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CASE STUDY
Hyatt Regency | Seattle, WA

BILCO Hatches Sit Atop Largest Hotel in Pacific Northwest

The Hyatt Regency Seattle soars more than 500 feet into the skyline, and stands as the crown jewel in the city's vast and growing hotel landscape. The hotel opened in December 2018 and with 1,269 rooms spread out on 45 stories, the hotel is the largest in the Pacific Northwest.

Hotels have become a high priority in Seattle, as seven hotels and a record 2,192 hotel rooms opened in Seattle in 2018. The city is home to six Fortune 500 companies – Amazon's headquarters are located there and Google has 4,500 employees in the area – and a major expansion of the adjacent Washington State Convention Center is expected to be complete in 2022. Meeting space and hotel rooms are in high demand in the Emerald City.

The Hyatt Regency Seattle addresses the meeting space issue with 103,000 square feet. It also includes two restaurants, bars, and shops and two ballrooms with more than 19,000 square feet each. There is an executive boardroom with a private balcony and 46 meeting rooms that range between 600 and 1,900 square feet. There is a wide range of guest rooms, including the astonishing Presidential Suite, which has 1,700 square feet, living room, dining room, butler's pantry and workspace. There is plenty of elbow room all around.

Four roof hatches manufactured by The BILCO Company provided an important component in the construction of the hotel. LMN Architects included two hatches that are 3-feet, 2-inches by 12 feet and two more that are 3-feet, 2-inches by 14 feet. They provide rooftop access to mechanical equipment. "BILCO's reputation as an industry leader and company's ability to accommodate the sizes needed in a timely matter were almost assuredly important factors for LMN," said Lisa Stevens of GVA Northwest, which procured the hatches for RC Building Specialties.

The hatches were also equipped with motorized operation to facilitate opening and closing. They included modified curb liners and heating cables with snow sensors, which keep snow from accumulating on top of the hatch and automatically stop when the storm passes. The curb features the Bil-Clip® flashing system, an innovative method to quickly and easily secure single-ply roofing to the hatch. The hatches include compression spring operators for lift assistance and an automatic hold-open arm with grip handle release and are manufactured with corrosion-resistant materials.

Chris Chesire, Managing Partner for RC Building Specialties, said the roof hatches were integral to the design of the hotel by the architectural team. "That's what they specified, and we were able to install them without any difficulty," said Chesire, who worked on the project as a subcontractor for Sellen Construction.

Photo: Courtesy of Hyatt Regency Seattle



Photo: Courtesy of The BILCO Company



The hotel opened 23 years after developer Richard Hedreen purchased the property, and closed the book on one of the region's most highly-anticipated projects. "It has already become a natural home for many of the city's most significant economic, cultural and culinary experiences," said Stephen Van Dyck, Design Partner for LMN Architects. "It is also open, welcoming and accessible along the street edge, and has knit itself into the fabric of people's everyday lives."



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