MARNELL COMPANIES

DREAM

DESIGN

BUILD

FOUR DECADES OF EXCELLENCE
CHAIRMAN’S MESSAGE

We at Marnell Companies have a passion for designing and creating buildings that stand apart, that catch the eye and stir the imagination. It has long been our goal to provide our clients with valued products - projects that are innovative, on time and on budget. Our continued success lies within well planned diversification wrapped into one company. The company has the depth and experience to make the clients dream transform into reality, directing each step necessary to complete the process. Marnell Companies has the ability to handle the responsibilities of the architect, developer, interior designer, construction supervisor and property manager.

We are committed to expanding both our talent as well as our capabilities to provide the highest quality work in each and every project we bring to life. In the pursuit of excellence our expertise continues to broaden in the arenas of hospitality, entertainment, commercial, retail, office, industrial, and other multi-use facilities. The art of the Master Builder is very much alive and flourishing here at Marnell Companies.

TONY A. MARNELL II

Through decades of education, experience, and working knowledge, Mr. Marnell has propelled Marnell Companies and its associates to become internationally acclaimed for the design and construction of some of the world’s most recognizable and renowned resort, hotel and gaming properties.

Prior to forming Marnell Companies in 1982, Mr. Marnell was employed by Corrao Construction Company, Inc., Zuni Construction Company, Moffitt & McDaniel Architects, and architect Alfred Caldwell. In 1986 when the Rio Hotel & Casino, Inc. was formed, Mr. Marnell held the position of Chairman of the Board and served as Chief Executive Officer of the company and its wholly owned subsidiary Rio Suite Hotel & Casino until its acquisition by Harrah’s Entertainment, Inc. on January 1, 1999.

Accreditation

Tony is a registered Architect in the states of Alabama, Arizona, California, Colorado, Florida, Idaho, Illinois, Indiana, Louisiana, Maine, Michigan, Mississippi, Missouri, Montana, Nebraska, Nevada, New Jersey, New Mexico, New York, Pennsylvania, Rhode Island, Texas, Utah, Washington, Wisconsin, and the District of Columbia. He is certified by the National Council of Architectural Registration Boards, an honorary member of AIA (American Institute of Architects), Trustee Emeritus of the University of Nevada Las Vegas Foundation Board, a member of the USC Board of Councilors, a member of Duck’s Unlimited and the National Italian American Foundation. Established and funded endowment to the Integrated Design Studio or “The M Studio” at the University of Southern California School of Architecture furthering studies focused on Design Build, the Art of the Master Builder.

Tony earned a Bachelor of Arts Degree in Architecture from the University of Southern California. As part of his academic work, Tony studied with USC’s School of Architecture Professor Alfred Caldwell for 2 years in Graduate Studies.
Mr. Howryla is President of Marnell Architecture and is responsible for the operations of the Consulting and Architectural Business Units. He is also a member of the Marnell Companies Steering Committee which provides direction and operational oversight to all business units of the Marnell Family of Companies. David is involved in the master planning process and oversees large scale Hotel/Casino projects. Mr. Howryla’s tenure with Marnell Companies began in 1994 where he held the position of Project Architect and Vice President of Marnell Architecture. Prior to joining Marnell Companies, David was employed with Ferrari–Sweeney Architects and Giffels-Hoyem Basso, Inc.

Accreditation
Mr. Howryla is a registered Architect in the State of Nevada and is certified by the National Council of Architectural Registration Boards. He currently is a member of the American Institute of Architects, the International Code Council, the Construction Specification Institute, the U.S. Green Build Council, the Honor Society of Phi Kappa Phi and the UNLV Council of Excellence.

David earned a Master of Architecture degree and Bachelor of Science in Architecture from the University of Nevada, Las Vegas. He also holds an Associate Degree in Specialized Technology from the Pittsburgh Technical Institute, Pittsburgh, Pennsylvania.

Ary A. Benoualid is President of Construction for Marnell and oversees the day to day administration of the Construction business unit. He is a point of contact for major clients and provides project oversight as well as being involved with company organization and staff development. Mr. Benoualid is a member of the Marnell Companies Steering and Operations Committees, which provide directional and operational oversight to the various business units of the Marnell Family of Companies.

Accreditation
Mr. Benoualid attended the University of Arizona and graduated with a Bachelor of Science degree in Industrial Engineering. He is a licensed contractor in the State of Nevada. In addition, Ary is on the board of the McCool Science Center Foundation, a charitable organization which promotes interest in science and engineering for Nevada youth.
Gregory K. Wells is President of Investments and Real Estate for the Marnell Companies, responsible for all of the day-to-day management activities of Austi, LLC and Marnell Capital, LLC, the strategic investment and financing arms of the Marnell Family of Companies. He also manages Marnell Properties, which focuses on the acquisition, development and management of commercial, income-producing real estate.

As President of Investments and Real Estate, Mr. Wells manages the investments, major transactions and financing for all of the Marnell Family of Companies. While his operational focus is on the investments and real estate companies, he also led the acquisitions of the Colorado Belle and Edgewater Hotel Casinos, The Saddle West Hotel Casino, and M Holdings real estate, in addition to securing the construction financing of The M Resort for the gaming entities. From 1999 to 2005, Mr. Wells served as Vice President of Investments for Austi, LLC, where his primary responsibility was directing the investments portfolio consisting of private and public equity and debt.

Accreditation/Education

Mr. Wells is a Trustee of Tuscany Research Institute, a non-profit organization focused on balancing wildlife habitats and agricultural practices. He serves on the Board of Directors of privately-held Shakey’s USA. Mr. Wells attended the University of Arizona on an athletic scholarship and graduated with a degree in Economics.
Uniting form with function, Marnell Architecture represents the leading resource in the search for optimal property development, master planning, operational integration and design to position developments for success on a global stage across a variety of stakeholder metrics. The strength of Marnell Architecture lies in the experience obtained from the creation of millions of square feet in casino, resort, hotel, commercial, retail and entertainment developments over the last four decades. Working as an integrated force within the Marnell Companies, Marnell Architecture is uniquely qualified to create the architecture and design that not only responds to the market and owner’s project requirements, but also allows for effective constructability, operational efficiencies and future expansion capabilities.

Marnell Architecture provides professional design services throughout the United States and abroad. Regardless of location, the Marnell approach remains focused on owner success in the form of customer experience, optimal efficiency, property aesthetics and budget management. At Marnell, ideas are valued in the context of owner realities. From concept through creation, the ideas driving owner success pervade the project plan, positioning developments advantageously in the marketplace.

Bringing vision to reality, Marnell Design develops conceptual ideas through strategic thinking to produce impactful and dynamic environments. With over 4 decades of design experience, The Marnell Design Team is a unique collaboration of Designers, Architects, Market Strategists, and Graphic Artists focused on defining experiences that influence individuals in compelling ways. Every project we do begins with our unique approach of first understanding what the project wants to be...we call this branding. This is done by defining, or creating, the message that translates down through every aspect of the client’s brand...“The Voice”. Through in-depth upfront discussions with the client’s team, market & demographic research, and utilizing our own vast wealth of experience, we not only define the client’s core equities as a brand, we define that brand’s target customer’s profile. This road map leads us in the creation of a design concept consisting of materials, décor, lighting design and other visuals that not only focus on producing stunning environments but also make a connection to the user’s aspirational desires.

Experience, desire, and imagination coupled with the available resources of the other Marnell Companies business units allows Marnell Design to stay ahead of the curve and bring the most forward thinking design projects to life.
Upfront project analysis, planning and design offer a strong foundation by which property owners and developers may achieve success in the global marketplace. However, a solid project plan based on market fundamentals is only as successful as the physical construction of the plan itself. The best laid plans and most successful developments implement ongoing construction oversight, cost analysis, schedule examination, contract execution and general project management strategies thereby ensuring quality and efficiency pervade the project from pre-construction to project close-out.

With more than forty years of development and project management experience, Marnell, LLC offers a clear advantage to owners throughout all phases of planning, design, construction, and life-cycle operations. To date, Marnell, LLC has been involved with the on time, on budget, safe delivery of over eight billion dollars worth of work spanning across the country in a wide array of construction roles and capacities. Working on an integrated basis within the Marnell Companies allows Marnell, LLC to limit cost overruns early in planning and design, speed project construction and deliver a comprehensive project that meets or exceeds the financial, programmatic and quality objectives established by the project stakeholders.

