



HARRIS ASSOCIATES
MANAGERS OF DESIGN & CONSTRUCTION



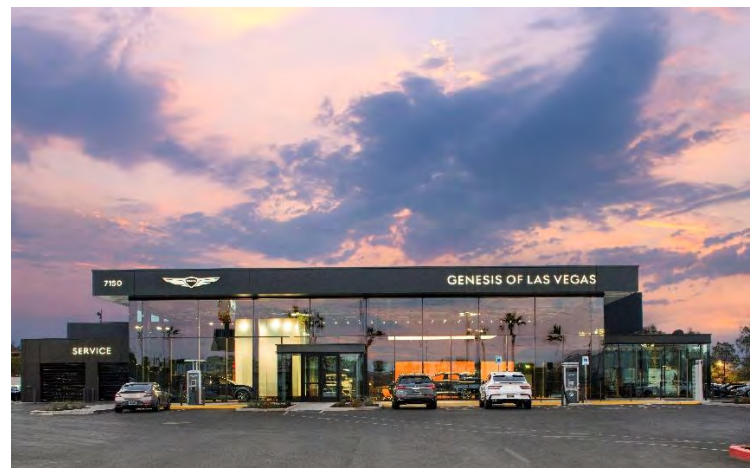
JING Scottsdale



Golden Gaming Entertainment



Popstroke at Town Square



Genesis of Las Vegas

ASTRA
AT LA MADRE PEAKS



HARRIS ASSOCIATES
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ASTRA

AT LA MADRE PEAKS

+ WHO ARE WE

Harris Associates is a Las Vegas-based general contractor and construction manager, trusted by hospitality groups, resort operators and developers across the West to build their projects, from raw land to grand opening.

- ▶ **Built on integrity.** Four decades in Nevada, founded on transparency and execution.
- ▶ **Best-fit teams.** As a non-signatory GC, we work with both union and non-union subcontractors.
- ▶ **Proven at every scale.** New construction, first-generation TI buildouts to complex renovations inside operating casino resorts.
- ▶ **Disciplined delivery.** Rigorous preconstruction and proactive field management bring projects in on time and on budge.

43+

YEARS IN BUSINESS

\$75M

SINGLE PROJECT
BONDING CAPACITY

40+

EMPLOYEES

250+

COMPLETED PROJECTS

+ RESTAURANT & HOSPITALITY EXPERTISE

- ▶ Specialists in full-service GC for ground-up, TI buildouts, remodels, and phased renovations.
- ▶ Proven capability executing high-end finishes: custom millwork, specialty tile, decorative metals, bespoke lighting, and imported materials
- ▶ Fluent in phased construction — keeping existing operations open while work proceeds in adjacent or connected spaces
- ▶ On-Strip and Off-Strip experience — equally capable in resort casino environments and mixed-use retail developments

+ WORKING WITH DEVELOPERS & LANDLORDS

- ▶ Experienced working within landlord-managed properties, coordinating with building management, adjacent tenants, and operations teams
- ▶ Pre-construction services from day one — budgeting, value engineering, schedule development, and permit management before a GMP is signed
- ▶ Established subcontractor relationships across Las Vegas for competitive, reliable pricing and responsive field teams
- ▶ Single point of accountability from permit issuance through final punch list and certificate of occupancy

+ CORE SERVICES

PRE-CONSTRUCTION

Budgeting, estimating, value engineering, schedule development, and permit coordination

GENERAL CONTRACTING

Full-service GC for new TI buildouts, remodels, and phased renovations

CONSTRUCTION MANAGEMENT

Owner's representative and CM services for complex multi-scope projects

DESIGN-BUILD

Integrated delivery with architect and design partners for accelerated schedules

LICENSED

NV #0020471 & #0082950 — Unlimited · AZ #ROC330548 · CA #555878 · UT #11814832-5501



Bryan Cowart

PARTNER/PRESIDENT

+ ABOUT

Through his family's general contracting business in Alaska, Bryan grew up in the construction industry. He developed his management experience in commercial construction during the height of the Las Vegas expansion, from 1997-2011, providing direction and leadership on multiple high rise, low-rise and strip casino tenant improvement projects. Now, with 25+ years of experience in commercial construction, Bryan is an active partner at Harris Associates. As President, he primarily focuses on business development, building clientele within multiple states, and overseeing pre-construction services. Bryan is the qualified individual (QI) for Harris' A and B (unlimited) contractor's license in all states. Recently, he's been leading projects on multiple properties and providing pre-construction and management services for long-term clients.

