

# BROKAW ROAD PHASE II PARKING STRUCTURE

San Jose, CA

The Brokaw Road parking garage is part of a three-phase, developer-owned office campus that will be leased to a technology company. Clark Pacific created the precast panels for the exterior of the first parking structure created for the campus. For the next parking structure, the developer engaged Clark Pacific as the designer and manufacturer. Not only did this decision ensure continuity, but it also reduced complexity for the developer, who was able to carve out the scope of the parking garage and entrust Clark Pacific to manage it.

## NOTABLE FEATURES

- The structure is enhanced with enclosed stairways, an abundance of metal panels at the corner stair structure, and cornice elements along the top.
- The metal screening and all metal accents are comprised of stainless steel to accentuate the look.
- An architectural white mix with sandblast finish was utilized to create the parking structure's exterior.



- **BUILDING TYPE:** Parking Structure
- **NUMBER OF STORIES:** Nine
- **YEAR COMPLETED:** 2021
- **NUMBER OF STALLS:** 2,000+

## CUSTOMER'S PRIORITIES AND GOALS

### BUILD IN A TIGHT SPACE

The Brokaw Road project is located in San Jose, near the busy airport. The large campus has a small footprint. And, with multiple structures under construction at once, there was limited space on the jobsite.

### ACCOMMODATE INNOVATIVE REQUESTS

The initial plans for the parking structure included an athletic field, complete with locker rooms, on the top level. To meet this demand, the garage needed an enclosed stairwells and restrooms. Other out-of-the-box requests include:

- Tenant improvements requested by the client, such as 1,000 bike racks
- Backup fire protection for the entire campus, with a large above ground concrete water vault
- High standards for sustainability



## DELIVERING A PARKING STRUCTURE THAT CHECKS ALL THE RIGHT BOXES

Prefabrication was an ideal choice for the Brokaw Road garage since manufacturing occurs offsite. Fewer workers and equipment are required on the jobsite, resulting in a smaller staging area, and less demand for onsite parking. Prefabrication also improved overall site safety, enabling both the developer and contractor to maintain a good safety record.

By leveraging Clark Pacific's decades of expertise in parking structure fabrication and installation, the developer and contractor were able to focus on other aspects of the larger project, with confidence that their requirements would be met.

Clark Pacific was able to meet the developer and tenant's needs all while delivering the final product in a condensed time frame. The total project timeline was two years and three months, which included extensive design changes at the beginning of the project (such as the removal of the athletic field and locker rooms from the initial plans) and the creation of as-builts and final documentation in the final stages. Clark Pacific delivered a pre-finished final product, and the quality of the precast led the developer to forego painting or exterior finishing.

The final phase of the office complex project hinged on the completion of this structure. With the Phase II garage complete, Clark Pacific was able to begin the conceptual design for the next phase, allowing for a seamless transition.

### PROJECT TEAM

**GENERAL CONTRACTOR:**  
Vance Brown

**ARCHITECT & MANUFACTURER:**  
Clark Pacific

**OWNER:** Arrillaga



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