Recognizing the demand for strategically positioned commercial, office, industrial, aviation and retail development throughout Southern Nevada, Marnell Properties was formed to capitalize on the demand and bring a high level of integrity, innovation and, most importantly, customer success to the Las Vegas real estate market. The result of this effort represents the development arm of the Marnell Companies which to date has planned, constructed and managed nearly two million square feet of commercial facilities. Marnell Properties is defining Las Vegas as a city able to provide business infrastructure that will enhance the capabilities of leading enterprises.

The portfolio of facilities include multi-story Class ‘A’ office space, air cargo distribution facilities and commercial retail spaces located at the confluence of aviation and vehicular transportation hubs within the Las Vegas area. As a result, developments within the Marnell portfolio offer a sustainable competitive advantage with respect to convenient business operations, customer access and community prominence. Due to vertically integrated development capabilities at Marnell, clients, customers, and patrons alike are assured of well-planned, designed, constructed and operated real estate assets that exceed market value and stakeholder expectations. Marnell Properties specializes in developing high-impact sites that blend quality, location and lifestyle.
Marnell Transportation is built upon the core values and decades of experience in planning, designing, construction, developing and operating commercial facilities. Our focus is the development and expansion of inter-state commerce through the development of high speed rail transportation systems in the continental United States, initially concentrating on connecting the southwest and west coast population centers. We have assembled a team of experts and resources specializing in all aspects of high speed rail development; including technology selection, station design, infrastructure development, land acquisition, project financing, regulatory approval processes, business modeling, environmental analysis, commercial development and overall project management.

With a track record of taking on some of the country’s largest transportation projects, Marnell Transportation is uniquely positioned to offer a strategic approach to transportation integration and interconnectivity. From managing local developments to partnering with some of the world’s largest multi-national companies, Marnell Transportation’s worldwide network provides an unmatched combination of local knowledge and global resources.

At the Marnell Companies, market positioning is the single most important driver of customer success in an increasingly competitive global business environment. How do corporate owners and property developers determine not only current, but also future demands in the marketplace? The answer is Marnell Consulting.

Armed with four decades of extensive development experience and property operation in the built environment, Marnell Consulting serves as the analytic extension of the Marnell Companies’ integrated business units. Marnell Consulting provides property owners, developers and other project stakeholders with actionable, insightful direction on proposed programs, target customers, financing strategies, project costs, operational improvements and appropriate project phasing. Marnell Consulting arms project developments with the necessary, upfront and ongoing analysis of the marketplace, fostering success throughout the project life-cycle by leveraging existing relationships, accessing a vast library of experience and incorporating contemporaneous market metrics accordingly.
Marnell Virtual Integration Consulting leads the Marnell Companies Building Information Modeling (BIM) delivery process. Through the use of 3D BIM Technologies, BimWorks bridges the gap between construction, sustainable solutions, and design. Powered by Revit Software, BimWorks provides the highest level of building systems coordination early and throughout the development process. Informed decisions early in the design allow for advances in schedule, sustainable design approaches, visualization, conflict resolution, and construction drawings in a rapid way. From schematic design to construction administration, BimWorks provides the powerful tools required to solve complex problems before they are realized in the built environment. The BimWorks process promotes “total team” project collaboration and our highly qualified team members provide the technical expertise to solve the most complicated design and construction challenges.

Marnell Sustainability Consulting leads the Marnell Companies sustainability initiatives and development approach through EcoWorks. EcoWorks provides green building and strategic sustainability consulting services inclusive of LEED certification for project developers, architects and owners. To date, EcoWorks has delivered over $1.5 billion in LEED certified projects totaling more than 2,000,000 square feet including the first LEED Silver Certified casino in the United States. At EcoWorks, we understand the business and working foundations that underlie any development opportunity. It is this unique perspective that allows us to apply prudent and practical sustainability approaches to complex projects that respond to market as well as ecological fundamentals. From the onset of first planning sessions through occupancy and certification, EcoWorks provides sustainability solutions to meet or exceed stakeholder goals through a fully integrated design, development and delivery approach.

Dreams to reality, VizWorks is a vital part of Marnell Companies design and presentation process. Our team of highly skilled designers and artists come together to create high quality rendered and animation presentations that consistently exceed client’s expectations. VizWorks offers services to the design community which includes photorealistic stills, animations, post production, branding, web design, 3D printing, product visualization and virtual reality. Understanding and implementing the client’s vision is our focus. With this unique skill-set, VizWorks has established itself as a worldwide leader in Architectural Rendering and 3D Animation by continually researching and utilizing the latest industry technologies to offer unmatched realism, speed, and accuracy. With a mission that strives for excellence and innovation, VizWorks is providing architecture and entertainment clients with the most realistic view of their projects before construction begins.
Driven by a progressive style of architecture, the M Resort embodies a unique contemporary architectural design. Infused with rich colors, subtle horizontal lines and finely crafted materials, the M is an inviting blend of warm, yet modern design.

The resort sits on over 90 master planned acres, on Las Vegas Boulevard. It includes over 92,000 sq. ft. of casino area, 390 rooms, nine restaurants, five bars, a 23,000 sq. ft. full service salon and spa, 60,000 sq. ft. of meeting space, and a stunning 100,000 square foot entertainment piazza and pool area. The M Resort features the next generation of dining, taking the total guest experience to the next level. From atmosphere, culinary expertise and quality, to presentation, service and value, the M Resort provides the ultimate culinary experience. Each restaurant was developed to allow for innovative social environments and the majority feature outdoor dining terraces with paramount views of the Las Vegas Strip. The inviting 390 rooms and suites at the property deliver the best amenities for the best value. The oversized rooms, complete with floor-to-ceiling windows, provide views of the pool and Las Vegas skyline, creating the ultimate luxury experience whether for pleasure, business, gaming or relaxation. The M Resort offers 351 exceptional guest rooms and 39 suites.
PROJECT: M Resort
TIME FRAME: March 2007 - March 2009
CONSTRUCTION VALUE: $503 Million
SCOPE OF WORK:
- Development
- Master Planning
- Program Management
- Design Architect
- Architect of Record
- Brand Management
- Interior Design
- Interior Design of Record
- Pre-construction Consulting
- Construction Management
- FF&E Procurement
- General Contractor
- Property Management
The Bellagio has set the standard for beauty, elegance, and extravagance, on the Las Vegas Strip. This 5.5 million sq. ft. project, includes a 2.6 million sq. ft. tower housing over 3,000 guest rooms and suites, a 2.2 million sq. ft. low-rise, a 122,000 sq. ft. casino, a 150,000 sq. ft. convention space, a 14,000 sq. ft. conservatory and botanical garden, an 8,500 sq. ft. fine-arts gallery, 15 restaurants, 15 retail outlets, a 1,800 seat showroom, a promenade, and a luxury pool deck. The project’s feature attraction is an 8-acre man-made lake with over 1,000 choreographed fountains performing every hour.
PROJECT: Bellagio
TIME FRAME: June 1995 - October 1998
CONSTRUCTION VALUE: $1.2 Billion
SCOPE OF WORK:
  - Master Planning
  - Program Management
  - Architect of Record
  - Construction Management
  - General Contractor
This new addition and expansion effectively positioned the Bellagio for the new century, with expanded offerings in guest rooms, convention spaces, and guest amenities. The 414,000 sq. ft. low-rise expansion consists of an all-new 60,000 sq. ft. world-class Spa, an expansion and renovation of the Salon, a 30,000 sq. ft. expansion of the pool area, a 55,000 sq. ft. ballroom/meeting room complex, and multiple restaurant/retail outlets. The new tower features 925 luxury guest rooms, including 819 standard rooms, 107 suites and 2 Presidential Suites.
PROJECT: Bellagio Spa Tower
TIME FRAME: December 2002 - December 2004
CONSTRUCTION VALUE: $400 Million
SCOPE OF WORK:
Master Planning
Program Management
Design Architect
Architect of Record
Interior Design
Interior Design of Record
Pre-construction Consulting
Construction Management
General Contractor
Designed as a destination resort, the Borgata Hotel, Casino & Spa was the first addition to Atlantic City since 1990. Existing on a scale akin to Las Vegas the Borgata was the largest Hotel/Casino in the Atlantic City market when it opened in 2003. Through the use of innovative design, and influences from Italian and Tuscan architecture, a warm inviting, yet contemporary, atmosphere was created.

