
TAHOE DONNER

DOWNHILL SKI LODGE • BOARD MEETING

MARCH 24, 2023





A	VALUE ENGINEERING SUMMARY	
	VALUE ENGINEERING SUMMARY	3
B	FLOOR PLANS WITH VALUE ENGINEERING CHANGES	
	LEVEL 1 FLOOR PLAN WITH VE CHANGES:	
	RELOCATED MECHANICAL	5
	LEVEL 2 FLOOR PLAN WITH VE CHANGES:	
	FLOOR TO FLOOR ALIGNMENT	6
	LEVEL 3 FLOOR PLAN WITH VE CHANGES:	
	RELOCATED EXTERIOR STAIR	7
C	EXTERIOR 3D VIEWS	
	EXTERIOR VIEW - STREET (WEST) SIDE	9
	EXTERIOR VIEW - SKI LIFT (SOUTH) SIDE	10
	EXTERIOR VIEW - NORTH-EAST SIDE	11
	EXTERIOR VIEW - SOUTH-EAST SIDE	12
	EXTERIOR VIEW - SOUTH DECK	13
D	3D INTERIOR IMAGERY	
	INTERIOR VIEW - VIEW OUT FROM BAR AREA	15
	INTERIOR VIEW - BAR AND FIREPLACE	16
	INTERIOR VIEW - BAR	17
	INTERIOR VIEW - VIEW NORTH FROM DINING AREA	18
	INTERIOR VIEW - DINING 2	19
	INTERIOR VIEW - SCRAMBLE/SERVERY AREA	20
	INTERIOR VIEW - VIEW OUT FROM KIDS'	
	DINING/FLEX SPACE	21
	INTERIOR VIEW - KID'S DINING/FLEX SPACE	22
	INTERIOR VIEW - GUEST SERVICES AND RETAIL	23

TABLE OF CONTENTS

A

VALUE ENGINEERING SUMMARY

VALUE ENGINEERING SUMMARY

OVER THE COURSE OF THE PROJECT’S DEVELOPMENT, TAHOE DONNER’S DESIGN, ENGINEERING AND CONSTRUCTION TEAM IMPLEMENTED MEANINGFUL VALUE ENGINEERING INTO THE PROJECT WHILE IMPROVING THE BUILDING’S USABLE SQUARE FOOTAGE AND OPERATIONAL EFFICIENCIES.

WE HAVE PROVIDED THREE SPECIFIC EXAMPLES SUMMARIZING OUR EFFORTS. INEFFICIENT AND/OR PARTICULARLY COSTLY AREAS WERE REDUCED OR ELIMINATED IN EXCHANGE, IN SOME CASES, FOR LESS EXPENSIVE SPACE. FOR INSTANCE, ELIMINATING AN ELEVATOR REDUCES COST WHILE ADDING APPROXIMATELY 100 SQUARE FEET OF USABLE AREA IN LIEU OF UNCOUNTED SHAFT SPACE. IN ANOTHER LOCATION, WE WERE ABLE TO MEANINGFULLY INCREASE THE CAPACITY OF DINING ROOM 1 AT MINIMAL COST BY SHIFTING THE LOCATION OF A WALL ALREADY UNDERNEATH THE NEW LODGE’S OVERHANG.