+ EDUCATION

Bachelor of Science, Civil Engineering, University of Nevada, Las Vegas

+ EXPERIENCE

STATION CASINOS

Red Rock Resort

Crimson Race & Sports Book Hub

High Limit Slots Activate Healthcare

Palace Station

Tacos & Tequila Tailgate Social

Sunset Station - Activate Healthcare

Boulder Station - Bingo Room Remodel

DOWNTOWN SUMMERLIN I AND II / HOWARD HUGHES

IS Luxury RSM & J700/J750 Split

Players Locker by Wolfgang Puck William Lyon Design Center

WeWork Office Space Grape Street Café & Wine Bar

TOWN SQUARE / FAIRBORNE PROPERTIES

Kimley Horn WeWork Draft Kings

WeWork Office Space

NUSR-ET STEAKHOUSE @ MGM PARK

HARD ROCK – VIRGIN REBRAND

MB Steakhouse Night+Market

Virgin Pool Todd English Olives

Kassi Restaurant Mohegan Sportsbook

Pizza Forte

TIVOLI VILLAGE – Murchison & Cummings, Incredible Technologies

VENETIAN – Black Tap Craft Burgers & Beer, The Dorsey, Congress Starbucks

CASINO ROYALE – Main Floor Bar, East Bar

HONOLULU COOKIE COMPANY

ACRES CULTIVATION

BUSH PENTHOUSE RESIDENCE @ SOHO BUSH PENTHOUSE RESIDENCE @ SOHO

SOUTHWEST SPECIALTY CONTRACTORS OFFICE & WAREHOUSE

+ RELEVANT LARGE PROJECTS

Managed Prior to Harris Associates

ABC HYUNDAI DEALERSHIP (GROUND-UP \$8M)

PALMS PLACE CONDO TOWERS (\$320M)

WYNDHAM TIMESHARES – TOWERS 1 & 2 (\$90M)

HOWARD HUGHES CENTER – PARK TOWER CONDOS (\$75M)



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Bryan Cowart

PARTNER/PRESIDENT



To All to Whom These Presents Shall Come, Greetings:

KNOW YE, That reposing special trust and confidence in the loyalty, integrity, and ability of, Bryan Cowart, I, JOE LOMBARDO, Governor of the State of Nevada, by the Authority vested in me by the Constitution and laws thereof, do hereby

APPOINT AND COMMISSION

BRYAN COWART

A MEMBER OF THE

CONTRACTORS' BOARD

FOR THE STATE OF NEVADA

This appointment is made pursuant to the laws of this State (NRS 624.040) and I authorize the appointee to discharge, according to law the duties of said office, and to hold and enjoy the same, together with all the powers, privileges and emoluments thereunder appertaining for the term beginning November 1, 2023 and ending October 31, 2026.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of the State of Nevada. Done at Carson City, Nevada this 13th day of April A.D., 2023.



Governor of the State of Nevada

By Governor Joe Lombardo:

Secretary of State of Nevada

Deputy



Tom Patterson

PARTNER, VICE PRESIDENT

+ ABOUT

As Vice President for Harris Associates, Tom has overseen the planning and construction of hundreds of millions of dollars' worth of hospitality, commercial, industrial, and educational K-12 construction projects nationwide. His passion lies in helping his clients effectively maneuver through the construction process — from concept to completion, no matter the task. At Harris Associates, Tom coordinates business operations, develops the client base, and oversees accounting, banking relationships, insurance and bonding, human resources, and tax issues.

+ EDUCATION

Bachelor of Science,
Mechanical Engineering, GM
Engineering & Management
Institute

Master of Science, Engineering
Management, University of
Detroit



+ EXPERIENCE - KEY PROJECTS

RAINBOW & ARBY RETAIL CENTER – PHASE I & II

THE RAIDER IMAGE STORES / LV STADIUM EVENTS CO

Miracle Mile Shops
Allegiant Stadium
Reid International Airport
Warehouse & Operations Office

CIRCUS-CIRCUS POOL REMODEL – PHASE I – Off-Site Improvements

PROJECT ELEMENT / AUSTRALIS CAPITAL, INC. – Off-Site Improvements

HOOTERS HOTEL & CASINO RENOVATION / TRINITY HOTELS (PROJECT EXECUTIVE)

Parking Garage Structural Repairs
Bungalow Abatement & Interior Demo
Room Conversion
Casino Remodel
Steak-N-Shake

LAS VEGAS MOTOR SPEEDWAY – PHASE 3

TEXAS MOTOR SPEEDWAY – PHASE 1

+ RELEVANT LARGE PROJECTS

Managed Prior to Harris Associates

LUXOR HOTEL & CASINO

Jabbawockeez Theater, Retail, Lobby & Bar
Casino Floor Renovation

CITY CENTER

Jullan Serrano @ Arla
Watch & Jewelry Shop @ Arla
Social House @ The Shops at Crystals
Pinkberry @ The Shops at Crystals
Union Restaurant (currently Javier's) @ Arla

FONTAINEBLEAU SALES CENTER, LAS VEGAS, NV

MOTOR CITY CASINO

(\$300m, 17 story, 400 room tower, Convention Center & Casino Remodel)

CHRYSLER CORPORATION – Toledo Assembly Plant (\$770m)



Jeffrey Contenta

VICE PRESIDENT OF PRE-CONSTRUCTION

+ ABOUT

Jeffrey brings over 20 years of construction experience. He has a proven track record demonstrating his leadership abilities in planning, budgeting, organization, and maintaining control of his assigned projects from inception through to completion. Jeff meets the clients' needs as well as operational goals and corporate philosophies. He upholds strong relationships with all team members, clients, consultants, and inspectors. Jeff possesses a keen understanding of the complete construction project life-cycle, strategic planning, scheduling, and cost control. He has a demonstrated track record in maintaining an excellent rapport with the major stakeholders, project team, staff, and subcontractors while completing projects on time and within budget.

+ EDUCATION

Construction Management,
Arizona State University
OSHA 30
Associated Builders &
Contractors Nevada
Nevada Subcontractors
Association
Associated General Contractors

+ EXPERIENCE

UHG OPTUMRX FRONTIER PHARMACY

\$5.4 M RENOVATION | LAS VEGAS, NV
(PROJECT WITH WAYNE PHELPS, SR.)

