



ALLCO CONSTRUCTION, INC.

 DESIGN BUILD GENERAL CONTRACTOR



FIRST FLOOR		MAN			MAY	JUNE	JULY	AUG	SEP
DESCRIPTION	MEN	DAY	START	FINISH	1 15				
Project Assessment	2	6	18 - May	20 - May					
Detailed Plan of Action	2	4	19 - May	20 - May					
Organization of Subcontractors	3	15	20 - May	26 - May					
Detailed Action List for Subs	2	2	26 - May	26 - May					
Ongoing Task Completion Analysis	2	12	27 - May	3 - June					
On Time Project Completion				3 - June					



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Palladio Condominiums



Blake Smith Residence



ALLCO CONSTRUCTION

is a general contractor founded in 2006 by Robert Herman in Reno, Nevada. Allco quickly earned a reputation for taking over distressed projects, while using its construction experience to determine the most effective path towards project completion. In this respect, Allco has enjoyed continued success in putting projects back on course while preventing expense overages.

Prior to founding Allco Construction, Robert Herman owned and operated Dryco Inc, a commercial framing and drywall company. Dryco made a name for itself with respect to its reputation for successful project completion, acting as the liaison between the owner, general contractor and all other subcontractors.

Allco focuses on the critical path to completion, and excels at carrying that task out.

ALLCO CONSTRUCTION, INC. is a General Contractor that holds an Unlimited Class B State of Nevada Contractors Board license. Allco's primary purpose is the successful completion of the project. Our focus on the critical path, our ability to coordinate and rally the subcontractors, and our commitment to the owner's needs are our key successes.

OUR SERVICES INCLUDE, BUT ARE NOT LIMITED TO:

- Design Build
- Distressed Project Takeovers
- Design-Bid-Build
- Design Assist
- CM-at-risk
- Construction Management
- CAD
- BIM/Revit
- **3-D Modeling**
- Presentation
- Design
- Facilities Management
- Design Programming
- Full Color Presentation Rendering
- Physical Building & Site Modeling
- Drafting Services
- Building Design
- Site Design
- Master Planning
- Construction Document Production

OUR PROJECT EXPERIENCE INCLUDES:

- Commercial High Rise
- Commercial/Multifamily Condo High Rise
- Casino
- Hotel/Motel
- Restaurants
- Schools
- Hospitals
- Parking Structures
- Warehouse
- Tenant Improvement





WELLS DUPLEXES

Location: Historic Wells District in Reno, NV

Owner: 1690 South Wells Investors, LLC

Working Drawings: Hi-Sun Business Solutions

Specifications:

- Four two-story duplexes - each unit is approximately 1,100 square feet not including garage space
- Urban contemporary design with modern interior
- Property is zoned mixed-use and is part of the City of Reno Reclamation Project to make Wells Avenue a cultural hub within Reno
- Design-Build ground-up construction of four duplexes with a single car garage, live-in office space, one bedroom/one bathroom, full kitchen and living room

Services provided: Design-Build





DISPENSARY

Project: LiveWell Dispensary

Location: Reno, NV

Working Drawings: Hi-Sun Business Solutions

Specifications:

- 6,100 square feet existing free-standing interior remodel
- Modern spa feel with cutting edge medical facility finishes
- Design-Build services to include full demolition of interior down to shell for new tenant improvement. Space designed with retail space, lobby area, offices and storage for a licensed medical marijuana dispensary

Services provided: Design-Build





Current Project Profiles



BOURBON SQUARE CASINO RENOVATION

Location: Downtown Sparks, NV

Owner: LCG Bourbon Square LLC by LandCap BSSC, LLC its manager

Working Drawings:

Hi-Sun Business Solutions

Specifications:

- Three stories with a total of 108,000 square feet
- Originally built in 1984, this property is being converted for commercial and retail use
- Design-build multi-phase renovation of interior and exterior face-lift with architectural features

