

Chumash Casino Resort – Phase II Santa Ynez, CA

Shortly after opening Phase I of the Chumash Casino Resort in 2003, construction began on Phase II of the popular entertainment venue. The new phase of construction includes an 80,000 s.f., 106-room hotel, pool, first-class spa, meeting and recreational facilities and an additional 427-space parking structure.

The Chumash Casino Resort was designed and built to generate revenue for the Santa Ynez Band of Chumash Indians. For many years tribal members lived on the reservation with high unemployment rates, substandard housing and no running water or electricity. Seeking a better life, the tribal community built Chumash Casino Resort and strived to become economically self-sufficient. The new facility created jobs for both tribal and non-tribal residents, providing a means to improve the quality of life. The revenues from Native American Gaming has strengthened many government programs for the Santa Ynez Band of Chumash Indians, including health care and education.

The Chumash Indians remain committed to preserving tribal property, protecting Chumash culture and heritage, administering justice and developing community resources.

Design and Construction Challenges

Every project has its unique challenges. The construction issues started with a confined, 4-½ acre site, limiting staging areas for cars, trucks, and earthmoving equipment. Only small increments of nearby land, connected by access roads or bridges, were available. To manage the construction process a staging was formulated and revisited as roads and bridges were eliminated to meet the project's needs.

Additional challenges Perini managed to overcome included minimal disruption to casino patrons while constructing the hotel. Coordination and communication with the Owner and operations were key issues in establishing traffic plans and site circulation. Perini Building Company also worked closely with public entities such as the California Department of Transportation and Highway Patrol to keep traffic situations minimal.

"This remarkable project demonstrated the level of collaboration and mutual respect that existed among all participants. In fact, everyone involved in the process – the general contractor, the architect, the design consultants and, most importantly, the owners – shared a teamwork philosophy that carried them throughout the entire process. As a result, decisions were made effectively, costs were allocated fairly and deadlines were met on every phase of the project. In a few cases, certain aspects of the project were completed ahead of schedule," stated Steve Davis, AIA, Principal-In-Charge, Summit Architects Collaborative, Owner's Representative.