UHG CLINIC OF THE FUTURE (SOUTHWEST MEDICAL, PART OF OPTUMCARE)

\$2.5 M RENOVATION | LAS VEGAS, NV

UHG 888 RANCHO CLINIC

\$2.3 M INTERIOR RENOVATION | LAS VEGAS, NV

UHS SUMMERLIN HOSPITAL MEDICAL CENTER

\$11.7 M SIXTH FLOOR ONCOLOGY UNIT BUILDOUT | LAS VEGAS, NV
(PROJECT WITH WAYNE PHELPS, SR.)

UHS SUMMERLIN HOSPITAL MEDICAL CENTER

\$8.3 M MULTIPLE FLOOR INTERIOR RENOVATIONS | LAS VEGAS, NV
(PROJECTS WITH WAYNE PHELPS, SR.)

SOUTHERN NEVADA WELDING WORKSHOP AND OFFICES

\$7.8 M GROUND UP CONSTRUCTION | LAS VEGAS, NV

BANNER CHURCHILL COMMUNITY HOSPITAL

\$11.9 M EMERGENCY DEPT. EXPANSION & HOSPITAL RENOVATION
FALLON, NV

BANNER CHURCHILL COMMUNITY HOSPITAL

\$2 M PHARMACY RELOCATION AND MRI | FALLON, NV

UHS NORTHERN NEVADA MEDICAL CENTER (NNMC)

\$6.8 M THIRD FLOOR RENOVATION | SPARKS, NV

VALLEY HEALTH SPECIALTY HOSPITAL

\$3.7 M RENOVATION | LAS VEGAS, NV

IKEA

\$50 M NEW CONSTRUCTION | LAS VEGAS, NV

TJ MAXX MARMAX) DISTRIBUTION CENTER

\$35 M NEW CONSTRUCTION | N. LAS VEGAS, NV





MARK R. BEVILACQUA

VICE PRESIDENT OF FIELD OPERATIONS

+ ABOUT

Mark has over 40 years of experience in the construction industry, and a strong background in development and contracting. His expertise in building relationships with clients, as well as his focus on field operations, industrial projects, and tilt-up projects, make Mark a valuable asset to any project team. With his knowledge and leadership skills, he provides invaluable insight and guidance to ensure successful project outcomes.

+ EDUCATION

Business & Architectural Studies,
University of Santa Clara

Dale Carnegie Training

FMI Training

+ EXPERIENCE

FOX FIELD COMMERCE CENTER BLDG 2 - Lancaster, CA
Tilt-Up Warehouse & Distribution Center - 38 acres / 647,327 sq ft

TRACY LOGISTICS PARK - Tracy, CA
Tilt-Up (3 Buildings) - 48 acres / 1,163,000 sq ft

99 CENTRAL LOGISTICS CENTER - Tulare, CA
Tilt-Up - 50 acres / 544,077 sq ft

MEDLINE TRACY - Tracy, CA
Warehouse & Distribution Center - 56 acres / 1,005,480 sq ft

TROY COURT - Juraupa, CA
Tilt-Up (3 Buildings) - 10.43 acres / 185,575 sq ft

THE WONDERFUL COMPNAY INDUSTRIAL PARK LOT #10 - Shafter, CA
Tilt-Up with T.I. - 70 acres / 1,163,311 sq ft

PUBLIC STORAGE BUILDING B & C - Van Nuys, CA
3 Stories, Phase 1 - 81,901 sq ft / Phase 2 - 149,590 sq ft

970 MCLAUGHLIN AVE - San Jose, CA
Tilt-Up with T.I. Amazon DCX5 - 10.67 acres / 213,827 sq ft

SILICON VALLEY GATEWAY - Newark, CA
Tilt-Up (3 Buildings) - 23.10 acres / 407,782 sq ft

GATEWAY COMMERCE CENTER - Storey County, NV
Tilt-Up - 28 acres / 524,800 sq ft

JONES CORPORATE PARK - Las Vegas, NV
2 Buildings - 21 acres / 422,800 sq ft

HENDERSON FREEWAY CROSSING - Henderson, NV
Tilt-Up - 29 acres / 476,580 sq ft

TRACEY MEDLINE
Tilt-Up and Design Build - 56 acres / 1,007,352 sq ft



David Pizzi

VICE PRESIDENT OF OPERATIONS

+ ABOUT

David has over 20 years of experience in general contracting and construction management. Expertise in overseeing project contract terms and conditions, ensuring compliance and mitigating risk. Strong leadership and communication skills, effectively collaborating with senior management, owners, and subcontractors. He is skilled in performance monitoring and process optimization to drive efficiency and productivity. David brings integrity and decisiveness to every project he manages and vested in the company's success.