The 1.5 million sq. ft. tower features over 2,000 luxury guest rooms. Surrounded by lush landscaped gardens the 1.5 million sq. ft. low-rise includes a 135,000 sq. ft. casino, a 70,000 sq. ft. event space, a 35,000 sq. ft. European-style Spa, 11 restaurants, 9 retail outlets and an indoor pool. The Borgata was built as a place to interact, play, indulge and escape the ordinary.
PROJECT: Borgata Hotel, Casino & Spa
TIME FRAME: April 1998 - July 2003
CONSTRUCTION VALUE: $1.1 Billion
SCOPE OF WORK:
  - Master Planning
  - Program Management
  - Design Architect
Lumiere Place rises 300 feet into the skyline, the 19 story Four Seasons hotel tower provides 200 Five Star Guest rooms within the frame of an illuminated lightbox. This unique architectural feature compliments the geometry of the St. Louis Arch and responds to its construction in a contemporary fashion.

Lumiere Place, which contains a floating casino, parking structure, restaurants, and entertainment, rejuvenates the area. It stands as a beacon in the St. Louis skyline. Inspired by Lloyd Wright’s brick and concrete construction, the natural materials and warm color palettes are inviting, residential in quality, and successfully bridge the gap between the historic and the contemporary. Adorned with 16’ chandeliers at both entry ways. Floating wood planes and meandering glowing lamps guide you throughout the casino. The facility provides over 70,000 square feet of gaming space which includes a poker room, high limit slot area and 2000 slot machines, along with an elegant VIP Player’s Lounge.
PROJECT: Lumiere Place Casino & Hotel
TIME FRAME: July 2004 - December 2007
CONSTRUCTION VALUE: $450 Million
SCOPE OF WORK:
- Master Planning
- Program Management
- Design Architect
- Interior Design
- Interior Design of Record
Harrah’s New Orleans Hotel is the crown jewel of the New Orleans Warehouse District. On Poydras Street between Fulton and Peters, the hotel sits in the midst of a block of nineteenth century buildings. The hotel is carefully crafted, bringing together many design elements and materials from the surrounding historic buildings. The hotel serves as the Gateway to the Warehouse District, welcoming tourists and locals to the pleasures of this significant architectural treasure.

The Hotel consists of 450 beautiful guest rooms and suites that have been designed with the Crescent City in mind. From the mix of comfortable antique reproduction furniture to the marble in the spacious well-appointed bathrooms, every detail was developed to reflect the residential charm and elegance that informs Old New Orleans.

The suites features spacious rooms with high ceilings and breathtaking interiors. With striking views of the city and the river, some with private balconies, all have the unmistakable elegance for which New Orleans is famous.
PROJECT: Harrah's New Orleans Hotel
TIME FRAME: July 2003 - September 2006
CONSTRUCTION VALUE: $130 Million
SCOPE OF WORK:
- Master Planning
- Program Management
- Design Architect
- Interior Design
- Interior Design of Record
At the center of the Las Vegas strip, the Harrah’s Las Vegas Casino & Hotel has long been the flagship of the Harrah’s brand. The Harrah’s Casino & Hotel consists of four individual towers that house over 2500 rooms and have some of the most documented views of the Las Vegas strip. The direction for the new design of the rooms was to capture the identity and playfulness of the Harrah’s name and to incorporate the branded elements associated to it to create a destination room product that sets a new standard for the Las Vegas strip. Signature Harrah’s colors are infused into the accents of the room and the predominant warm neutral palette sets the tone of excellence and comfort within the rooms. The project scope consisted of a complete remodel of the typical rooms, executive suites, 3 Bay suites, corridors and elevator lobbies. Every aspect of the project from the experience you have entering the corridors to your comfort and convenience while you are in the room was thought through and given attention. Every detail in the room and each furniture piece were meticulously thought through and designed to create an exclusive environment for the customer and to set a new standard of quality for Harrah’s.
PROJECT: Harrah’s Las Vegas
TIME FRAME: June 2015 - May 2016
CONSTRUCTION VALUE: $27 Million
SCOPE OF WORK:
  Program Management
  Design Architect
  Architect of Record
  Interior Design
  Interior Design of Record
The Mirage Hotel and Casino was designed to cater to every whim of the most highly sophisticated international traveler, providing a refined atmosphere of comfort and convenience. The low-rise structure features a 100,000 sq. ft. casino, a 350,000 sq. ft. Event Center, 8 restaurants, and over 3,000 guest rooms and suites. Also included as part of the exotic elegance are the Beatles “LOVE” Cirque Showroom, the Dolphin Habitat, the Atrium Rain Forest and The Mirage’s signature attraction, a 54-foot high volcano surrounded by three water covered acres creating a thunderous eruption.
PROJECT: The Mirage
TIME FRAME: December 1986 - November 1989
CONSTRUCTION VALUE: $600 Million
SCOPE OF WORK:

- Program Management
- Architect of Record
- Pre-construction Consulting
- Construction Management
- General Contractor
In a unique fusion of luxury and nature this world-class luxury resort and casino project consists of a 2.5 million sq. ft. hotel tower housing 2,700 guestrooms and suites and over 200,000 sq. ft. of luxury low-rise villas in addition to the over 2.0 million sq. ft. of low-rise building area. The low-rise includes an 111,000 sq. ft. casino, a 200,000 sq. ft. meeting space, multiple restaurants, bars and retail outlets, two showrooms, a spa and salon, and world-class pool areas.

In addition, the low-rise features a Ferrari Maserati dealer ship, and a gallery housing masterpieces from a private art collection.

Nature permeates the site from its towering 140-foot mountain on Las Vegas Boulevard to its 18-hole championship golf course designed by Tom Fazio. Lagoons, waterfalls, terraced landscapes, floor-to-ceiling windows, atriums and skylights throughout the 217-acre resort create a tranquil environment that embraces nature.
<table>
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<tr>
<th>PROJECT:</th>
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<tr>
<td>TIME FRAME:</td>
<td>October 2002 - April 2005</td>
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<td>CONSTRUCTION VALUE:</td>
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<td>SCOPE OF WORK:</td>
<td>Architect of Record</td>
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<td></td>
<td>(Show Venues)</td>
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<td>Construction Management</td>
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<td>General Contractor</td>
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The Rio All-Suite was the first hotel in Las Vegas to offer an experience that embraces a sense of place. The premise of the design was to capture the vitality of lifestyle in a city like Rio de Janeiro. The Rio All-Suite consists of four hotel towers integrated into a single design palette. These towers house over 2,500 all-suite hotel rooms.

The low-rise features over 100,000 sq. ft. of gaming, a 163,000 sq. ft. state-of-the-art conference center, a 56,000 sq. ft. ballroom, a 10,000 sq. ft. full-service health spa and salon, 16 restaurants, 13 bars, multiple nightclubs, showrooms and retail outlets, an expansive pool and beach area, and an interactive entertainment feature known as the Masquerade Village Show in the Sky.

Marnell Companies designed, constructed, and master planned all six phases of the Rio All-Suite Hotel & Casino starting with the initial phase in 1989. The property was master planned to allow for long-range development and expansion with minimal interruption to ongoing operations.
PROJECT: Rio All-Suite Hotel & Casino
TIME FRAME: October 1986 - December 1998
CONSTRUCTION VALUE: $700 Million
SCOPE OF WORK:
- Development
- Master Planning
- Program Management
- Design Architect
- Architect of Record
- Brand Management
- Interior Design
- Interior Design of Record
- Pre-construction Consulting
- Construction Management
- FF&E Procurement
- General Contractor
- Property Management
The Palazzo is the exclusive suite enclave at the Rio All-Suite Hotel and Casino. This complex contains 130,000 sq. ft. of luxurious accommodations which consists of nine suites ranging from the single bedroom suite of 4,000 sq. ft. to the six bedroom suite of 14,000 sq. ft. The suites are accessed from a private motor court amidst a lush garden surrounding the gated compound. Other amenities include a six story atrium, private lobby, concierges, lounge and pool area. All of the suites are appointed with the finest finishes, furnishing and original art.
PROJECT: Rio All-Suite Hotel & Casino
TIME FRAME: January 1997 - December 1998
CONSTRUCTION VALUE: $45 Million
SCOPE OF WORK:
Development
Master Planning
Program Management
Design Architect
Architect of Record
Brand Management
Interior Design

Interior Design of Record
Pre-construction Consulting
Construction Management
FF&E Procurement
General Contractor
Property Management
Caesars Palace, true to its tradition, wanted to build meeting space to accommodate the grandest of the convention circuit, carrying on the timeless theming of the existing convention space. The addition of 280,000 sq. feet of ballrooms and executive boardrooms allowed them to market to some of the largest groups in the convention circuit. Located on the Southwest Corner of the property and adjacent to their expanded pool amenities, this facility allows for unparalleled opportunities to cross market events to create outdoor functions and optimize the use of shared functions with the existing ballroom spaces.

