

REDLINE GROUP WEST LLC

PARTNER - DEVELOP - BUILD

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Founded in 2007, RedLine was established to close the gap between owner, construction and operations. Our company's leadership brings a wealth of knowledge and applies our varied expertise in managing capital projects for many of the high profile corporations across the country. Having worked for such firms as MGM MIRAGE Resorts International, Walt Disney Imagineering, Harrah's Entertainment, Station Casinos and The Light Group, we have had the opportunity to establish lasting relationships and develop a highly qualified team.

MISSION

Leverage relationships with proven management history in all aspects of an effort and efficient use of varied resources to become an industry leader in successfully executing innovative development concepts.

EXPERIENCE

Our capital program expertise and impressive relationships with Designers, Architects, Operators and Owners provides a new approach to tenant improvement and concept development.

SERVICES

Concept Development and Preparation

Location Selection

Property Introductions and Lease Negotiations

Financing Package Preparation

Designer and Architect Selection and Management

Operator Selection and Teaming

Construction Management and Design/Build

Development and Ground Up Construction

For the following venue types:

Restaurants

Nightclubs / Ultra-lounge

Corporate Offices

Tenant Improvements

Entertainment / Gaming

Sports Facilities

Medical

Hotel Rooms and Suites



Photo: Husong's Cantina

PARTNER

PROJECT GOAL DEFINITION AND TEAM/CONSULTANT PARTNERING

Provide a holistic view of the factors that lead to project success and incorporate into the team the best and most appropriate financial partners, consultants, architects, operators and staff in order to implement and manage the goals of the project.

MARKET ANALYSIS AND STUDIES

Provide expertise to study the current market setting for the project, partake in any marketing studies and present findings to Ownership.

EQUITY PLANNING AND FINANCIAL RECOMMENDATIONS

Review the financial needs of the project and provide various avenues for project funding including private equity, conventional financing and agency funds.

SITE SELECTION ANALYSIS

Assist the Owner in developing a needs analysis for the acquisition of property, researching available parcels and assist in acquiring property. Work through various governmental agency processes in order to obtain property.

FINANCIAL ANALYSIS, PRO-FORMA DEVELOPMENT AND BUSINESS PREPARATION

Research and prepare in-depth sales forecasts, market analysis and financial statement forecasts which support the intended ROI.

PROPERTY RECOMMENDATIONS

Research and provide various options of property and spaces that are available for Owner's selection. Assist in relationship building between the property Owner, tenant and the partnering team.

DEVELOP

CAPITAL PROGRAM MANAGEMENT

Provide all aspects of conceptual planning, design management, budgeting, capital presentations, market analysis that an Owner may require to initiate and manage a capital investment program. RedLine provides all required oversight and staffing including Design, Architectural, Engineering and Construction Management expertise. We develop Owner specific policies, procedures and guidelines to effective program management in the Owner's environment with the goal of minimizing costs to the project and potential claims.

CONSTRUCTION MANAGEMENT

RedLine can provide design, cost and schedule oversight in a Construction Manager capacity on a specific or group of projects. We will be a single point of contact to oversee the project's operations by applying the appropriate expertise and quantity of personnel to manage the ongoing issues. RedLine will assist the Owner in defining the goals of the project with an associated cost and then manage to stay within those budgetary constraints.

SUPPLEMENTAL STAFFING

In times when current staff may be stretched, RedLine will provide additional staffing to supplement your current management. We can provide financial analysts, architects, construction managers, superintendents, accounting and fulfill other more specific requirements.

AGENT TO THE OWNER SERVICES

- Project-specific Policies and Procedures development
- Due-diligence property review
- Project required staffing
- Budgeting, Estimating and Scheduling
- Cost and change management

BUILD

ARCHITECT AND DESIGN SELECTION

Issue RFP to select Architects that are most qualified to meet the requirements of the project, award to the selected and manage the design process thru to completion.

GENERAL CONSTRUCTION AND CONSTRUCTION MANAGEMENT

Manage the overall cost, schedule and quality of the project in order to obtain the best outcome for the Owner.

FF&E PURCHASING AND LOGISTICS

RedLine will take the furniture and finishes that have been designed and hand them over to seasoned purchasing agents that will incorporate them into a purchasing program that ensures on-time and on-budget delivery of the goods.

OPERATIONS PLANNING AND STAFFING

Through our partnerships throughout the county, RedLine is capable of bring operations and training to any venue. We have a partner for every type of business.

OUR PEOPLE

LISA EGGLESTON, DIVISION DIRECTOR

Lisa has 18 years construction management experience. Lisa has a strong background in ground-up development, design/build, commercial, industrial, retail, restaurant, and hospitality projects. She has completed work on restaurants, hotels, condominiums, attorney and high end offices, as well as multiple phase developments constructed of, cmu and/or concrete tilt ups with scopes of work that include both on and off site utilities. She carries licenses in Utah, Nevada and Arizona.