+ EDUCATION

Bachelor of Science Business Administration, Finance
University of Nevada, Reno

+ EXPERIENCE

MARISELLA @ RITZ CARLTON - SANTA BARBARA, CA

HYDE PARK JEWELERS @ FASHION ISLAND - NEWPORT BEACH, CA

GENESIS OF LAS VEGAS - LAS VEGAS, NV

FLANKER KITCHEN + SPORTS BAR, MANDALAY BAY - LAS VEGAS, NV

ROUGE ROOM, RED ROCK HOTEL CASINO - LAS VEGAS, NV

HIGH LIMIT SLOTS, RED ROCK HOTEL CASINO - LAS VEGAS, NV

NUSR-ET, PARK MGM - LAS VEGAS, NV

CIRCUS CIRCUS (2) POOL'S REMODEL, CIRCUS CIRCUS - LAS VEGAS, NV

RAIDERS DISTRIBUTION CENTER, LAS VEGAS RAIDERS- LAS VEGAS, NV

TAIL GATE SOCIAL, PALACE STATION CASINO - LAS VEGAS, NV

THE RAIDERS OPERATIONS OFFICE, ALLEGiant STADIUM, LAS VEGAS, NV

THE RAIDERS IMAGE RETAIL- MANDALAY BAY &

THE RAIDERS IMAGE RETAIL - MIRACLE MILE SHOPS, - LAS VEGAS, NV

THE RAIDERS IMAGE RETAIL- ALLEGiant STADIUM - LAS VEGAS, NV

ICE BAR- THE LINQ - LAS VEGAS, NV

CREED- THE FORUM SHOPS AT CAESARS - LAS VEGAS, NV

HONOLULU COOKIE CO., K&S HAWAIIAN CREATIONS - LAS VEGAS, NV

BLACK TAP CRAFT BURGERS & BEER @ VENETIAN CASINO - LAS VEGAS, NV

PALMS FANTASY TOWER REMODEL, STATION CASINOS - LAS VEGAS, NV

M RESORT SPA CASINO - HENDERSON, NV

TURNBERRY TOWN SQUARE - LAS VEGAS, NV



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HARRIS ASSOCIATES
MANAGERS OF DESIGN & CONSTRUCTION

CLIENT REFERENCES

+ CASINO & GAMING

Joe Haley

Chief Operating Officer

Wynn Design & Development

(702) 249-0127

Jhaley@wynndevlopment.com

+ **PROJECTS:** Palms Fantasy Tower / Fizz Champaign Lounge at Caesar's

Todd Avery Lenahan

President & Chief Creative Officer

Wynn Design & Development

(702) 526-6839

Tlenahan@wynndevlopment.com

+ **PROJECTS:** Palms Fantasy Tower / Fizz Champaign Lounge at Caesar's

Steve Cootey

Executive VP & CFO

Station Casinos

(617) 416-6546

Stephen.cootey@redrockresorts.com

+ **PROJECTS:** Red Rock Rouge Lounge / Red Rock High Limit Room

R.T. Browning

Owner

ECL Development LLC

(559) 593-0096

Rtbrowning@ecldevelopment.com

+ **PROJECTS:** Jackpot Joanie's / Casablanca / Virgin River

Justin Effros

Vice President

ECL Development LLC

(702) 308-2708

Jeffros@ecldevelopment.com

+ **PROJECTS:** Jackpot Joanie's / Casablanca / Virgin River

John Moss

Chief Engineering & Facilities

Virgin Hotels Las Vegas

(702) 510-2965

John.moss@vh-lv.com

+ **PROJECTS:** Virgin Hotel Restaurants; Kassi Beach, Taco Truck, Sip Sip, Nusr-Et, Olives, Night Market, and Virgin Pool Remodel

+ RESTAURANT, BAR & ENTERTAINMENT

Sean Christie

Chief Executive Officer

Carver Road Hospitality

(702) 278-4455

Sean@carverroad.com

+ **PROJECTS:** Carversteak Patio / Flanker Sports Bar

Michael & Robert Frey

Managing Partners

Drive This! Entertainment

(702) 278-9990 / (702) 236-9944

Michael@drivethisent.com

+ **PROJECTS:** Casa Fuente at Forum Shops / Montecristo at Paris / Tacos & Tequila / Pure Nightlife

Tom Kaplan

Executive VP, Development & Design

Wolfgang Puck Fine Dining Group

(702) 232-4469

Tom.kaplan@wolfgangpuck.com

+ **PROJECTS:** 1228 Main St / Carama at Mandalay Bay / Wolfgang Puck at MGM / Players Locker at DTS

Joe Woody

CFO

El Cortez Hotel & Casino

(702) 355-1772

Jwoody@elcortez.net

+ **PROJECTS:** Siegel's 1941 at El Cortez

Kenny Epstein

Owner / CEO

El Cortez Hotel & Casino

(702) 385-5200

Kepstein@elcortez.net

+ **PROJECTS:** Siegel's 1941 at El Cortez

Jose Bustamante

President of Nevada Region

Howard Hughes

(702) 660-1100

Jose.bustamante@howardhughes.com

+ **PROJECTS:** Finney's Crafthouse at DTS, Grape Street at DTS, William Lyon Homes Design Studio, WeWork at DTS

+ HOTEL, HOSPITALITY & COMMERCIAL

Cliff Atkinson

CEO

Fremont Street Experience

(917) 318-7142

Catkinson@vegaseperience.com

+ **PROJECTS:** Virgin Hotel & Casino Remodel

Alan Waxler

Owner

AWG Ambassador

(702) 283-1200

Alan@awgambassador.com

+ **PROJECTS:** Harris Partner Reference

Victor Dubois

President

Southwest Specialty Contractors

(702) 296-4684

Vdubois@swscontractors.com

+ **PROJECTS:** SWS Contractors Office & Warehouse / Harmon Corner Marketplace

Ivan Sher

Owner

IS Luxury Real Estate

(702) 400-2400

Ivan@isluxury.com

+ **PROJECTS:** IS Luxury Office Downtown Summerlin

Paul Steelman

Chief Executive Officer

Steelman Partners

(702) 498-1011

Paul.steelman@steelmanpartners.com

+ **PROJECTS:** Precon Skyline

Gerard Amlin

Former Regional Operations Director

Town Square Las Vegas

(702) 466-2666

Gerardamlin@gmail.com

+ **PROJECTS:** PopStroke / The Guest House / Kimley-Horn / WeWork Town Square

+ DESIGN & CONSTRUCTION MANAGEMENT

Michael Bellon

CEO

Elysium Enterprises Inc.

