

# Dusit Thani Guam Resort – Tumon Bay, Guam, USA

## Project overview

MAPEI supplied a wide variety of products used for the installation of travertine, porcelain and quarry tiles; carpet tiles; and Axminster wool carpet, as well as decorative concrete flooring in the arrival area. *ECO Prim Grip™* primer was used as a problem-solver all over the project, increasing bond strength wherever needed.



## Project information

<b>Project category:</b>	Hospitality – Hotel
<b>Period of construction:</b>	2014-2015
<b>Years of MAPEI involvement:</b>	2014-2015
<b>MAPEI coordinator:</b>	Chris Anderson
<b>Project owner:</b>	Tanota Development, LLC
<b>MAPEI distributor:</b>	Specified Surfaces (Portland, OR)
<b>Architect:</b>	O.A. Coloma P.C. Architects
<b>General contractor:</b>	Pacific Rim Land Development, Inc.
<b>Surface-preparation contractor:</b>	Addison Global Interiors, Inc.
<b>Tile and stone installer:</b>	Addison Global Interiors, Inc.
<b>Floor-covering installer:</b>	Addison Global Interiors, Inc.
<b>Project manager:</b>	Tony Costa
<b>Photographer:</b>	J.T. Delfin Studios
<b>Project size:</b>	745,000 sq. ft. (69 213 m <sup>2</sup> )



## MAPEI products used

- *Ultraplan® 1 Plus*
- *Primer L™*
- *ECO Prim Grip*
- *Ultraplan M20 Plus*
- *Planibond® EBA*
- *Ultratop®*
- *Novoplan® 710 SL*
- *Mapecem® Quickpatch*
- *Planipatch®*
- *Planipatch Plus®*
- *Dal-Cim 500 EX*
- *MAPEI SM Primer™*
- *Mapelastic® AquaDefense*
- *MAPEI Ultralite™ Mortar Pro*
- *Ultraflex™ LFT™*
- *Ultracolor® Plus*
- *Kerapoxy® CQ*
- *Mapesil™*
- *Planiseal® Traffic Coat*
- *Ultrabond ECO® 810*
- *Ultrabond ECO® 120*



# Dusit Thani Guam Resort – Tumon, Guam, USA

## Island paradise gets luxury finish with MAPEI systems

Located in the heart of the Pacific and just a short plane ride away from some of Asia's main cities, Guam is a captivating tropical island paradise. The Dusit Thani Guam Resort, situated on the island's magnificent Tumon Bay, features panoramic views from its 419 guest rooms, suites and villas, which are all finished with distinctive touches of Thai design throughout. Guests enjoy a full range of modern amenities and facilities designed to make each stay a unique and personalized experience.

During the initial phases of resort construction, a MAPEI representative and a Portland, Oregon, contractor – Steve Addison of Addison Global Interiors, Inc. (AGI) – visited Guam on a business trip. While there, they talked with the construction crews at the Dusit Thani. Learning that the crews were running into some difficulties, the representatives from MAPEI and AGI made a proposal that helped solve several challenges. AGI was engaged to do the work, and it used MAPEI products as a single-source system from concrete repairs to surface preparation, waterproofing and sound reduction, and to tile and floor-covering installations. A wide variety of MAPEI products were used to give the owner of the resort a long-lasting installation and to solve some very difficult problems.