- Addition of 280,000 square feet of ballroom/meeting room space that allows for unlimited opportunities for different types of vendors that can use the facility.
- The offering of two meeting room spaces that are 55,000 square feet each with ceiling heights of 24’ -0” allows for maximum flexibility of the space.
- The convention area is directly adjacent to the existing ballroom/meeting room facility and is finished to carry space on the existing design to create a seamless experience between old and new.
- The convention facility has direct connections to the pool area and allows for exhibitors to host functions indoors and out.
PROJECT: Caesars Palace Convention Expansion
TIME FRAME: December 2005 - October 2008
CONSTRUCTION VALUE: $200 Million
SCOPE OF WORK:
    Design Architect
    Interior Design
    Construction Management
    General Contractor
This major expansion to the existing Sandia Casino resulted in a one of a kind full service destination resort in the New Mexican gaming market. The addition included a 9 story hotel tower with 228 guestrooms, 35,000 sq.ft. of convention/meeting space, and a new 12,000 sq. ft. spa to serve the hotel guests as well as the local market. New food and beverage venues included a new 400 seat buffet, a steakhouse restaurant, and a roof top restaurant and bar overlooking the Sandia Mountains and the city of Albuquerque. The project also included a new 18-hole golf course and a 14,000 sq. ft. club house.
PROJECT: Sandia Resort & Casino
TIME FRAME: September 2003 - December 2005
CONSTRUCTION VALUE: $88 Million
SCOPE OF WORK:
  Master Planning
  Program Management
  Design Architect
  Architect of Record
The Hollywood Casino in Jamul, California is a multi-level entertainment facility complete with 70,000 square feet of gaming floor area and 40,000 square feet of regionally inspired food and beverage venues along with multiple nightlife and entertainment options. The gaming area and associated back-of-house space sit atop an eight-level, 1,900 parking space garage. The layout and architecture of the development complements and integrates the project into the surrounding landscape. Outdoor terraces and stunning views to the ecological preserves surrounding the site make this development a one-of-a-kind entertainment destination.

Drawing inspiration from the established Hollywood Casino Brand, this project is a modern interpretation of classic art deco elements such as geometric shapes, natural forms, pronounced lines and bold moves across the building façade. Vibrant colors, unique illuminated walls, strong massing elements and pragmatic finish selections compose the project. From bright, yet warm finish materials to iconic lanterns of light; the project embodies the Hollywood Brand. Overall, gross program area is approximately 1.1 million square feet inclusive of the central plant and associated site amenities.
PROJECT: Hollywood Casino at Jamul
TIME FRAME: May 2012 - October 2016
CONSTRUCTION VALUE: $210 Million
SCOPE OF WORK:
- Master Planning
- Program Management
- Design Architect
- Architect of Record
- Sustainability Consulting
- Pre-construction Consulting
The Hollywood Casino at Kansas Speedway is a 50/50 Joint venture between PENN National Gaming Inc. and International Speedway Corporation. The Project is a first of its kind facility located on turn 2 of the Kansas Speedway. The first phase of the project will include a 95,000 square foot casino floor with enough room for 2,000 slot machines and 52 table games, a lounge and several dining and entertainment concepts, along with a 1,200 space parking structure. Later phases are master planned to include a hotel, additional gaming space, spa, convention center and entertainment retail district.
PROJECT: Hollywood Casino - Kansas Speedway
TIME FRAME: October 2009 - April 2012
CONSTRUCTION VALUE: $195 Million
SCOPE OF WORK:

Master Planning
Program Management
Design Architect
Pre-construction Consulting
The 130,000-square-foot casino will be constructed on the site of an abandoned auto parts factory on the West Side of Columbus. Hollywood will open with up to 3,000 slot machines, 70 table games, a poker room with 30 tables, structured and surface parking and food and beverage amenities including an Epic Buffet, a Final Cut Steakhouse and an entertainment lounge.
PROJECT: Hollywood Casino at Columbus
TIME FRAME: April 2010 - December 2012
CONSTRUCTION VALUE: $230 Million
SCOPE OF WORK:
  - Master Planning
  - Program Management
  - Design Architect
  - Architect of Record
  - Sustainability Consulting
  - Construction Management
The Osage Casino · Hotel in Skiatook and Ponca City, Oklahoma were designed and built concurrently. A completely new brand was developed for these properties. This new Brand embraces the Oklahoma landscape by introducing natural light and use of indigenous materials that are complimented by warm, vibrant colors and accentuated by flowing curves that emulate the shape and spirit of the Osage. Upon arrival, guests experience the soothing sounds of water and transition seamlessly from the sculptural forms of the porte cochere into the Hotel Lobby. The Lobby provides direct access to the casino floor, restaurants, convention center and also features pool views, a flagstone fireplace and regional artwork. The restaurants sculptural screen walls of wood and colored glass provide visual separation, while allowing connectivity to the excitement of the Casino. The high energy Sports Bar features an “S-shaped” bar and HD TV’s throughout, allowing unobstructed views to every game. The Convention Center allows for multiple room configurations and can accommodate a variety of events. Both properties, ranging in size from 70,000 to 90,000 sf were Master Planned to allow for efficient expansion of the program as the market grows over time.
PROJECT: Osage Casino · Hotel - Skiatook & Ponca City
TIME FRAME: Spring 2012 - Winter 2013
CONSTRUCTION VALUE: $32.6 Million & $35.2 Million
SCOPE OF WORK:

- Master Planning
- Program Management
- Design Architect
- Architect of Record
- Interior Design
- Interior Design of Record
- FF&E Procurement
Nestled in the center of the heartland, the Osage Tulsa Casino and Hotel is the jewel of the Osage brand. Comprised of over 720,000 square foot of built space, the facility houses state of the art gaming, exciting food and beverage offerings and world class lodging and meeting/event space. Welcoming the guest and anchoring the Osage brand, the arrival experience with the Osage logo proudly displayed sets the tone and starts to tell the story of the spaces inside. Warm and inviting materials and vibrant colors create an oasis for the customer throughout the building. Multiple guest room and suite types offer the guest differing and unique experiences within the hotel. The grand pool space nestled within the buildings footprint is a beacon for the property with the Osage logo featured prominently for hotel and dining guest to see. The meeting and event spaces can accommodate diverse activities giving the facility attractions for all to experience. Regardless of the reason a guest visits the property, they are bound to be inspired by the accommodations, materials and experiences that abound within the Osage Tulsa Casino and Hotel.
PROJECT: Osage Casino · Hotel - Tulsa
TIME FRAME: April 2016 - August 2018
CONSTRUCTION VALUE: $160 Million
SCOPE OF WORK:
- Master Planning
- Program Management
- Design Architect
- Architect of Record
- Interior Design
- Interior Design of Record
Pinnacle’s L’Auberge Baton Rouge facility is a premier southern Louisiana destination property offering a fully integrated casino entertainment experience. It is designed to capture the feel of a Southern river lodge and embraces Louisiana’s rich cultural history, food, music and ‘laissez les bon temps rouler’ way of life.

The truly unique casino entertainment complex features a single-level, 30,000 square foot gaming floor; 1,500 slot machines; 51 table games, including a poker room; a hotel with 206 guestrooms and a rooftop pool; three dining outlets; a unique casino bar with breathtaking views of the Mississippi River; 2,400 total parking spaces, including 800 in a covered parking garage; a multi-purpose event center with concert seating for up to 1,400 people or banquet seating for up to 800 people; and outdoor festival grounds with capacity for up to 2,500.
PROJECT: L’Auberge at Baton Rouge
TIME FRAME: April 2010 - December 2012
CONSTRUCTION VALUE: $400 Million
SCOPE OF WORK:
- Master Planning
- Program Management
- Design Architect
- Architect of Record
- Interior Design
- Interior Design of Record
- Pre-construction Consulting
Pinnacle’s Belterra Park Gaming & Entertainment Center is a premier destination just minutes east of Metropolitan Cincinnati. The site is nestled on 122 acres along the banks of the scenic Ohio River. Formerly known as River Downs, this “All New” expansive facility features six restaurants, a live entertainment venue, a 48,000 square foot gaming floor with 1,500 video lottery terminals, and an outdoor gaming terrace overlooking turn one of the new racing venue.