(702) 501-6392

Elysium_mb@hotmail.com

+ **PROJECTS:** Lithia Genesis, ABC Hyundai

Art Zargaryan

Founder & CEO

Pegasus Development

(510) 384-5031

Art@pegasusbuid.com

+ **PROJECTS:** Museum of Ice Cream

Troy Moser

Owner / Principal

Moser Architecture Studio

(702) 322-1177

Troy@moserarchitecture.com

+ **PROJECTS:** Flanker Sports Bar / La Comida / Carversteak Patio

George Bergman

President / Partner

Bergman Walls & Associates

(702) 303-2537

Gb@bwaltd.com

+ **PROJECTS:** Bellagio Pool Remodel / Pure Nightlife / Fizz at Caesars

Jared Kahn

Attorney

JK Legal & Consulting, LLC

(503) 200-8218

Jkahn@jk-legalconsulting.com

+ **PROJECTS:** Harris General Council

Mark Shearer

SVP of Revenue — FIFA World Cup 2026

On-Location

(510) 384-5031

Mshearer@onlocation-exp.com

+ **PROJECTS:** Raiders Image Retail Stores — Las Vegas



HARRIS ASSOCIATES
MANAGERS OF DESIGN & CONSTRUCTION

GENESIS OF LAS VEGAS



+ PROJECT DURATION

JULY 2023 - OCTOBER 2024

+ PROJECT SIZE

22,000 SF

+ COMPONENTS

- Complete Demolition
- Ground-Up Construction
- Service Shop Renovation
- EV Charging Station Upgrade
- Parking Lot Improvements & Landscaping

+ PROJECT OVERVIEW

Harris Associates took part in the complete demolition of the existing showroom and development of a new showroom from the ground up. This project is an expansive 22,000 square foot automotive haven that will redefine your car buying experience. With the vision and experience of our team, this project makes a significant leap forward in automotive luxury and innovation. The owner has visionary plans to enhance both the Hyundai and Genesis dealerships, aligning with upgrades for electric vehicles and catering to an elevated clientele at Genesis. The existing service shop has been thoughtfully renovated to showcase state-of-the-art electric vehicle equipment, accompanied by a rejuvenated aesthetic. Select improvements to the parking lot will include EV charging stations, landscaping, asphalt, and stripping. Get ready to explore your luxury vehicle journey begins here.



GOLDEN ENTERTAINMENT HR TRAINING CENTER



+ PROJECT DURATION

January 2019 – May 2020

+ PROJECT SIZE

23,000 SF

+ COMPONENTS

- 2 Story Office Complex
- 186 Space Parking Lot
- Site Work and Landscaping



+ PROJECT OVERVIEW

Harris Associates was selected by Golden Entertainment and Sunset Jones LLC to build their 23,000 sq. ft. Annex Building to house their HR and Training Facility. The project consisted of re-demising the existing commercial subdivision plot map allowing us to relocate and create a larger building footprint still with use of the shared parking lot. The project was built in 15 months while phasing the site work to not disrupt the ongoing operations of the existing corporate office and the onsite bar and restaurant.





HARRIS ASSOCIATES
MANAGERS OF DESIGN & CONSTRUCTION

POPSTROKE @ TOWN SQUARE



+ PROJECT DURATION

JULY 2023 - JANUARY 2024

+ PROJECT SIZE

12,784 SF

+ COMPONENTS

- Ground up
- Off & On-Site Development
- 2-Story Steel Building
- Kitchen, Bars, Retail
- 36-Hole Putting Course

+ PROJECT OVERVIEW

Harris Associates was selected by PopStroke Entertainment Group as the general contractor for the ground-up construction of a 36-hole, high-end putting course facility. The project scope included the erection of a two-story structural steel building designed to house two full-service bars, a commercial-grade kitchen, and dedicated retail spaces. In addition, the project involved construction of a separate standalone structure for storage and a trash enclosure.

Site development work encompassed both on-site and off-site improvements, including mass grading, site preparation, utility installation, drainage systems, and paving. The putting courses were constructed using a fully synthetic turf system, complete with engineered sub-grades and integrated features such as fairways, bunkers, and rough areas to replicate traditional golf course conditions. Work also included hardscape elements, landscaping, walkways, and coordination of all associated civil and architectural components to deliver a fully operational, high-end recreational facility.



RAINBOW & ARBY CENTER



+ PROJECT DURATION

2020 - 2026

+ PROJECT SIZE

9.1 Acres

+ COMPONENTS

- On & Off-Site Development & Civil Infrastructure
- Five Core & Shell Multi-Tenant Building
- Site Amenities & Ancillary Structures
-

+ PROJECT OVERVIEW

Harris Associates delivered the ground-up construction of Rainbow & Arby Center, a new multi-tenant retail destination anchoring the corner of Rainbow Boulevard and Arby Avenue.

Built from raw ground on a 9.1-acre commercial site, the development comprises five single-story core and shell buildings, each planned to accommodate a flexible mix of retail, restaurant, and service tenants.