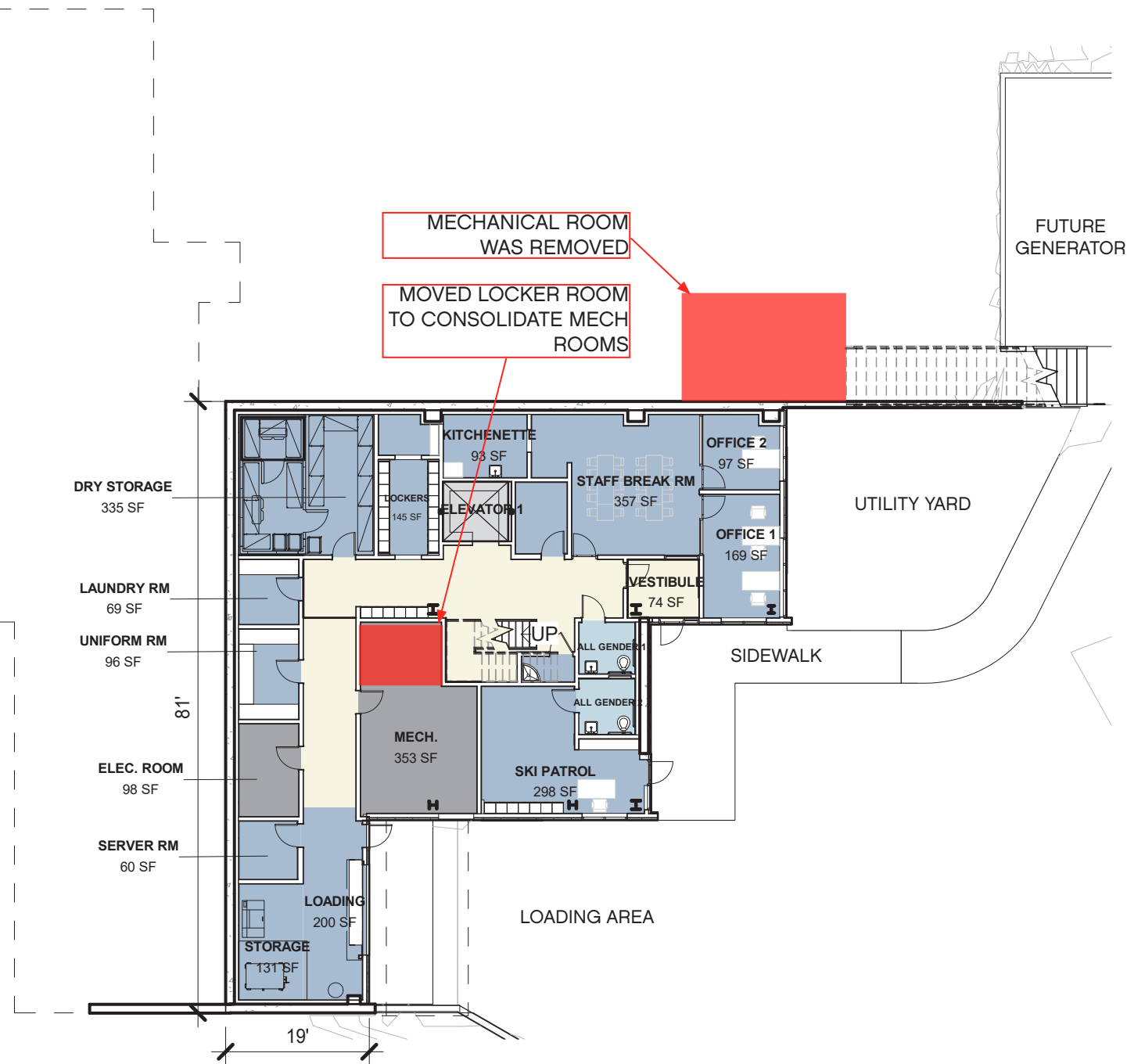
OVERALL, WE REDUCED THE TOTAL BUILDING FROM OUR TARGET OF 24,490 SQUARE FEET TO 23,988 SQUARE FEET, OR A REDUCTION OF 502 SQUARE FEET. IN TERMS OF DINING SEATS AND RESTROOM COUNTS, WE SUMMARIZED OUR NUMBERS BELOW IN COMPARISON TO THE EXISTING LODGE.