PROJECT EXPERIENCE

- Carlos & Charlies, Flamingo Hotel and Casino
- Kolesar & Leatham TI—Tivoli Village, Las Vegas, NV
- Insert Coin(s)—Fremont St. Experience, Las Vegas, NV
- Veer Suites – CityCenter, Las Vegas, NV
- Harmon Lobby – City Center/Aria, Las Vegas NV
- Gold Lounge – CityCenter, Las Vegas, NV
- Beijing Noodle 9– Ceaser’s Palace, Las Vegas, NV
- Charlie Trotter Restaurant – Venetian Palazzo, Las Vegas, NV
- Diamond Lane Phase III, Las Vegas, NV
- Diamond Lane Phase II, Las Vegas, NV
- Diamond Lane Phase I, Las Vegas, NV
- MBK Building, Las Vegas, NV
- Collins Business Center, Las Vegas, NV
- Desert Breeze Park, Las Vegas, NV
- Desert Horizons Park, Las Vegas, NV

JOE BUNCH, SENIOR SUPERINTENDENT

Joe has 32 years experience in the field of construction ranging from hands on carpentry to field supervision, estimating, project management to owner. Joe has a strong background in both commercial and residential from building homes to building hotels and casinos. He has had great success with working hand in hand with owner’ and architects. He takes great pride in being able to build jobs on time and on budget.

PROJECT EXPERIENCE

- 1 Oak Night Club, Mirage Resort & Casino
- Prada Retail – Crystals CityCenter
- Haze Nightclub – CityCenter
- Harrahs’s Room Remediation – Las Vegas
- 24 Elementary schools, Clark County
- Rio Suites Remodel, Las Vegas
- Holiday Inn Hotel, Las Vegas
- TI Casino Remodel, Las Vegas
- Rio Casino Remodel, Las Vegas
- Downtown Las Vegas Crossover Bridges
- Turnberry Tower Condo Renovation

HUSSONG'S CANTINA Project Sheet



OWNER
Titan Night Life Group

PROPERTY
Mandalay Place

ARCHITECT
Westar Architects

DESIGNER
Westar Architects

COMPLETION DATE
2009

CONTRACT VALUE
\$830,035



This 3,500 sf cantina features a design that mimics it's original location in Mexico bringing it's rustic flavor to it's newest location. Hussong's Cantina features a rich history including the birth place of the margarita which makes it a landmark experience.

Titan Night Life Group relied on RedLine's turnkey services to expedite the preconstruction and construction to provide the highest quality project.

INSERT COIN(S) Project Sheet



OWNER

Insert Coin(s)

PROPERTY

Insert Coin(s)

ARCHITECT

Pacific Design Concepts

DESIGNER

Pacific Design Concepts

COMPLETION DATE

2010

CONTRACT VALUE

\$908,000



The brainchild of a team of local Las Vegas visionaries, Insert Coin(s) is the next step in the evolution of the global nightlife scene. As the Entertainment Capital of the World, Las Vegas was missing two key elements for today's generation of partygoers, VideoDJs and VideoGames. Alone, the results would be epic, together they are INSERT COIN(S)!

The facility is 7,560 square feet of gaming heaven with 8 private VIP gaming lounges with 60 inch LCD screens everywhere.

SEVEN HILLS PLAZA Project Sheet



OWNER
Stable Development

PROPERTY
Seven Hills Plaza

ARCHITECT
N/A

DESIGNER
N/A

COMPLETION DATE
2012

CONTRACT VALUE
\$3 Million



As the construction manager, RedLine managed the construction of one of Stable Development's newest office complexes, Seven Hills Plaza located in Henderson, Nevada. RedLine was faced with multiple obstacles starting with the utility design as existing utilities were not in the vicinity being a new development. This 80,000 sf office will be home to many as its strategic placement offers stunning panoramic views of the Las Vegas Strip.

DESERT PARADISE KITCHEN REMODEL Project Sheet



OWNER
Diamond Resorts

PROPERTY
Desert Paradise Resort Condos

ARCHITECT
N/A

DESIGNER
N/A

COMPLETION DATE
2012

CONTRACT VALUE
\$1 Million



The Desert Paradise Condos renovation features new kitchens with granite countertops. As with any natural stone, color cannot be guaranteed. To minimize unwanted color variations, RedLine procured all the new stone at the beginning of the 8 month renovation.

To ensure a timely completion, RedLine held a strict 8 day turn around per building throughout the renovation.

KOLESAR & LEATHAM OFFICE Project Sheet



OWNER
Kolesar & Leatham Attorney

PROPERTY
Tivoli Village

ARCHITECT
Gensler of Nevada

DESIGNER
Gensler of Nevada

COMPLETION DATE
2010

CONTRACT VALUE
\$2.1 Million



The Kolesar & Leatham office is a 30,000 square foot Class A office tenant improvement constructed in Tivoli Village a new mixed use facility in Summerlin. In addition to the general construction, it included the design/build of the electrical, plumbing and mechanical disciplines. Construction finishes are all high-end millwork, stone flooring, custom woven carpet, stone tops, custom built furniture, venetian plaster accent ceiling and decorative ornamental metal trim work.

REFERENCES

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