

## PROJECT EXPERIENCE

### FAIRFIELD INN (FORMERLY DOWNTOWNER MOTOR INN AND FORMERLY PARK CENTRAL HOTEL) FORT WORTH, TEXAS



**YEAR COMPLETED:**  
2017

**OWNER:**  
Icon Lodging

**CLIENT NAME:**  
Mayse & Associates

**RLG SERVICES:**  
Forensic

#### PROJECT DESCRIPTION /SCOPE:

The Marriott Fairfield Inn & Suites located across from the Fort Worth Convention Center opened in the fall of 2017 after undergoing strengthening engineering services by RLG Consulting Engineers. The 114-room hotel is the result of a massive renovation of the former Park Central Hotel located at 1010 Houston St in Fort Worth. Due to the rising attraction to Fort Worth's Convention Center, there is a greater demand to accommodate hotel guests in Fort Worth's city center.

In order to convert the Park Central Hotel into a Fairfield Inn, strengthening methods such as the addition of steel beams and post-installed connections were needed to support the modified load-bearing concrete and CMU walls above.

The restoration consisted of converting the former motel into a hotel, which included the creation of a new inner corridor in the building through existing load-bearing concrete/CMU walls. To achieve this, RLG's team of structural engineers cut new openings in the load-bearing walls and transferred out the load with a new post-installed steel frame at level 2. The new steel beams were supported by new steel columns that were post installed into the existing concrete columns.

Key features of the restoration include the addition of a new stair, design of a new feature rooftop element and transformation of an existing stair shaft into an elevator shaft.

Challenging aspects of the design include the post-installed connections coupled with a very shallow water table. Post-installed connections always have the potential need for modification due to field conditions that are different than expected. There were many challenges in modifying connections that did not work with the unforeseen field conditions. However, the primary benefit of the design approach is that RLG's team of structural engineers were able to realize the client's vision utilizing as much of the existing building as possible. In order to prevent mass demolition and additional new materials, much of the existing structure was utilized for restoration.