Belterra Park is now home to one of the best racing facilities in the region with the only Turf Track in Ohio. Designed to fully integrate gaming and live thoroughbred racing, the buildings modern architecture hugs the 1-mile track creating numerous overlooks from a variety of venues which offer striking vista views and unprecedented trackside experiences. The gaming center also provides year-round simulcast wagering at the OTB race book. The race book is directly connected to a dynamic fabric sail covered grandstand by an extensive outdoor terrace which overlooks the Paddock, Winner’s Circle and Event areas.
PROJECT: Belterra Park
TIME FRAME: Summer 2011 - Spring 2014
CONSTRUCTION VALUE: $138 Million
SCOPE OF WORK:

Master Planning
Program Management
Design Architect
Architect of Record
Interior Design
Pre-construction Consulting
The remodel and renovation of these two properties include over a 1074 remodeled hotel rooms, a revitalized 70,000 square feet gaming floor and an updated promenade/food outlet component. The remodel and re-branding of the Golden Moon casino creates an exciting and welcoming gaming space offering 1,150 slot machines, 25 table games, an elevated 14 table poker room, a stunning one-of-a-kind video wall, and a dynamic feature bar at the center of the gaming floor. Design features for the casino include dramatic architectural ceiling treatments, warm cove lighting, colorful decorative fixtures, and beautifully designed carpets that pay tribute to Mississippi Band of the Choctaw Indian culture but put a contemporary and modern spin on their traditional elements. Updates to the existing food outlets include a complete re-branding and design of their buffet and a remodel of their guests favorite sports bar and grill. The resort’s guest room & suite remodel features clean lines with tasteful colors and materials that reflect the region and culture but make the rooms and suites fresh, stylish, and convenient to the guest. As a result of comprehensive renovations, Pearl River Resort has created a game-changing experience for the gamer, diner, or the guest that just wants to get away.
PROJECT:
Pearl River Resort
Golden Moon Hotel & Casino
Silver Star Hotel & Casino
TIME FRAME:
Spring 2014 - Summer 2015
CONSTRUCTION VALUE:
$
SCOPE OF WORK:
Design Architect
Architect of Record
Interior Design
The River City Hotel, Entertainment Venue and Parking Garage, which opened in September 2013, completes St. Louis’ premier all-inclusive entertainment experience. Located approximately 10 miles south of downtown St. Louis in the community of Lemay, this major expansion to the existing multi-use entertainment complex builds on the “River City” Brand and overall character of a Missouri riverboat town at the peak of the steamboat trade on the famed Mississippi River. This addition includes a 200 Room Hotel, Multi-use entertainment venue and 1,600 space Parking Garage.
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<td>TIME FRAME:</td>
<td>July 2011 - September 2013</td>
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Park MGM included the remodel and rebranding of the existing Monte Carlo Resort and Casino on the Las Vegas Blvd. The project included the remodel of approximately 90% of the lowrise spaces and all of the hotel guest rooms. Marnell Architecture was the AOR and IDOR for the majority of the lowrise components. The project included a new NoMad roof-top pool, total rebuild of the Park MGM Pool, expanded meeting rooms and remodel of the casino floor, restaurants, bars, lobby and public spaces. The exterior of the guestroom tower was also remodeled with new exterior elements and signage. The previous Monte Carlo Resort has been transformed into a rebranded upscale hotel & resort casino located on the Las Vegas Strip and adjacent to the new Park and T-Mobile Arena.
PROJECT: Park MGM
TIME FRAME: March 2015 - December 2018
CONSTRUCTION VALUE: $550 Million
SCOPE OF WORK:

Program Management
Architect of Record
Interior Design of Record
Master Planning
At the center of the Las Vegas strip, the Harrah’s Las Vegas Casino & Hotel has long been the flagship of the Harrah’s brand. The Harrah’s Casino & Hotel consists of four individual towers that house over 2500 rooms and have some of the most documented views of the Las Vegas strip. The direction for the new design of the rooms was to capture the identity and playfulness of the Harrah’s name and to incorporate the branded elements associated to it to create a destination room product that sets a new standard for the Las Vegas strip. Signature Harrah’s colors are infused into the accents of the room and the predominant warm neutral palette sets the tone of excellence and comfort within the rooms. The project scope consisted of a complete remodel of the typical rooms, executive suites, 3 Bay suites, corridors and elevator lobbies. Every aspect of the project from the experience you have entering the corridors to your comfort and convenience while you are in the room was thought through and given attention. Every detail in the room and each furniture piece were meticulously thought through and designed to create an exclusive environment for the customer and to set a new standard of quality for Harrah’s.
PROJECT: Tru Hotel by Hilton
TIME FRAME: June 2015 - May 2016
CONSTRUCTION VALUE: $27 Million
SCOPE OF WORK:
Design Architect
Architect of Record
Interior Design
Interior Design of Record
The 170,000 sq. ft. remodel of the existing Siegfried and Roy Showroom that became home for the first time joint venture of Cirque du Soleil, Apple Records and The Beatles.

This new 2012 Seat Theatre in the Round encompasses state-of-the-art audio, video and automation systems. Outside of the theatre a new box office, retail boutique, entry lobby and concession area were created to begin the patrons experience prior to the show. New dressing rooms, performance offices and production support services are also housed around the perimeter of the theatre.
PROJECT: The Beatles LOVE
TIME FRAME: January 2004 - June 2006
CONSTRUCTION VALUE: $100 Million
SCOPE OF WORK:
Program Management
Architect of Record
Interior Design
Interior Design of Record
Pre-construction Consulting
Construction Management
General Contractor
This comprehensive renovation of the existing MGM Grand Showroom was to house the Cirque du Soleil production of KA, a combination of acrobatic performances, martial arts, puppetry, multimedia and pyrotechnics illustrating the nature of duality.

This 1950-seat theatre project included the addition of a 3-story support building, incorporation of 6 new state-of-the-art stage lifts and the infrastructure necessary to upgrade the existing facility to current technology.

A new lobby, concession area, retail outlet and box office were also added to serve the new theatre. The renovated theatre allows for the performance’s application of the visual vocabulary of cinema to a dazzling live event that is more about story telling than any previous Cirque du Soleil.
PROJECT: KA Cirque Du Soleil
TIME FRAME: January 2004 - June 2006
CONSTRUCTION VALUE: $120 Million
SCOPE OF WORK:
Program Management
Architect of Record
Interior Design
Interior Design of Record
Pre-construction Consulting
Construction Management
General Contractor
The 68,000 sq. ft. remodel to this existing theatre was to accommodate the world renowned Cirque du Soleil. The remodel included the renovation of the house, a thrust stage expansion, and remodels to the theatre’s support areas. This 1,259 seat theatre is a state-of-the-art facility showcasing the most highly regarded and innovative entertainment group in existence. The international cast, consisting of 50 eclectic and flirtatious performers and musicians, awaken the most primal urges of the audience to a new form of eroticism blending movement, style, acrobatics, uninhibited costumes and beautiful bodies with the sensual caress of the human voice and insistent pulse of exotic rhythms.
PROJECT: Zumanity
TIME FRAME: January 2004 - June 2006
CONSTRUCTION VALUE: $100 Million

SCOPE OF WORK:
Program Management
Design Architect
Architect of Record
Interior Design
Interior Design of Record
Pre-construction Consulting
Construction Management
FF&E Procurement
General Contractor
The Park Theater boasts state-of-the-art seating, acoustics, audio-visual technology and an immersive patron setting. Central to the Park Theater is an exhaustive focus on the customer experience. Every effort was made to enlarge the stage presence of future performers and to that end the theater is specifically designed to be an intimate space whereby the audience is closely engaged with the performance at all times, no matter the seat location.
PROJECT: Park Theater
TIME FRAME: March 2015 - December 2016
CONSTRUCTION VALUE: $100 Million
SCOPE OF WORK:
  Program Management
  Architect of Record
  Sustainability Consulting
  Interior Design of Record
A chic, intimate getaway for those in the know, Hyde Bellagio is the ultimate in exclusive socializing. The sophistication and luxury provide the glitterati with a haven from the everyday nightlife experience. Dark wood, rich leather and cozy booths create a lush, inviting ambiance and relaxing atmosphere ideal for unwinding. Occupying the former Fontana Lounge location and overlooking the iconic Fountains of Bellagio, Hyde Bellagio will be a spectacular 10,000 square foot, indoor/outdoor entertainment venue.