COUNTS

	EXISTING LODGE	PROPOSED LODGE (90% CONSTRUCTION DOCUMENTS)	DELTA
SEAT COUNT			
INDOOR	142	200	40.80%
KIDS	30 (YURT)	52	73.30%
DECK	337	383	13.60%
RESTROOM FIXTURES			
MALE	10 (NOT TO CODE)	15	50%
FEMALE	11 (NOT TO CODE)	16	45.50%

B

FLOOR PLANS WITH VALUE ENGINEERING CHANGES



VALUE ENGINEERING: EXAMPLE #1

THE TEAM INTEGRATED ALL MECHANICAL SPACE WITHIN PRIMARY BUILDING. AS A RESULT, WE:

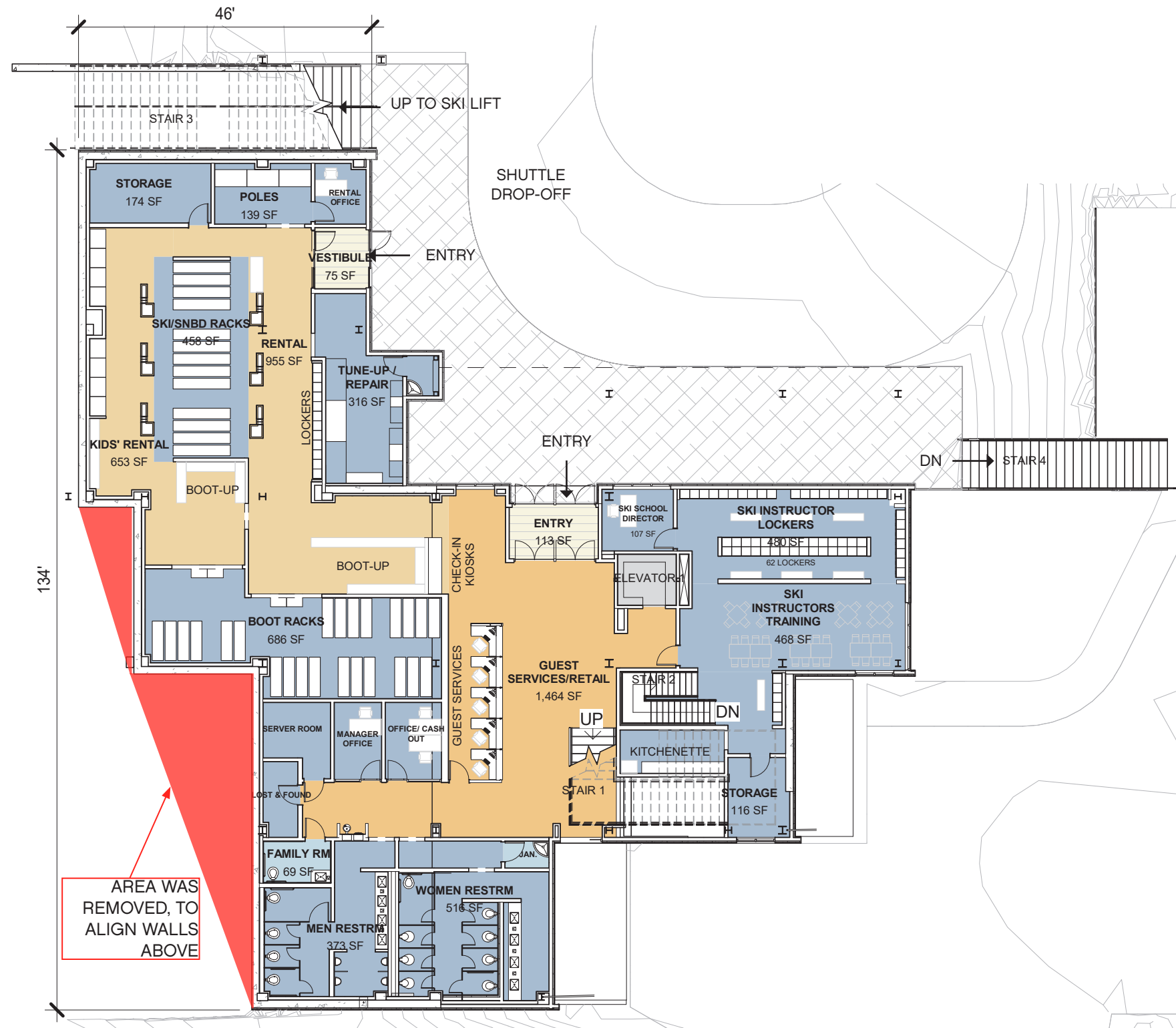
- REDUCED REDUNDANT BUILDING AREA.
- ELIMINATED ASSOCIATED CONCRETE FOOTINGS, FOUNDATIONS AND WALLS.
- ELIMINATED UNDERGROUND DUCTS.
- CENTRALIZED THE BUILDING'S MECHANICAL SYSTEMS, AND
- MOVED THE BUILDING'S PREP KITCHEN TO THE THIRD FLOOR.

