CASE STUDY: INNOVATION

DAVENPORT GRAND HOTEL
333 W. Spokane Falls Blvd., Spokane, WA 99201

Completed: 2015
Project Size: 685,000 sq. ft.
Project Cost: $135 million
Owner: Walt and Karen Worthy
Architect: Brick and Mortar Architecture
Awards: AGC’s BUILD Northwest Award, LEED Silver Certified

A NEW DIRECTION IN MODULAR CONSTRUCTION

Constructed off-site using ready-mixed and precast concrete, the 17-story Davenport Grand Hotel stretched the limits of modular construction. Using over 4,500 precast concrete panels, contractors were able to build a whole “room” at a time by constructing the panels, then lifting and connecting the panels in place. This gave them the ability to ensure that each room size was consistent and uniform, and to place elements prior to final assembly—for example, glass windows were set into exterior panels and pre-painted before being placed into position.

01. Ahead of schedule.
The modular construction method allowed for an efficient construction schedule of one floor per week and reduced overall construction time by an entire year.

02. Record-breaking.
The Davenport Grand used more concrete than any project in Spokane in 25 years, including the precast modular concrete wall panels, a cast-in-place foundation, and the precast floor panel system.

03. Floor by floor.
Modular construction allowed the hotel to be assembled just like a house of cards, carefully, one at a time. Approximately 4,550 panels were constructed, lifted and connected resulting in the placement of over 26 panels a day.

04. Designed to be green.
Designed to meet LEED Silver Certification, the hotel boasts high performance windows, high-efficiency heating and cooling systems, rainwater storage for landscaping, and water recirculation systems.