The scope spanned the full arc of the project from mass earthwork and off-site improvements through finished building systems and was executed in successive phases from 2020 through 2026. Phasing allowed infrastructure, sitework, and vertical construction to advance in step, so completed buildings could be turned over for tenant improvement while later phases remained underway.

The result is a cohesive, infrastructure-complete retail center with the site improvements, utility capacity, and building systems in place for tenants to move directly into build-out.



SOUTHWEST SPECIALTY CONTRACTORS OFFICE BUILDING & WAREHOUSE



+ PROJECT DURATION

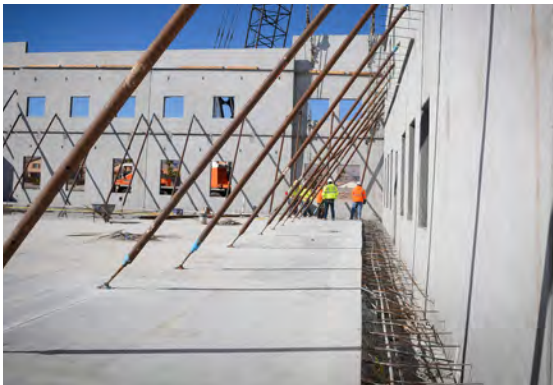
November 2018 – June 2019

+ PROJECT SIZE

36,276 SF

+ COMPONENTS

- Tilt-Up
- Ground up build of a 3 story 1st class office complex with warehouse



+ PROJECT OVERVIEW

Harris Associates was selected by Southwest Specialty Contractors to build their brand-new office building & warehouse in Las Vegas. The tilt-up project consisted of re-demising the existing commercial subdivision plot map allowing us to create a larger building footprint, all while coordinating underground utilities to be brought to the job site from $\frac{3}{4}$ of a mile down the road. This project was wrapped in eight months leaving both our team and the client very pleased with the finished product.



TOWN SQUARE LAS VEGAS PAD 2 GROUND-UP



+ PROJECT DURATION

SEPTEMBER 2025 - JUNE 2026

+ PROJECT SIZE

11,703 SF

+ COMPONENTS

- Site Development & Civil Infrastructure
- Core & Shell Multi-Tenant Building
- Utility & Power Infrastructure
- Site Amenities & Anchillary Structures

+ PROJECT OVERVIEW

Harris Associates was selected to deliver the ground-up construction of Town Square Las Vegas Pad 2, a standalone multi-tenant retail building within an open-air shopping and restaurant center.

The project required Harris to manage a complete delivery path from site development through tenant-ready core-and shell construction. Scope included earthwork and grading, drainage, paving, public and private utility coordination, structural systems, roofing, EIFS/stucco, storefront glazing, full MEP systems, fire protection, site lighting, landscaping, irrigation, trash enclosure, and outdoor patio areas.

Working under a single contract, Harris coordinated civil, vertical, utility, and base building infrastructure to support the owner's leasing strategy and prepare the building for incoming tenant occupancy. The result was a flexible, tenant ready commercial asset delivered with one point of accountability across multiple technical disciplines.



PALMS FANTASY BANQUET SPACE TENANT IMPROVEMENT



+ PROJECT DURATION

June 2018 – November 2018

+ PROJECT SIZE

20,242 SF

+ COMPONENTS

- Demolition of existing interior finishes
- Use change from club to banquet
- Upgrades to MEP and finishes

+ PROJECT OVERVIEW

Harris Associates provided Preconstruction and General Contracting Services for the renovation of the Playboy and Moon nightclubs located on the top two levels of the Fantasy tower. The renovation converted 20,242 square feet of nightclub to customizable banquet spaces with VIP amenities, a retractable roof, and incredible views of Las Vegas.

The demolition of level 29 included the removal of a substantial concrete mezzanine bringing logistical challenges that Harris Associates resolved through collaboration and coordination with property management.

Harris Associates worked with the design team and building department to upgrade the retractable roof and associated deluge system. The tenant improvement included a range of high-end finishes including book matched stone, custom chandeliers, and custom radiused recessed light fixtures.

The renovation of the exterior balcony involved new raised decking, waterproofing and exterior finishes.

Value Analysis was provided throughout the Design process. The logistics, coordination, and scheduling of this project along with the multiple long lead item finishes was a **team effort** between all involved.



PALMS FANTASY SKY VILLAS REMODEL



+ PROJECT DURATION

March 2018 – June 2018

+ PROJECT SIZE

42,218 SF



+ COMPONENTS

- Repair of elevated stainless-steel pools
- Extensive remodel including new staircases in 2 story Villas
- Very high-end finishes throughout
- Saunas, salt rooms and game rooms
- Custom art from famed artist Damien Hirs

+ PROJECT OVERVIEW

Harris Associates provided Preconstruction and General Contracting Services for the complete renovation of six (6) unique villa suites, each with existing elevated stainless-steel pools. The four one-story villas are each 6,000 square feet and the two two-story villas are each approximately 9,500 square feet.

Each villa includes a unique book-matched Italian marble that flows from the floors to the walls, in a large format installation. Custom high-end millwork wall panels required coordination with other finishes, including custom metal ceiling panels from Germany. The owner spared no expense to achieve luxurious, over the top, breathtaking villas which Harris Associates was integral in executing successfully.

Various unique features such as custom saunas, salt rooms and custom artwork from world famous artist Damien Hirst were installed throughout the unique villas. The custom artwork included large fish tanks with preserved shark corpses, which required special drainage to satisfy the building department.

