

Quinault

- The Need:** A growing demand for quality hotel rooms on the rugged shoreline of Washington State.
- The Mission:** To quickly, efficiently and cost-effectively construct a 4 storey, 4 star hotel.
- The Solution:** Using a combination of both factory-built combustible and non-combustible (steel & concrete) hotel room modules, build a 4 storey hotel, during winter, to be ready for a late spring opening.



“This is the first time that we have used modular factory built construction. Our experience was very positive and we are looking for opportunities to use it again”.

Steve Klimek
Senior Project Manager
BFC Frontier

THE BRITCO ‘MODULAR CORE CONSTRUCTION’[®] SYSTEM

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Contract Award 07/20/99	Notice to Proceed 07/20/99	Submission of Drawings 09/01/99	Production Start 09/20/99	Permits issued N/A	Site Preparation N/A	Delivery & Installation 11/01/99	Customer Acceptance 03/01/00

From start to finish: 6 months from receipt of building permit.

Project Details

Owner/Project: Quinault Indian Tribe/BFC Frontier – 70,000 sq. ft. module area

Date of Install: November 1999

Time to Construct: Six months

Goal: To construct a high quality hotel, quickly and efficiently, in the difficult building conditions of a remote ocean coast location.

Project Details: 4 star modular ocean-side hotel development. 70,000 sq. ft. module portion of development. There were 120 building modules. The type of construction used was 50% wood frame modules and 50% steel & concrete modules.

Interior: High-end finishes: wood trim, plush carpets, gas fireplaces, ceramic tiles, solid surface counters.

Exterior: 'Hardie plank', cedar, stone base, steel roofing.

Special features: Designed to withstand high seismic and coastal wind loads. Because of the winter build conditions, a 308 ton crane was used during module installation.

BRITCO's Project Manager coordinated all aspects of the site installation of this project.

The project utilized BRITCO 'Modular Core Construction'® – the combination of concurrently scheduled site building and off-site pre-built modular units to reduce total construction time up to 50%.

Traditional Construction timeline



'Modular Core Construction'® system timeline



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