



TECH21 PANELS SAVE SIX MONTHS OFF CONSTRUCTION SCHEDULE OF 12-STORY HOTEL

CHALLENGE:

In a word: time. The Mystic Lake Casino was racing to build a 12-story hotel during the harsh Minnesota winter in time for the 2018 Championship Game.

SOLUTION:

A prefabricated wall system that resulted in a fast-track solution, shaving six months off the original construction timeline and accelerating revenue for the project owner.



PROJECT TEAM

OWNER:
Mystic Lake Casino

ARCHITECT:
Worth Group Architects

GENERAL CONTRACTOR:
PCL Construction Services, Inc.

APPLICATOR:
Swanson & Youngdale

DRYVIT DISTRIBUTOR:
The Lutz Company

Every year, one of the largest and most talked about money-generating events in the United States is the NFL championship game.

So when Minneapolis was chosen to host the 2018 game, it spurred a significant building boom all around Minneapolis designed to capitalize on the event. For the owners of the Mystic Lake Casino that meant building a 12-story, 45,000 square foot hotel tower next to a 160,000 square foot convention center. The problem was, the large project featured a construction schedule that was going to make it difficult to build in time for the big game. The looming deadline necessitated a compressed timeline for design, permitting and construction of the project and placed a premium on creative approaches that would shave as much time off the construction process as possible.



AND THAT'S WHERE TECH21 BY DRYVIT CAME TO THE RESCUE.

“We needed what I like to call our own ‘special teams’ unit to enable us to complete the project in time for the Big Game,” said the general contractor that led the Mystic Lake Casino expansion project.

— Isaac Kendall | Project Superintendent with PCL Construction Services, Inc.’s Minneapolis district

For any large-scale construction project, one of the best ways to accelerate construction is to complete the shell of the building as soon as possible so the facility can become weather tight to allow interior work to begin. Dryvit Outsulation® Plus MD was specified on both the hotel tower and the convention center project.

Many prominent buildings in Minneapolis feature an Outsulation system, including the Mall of America and countless hotels.

For the Mystic Lake project, PCL turned to Swanson & Youngdale, a 70-year-old Minnesota contractor specializing in EIFS construction, to assess options on the fastest and most effective way to construct the building envelope.

Kevin Halvorson, the Vice President of Swanson & Youngdale’s drywall division, showed PCL how they could cut months off the construction timeline if they

prefabricated the exterior panels off site in a weather-controlled environment and trucked them to the construction site for fast installation.

Halvorson was confident in his company’s ability to meet the tight timeframe thanks to his partnership with the Lutz Company, the Minneapolis-based exclusive Dryvit distributor.

PCL and the Mystic Lake Hotel Casino’s team did their homework before giving a greenlight to the plan for prefabricated panels on the Mystic Lake expansion. “We had other companies build panels before for other jobs but never in as complicated a design,” said Kendall. “The Mystic Lake project required floor to ceiling panels that incorporated the windows. We didn’t want to give up quality that I knew we could count on with traditional field applied EIFS, but we also knew that we didn’t have the luxury of time to use the traditional approach on the entire project.”



To assure PCL that the prefabricated approach would provide the same quality as field applied EIFS, yet in a fraction of the time, Swanson & Youngdale worked with the Lutz Company to develop a full section of exterior cladding with an integrated window system. After seeing the Outsulite™ Tech21 wall section, PCL was convinced. The completed section was then shown to the Design Team and Owner, both of whom signed off on the accelerated construction approach.

It took just 37 working days for a five-man crew to install 45,000 square feet of panels on the 12-story hotel tower. For the 160,000-square foot convention center, where traditional field applied Outsulation Plus MD had to be used because of a curved wall design, ten workers spent five months completing the job.

But it was the speed of the Tech21 installation that stole all of the headlines.

“I was amazed at how fast the panels were installed on the hotel tower,” said Kendall. “Speed wasn’t the only major benefit of this approach. If we had gone the conventional way with field applied EIFS on the hotel tower, we wouldn’t have been able to install the windows until all of the EIFS was completed and the scaffolding was down. Thanks to Tech21, as soon as the installation crew completed a section, I could have a caulking team come right behind them to secure the windows in place. Having multiple trades working on the project at the same time was a huge time saver.”

Halvorson estimated that the use of Tech21 panels shaved six months off the construction timeline.



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