Hyde Bellagio will operate as an exclusive lounge beginning at 5 PM and then dramatically transform into a nightclub later in the evening. The renovations will expand the size of the existing lounge creating new spaces with gorgeous views overlooking the Fountains of Bellagio.
PROJECT: Hyde Bellagio
TIME FRAME: February 2011 - December 2011
CONSTRUCTION VALUE: $8 Million
SCOPE OF WORK:
   Program Management
   Design Architect
   Architect of Record
   Interior Design of Record
Located within the Marnell Corporate Center, Panevino is a world-class Italian restaurant, and one of the most distinctive off-strip properties in Las Vegas. It’s breathtaking view of the Las Vegas Strip, framed by slanted window walls, sustains the elusive and sexy vibe of the notorious Las Vegas culture. Featuring a 19,000 sq. ft. main dining space, and a lounge which redefines itself nightly, this establishment caters to both a tourist and local clientele.

In addition to the dynamic main dining room the restaurant features an authentic 2,400 sq. ft. Italian Deli as well as 4,100 sq. ft. of exclusive private dining rooms. Panevino consistently features a menu that appeals to those seeking authentic and traditional Italian cuisine served with innovative flavors, presentation and ambiance.
PROJECT: Panevino
TIME FRAME: December 2001 - November 2002
CONSTRUCTION VALUE: $8 Million
SCOPE OF WORK:
- Development
- Master Planning
- Program Management
- Design Architect
- Architect of Record
- Brand Management
- Interior Design
- Interior Design of Record
- Pre-construction Consulting
- Construction Management
- FF&E Procurement
- General Contractor
- Property Management
Approached as the ultimate dining experience, the space becomes the destination for the food enthusiast. As the cuisine takes its dynamic approach to the classic steakhouse, the architecture follows suit, but with a twist.

Teak wood replaces the traditional dark woods and soaring glass walls, floating ceiling planes and stylish details become the restaurant’s signature. Clean lines, glowing elements and horizontal planes along with vistas of the pool and Las Vegas Strip beyond create a symphony of architecture and nature.
PROJECT: Anthony’s Prime Steak & Seafood
TIME FRAME: June 2005 - March 2009
CONSTRUCTION VALUE: $6.5 Million
SCOPE OF WORK:
Development
Master Planning
Program Management
Design Architect
Architect of Record
Brand Management
Interior Design
Interior Design of Record
Pre-construction Consulting
Construction Management
FF&E Procurement
General Contractor
Property Management
The buffet takes queues from the aromas and action that encircle this experience. Heat and passion flow from the grill and the energy of the endless offerings create the excitement of the kitchen. The cook line dramatically sweeps across the entire space and engages the user into a journey of discovery. The colors and textures evolve from the kitchen; with warm rich tones at the cook line that emanate out into the dining area and lead you along the axis to the spectacular views of the Las Vegas Strip.

Floating above is an immense video wall with glowing color and exciting images of the offerings available. Ever changing and bursting with energy, it gives the individual an experience of a true performance kitchen. The buffet also includes a Studio Kitchen for live cooking demonstrations or private functions.
PROJECT: Studio B Buffet
TIME FRAME: June 2005 - March 2009
CONSTRUCTION VALUE: $13 Million
SCOPE OF WORK:
- Development
- Master Planning
- Program Management
- Design Architect
- Architect of Record
- Brand Management
- Interior Design of Record
- Pre-construction Consulting
- Construction Management
- FF&E Procurement
- General Contractor
- Property Management
The emphasis of this restaurant space focus is on the daily rituals of our everyday life: eating, socializing; surrounding ourselves with elements of comfort. The intent of the design and materials within the space are to conjure up a sense of familiarity and family. The architecture is a modern space that takes on the feel of the various regions of Italy and transforms them into a dining experience. The kitchen embraces the dining room and creates an active experience that guests will appreciate. Materials spring from the contrast of old and new, rough and smooth, bright and dark and emanate with authenticity and ignite the tastes for all to enjoy.
PROJECT: Marinelli’s
TIME FRAME: June 2005 - March 2009
CONSTRUCTION VALUE: $5.6 Million
SCOPE OF WORK:
Development
Master Planning
Program Management
Design Architect
Architect of Record
Brand Management
Interior Design
Interior Design of Record
Pre-construction Consulting
Construction Management
FF&E Procurement
General Contractor
Property Management
Situated on the top floor of the M Resort Tower, Veloce Cibo takes advantage of the spectacular Las Vegas Strip views that spread out to the north and allows the customers to feel as though they are in a rooftop restaurant. The restaurant is adorned with backlit glass that portray images of overhanging lemon trees on the ceiling and 9’ foot tall lemon trees that are encased in transparent cases that create separate dining areas.

It takes its inspiration from the old Italian speedboat with its polished accents and warm slatted wood to create an interior that is warm and comforting. Simple but rich materials, clean lines and boundless vistas add to the culinary excitement of this restaurant and create an environment unlike anything else in Las Vegas.
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<tr>
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Located adjacent to the hotel lobby, the lounge is entered by a series of stairs, and continues a linear design by capturing the core design elements of the M Resort brand. The glass light wells allow sunlight to penetrate the space during the daytime and offer an experience of the outdoors without direct exposure. In the evening, the mood is enhanced by the glowing ceiling panels and indirect illumination of the artistically placed slats of the used wine barrels. Attached to the ceiling terra cotta walls anchor the space and give permanence to the modern and sleek design, while the richness of the wood, with punches of color, define the functions within the space.
PROJECT: Hostile Grape
TIME FRAME: June 2005 - March 2009
CONSTRUCTION VALUE: $3.8 Million
SCOPE OF WORK:
Development
Master Planning
Program Management
Design Architect
Architect of Record
Brand Management
Interior Design
Interior Design of Record
Pre-construction Consulting
Construction Management
FF&E Procurement
General Contractor
Property Management
The 265-seat STADIUM Sports Bar and Grill is unlike any other, with a 15-seat VIP room and more than 50 high-definition flat screen televisions featuring non-stop sports action and state-of-the-art sound, giving guests the power to create their own ultimate sports experience. In addition to an award-winning line-up of food and 100-ounce Beer Tower kegs served tableside, Fox Sports Midwest will broadcast all St. Louis Cardinals post-game shows at a custom-built studio inside STADIUM.
PROJECT: Stadium at Lumiere Place
TIME FRAME: October 2010 - March 2011
CONSTRUCTION VALUE: $2 Million
SCOPE OF WORK:
Program Management
Design Architect
Architect of Record
Brand Management
Interior Design
Interior Design of Record
Pinnacle’s L’Auberge Baton Rouge facility is a premier southern Louisiana destination property offering a fully integrated casino entertainment experience. It is designed to capture the feel of a Southern river lodge and embraces Louisiana’s rich cultural history, food, music and ‘laissez les bon temps rouler’ way of life.

The truly unique casino entertainment complex features a single-level, 30,000 square foot gaming floor; 1,500 slot machines; 51 table games, including a poker room; a hotel with 206 guestrooms and a rooftop pool; three dining outlets; a unique casino bar with breathtaking views of the Mississippi River; 2,400 total parking spaces, including 800 in a covered parking garage; a multi-purpose event center with concert seating for up to 1,400 people or banquet seating for up to 800 people; and outdoor festival grounds with capacity for up to 2,500.
PROJECT: L’Auberge at Baton Rouge
TIME FRAME: April 2010 - December 2012
CONSTRUCTION VALUE: $400 Million
SCOPE OF WORK:

Master Planning
Program Management
Design Architect
Architect of Record
Interior Design
Interior Design of Record
Pre-construction Consulting
Pinnacle’s L’Auberge Baton Rouge facility is a premier southern Louisiana destination property offering a fully integrated casino entertainment experience. It is designed to capture the feel of a Southern river lodge and embraces Louisiana’s rich cultural history, food, music and ‘laissez les bon temps rouler’ way of life.