A strong focus on procurement was required to minimize impacts of long lead time items. The aggressive schedule and long lead times propelled the need to work around constraints, utilize hold-to dimensions and to come up with creative solutions.

Value Analysis was provided throughout the Design process. The logistics, coordination, and scheduling of this project along with the multiple long lead item finishes was a **team effort** between all involved.



HARRIS ASSOCIATES
MANAGERS OF DESIGN & CONSTRUCTION

JING - SCOTTSDALE



+ PROJECT DURATION

OCTOBER 2024 - SEPTEMBER 2025

+ PROJECT SIZE

9,121 SF

+ COMPONENTS

- Full Interior Remodel
- Interior Buildout with Exterior Upgrades
- Site Development and Landscaping
- Custom Finishes and Millwork

+ PROJECT OVERVIEW

Harris Associates was selected by JING Hospitality Group to complete the comprehensive remodel of a high-end steakhouse located in Scottsdale, Arizona.

The project involved a full interior and exterior renovation of an existing building, with a focus on luxury finishes and modern design enhancements to elevate the dining and entertainment experience. The scope of work included extensive site development and landscaping, along with the complete upgrade of all MEP systems.

Interior renovations featured custom high-end finishes, including detailed millwork and masonry, a redesigned kitchen layout with upgraded commercial-grade equipment, a brand-new bar area, highlighted by sophisticated, modern lighting throughout the space. A show-stopping, custom-fabricated chandelier, requiring precise engineering and intricate installation and a private dining room, finished with custom fabric wall coverings to enhance acoustics and aesthetics, an expanded outdoor patio seating area, seamlessly integrated with the interior design, and a fully built-in custom DJ booth to support live entertainment and nightlife programming.

This remodel combined upscale design elements with functional upgrades to create a distinctive, high-energy dining destination in the heart of Scottsdale.



NUSR-ET STEAKHOUSE AT PARK MGM



+ PROJECT DURATION

April 2021 – September 2021

+ PROJECT SIZE

12,535 SF

+ COMPONENTS

- Two full kitchens
- 40' two-story chandelier light fixture
- Celebrity chef



+ PROJECT OVERVIEW

Harris Associates provided Preconstruction and General Contracting Services for the complete renovation of a vacant two-story suite at the MGM Park. Value Analysis was provided throughout the Design process. Harris worked with TPG design team and RDH architecture firm on a project that consisted of high-end finishes and working with the famed chef Nusr-Et "Salt Bae."



This buildout included kitchens on both floors that had to be constructed concurrently. Creative shiftwork was needed for the architectural floor polishing. Harris had to scaffold the 2nd floor to create a dance floor to allow construction to take place above and below the main center bar chandelier to maintain the project schedule. The logistics, coordination and scheduling of this project along with the multiple long lead item finishes was a team effort between all involved. We even completed this project ahead of schedule.



HARRIS ASSOCIATES
MANAGERS OF DESIGN & CONSTRUCTION

THE GUEST HOUSE @ TOWN SQUARE



+ PROJECT DURATION

AUGUST 2023 - DECEMBER 2024

+ PROJECT SIZE

14,963 SQ FT

+ COMPONENTS

- Full Scale Interior & Exterior Remodel
- Custom Millwork & Finishes
- New Kitchen Equipment

+ PROJECT OVERVIEW

RDM Hospitality engaged Harris Associates for comprehensive full remodel of The Guest House, a new high-end restaurant, bar, and lounge at Town Square.

The project involved a full-scale interior and exterior gut renovation of an existing restaurant, reimagined with premium finishes and custom features. All new kitchen layout and equipment. High-end finishes throughout from custom wood paneling, quartzite leatered bartops, luxury flooring, and built-in details. Intricate installation of 100-year old Egyptian crystal chandelier imported from France is featured in main dining room.

Integrated top of the line sound absorption technology, a DJ booth and mood lighting for nightlife entertainment. A lush patio garden with elegant landscaping, fire pits and ambient lighting. Restrooms completely redesigned with high-end finishes, luxurious vanities, and unique powder room lounge space. Quality craftsmanship, seamless integration of historic and modern design elements and hospitality-grade finishes throughout.





April 14, 2026

RE: Harris Associates

To Whom It May Concern:

VTC Insurance Group has the distinct privilege of servicing the bond needs of Harris Associates for over 20 years. This organization maintains an enviable reputation for excellence and integrity, and consistently reference well with their suppliers and subcontractors.

We currently run on a day-to-day operating line of \$75,000,000 single with an aggregate program of \$150,000,000. We have issued bid, performance, and payment bonds as needed with Amerisure Mutual Insurance Company. The operating line is by no means a limit of bonding capacity but is rather a parameter to efficiently handle routine needs. We would favorably consider any reasonable request because of Harris Associates' strong reputation.

We appreciate the opportunity to extend our unconditional recommendation for construction or related undertakings this fine firm may entertain. Should you need any further information please do not hesitate to contact our office at 248-828-3377.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Susan L. Small", is written over a horizontal line.

