

A resort hotel lives up to its promise

A QuietRock application story

PROJECT	The Tundra Lodge Resort, Green Bay, WI
REHABILITATION CONTRACTOR	HJ Martin & Son, Steel Stud & Drywall Division Green Bay, WI
CONSULTING ENGINEER	Patrick McCormick, Brandner Engineering
QUIET SOLUTION PRODUCTS	QuietRock and QuietSeal
SITUATION	161 suites worth of resilient channels in a newly-built resort hotel failed within the first year.
PROJECT OBJECTIVE	Stop sound intrusion from being a source of guest complaints.



The Tundra Lodge Resort & Waterpark is a full service, all-suite destination located in the heart of the stadium district, only 4 blocks away from legendary Lambeau Field—home of America's Green & Gold team, the Green Bay Packers.

In September 2003, Green Bay, Wisconsin's legendary Lambeau Field celebrated the completion of a \$297 million redevelopment. On a nearby street named after football's greatest coaching legend, another multi-use structure opened for business. Combining an indoor water park, arcade, and conference center with an exquisite 161-room lodge, The Tundra Lodge Resort and Waterpark seemingly had everything going for it on opening day.

Just four blocks from the country's newest pro stadium in a region famous for rabid football fans, many of whom travel long distances to attend games, The Tundra Lodge was perfectly situated to draw faraway fans and local families to its Lombardi Avenue address.

THE PROBLEM

But then the complaints about room-to-room sound intrusion began. The facility's Managing Director of Engineering, Melanie Novinska, vividly remembers the impact that mounting complaints over unwanted sound were having by the end of the first year of operation. "It cost our property a lot of discounted rooms and certificates for people to give us another try."

The sound transfer from one guestroom to another was just not acceptable. Of course, when you first open any hotel property, business is slow. You don't find the problems until you're selling lots of rooms and guests are next to each other."

How bad was the real-life performance of the resilient channel walls her original architect-builder believed would deliver an STC rating around 50? Before renovation began, the sound transmission of the old walls was measured. The best-performing walls came in at a mere STC 37 and the worst yielded a paltry STC 34 rating—only one or two points above standard 5/8-inch drywall.

The sound transfer from one guestroom to another was just not acceptable.

Because the lodging business is so heavily impacted by word-of-mouth, Novinska estimates inadequate sound isolation in the original construction was causing forty to fifty percent of normal repeat business to evaporate. That's a lot of revenue for any hotel to lose; for a lodge with over 160 rooms it was a flat out disaster. Something had to be done.

THE SOLUTION

Without an architect or builder who was well-grounded in architectural acoustics, Novinska felt compelled to educate herself. "I found Quiet Solution on the internet and requested information and a sample of QuietRock soundproof drywall. Then, working with Quiet Solution, we put together a solution to fix the problem using QuietRock."

After receiving third-party validation from Patrick McCormick of Brandner Engineering about the proposed solution, contractor HJ Martin began the work of removing the now two-year-young drywall.

A resort hotel lives up to its promise

A QuietRock application story

According to Novinska, that included “moving the furnishings out of the room, taking the artwork and wall lamps down, removing the dry/wet bars and the draperies, covering the carpet with plastic and removing the baseboards.”

QuietRock is a great solution...I'd also recommend it for common walls in duplexes, condos and apartments.

HJ Martin then removed the existing drywall and an electrician moved back-to-back outlets to non-adjacent positions. Insulation was installed where needed, followed by standard sheetrock screw-mounting of QuietRock. “With tape, texture and paint, we were able to complete about 6-8 rooms every 5 days,” Novinska recalls.

RESULTS

“Before we installed QuietRock the situation was really bad,” Jay Hussong of drywall contractor HJ Martin commented. “You could hear conversations right through the walls. After QuietRock was installed, we measured multiple rooms at STC 50 or better—we could really hear the difference.”

After installing QuietRock the noise complaints ceased,” reported Novinska. “The difference was amazing, and our occupancy rates went up. QuietRock was the perfect solution for us. For this project I give it 9 out of 10 points. Factoring all the costs, including materials and labor, you’ll realize savings over the long term,” she advised other building owners.

“Start with QuietRock instead of resilient channels and properly position your outlets and any other openings on back-to-back guestrooms, and you’ll get quiet rooms. I’d also recommend it for common walls in duplexes, condos and apartments.” Novinska’s final advice isn’t material-specific and is even more basic: “Hire a builder who is knowledgeable about isolating sound.”

Ms. Novinska and Mr. Hussong were interviewed by D.K. Sweet, a frequent writer about construction industry topics who is based in the San Francisco area. If you have a QuietRock story to share, write to D.K. at dk@QuietSolution.com.



Quiet Solution is the leading manufacturer of advanced soundproof materials including our award-winning QuietRock soundproof drywall. With 25 million square feet installed, the latest generation of QuietRock products continue to exceed builders expectations in ease of use and proven lab and field results in over 25,000 projects.



QuietRock replaces older techniques such as resilient channels, clips, sound board and mass loaded vinyl and offers lower cost solutions than other methods for equivalent STC ratings. From 1/2” residential to 1-3/8” THX professional products, there is a model for any project. QuietRock hangs and finishes just like standard drywall and is fully lab- and field-tested to STC 80, depending on model and assembly.