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PROJECT: L’Auberge at Baton Rouge
TIME FRAME: April 2010 - December 2012
CONSTRUCTION VALUE: $400 Million
SCOPE OF WORK:
- Master Planning
- Program Management
- Design Architect
- Architect of Record
- Interior Design
- Interior Design of Record
- Pre-construction Consulting
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PROJECT: Bavette's Steakhouse & Bar
TIME FRAME:
CONSTRUCTION VALUE: $
SCOPE OF WORK:
Highlighted within the renowned garden atrium at the Mirage Hotel and Casino, Heritage Steak showcases rustic materials combined with contemporary design. With direct access from the gaming floor, the 230 seat restaurant welcomes guests with an edge lit, honed concrete hearth opening to the bar lounge. The contemporary bar features brass clad die walls, accented by blackened and aged stainless steel tops. The honed concrete floor and bronze glass walls lead guests to the main dining area which utilizes complimentary materials including walnut wood flooring, custom pattern carpet, back lit mica accent walls, log walls and a panelized leather wall. Both the lounge and dining areas are tied together with linear walnut plank trellises supported by a steel structure creating a distinctive character for the restaurant. In addition, the restaurant features a 32 seat private dining room enclosed by floor to ceiling custom wine racks and a chef’s showcase finishing kitchen fully visible from every vantage point throughout the venue.
PROJECT: Heritage Steakhouse
TIME FRAME: June 2012 - August 2013
CONSTRUCTION VALUE: $7 Million
SCOPE OF WORK:
- Program Management
- Design Architect
- Architect of Record
- Interior Design of Record
BLT Steak is Bally’s Las Vegas interpretation of the American Steakhouse with traditional fare and a bistro ambiance. BLT Steak infuses a trendy, contemporary energy design into the center-Strip action at Bally’s.

A curving bar and lounge greets guests as they enter the main dining room. The 7,000 square foot space is splashed with rich woods and a back drop of warm neutral tones accented with polished stainless steel, amber and tangerine. With a prime location, BLT Steak takes over the famed Bally’s Steakhouse space.
PROJECT: BLT Steakhouse
TIME FRAME: March 2013 - May 2014
CONSTRUCTION VALUE: $1.5 Million
SCOPE OF WORK:

Program Management
Design Architect
Architect of Record
Interior Design
Interior Design of Record
Prominently located at the northeast corner of the NYNY Hotel and Casino, Shake Shack blends a classic “burgers and shakes” program with a contemporary use of materials and a modern take on traditional dining. The dining area, featuring honed stone flooring, reclaimed Wyoming snow fence cladding and a wood plank geometric ceiling, is divided by floor to ceiling, clear glass vision panels creating a 129 seat interior dining space and a 92 seat exterior patio. Flanking the dining area on either side are black corrugated metal, edge illuminated, “glowing shacks” that create a modern twist to the historical Shake Shack design.
PROJECT: Shake Shack
TIME FRAME: April 2013 - December 2014
CONSTRUCTION VALUE: $6.5 Million
SCOPE OF WORK:
- Program Management
- Design Architect
- Architect of Record
- Interior Designer of Record
Inspired by the celebrity Robert Irvine’s TV slogan “inclusivity and unity”, the 9000 square foot restaurant housing his name showcases an open & eclectic design with amazing food and stellar views. The exhibition style kitchen is the center piece of the venue and showcases the wide variety of menu options that are made to order. The venue accommodates 275 foodies and comes complete with a wrap-around bar and semi-private dining area. Robert’s cooking style and flair for the dramatic are all housed in an eclectic-modern style pub venue where the focus is on health inspired foods in a warm and comfortable atmosphere. The vibe of the room is created by using warm, traditional materials and finishes that bring comfort to the diners and tell a story about the persons whose name hangs above the entry to the restaurant. There are multiple wood tones used throughout with a feature wall of military belt straps and brass fittings playing homage to his military background. Painted brick walls surround the space and stenciled quotes and oversized chandeliers help to create the interior ambience for the diners. To experience Robert Irvine’s Celebrity Chef style, one must immerse themselves into the space and enjoy all the sights, sounds and smells that come along with this one of a kind space.
PROJECT: Robert Irvine’s Public House
TIME FRAME: May 2016 – August 2017
CONSTRUCTION VALUE: $12 Million
SCOPE OF WORK:
- Program Management
- Design Architect
- Architect of Record
- Interior Design
- Interior Design of Record
Clean linear design with rich textures and contrasting hues enhance the sense of cleanliness and relaxation within the space. Warm tones and plush materials create an environment to relax the senses and pamper the soul. The articulation of the spaces allows interaction within the common lounges or solo contemplation in his or her private lounge. The modern design, with its flowing planes, rich tones and contrast of plush and subtle textures heighten the senses and renew the body and mind.
PROJECT: Spa Mio
TIME FRAME: June 2005 - March 2009
CONSTRUCTION VALUE: $6.5 Million
SCOPE OF WORK:
Development
Master Planning
Program Management
Design Architect
Architect of Record
Brand Management
Interior Design
Interior Design of Record
Preconstruction Consulting
Construction Management
FF&E Procurement
General Contractor
Property Management
As part of the Bellagio low rise expansion, the all new 60,000 sq. ft. spa project and salon renovation was intended to create a new standard in regards to design, service and amenities for a world class destination spa and salon. From the moment you enter the space, your senses are surrounded with warm woods and soft fabrics to put oneself in a state of relaxation and comfort. The treatment rooms are aligned along a central connecting spine with each grouping of rooms having its own area of meditation. The floors are covered with soft colored stones and incorporate glowing onyx blocks that illuminate the floor and create a subtle rhythm of direction for the users. The project also includes a state of the art gym overlooking the newly expanded pool area, a full service men’s and women’s locker room featuring multiple wet rooms and concierge services as well as a boutique retail shop offering the customer all of the wonderful lotions, oils, clothing etc. that they just experienced as part of their spa experience.
PROJECT: Bellagio Spa & Salon
TIME FRAME: December 2002 - December 2004
CONSTRUCTION VALUE: $24.5 Million
SCOPE OF WORK
Program Management          Interior Design of Record
Design Architect             Pre-construction Consulting
Architect of Record          Construction Management
Interior Design              General Contractor
The Nevada Cancer Institute is a state-of-the-art, flagship research and care facility dedicated to the detection, prevention and treatment of cancer. The 142,000 sq. ft. facility is home to ground-breaking biomedical research, education, and technologically advanced, sub-specialized patient care. The facility features outpatient services, research labs, and physicians’ offices. Additional staff and visitor amenities include a café and a technologically advanced auditorium. The interior design showcases a warm soothing palette and features over 80 pieces of original art.
PROJECT: NV Cancer Institute
TIME FRAME: January 2004 - July 2005
CONSTRUCTION VALUE: $47.5 Million
SCOPE OF WORK:
- Master Planning
- Program Management
- Design Architect
- Architect of Record
- Interior Design
- Interior Design of Record
- Pre-construction Consulting
- Construction Management
- FF&E Procurement
- General Contractor
Since 2012, Marnell Architecture has been working with MGM Resorts International to redefine pedestrian engagement and The Strip experience. No longer are properties along Las Vegas Boulevard closed in, closed off and blinded to the 20 million pedestrians that walk by their doors every year. Rather, pedestrians are now welcomed and captured at various public areas, dynamic restaurants with outdoor dining and entertainment venues nestled amongst public art and cultured features inclusive of the 40-foot tall “Bliss Dance” human sculpture and the “Desert Bloom” shade structures ranging in heights up to 50 feet.
PROJECT: The Park
TIME FRAME: January 2014 - April 2016
CONSTRUCTION VALUE: $100 Million
SCOPE OF WORK:
Program Management
Architect of Record
Sustainability Consulting
Master Planning
Interior Design of Record
Town Square is a large scale retail and entertainment center of some 1,600,000 sq. ft. featuring stunning architecture, pleasant walkways and a village-like atmosphere, Town Square Las Vegas is unlike any other shopping center in the city. Once you enter the center, it actually feels like you’re in the heart of an historic neighborhood. The 93-acre Town Square features an eclectic mix of retail shops, a variety of restaurants, an 18-screen movie theater and 350,000 square feet of Class A office space. The beautifully-landscaped Town Square Park serves as the heart of the center, and the children’s park features 35 pop jet fountains, a hedge maze and a tree house within a giant live oak tree.

