



BUILDING IN THE HARSH MIDWEST? NO PROBLEM WITH OUR ICF.

Grand Odyssey Theatre, Watertown, SD

Challenge

The owners of the Grand Odyssey Theatre aimed to bring a modern theatre experience with state-of-the-art amenities to Watertown, South Dakota. To deliver on this promise, they needed to construct a theatre with tall walls that would allow for stadium seating. This need was even more challenging in a region that is plagued by high winds. The general contractor had not used Fox Blocks or ICF before but felt assured that even in this windy climate, by using a standoff bracket for the turnbuckle attached to the masonry frames, the walls would remain straight while the concrete was being poured.

The contractor also had to solve for poor soil conditions, which required having to excavate and replace the existing soil. This site issue was unforeseen and, as a result, extended the project timeline, carrying construction into the bitter winter months. In fact, the last Fox Blocks pour took place in subzero temps; the predicted high that day was -15.

After the pour, only the top of the wall was covered with insulation. The following day, the project superintendent removed a piece of the insulation, expecting the concrete to be frozen; but, to his disbelief, it was not. Thanks to Fox Blocks, the concrete maintained its integrity, despite freezing temps.

Project Highlights

35-foot-tall walls

Temperatures dipped to -15 °F

Similar theater to be built nearby

**Awarded Heavy Commercial
2nd Runner Up by the ICF
2019 Builder Awards**

Project Stats

Location: Watertown, SD

Industry: Entertainment

Type: Cinema

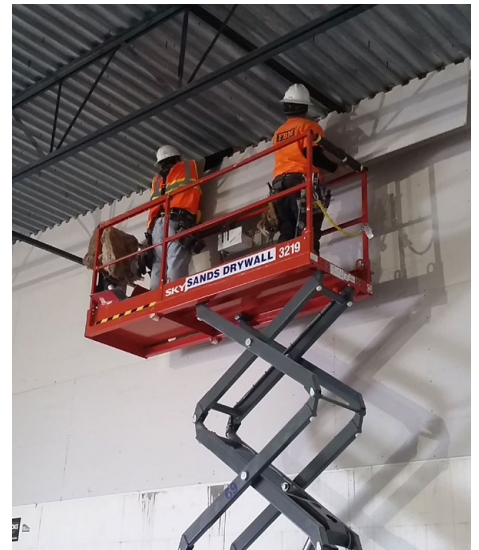
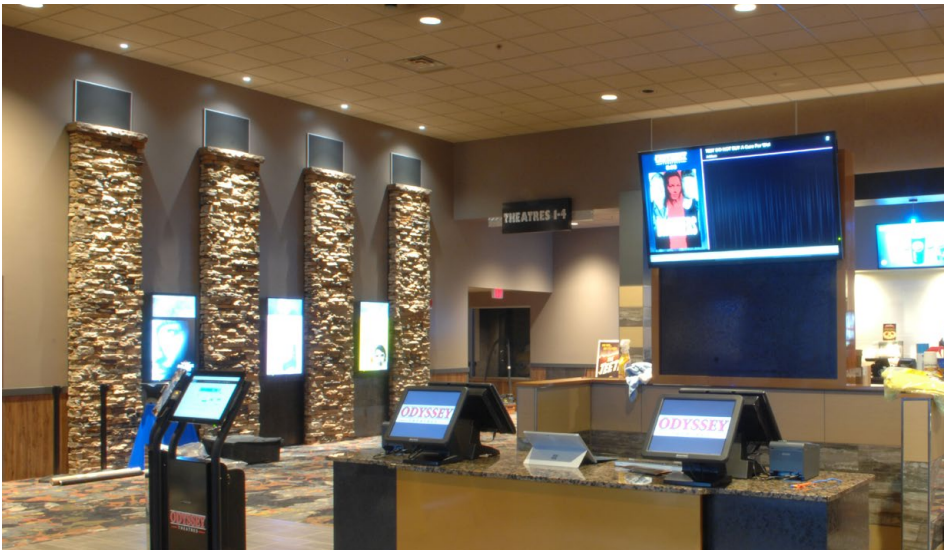
Size: 24,351 sq. ft. (floor)

ICF Use: 43,923 sq. ft.

Cost: \$5 million

Total Construction: 36 weeks

ICF Installation: 38 days



AS A RESULT OF THE PROJECT'S TREMENDOUS SUCCESS, THE OWNERS HAVE COMMITTED TO DESIGNING AND BUILDING ANOTHER THEATRE WITH FOX BLOCKS.

Sustainability

Because Fox Blocks was used in the construction of this building, an additional layer of Expanded Polystyrene (EPS) was not required before an exterior cladding could be applied. The extreme winter weather also helped showcase the insulative properties of Fox Blocks, as no shelters (or heating of the shelters) was required.

Timing

Despite setbacks due to the soil and extreme weather conditions, the speed of construction was impressive. A key driver for the speed was the ability to begin the interior construction of the building before the building was completely closed, thanks to Fox Blocks' insulative properties.

Budget

The Grand Odyssey Theatre was completed within budget. As a result of the project's tremendous success, the owners have committed to designing and building another theatre with Fox Blocks in Dickenson, North Dakota.



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