IDaho’s newest luxury resort, the Coeur d’Alene Resort and Conference Center, represents the largest private tourism investment in the history of Idaho according to owner Duane B. Hagadone.

Situated on Lake Coeur d’Alene, one of the state’s natural resource treasures, the 18-story, $60 million project is the “dream-come-reality” for this entrepreneur and businessman. His northwestern ventures include radio stations, apartments, restaurants, eight newspapers, and a construction company, the Hagadone Construction Company, contractor for the extensive resort complex.

Beginning in January 1985, the entire project, including renovation of an existing seven-story hotel, construction of a parking garage and convention center, the creation of the world’s longest floating boardwalk, was completed in 15 months, which Hagadone says is roughly half the time major hotel chains spend on construction. Doors opened for resort guests in May 1986.

Coeur d’Alene created intriguing challenges for applicator firm, Pacific Constructions Systems, Inc., Bellevue, WA, according to Dan Bryant, project administrator and now Pacific Construction Company’s operations manager. The firm is one of the biggest in the Northwest, and has been a member of AWCI since 1956.

Max O. Jensen, Chief Executive Officer of Pacific Construction Systems, Inc., served as President of the Gypsum Drywall Contractors International in 1965-66. GDCI was a predecessor organization of the Association of the Wall and Ceiling Industries—International.
Nearly surrounded by Lake Coeur d’Alene, the resort features among its impressive amenities a 340-slip marina.

“Original plans specified field-applied exterior insulation on the tower structure, but the demanding construction schedule and a timetable requiring mid-winter erection made the shift to panelization a more realistic approach and allowed us to meet the tight construction deadline,” said Bryant.

Jerry Jensen, Pacific’s design manager, and Bryant worked from the firm’s Redmond panelization plant, designing and engineering each intricate panel, and managing to keep a step ahead of the plant assemblers. Forty-two flat bed trailer loads of prefabricated panels were trucked to the Coeur d’Alene site. There each shipment was met by Pacific’s foreman, Dale Robinson, and his crew and the race against the clock was on. Working mainly at night, the crew was able to utilize a giant crane brought to the site for other purposes. “The night schedule actually facilitated erection,” said Bryant. “We used laser beams to align each panel properly and the dark made each beam visible.”

Although complicated by a site that was nearly totally surrounded by water and accessible only from one side, construction sped along at the rate of one floor per week.

“Coeur d’Alene was certainly not one of your average panel jobs,” stated David Jack of Seattle Wall Systems, Inc., Dryvit’s northwest distributor. “It’s an intricate design. Even the rooftop arches are panelized,” he noted.

Jack, instrumental in selling the owners on the use of Dryvit Outsulation, added that the job required a top notch applicator firm, large enough to handle the demanding construction schedule. Architect, R.G. Nelson, a resident of Coeur d’Alene, wanted to create a classically unique structure that harmonized with an impressive alpine setting. His principal goal, other than capitalizing on the lake view, was to create a hotel with residential character. The hotel’s exterior design was derived from its interior function. After designing 47 room variations for
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the tower, Nelson “put them together and stacked them up 18 stories high.” He then set out to shape the structure’s overall character. Miles of wooden glue-lam handrails, planters and beams accent the Dryvit Prairie Clay Sandblast® finish.

Rising almost 200 feet above the lakefront, the resort tower brings to 340 the total number of guest rooms in the resort complex. Variety and individuality are stressed in individual room plans, the smallest of which is 550 square feet. Each room has its own fireplace, sunken living area and many feature private jacuzzis. The Hagadone suite, one of the spectacular luxury features of the hotel, occupies the tower perch. Competition for its commanding view comes from its own private glass-bottom swimming pool, a jacuzzi that extends over the side of the building, two fireplaces, its own stereo and phone systems, bar, grand piano, and a private kitchen. A $1,500 rate for this 3300 square foot suite is rarely charged, according to Hagadone, as it’s offered free to large convention groups.

Lofty towers and copper-peaked belfries top the structure that utilized nearly 65,000 square feet of Dryvit System products. A $30,000 copper hood over the lobby fireplace and space-age elevators which gently announce each floor, are just a few indications of the owner’s desire for state-of-the-art materials and equipment. “This is definitely a first-class resort,” notes distributor Jack.

Twenty-five meeting rooms of all sizes and a new convention center seating 2200 make it the largest convention site in the Inland Empire. The resort and its 500-car parking garage are clustered near the lake-front, leaving a 3.5 acre parklike setting in front landscaped with grass, shrubs and an outdoor plaza for displays and entertaining. Dryvit Outsulation was applied on-site to other buildings in the complex,
including the parking garage, the convention center and the renovated adjacent hotel, creating a unified look to the entire-resort area.

The focal point of the resort is the world’s longest floating boardwalk which encircles the marina. Reaching a quarter of a mile into Lake Coeur d’Alene, this impressive floating sidewalk is open to the public and expected to attract 500,000 visitors during the summer months. The 340 slip marina offers private storage, water, power, phones and even room service from the resort.

So pleased were architect and owner with the finished resort, that when the opportunity came to incorporate a nearby newly constructed, but financially ailing, condominium complex into the resort, they immediately opted to refinish the new structure with Dryvit products. L.A.C. Drywall, Inc., Spokane, WA, handled the in-place Dryvit application. With its new facelift, Park View Tower sales are reported to be greatly improved.

But with all the luxurious appointments, in the quest to make Coeur d’Alene a “premier destination resort” owner Hagadone offers “casual elegance” at an affordable price tag. Rates range from $50 to $100 nightly. The hotel’s elegant gourmet restaurant features full dinners for under $10. Already, the resort has booked 235 conventions for its first full year of operation. Success has been built into the game plan as well, with plans for a second tower should the need arise.

_U.S. News and World Report_ lists Coeur d’Alene among the ten best cities in the country in which to live. With the completion of Coeur d’Alene resort, there can be little doubt it is a great place to visit as well.