### MAPEI products on the jobsite

- **Ultraplan M20 Plus** underlayment was colored mocha and used as a wear layer in back-of-house operations areas. In the future, if **Ultraplan M20 Plus** begins to wear from heavy traffic, this 10,000-sq.-ft. (929-m<sup>2</sup>) area will be covered with quarry tile.
- **Ulratop** gray concrete topping was also colored and installed in the back-of-house and service areas. There are no plans to cover this 20,000-sq.-ft. (1 858-m<sup>2</sup>) area with tile in the future, as **Ulratop** provides a strong wear surface.
- Both **Ultraplan M20 Plus** and **Ulratop** gray were applied over **Planibond EBA** bonding agent with a sand broadcast.
- **Ultraplan 1 Plus** underlayment was initially used throughout all the corridors and hallways for self-leveling. Later in the project, the self-leveling product was switched to **Novoplan 710 SL** underlayment, which was used in all of the promenades, restaurants, common areas, penthouses, the lanai and the convention center for the remainder of the self-leveling. The self-leveling crews installed **Ultraplan 1 Plus** and **Novoplan 710 SL** over **Primer L**.
- **ECO Prim Grip** was used as a problem-solver all over the project, increasing bond strength wherever needed (approximately 20,000 sq. ft. [1 858 m<sup>2</sup>]). It was also used extensively under **Novoplan 710 SL** where there were nonporous slabs. In addition, **ECO Prim Grip** was used under **Ultraplan 1 Plus** on nonporous slabs in the areas where **Ultraplan 1 Plus** was poured.
- **Mapecem Quickpatch** concrete patch was used to slope all of the balconies, and Daltile “Bay Bridge” plank tiles were installed over **Mapecem Quickpatch** with **Ultraflex LFT** mortar and grouted with **Ultracolor Plus** grout.
- **Planipatch** patching compound and **Planipatch Plus** additive were used to fix transitions and make small repairs wherever needed throughout the project, covering over 50,000 sq. ft. (4 645 m<sup>2</sup>).
- **Dal-Cim 500 EX** (a version of **Mapeguard**® 2 sheet membrane that is manufactured for Daltile) was used for sound reduction underneath the tile in all of the hotel guest rooms. **Dal-Cim 500 EX** was applied over **MAPEI SM Primer**.
- **Mapelastix AquaDefense** membrane was used in all guest rooms to waterproof the shower areas – 7,000 sq. ft. (650 m<sup>2</sup>) on floors and 45,000 sq. ft. (4 181 m<sup>2</sup>) on walls.
- All of the porcelain tiles in the guest bathrooms were installed with **Ultraflex LFT**. This mortar was also used for quarry-tile installations in the restaurants.
- AGI originally planned to use a single mortar (**Ultraflex LFT**) for all of the tile installations; one year into the project, though, **MAPEI Ultralite Mortar Pro** was introduced to the market and it fit the project perfectly due to its light weight. **MAPEI Ultralite Mortar Pro** was used to install travertine and porcelain tiles on 22 columns throughout the resort, as well as the floors of the lobby and promenades. Because it is a lighter product, when the installers were working on scissor lifts high up in the air on the columns, **MAPEI Ultralite Mortar Pro** helped reduce weight on the lifts and made for easier installation at those heights.
- **Ultracolor Plus** was used to grout all tiles in guest rooms, the lobby, common areas, promenades and the 22 columns. **Kerapoxy CQ** was used in the kitchens of the six signature restaurants to grout the quarry tile. All guest-room baths were caulked around the tubs and showers with **Mapesil** sealant in an ivory color.
- **Ultrabond ECO 810** adhesive was used to glue down carpet pads in all guest rooms, and walkways and common areas where carpeting or carpet tiles were used. **Ultrabond ECO 810** was also used to install 48,000 sq. ft. (4 459 m<sup>2</sup>) of carpet tiles in entryways and other parts of the building. The installers glued down the 432,000 sq. ft. (40 134 m<sup>2</sup>) of Axminster wool carpet in the guest rooms with **Ultrabond ECO 120** adhesive.
- The owner's representative decided that the bus lane where guests are dropped off from the airport should have an inviting look. Therefore, AGI applied **Planiseal Traffic Coat** epoxy overlay, broadcast green aggregate into it and then applied more **Planiseal Traffic Coat**. The resulting drop-off area now has a nonslip surface for guests and a great wear layer for the bus traffic.

The MAPEI Technical Services teams all supported the project throughout its construction. Through their efforts and the work of the MAPEI representative, MAPEI has gained recognition and developed a very positive relationship with construction firms all over Guam.

