



Red Hawk Casino Parking Structure
Shingle Springs, CA



Chukchansi Gold Casino Parking Structure
Coarsegold, CA

Casino Parking.

The House Always Wins with a Clark Pacific Parking Solution.

Today, casinos are located throughout the state and they are entertainment meccas offering many amenities for a diverse clientele. The parking structure is often your guest's first impression of the casino and plays a role in guest satisfaction.

How casinos can benefit from a prefabricated parking structure:

Schedule Certainty

Prefabrication can deliver a project between 30-50% faster than traditional methods because construction of the building occurs simultaneously with the site and foundation work. Schedule delays due to weather and other external factors are a non-issue given that the build takes place in a controlled environment.

Reduce Site Impacts

With fewer workers and equipment on site, there is reduced jobsite and surrounding area traffic, fewer staging areas for materials and worker parking and as a result, increased jobsite safety. It is estimated that up to 70% of man-days are removed from the construction site with off-site construction. Removing workers from tight building sites and congested areas means less traffic to the site, parking for workers and disruption to adjacent to businesses and campuses. The result is a safer and cleaner construction site.

Budget Certainty

By engaging in the design process early, the project's design team and other key players align on project requirements from the beginning. It is this collaboration and transparency that gives all parties visibility into factors affecting the bottom line of the project's budget.

Reduce Overall Risk

Clark Pacific can be a single-source supplier for the total building solution. Using an integrated team approach we work closely with the design team providing engineering and technical support. The design team can make changes or adapt the design with less risk, fewer coordination issues because of a reduction of trades, while keeping costs to a minimum.



Schedule Certainty



Reduced Site-Impacts



Budget Certainty



Reduced Overall Risk



Owner: Shingle Springs Tribal Gaming Authority
Design-Build Turnkey GC: Clark Pacific
Architect: Cunningham Group
SEOR: Reigstad & Associates

Red Hawk Casino Parking Structure

Shingle Springs, CA

Located in the foothills of the Sierra Nevada on a 35-acre portion of the Shingle Springs Band of Miwok Indians' Rancheria, Red Hawk Casino was a long time in development, but very quick in construction. Built on a rugged, steep hillside, the project includes a 278,000 facility (with gaming floor, retail space, six full service restaurants, four casino bars, a childcare facility, and an arcade) as well as an 8-story, 3,300 stall parking structure.

Challenges and Objectives

There was initial local homeowners' opposition due to anticipated traffic and related impacts, so the tribe sought and received state approval to build a dedicated offramp from highway 50 which enabled the project to proceed. However, the delays put price and schedule pressure on the project that made the team look for solutions with greater cost and schedule certainty.

Designers for project developer Lakes Entertainment (Cunningham Group, architect and Reigstad & Associates, engineer) began working with Clark Pacific to get pricing and develop a precast concrete alternative to the cast-in-place structure.

Project challenges

Schedule

- The three projects (offramp, casino, and parking structure) would have to proceed nearly simultaneously, and with no room for schedule slip.
- Construction of the parking was to have to be delayed while site was readied and the casino construction started.

Site Constraints

Garage had to be built into a mountain hillside – a lot of earthwork had to be completed before construction of the parking structure could begin. Once construction could begin, the structure would have only 10 months from start to completion. And the parking structure had to be ready by opening day

Solution

- The team chose the prefabricated concrete solution over competing systems due to clear schedule advantages and the budget certainty it brought. Relying on Clark Pacific's schedule, the parking start could be delayed allowing the casino construction to start, then catch up quickly and be completed in time for the grand opening.
- Structure comprised moment frame columns, upturned moment frame beams and double-tee structure. The overall length necessitated a seismic joint at the midline.
- With little premium, the precast structure was additionally designed for adaptive reuse – the future addition of three additional levels of parking and/or casino expansion.



Adaptive reuse allows for future expansion

Results

- 1,000,000 SF, 8-story, 3,300 stall parking structure was delivered in 10 months, meshing perfectly with the construction of the casino and the offramp.
- The whole project was celebrated by the tribe and the operating company for being on budget and delivered earlier than scheduled.
- The casino's eventual growth and expansion was foreseen and successfully designed into the project – which will significantly reduce costs of future plans when the time comes.