

Marriott Grand Residence Club So. Lake Tahoe, CA

The 453,168-square-foot Marriott Grand Residence Club offers a unique quarter ownership option, combining the advantages of home ownership with the services and amenities of a fine resort. The six-story, 199-unit structure ranges in size from 360 to 2,496 square-feet. The resort amenities include 100,000 square-feet of retail shopping space, a multiplex theater, outdoor cafes, an outdoor ice skating rink, a fitness club, a heated outdoor swimming pool, a ski equipment checkroom, owner's library and 57,010 square-feet of heated underground parking.

Challenges of Construction

Constructing Marriott Grand Residence Club posed two major challenges. First, Perini Building Company worked closely with the Tahoe Regional Planning Association (TRPA), the agency governing development in the area to protect natural surroundings. Concrete barriers and fencing encircled nearby pines during construction. Root systems were monitored and treated close to the foundations with linseed oil to keep insects from damaging them. Ground water levels were monitored daily and special systems were devised to build underground parking.

Working through the winter was also a major challenge. To prevent soil run off into Lake Tahoe, Perini was not allowed to disrupt any earth from October 15 through May 1 (7 of the 18 month schedule). To minimize dirt from getting into the snowmelt, Perini blanketed the site with asphalt for the winter. With temperatures well below freezing, ice would accumulate on the blacktop overnight.

For safety, work areas had to be plowed early each morning, sand distributed and still workers had to wear spikes on their boots to prevent from falling. The building was shrink-wrapped and scaffold areas heated while EIFS was installed during winter months. Areas were isolated for fireproofing requiring heat before, during and afterward so it could cure properly. An electronic surface thermometer was used to insure that the steel and surrounding areas were at the right temperature to spray fireproofing.