RELATED BENEFITS:

- SMALLER, MORE EFFICIENT MECHANICAL UNITS.
- REDUCED BACK-OF-HOUSE SPACE.
- MORE EFFICIENT KITCHEN OPERATIONS.

LEVEL 1 FLOOR PLAN WITH VE CHANGES: *RELOCATED MECHANICAL*





VALUE ENGINEERING: EXAMPLE #2

THE TEAM ALIGNED THE BUILDING FOOTPRINT BETWEEN LEVELS 2 AND 3 AND ELIMINATED ELEVATOR #2. AS A RESULT, WE:

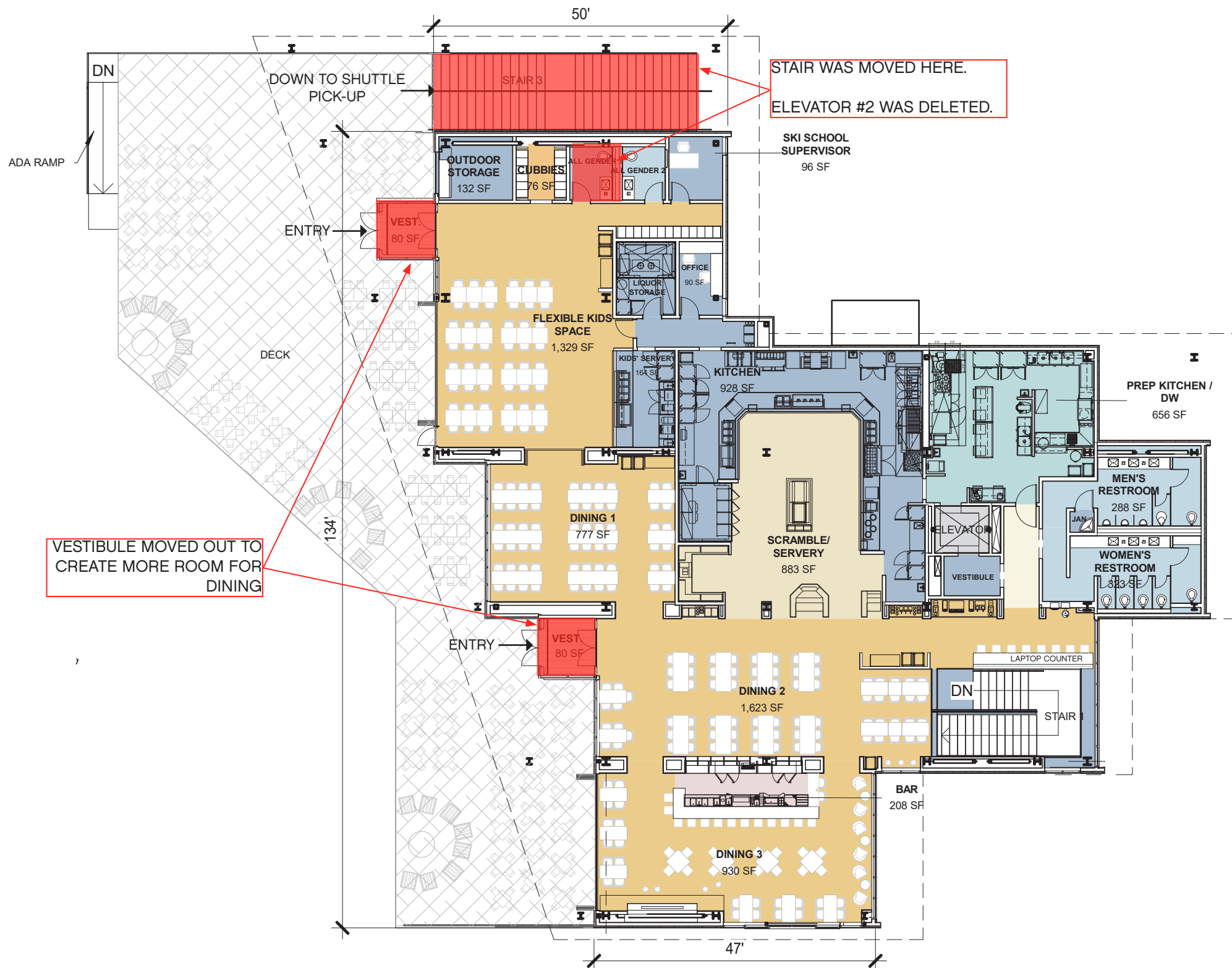
- DELETED OCCUPIABLE SPACE BELOW THE DECK SPACE, IMPROVING BUILDING EFFICIENCY AND MINIMIZING THE POTENTIAL FOR FUTURE LEAKS.
- ELIMINATED POTENTIAL DIFFERENTIAL SETTLEMENT CONCERNS.
- REDUCED THE OVERALL BUILDING AREA.
- REMOVED ELEVATOR SHAFT AND GAINED ASSOCIATED SQUARE FOOTAGE ON TWO LEVELS.

