

PROJECT OF THE YEAR

Lake Tahoe Resort Hotel

MARGARITAVILLE®

South Lake Tahoe, California





PROJECT OVERVIEW

Nations Roof was selected to re-roof the iconic Margaritaville Resort Hotel in South Lake Tahoe. This two-year, \$3.4 million project involved six roofing systems, complex logistics, and detailed planning to complete the work with zero incidents while minimizing disruption to hotel operations.

\$3.4M

PROJECT VALUE

2-YEAR

DURATION

6

ROOFING SYSTEMS

3

ROOFING CREWS

600+

SQUARES PVC INSTALLED

20K+

SAFE MAN HOURS

PROJECT DETAILS



LOCATION

South Lake Tahoe,
California



PROPERTY TYPE
Resort / Hospitality



ROOF TYPES

PVC, EPDM, Shingle,
Standing Seam Metal

KEY CHALLENGES

Re-roofing the Lake Tahoe Resort Hotel required coordinating six roofing systems, active hotel operations, and multiple contractors over a two-year period. Complex access conditions, steep-slope mansards, and the resort's mountain environment demanded careful planning and execution.

Heavy Snow Environment



Lake Tahoe's heavy snowfall and mountain climate required roofing systems capable of performing in extreme weather conditions.

Limited Site Access



A single access road served hotel traffic, crews, deliveries, and crane operations throughout the project.

Steep-Slope Roofing



Roofing work on multiple steep-slope roof sections, including 26:12 mansards located on the upper floors, required specialized access and safety planning.

Six Roofing Systems



The project incorporated six distinct roofing systems requiring careful coordination and sequencing.

Multiple Stakeholders



The team coordinated with hotel staff, ownership, consultants, general contractors, and multiple trades over a two-year period.

Project Distance



The resort was located approximately eight hours from the Nations Roof Mountain office, creating additional management and logistics challenges.



ENGINEERING & LOGISTICS SOLUTIONS

Successfully completing the Lake Tahoe Resort Hotel and Margaritaville renovation required innovative planning, specialized installation methods, and precise coordination. Nations Roof developed solutions that addressed specification conflicts, complex access conditions, and challenging material logistics while keeping the project on schedule.

Value Engineering

During preconstruction, Nations Roof identified conflicts between the consultant's specifications and the existing roof deck requirements. The team developed a value engineering solution that saved ownership nearly \$1 million while helping secure the project contract.

Specialized Installation Methods

The project's 26:12 mansards on the upper floors presented significant access and safety challenges. Working with the Nations Roof National Safety Team, crews installed shingles from 125- to 150-foot articulating boom lifts, allowing work to be completed safely and efficiently.

Coordinated Material Logistics

With only a single access road serving the property, material loading and unloading required extensive planning. Dedicated staging areas, crane operations, and scheduled material picks ensured roofing crews had the resources needed while minimizing disruption to hotel operations and surrounding traffic.



\$1 MILLION
ESTIMATED OWNER SAVINGS

Achieved through value engineering during preconstruction.



PROJECT COORDINATION & SAFETY SOLUTIONS

With three roofing crews, six roofing systems, multiple contractors, hotel operations, and ownership representatives involved throughout the project, coordination and communication were critical to success.

Dedicated Safety & Quality Oversight

Nations Roof assigned a full-time Safety and Quality Control Inspector to the project. Continuous on-site oversight helped coordinate activities, maintain quality standards, and support safe operations across all phases of work.

Multi-Team Coordination

Over the course of the two-year project, Nations Roof worked closely with hotel staff, ownership representatives, consultants, general contractors, painters, and multiple trades. Careful scheduling and communication helped keep work progressing while minimizing disruption to ongoing operations.

A Safety-First Culture

Safety remained a priority throughout every phase of the project. Site-specific safety procedures, fall protection systems, and continuous oversight enabled the team to complete more than 20,000 man hours without a safety incident.



SAFETY PERFORMANCE

20,000+

MAN HOURS WITHOUT
INCIDENT

FULL-TIME

SAFETY + QC
INSPECTOR

CONTINUOUS

SAFETY OVERSIGHT

FALL PROTECTION

SITE-SPECIFIC PROCEDURES



PROJECT RESULTS

The Lake Tahoe Resort Hotel renovation was successfully completed through careful planning, innovative problem-solving, and steadfast commitment to safety. Over two years, Nations Roof coordinated multiple crews, contractors, and stakeholders to deliver a complex roofing project while maintaining active hotel operations and achieving exceptional results for ownership and hotel operations.

\$1M VALUE-ENGINEERING SAVINGS	6 ROOFING SYSTEMS INSTALLED	2-YEAR PROJECT DURATION
20K+ SAFE MAN HOURS	ACTIVE HOTEL OPERATIONS MAINTAINED	ZERO SAFETY INCIDENTS



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