige, a business district where ambition meets architecture. As companies adjust their office strategies to attract and retain top talent, this Los Angeles enclave has solidified its reputation as a destination for high-end office environments. With Class A buildings, unparalleled amenities, and a location that merges accessibility with sophistication, Century City offers the perfect canvas for firms looking to elevate their workspace.

WHY CENTURY CITY?

In an era of “flight to quality,” businesses are prioritizing office environments that offer more than just square footage. A recent JLL study recognized Avenue of the Stars as one of the top 10 office streets in the nation, underscoring Century City's position as a premier corporate hub. The rapid lease-up of 1950 and 2000 Avenue of the Stars, despite rising vacancies nationwide, signals that well-designed, strategically located office spaces continue to command attention.

Companies are no longer simply leasing office space, they are curating experiences. A well-executed office is a tool for culture, collaboration and productivity. Century City's mix of world-class architecture and thriving business ecosystem is at the forefront of this transformation.

NAVIGATING CENTURY CITY'S UNIQUE BUILDING CHALLENGES

High-end office build-outs in Century City

come with unique challenges and opportunities. Contractors well-versed in the nuances of this district know that successful projects here demand more than just craftsmanship, they require deep logistical expertise, strong relationships with building managers and innovative problem-solving.

1. Logistical expertise and scheduling precision

Navigating the tightly regulated and high-traffic environment of Century City requires meticulous planning. Deliveries must be timed around peak traffic hours, and material movement must be coordinated efficiently to maintain schedules. Clune Construction, with more than 2.8 million square feet of completed projects in Century City, has mastered these challenges. Their deep understanding of the area allows them to work seamlessly with building managers and city regulations, ensuring projects move forward without unnecessary delays.

2. The role of technology in construction

Cutting-edge technology is playing a critical role in refining the build process. During a recent high-end fit-out for a high-profile confidential law firm at 2000 Avenue of the Stars, Clune deployed a construction robot that helped identify base building misalignments—an issue that, if undetected, could have resulted in costly rework and delays. Additionally, Clune used advanced mapping tools to lay out finishes, outlets, lighting and sprinkler loca-

tions ahead of permitting, allowing the team to mitigate potential roadblocks and keep the project on schedule.

3. Craftsmanship and design intent

Century City's office spaces are defined by their quality and attention to detail. Delivering on that expectation means going beyond the plans—truly understanding design intent. With a combined 1,000 years of experience, Clune's field team has built some of the most prestigious spaces in the district, including projects for Willkie Farr & Gallagher, Manatt, Phelps & Phillips, Cox, Castle & Nicholson, Seyfarth Shaw and Prudential. Their expertise ensures that every design element is executed with precision, seamlessly integrating high-end finishes, custom millwork and complex MEP systems.

A TRACK RECORD OF EXCELLENCE

Some of the city's most notable businesses have trusted Clune Construction to bring their office visions to life. From law firms like Manatt, Phelps & Phillips to dynamic destinations like Eataly, Clune's ability to execute sophisticated, high-end spaces has made them a trusted partner in Century City.

WHAT'S NEXT FOR OFFICE SPACES IN CENTURY CITY?

Century City remains a benchmark for what's possible in high-end workplace design as the office landscape continues to evolve.

With Class A buildings, unparalleled amenities, and a location that merges accessibility with sophistication, Century City offers the perfect canvas for firms looking to elevate their workspace.

Companies seeking to create environments that inspire productivity and collaboration will find that Century City exceeds those expectations—provided they have the right construction partners to navigate the complexities of building in this iconic district.

President and managing director of Clune Construction, Randy Starbird, put it best: “Building in Century City demands a blend of precision, creativity and a deep understanding of the market. It's not just about meeting deadlines but about creating spaces that elevate the businesses they house. The future of office spaces here will continue to push boundaries, and we're excited to be at the forefront of that transformation.”

Learn more at clunecg.com.

SOUTHERN CALIFORNIA'S NEW SPORTS & ENTERTAINMENT HUB



In the heart of Southern California, Ontario is rapidly emerging as a premier destination for sports and entertainment. The expanding Arena Entertainment District and the upcoming Ontario Sports Empire—future home of the Los Angeles Dodgers' Single-A affiliate, set to open in April 2026—are transforming the city into a regional magnet for live events and fan experiences.

With direct access to three major freeways and a bustling international airport, Ontario connects seamlessly to all of SoCal. The city boasts over 5,000 hotel rooms and helped generate \$110 million in hospitality, restaurant, and retail economic impact across the region in 2024.

Ontario is building California's next sports and entertainment hub—and it's not slowing down.



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