RELATED BENEFITS:

- MORE EFFICIENT RENTAL LAYOUT WITH NO IMPACT ON OPERATIONS
- NO IMPACT ON RESTROOM COUNTS.

LEVEL 2 FLOOR PLAN WITH VE CHANGES: *FLOOR TO FLOOR ALIGNMENT*





VALUE ENGINEERING: EXAMPLE #3

THE TEAM RELOCATED THE EXTERIOR STAIR TO THE WEST END OF THE BUILDING. AS A RESULT, WE:

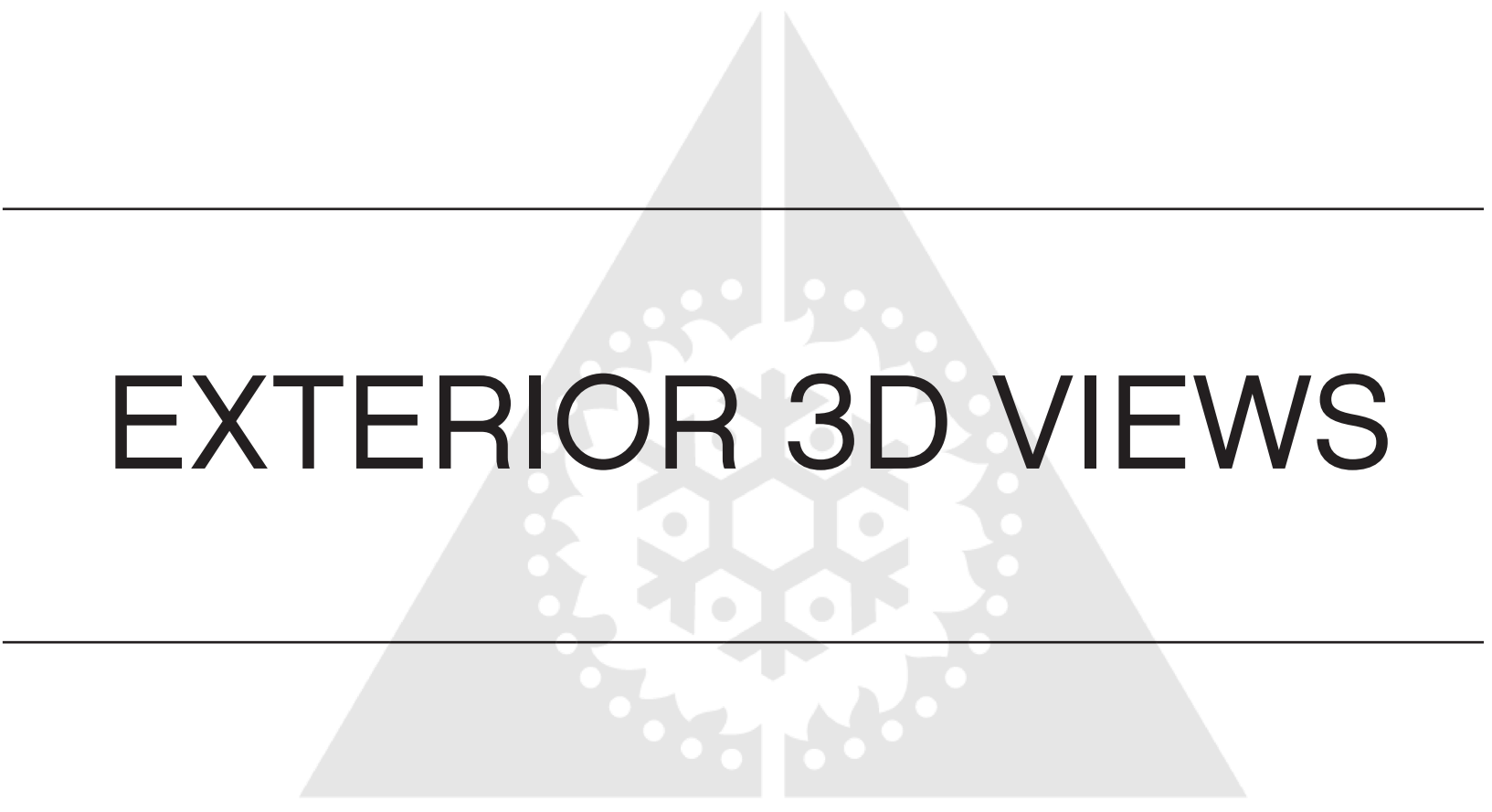
- REDUCED THE AMOUNT OF THE BUILDING'S EXTERIOR ENVELOPE.
- SIMPLIFIED THE BUILDING'S STRUCTURAL SYSTEM AND OVERALL STEEL TONNAGE.
- IMPROVED KITCHEN CONNECTIVITY AND EFFICIENCY (INCLUDING A REDUCTION OF KITCHEN EQUIPMENT).

RELATED BENEFITS:

- ELIMINATED CONCRETE STAIR FOUNDATION.
- COST EFFECTIVE MODIFICATION OF STRUCTURAL STEEL FINISH.

LEVEL 3 FLOOR PLAN WITH VE CHANGES: *RELOCATED EXTERIOR STAIR*





C EXTERIOR 3D VIEWS



EXTERIOR VIEW - STREET (WEST) SIDE



EXTERIOR VIEW - SKI LIFT (SOUTH) SIDE



EXTERIOR VIEW - NORTH-EAST SIDE



EXTERIOR VIEW - SOUTH-EAST SIDE



EXTERIOR VIEW - SOUTH DECK



D INTERIOR IMAGERY



INTERIOR VIEW - VIEW OUT FROM BAR AREA



INTERIOR VIEW - BAR AND FIREPLACE



INTERIOR VIEW - BAR



INTERIOR VIEW - VIEW NORTH FROM DINING AREA



INTERIOR VIEW - DINING 2



INTERIOR VIEW - SCRAMBLE/SERVERY AREA



INTERIOR VIEW - VIEW OUT FROM KIDS' DINING/FLEX SPACE



INTERIOR VIEW - KID'S DINING/FLEX SPACE



INTERIOR VIEW - GUEST SERVICES AND RETAIL

THANK YOU



300 MONTGOMERY ST
SUITE 600
SAN FRANCISCO
CALIFORNIA 94104
415.281.4720
bullstockwellallen.com
