

construction  communications

NEVADA CONSTRUCTION REVIEW

Site
Planning

VALUE
Engineering

NEVADA'S MOST CHALLENGING AND
UNIQUE NEW CONSTRUCTION PROJECTS

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THE RESOURCE FOR REAL ESTATE & CONSTRUCTION DECISION MAKERS

Hyatt High Sierra Lodge



Photo courtesy of Krump Construction, Inc.

Mark Twain wrote that Lake Tahoe offers "the fairest picture the whole world affords." And now it offers the highest quality and variety of accommodations to enjoy that view.

The members-only Hyatt Vacation Clubs resorts are residential in nature and offer fully furnished condominium homes.

Each location offers its own style of relaxation opportunities. The Hyatt High Sierra Lodge, located in Incline Village on the shore of Lake Tahoe and adjacent to the popular Hyatt Regency Lake Tahoe Resort and Casino, offers a secluded vacation with casino-style amenities. Guests have access to all the casino and hotel amenities with the privacy and luxury of their own condo and exclusive vacation club amenities. These include a recreation center, meeting room, pool and pool house.

The location has 60 two-bedroom condo units in six three-story buildings where the 24-hour casino and a host of restaurants and outdoor activities are only a short walk away.

"The limited number of units ensures private and personal attention to guests,"

"We Design



Intel Operations Center



Leviton Distribution Center

for Business, Education, and Pleasure."



Medical Education Library, U.N.R.



Genoa Lakes Golf Club

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Congratulations
Hyatt High Sierra Lodge
for making a difference in our community

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Distributor*

We are a manufacturer
direct distributor of
high-quality wood
and vinyl windows,
patio doors, and skylights.

**TEDESCO
CONSTRUCTION, INC.**

*Concrete Contractors
Full-scope concrete
contractor specializing
in high tolerance floors,
tilt-up and industrial
buildings; record holder for
the world's flattest floor*





Photo courtesy of Krump Construction, Inc.

said Peter W. Grove, project architect with Lundahl & Associates, the project's architect of record.

Combine the highest-quality resort living with some of the most spectacular views and the Lodge's goal of rustic elegance is easily achieved. "Aesthetics were important to this project," Grove added.

"We wanted to create a village of buildings that were residential in feel," said Robert Glazier, AIA, principal with the project's design architect, Hill Glazier Architects. "We did that by slightly altering the appearance of some of the buildings."

"The sophisticated and rustic look blends in as closely with the environment as possible in a Tahoe Lodge style," Grove said. The use of high-

end finishes that have a rustic feel, such as cedar and granite, helped make this possible. The living room and kitchen feature open plans that reflect the uncluttered, open views of the lake and surrounding area. There are only slight variations in the units themselves, depending on which of the three floors they are located. Units also feature spa tubs, private balconies and multiple televisions."

Stone and wood blend many of the indoor and outdoor elements. For example, the fireplaces have rock and wood elements that reflect the exterior skin of the buildings and, in turn, the very landscape of Tahoe.

"The property had to be integrated with lakeside cottages and the hotel," Grove said. In fact, the style that began at the lodge

became the inspiration for the redesign of the hotel, according to Glazier.

Concept To Completion

The Need:

A vacation club that offers a unique setting and luxurious amenities

The Challenge:

Building in an area with very time-specific requirements for construction compounded by a harsh winter climate



Photo courtesy of Krump Construction, Inc.

"The buildings are primarily wood frame with concrete foundations," said Tim Krump, president of Krump Construction, Inc., the project's general contractor. "The footprint and architecture are very articulate on the serpentine site."

The bottom portion of the buildings are clad in a synthetic stone that is so real in appearance a layman would never know it wasn't real stone, according to Krump. The use of synthetic stone was economical and provided a consistency in appearance.

Achieving spectacular views that didn't negatively impact the original site was a major challenge. The design and construction team had to work with the Tahoe Regional Planning Association (TRPA) to review scenic impact issues. The project required approval from the association that was established to adopt and manage environmental codes and issues. "They have very strict guidelines in the Tahoe basin," Grove said.

"The TRPA limits construction that disturbs the earth from October to May," Krump said.

"Grading, excavation and paving can only be done between the first of May to the middle of October in order to protect the clarity of the lake [because construction can add to the erosion of the lake]. In the dry season run off is less dramatic," Krump said. This left the team with only non-earthwork activities after the middle of October.

"Without months of preplanning by the architect and our team, this would not have worked," Krump said. "Because we were so organized, permits were in place and we were ready." Constructing the buildings under time restrictions was compounded by the concern of building in the harsh winter months.

"We constructed all winter in spite of 262 inches of snowfall," Krump said. "Because of all the site work being done on time we were able to continue the project during the winter because we had pavement to work off of. We actually shoveled snow off of the wood frame of the building to keep working."

Often, construction in the area will shut down during the winter months and resume in

the spring. "The owner expected to shut down during the winter, but as we started talking to subcontractors and they were concerned about parts, storage and suppliers, we tallied up the potential cost of phasing versus the cost of winter protection. We found it cost less to combat the snow," he said. "The owner had not anticipated working through the winter, but the project team was able to manage it quite well."

Keeping an eye on cost was something Krump Construction did throughout the project. "We spent a lot of time value engineering. We simply kept looking at different options to save money that would not mitigate the design," he said.

Options were submitted and alternatives were discussed with the architect at every level of the preconstruction process. "It was an honest flow of information back and forth. Everyone was focused on the end product," Krump said.

And the final product is one that encompasses the beauty of the location with all of the comforts of home, no matter what time of year. ■

— R.K.

Facts & Figures

Name:

Hyatt High Sierra Lodge

Location:

Incline Village

Owner:

Hyatt Vacation Club Ownership, Inc., Chicago, IL

Type of Project:

Construction of a vacation club property

Architects:

Hill Glazier Architects, Palo Alto, CA (design architect); Lundahl & Associates, Reno (architect of record)

General Contractor:

Krump Construction, Inc., Reno

Size:

Six buildings on 4 acres

Cost:

\$14 million

Construction Time:

May 1998 - August 1999