Susan L Small
Surety Customer Service Manager

Confidence. For What's Next.™



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/27/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER VTC Insurance Group Troy Office 1175 W. Long Lake Ste. 200 Troy MI 48098-4960	CONTACT NAME: Jennie LaVine PHONE (A/C, No, Ext): (248) 828-3377 E-MAIL ADDRESS: jlavine@vtcins.com FAX (A/C, No): (248) 828-3741																					
INSURED Harris Associates 6625 S. Valley View Suite 208 Las Vegas NV 89118	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>National Fire Insurance Company of Hartford</td><td>20478</td></tr><tr><td>INSURER B:</td><td>The Continental Insurance Company</td><td>35289*</td></tr><tr><td>INSURER C:</td><td>Valley Forge Insurance Co.</td><td>20508</td></tr><tr><td>INSURER D:</td><td>Allied World Assurance Company (U.S.) Inc.</td><td>19489</td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	National Fire Insurance Company of Hartford	20478	INSURER B:	The Continental Insurance Company	35289*	INSURER C:	Valley Forge Insurance Co.	20508	INSURER D:	Allied World Assurance Company (U.S.) Inc.	19489	INSURER E:			INSURER F:		
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INSURER E:																						
INSURER F:																						

COVERAGES**CERTIFICATE NUMBER:** 26-27 Master**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			4033007359	09/02/2026	09/02/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Employee Benefits \$ 1,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			4033007409	09/02/2026	09/02/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Medical payments \$ 1,000
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			4033007376	09/02/2026	09/02/2027	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☒ N	N / A	4033007362	09/02/2026	09/02/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Professional/Pollution Liability			0314-1527	02/01/2026	02/01/2027	Each Occurrence \$2,000,000 Aggregate \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

*****SAMPLE*****

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY VTC Insurance Group		NAMED INSURED Harris Associates
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** 25 **FORM TITLE:** Certificate of Liability Insurance: Notes

Coverages Continued

Continental Insurance Co.
Policy #4033007359
9/2/2026 to 9/2/2027
Contractors Equipment
Leased/Rented Equipment Limit \$250,000



STATE OF NEVADA STATE CONTRACTORS BOARD



THE CONTRACTOR HEREIN HAS BEEN LICENSED UNDER THE PROVISIONS OF NEVADA REVISED STATUTES 624 AND NEVADA ADMINISTRATIVE CODE 624 SINCE NOVEMBER 15, 2017.

HARRIS ASSOCIATES

License No: **0082950**

Status: **ACTIVE**

Monetary Limit: **Unlimited**

Expiration Date: **11/30/2027**

Licensed for the following Classifications

A General Engineering

Qualified Individual(s)

BRYAN DANIEL COWART, CMS and Trade

Southern Nevada Office
8400 West Sunset Road, Suite 150
Las Vegas, Nevada 89113
(702) 486-1100
www.nscb.nv.gov

KENT LAY, CHAIR

Northern Nevada Office
5390 Kietzke Lane, Suite 102
Reno, Nevada 89511
(775) 688-1141
www.nscb.nv.gov

Principals can be viewed online at: nscb.nv.gov



STATE OF NEVADA CONTRACTOR'S LICENSE



THIS IS TO CERTIFY THAT THE COMPANY OR PERSON LISTED BELOW IS
LICENSED IN THE STATE OF NEVADA FOR THE CLASSIFICATION(S) SHOWN

LICENSE #: 0082950

STATUS: Active

HARRIS ASSOCIATES
6625 S VALLEY VIEW BLVD
208
LAS VEGAS, NV 89118

EXPIRES: 11/30/2027

LIMIT: Unlimited

CLASS: A

Classification definitions can be viewed online at: nscb.nv.gov



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HARRIS ASSOCIATES
6625 S VALLEY VIEW BLVD
208
LAS VEGAS, NV 89118

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STATE OF NEVADA STATE CONTRACTORS BOARD



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HARRIS ASSOCIATES

License No: **0020471**

Status: **ACTIVE**

Monetary Limit: **Unlimited**

Expiration Date: **01/31/2028**

Licensed for the following Classifications

B General Building

Qualified Individual(s)

ALEXANDER JONATHAN PRISTASH, CMS and Trade
BRYAN DANIEL COWART, CMS and Trade

Southern Nevada Office
8400 West Sunset Road, Suite 150
Las Vegas, Nevada 89113
(702) 486-1100
www.nscb.nv.gov

KENT LAY, CHAIR

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STATE OF NEVADA CONTRACTOR'S LICENSE



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LICENSE #: 0020471

STATUS: Active

HARRIS ASSOCIATES
6625 S VALLEY VIEW BLVD
208
LAS VEGAS, NV 89118

EXPIRES: 01/31/2028

LIMIT: Unlimited

CLASS: B

Classification definitions can be viewed online at: nscb.nv.gov



STATE OF NEVADA CONTRACTOR'S LICENSE



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STATUS: Active

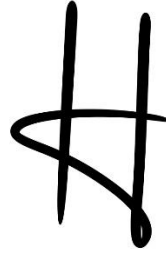
HARRIS ASSOCIATES
6625 S VALLEY VIEW BLVD
208
LAS VEGAS, NV 89118

EXPIRES: 01/31/2028

LIMIT: Unlimited

CLASS: B

Classification definitions can be viewed online at: nscb.nv.gov



HARRIS ASSOCIATES
MANAGERS OF DESIGN & CONSTRUCTION



NEVADA

6625 S. VALLEY VIEW BLVD., STE 208, LAS VEGAS, NV 89118

(702) 736-2985

WWW.HARRISLV.COM

Nevada License #0082950 & #0020471-Unlimited

Arizona License #ROC330548

California License #555878

Utah License #11814832-5501