Town Square’s dining venues include such notables as Blue Martini, Yard House, Texas de Brazil, Brio Tuscan Grille, Tommy Bahama’s Restaurant & Bar, Kabuki Japanese Restaurant, Miller’s Ale House, Pete’s Dueling Piano Bar and Whole Foods Market.
PROJECT: Town Square
TIME FRAME: January 2005 - October 2007
CONSTRUCTION VALUE: $225 Million
SCOPE OF WORK:
- Program Management
- Architect of Record
- Pre-construction Consulting
- Construction Management
- General Contractor
The Las Vegas Raiders are one of the most prolific and historical franchises in the NFL. Their lineage goes back to some of the greatest players in the history of the game and showcases some of the most memorable moments in football. Now you take all the history and excitement and you bundle it up and present it for the world to experience. The Raiders Sales Center is a tour thru the history of the franchise. From the moment you walk through the doors you are immersed in the sights and sounds of the game and immediately enter into a display zone that features some of the greatest moments and historical players that make the Raiders who they are today. In the middle of all this history and nostalgia is the crown jewel of the Sales Center, a scale model of the new Las Vegas Raiders Stadium. True to the brand of the Raiders, silver and black adorn the outside and inside of this building with rich finishes and materials all affirming you are part of Raider Nation. The “xxxx” square foot, 2 story standalone building allows passersby to experience the Raiders franchise as well as let those who are interested become part of the franchise. The venue houses memorabilia, exhibits, holographic images and time lapsed footage of the construction of the stadium as well as the ability to walk by the Raider’s Lombardi trophies on your way to seeing live views from the box suites and premium seat options that are offered. If you are a Raider’s fan this space is a must see.
PROJECT: Raiders Sales Center
TIME FRAME: April 2017 – January 2018
CONSTRUCTION VALUE: $5 Million
SCOPE OF WORK:

Program Management
Design Architect
Architect of Record
Interior Design
Interior Design of Record
The Las Vegas Raiders Retail outlet is one of the largest official merchandise stores for the brand. At 3500 square foot and at a prime location within the building, the silver and black is prominently and proudly displayed for all to experience. The central feature of the retail outlet are the 144 “The Duke” official NFL game balls that “float” on either side of the Raider’s logo. This exhibit frames the employee kiosk and becomes the center piece of the store. The custom lighting feature replicates the typical football field yard markers and numbers and helps to immerse the patrons of the space into a unique football experience. Every piece of Raider’s merchandise was carefully thought out as to how and where it was displayed. The use of the brand colors in the concrete floors, display walls and free standing kiosk entrench the customer into the new future of Raiders football.
PROJECT: The Raider Image at Galleria Mall and Town Square
TIME FRAME: April 2017 – January 2018
CONSTRUCTION VALUE: $400,000
SCOPE OF WORK:

  Program Management
  Design Architect
  Architect of Record
  Interior Design
  Interior Design of Record
Caesars Entertainment Inc. has a long history of being an industry leader in the gaming field. In designing their new, 20,000 sq. ft., corporate offices, Marnell Architecture created an identity that is strong and timeless and will represent Harrah’s Entertainment Inc. as today’s industry leader as well as an icon for the future. Materials were chosen to symbolize the strength, stability and tradition that have set Harrah’s apart from its competition. Stone floors and walls are incorporated into the space to symbolize the strength and stability of the organization. Wood walls lend to the sense of tradition and comfort along with accents of glass and metal which lighten the space and create a sense of privacy without confinement. All of these materials, along with a well thought out procession of space and adjacencies, create an executive office that portrays an image of a company that stands at the forefront of the gaming and entertainment industry.
PROJECT: Caesars Corporate Executive Office
TIME FRAME: July 2001 - September 2003
CONSTRUCTION VALUE: $12 Million
SCOPE OF WORK:
Program Management
Design Architect
Architect of Record
Interior Design
Interior Design of Record

Pre-construction Consulting
Construction Management
FF&E Procurement
General Contractor
MCC-1 is a 50,000 square foot professional office building completed in 2003. It is home to the corporate headquarters of Marnell Companies, including the Design/Build company which built some of the most world-renowned hotels and casinos and has defined the look and environment of Las Vegas through its innovative architectural designs, interior designs and construction techniques. In addition MCC-1 is occupied by two other Business Units- Marnell Consulting and Marnell Architecture. With these divisions under the same roof, clients are able to leverage the expertise of a single division or the end-to-end knowledge of the company as a whole.

The company was previously located on Polaris Avenue in Las Vegas, Nevada, in a building that the company designed and built. After 27 years, Tony Marnell, Chairman and CEO, desired to create a Class “A” Corporate Office Park. In January of 2003, Marnell Companies re-located to the current corporate headquarters that was designed by Marnell Architecture. The design of MCC-1 is comprised of a collection of contemplative, neutral spaces, rooted in the ideal of modernity. This is expressed through the scrupulousness of geometry, the precision of spatial elements and the clarity of the assembly of these spaces.
PROJECT: Marnell Companies Headquarters
TIME FRAME: July 2001 - September 2003
CONSTRUCTION VALUE: $30 Million
SCOPE OF WORK:
- Development
- Master Planning
- Program Management
- Design Architect
- Architect of Record
- Brand Management
- Property Management
- Interior Design
- Interior Design of Record
- Pre-construction Consulting
- Construction Management
- FF&E Procurement
- General Contractor
Built to house their creative laboratory this 5,000 sq. ft. enhancement within the Marnell Companies corporate office represents the continually evolving design sensitivity of Marnell Architecture. The raw architecture of the space characterizes the studio’s multi-disciplined, multi-media approach to their process.
PROJECT: The Garage
TIME FRAME: August 2004 - November 2004
CONSTRUCTION VALUE: $
SCOPE OF WORK:
Development
Master Planning
Program Management
Design Architect
Architect of Record
Brand Management
Interior Design
Interior Design of Record
Pre-construction Consulting
Construction Management
FF&E Procurement
General Contractor
Property Management
The XpressWest project entails Master Planning of a high speed interstate passenger railway from Southern California to Las Vegas, Nevada. XpressWest is being privately developed to extend nearly 200 miles, primarily alongside Interstate I-15, utilizing all-electric multiple unit trains that operate at a top speed of 150 mph. Phase 1 of the project includes the Las Vegas terminal station, the Victorville terminal station, and train maintenance and storage facilities. The primary 50-acre maintenance facility will be located near the Victorville station and would include the operations control center, a fueling station, train washing facility, repair shop, parts storage, trains storage tracks, meeting rooms and administrative offices. In addition, there will be a 6-acre overnight facility located near the Las Vegas station for storage, inspection and minor maintenance.
PROJECT: XpressWest
TIME FRAME: September 2009
CONSTRUCTION VALUE: $6.5 Billion
SCOPE OF WORK:
Development
Master Planning
Program Management
Design Architect
Architect of Record
Construction Management
Brand Management
Interior Design
Interior Design of Record
Sustainability Consulting
Pre-construction Consulting
Marnell Airport Center is a three-story, ±81,616 SF Class “A” building featuring Marnell property’s high-end development standards. The project is adjacent to McCarran International Airport on the west side, McCarran Marketplace on the east side and just minutes to I-215, I-15 and the Las Vegas “Strip”. The location at 1845 East Russell Road also provides high visibility to approximately 22,000 cars per day.
PROJECT: Marnell Airport Center
TIME FRAME: May 2006 - June 2009
CONSTRUCTION VALUE: $18 Million
SCOPE OF WORK:
Development
Master Planning
Program Management
Design Architect
Interior Design
Property Management
The Air Cargo Center entails master planning of two warehouse buildings at McCarran International Airport. The project is located on a 19.15 acre parcel south of Russell Road and west of Surrey Street. The warehouse total 200,928 SF and will be the New Air Cargo Facility at the airport.
PROJECT: Marnell Air Cargo Center
TIME FRAME: October 2009 - December 2010
CONSTRUCTION VALUE: $13.4 Million
SCOPE OF WORK:
   Development
   Master Planning
   Program Management
   Property Management