Services provided: Design-Build





SILVER CLUB APARTMENT CONVERSION

Location: Downtown Sparks, NV
Owner: LCG Bourbon Square LLC by LandCap BSSC, LLC its manager
Working Drawings: Hi-Sun Business Solutions

- Specifications:**
- Six stories with a total of 56,000 square feet
 - Conversion of hotel to 100-unit apartment complex offering studio to 3-bedroom units
 - Multi-phase project including demolition of interior and build-back and exterior architectural details and painting. Also includes new asphalt overlay, common patio/barbeque area, exterior concrete and wrought-iron fencing

Services provided: Design-Build





Past Project Profiles





HOOVER DAM LODGE INTERIOR

Location: Boulder City, NV

Owner: Nevada Restaurant Services, Inc.

Working Drawings: Hi-Sun Business Solutions

Specifications:

- Formerly The Hacienda, this hotel and casino has a 20,000 square foot gaming floor and over 350 rooms
- Rustic lodge style in keeping with Boulder City vernacular
- Work included remodel of Gaming Floor, Café, Convenience Store/ Point of Sale area, addition of Player's Club, Guest Rooms/Bathrooms, Island Bar and construction of a Dotty's inside the casino area

Services provided: Design-Build

Photos courtesy of Counter Fitters Las Vegas





Past Project Profiles



HOOVER DAM LODGE-ROOMS

Location: Boulder City, NV

Owner: Nevada Restaurant Services, Inc.

Architect: Peter Wilday

Working Drawings: Hi-Sun Business Solutions

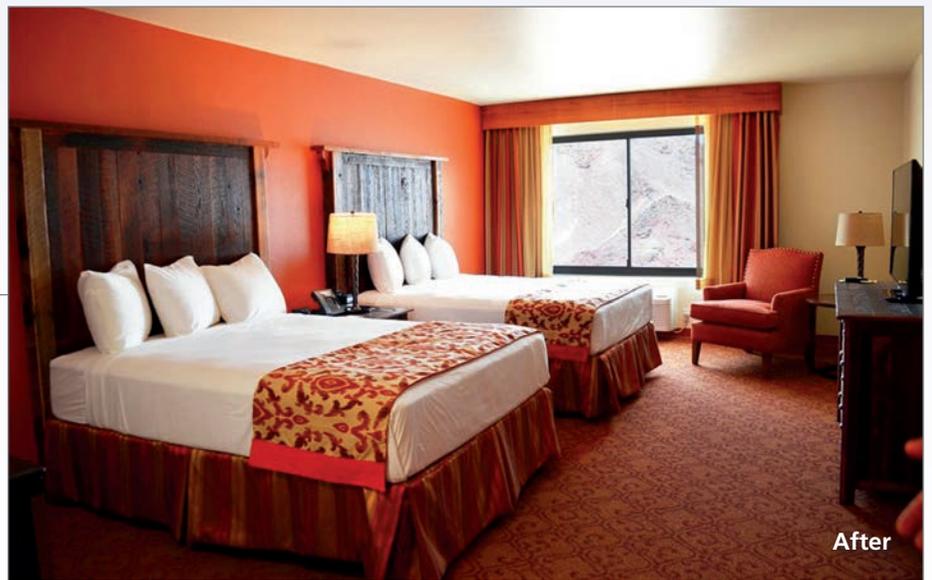
Specifications:

- Formerly The Hacienda, this hotel and casino has over 350 rooms
- Rustic lodge style in keeping with Boulder City vernacular
- Work included remodel of 60 rooms between the 14th and 17th floors and the corresponding corridors

Services provided: General Contractor



After



After



Photo courtesy of Counter Fitters Las Vegas

After





Past Project Profiles





LAUGHLIN RIVER LODGE

Location: Laughlin, NV

Owner: Nevada Restaurant Services, Inc.

Working Drawings: Hi-Sun Business Solutions

Specifications:

- Formerly River Palms Casino, this hotel and casino has a 29,000 square foot gaming floor
- Designed as a mountain resort
- Renovations consisted of new finishes, new gaming and lighting layouts, new Player's Club Station and two stand-alone Dotty's locations within the property

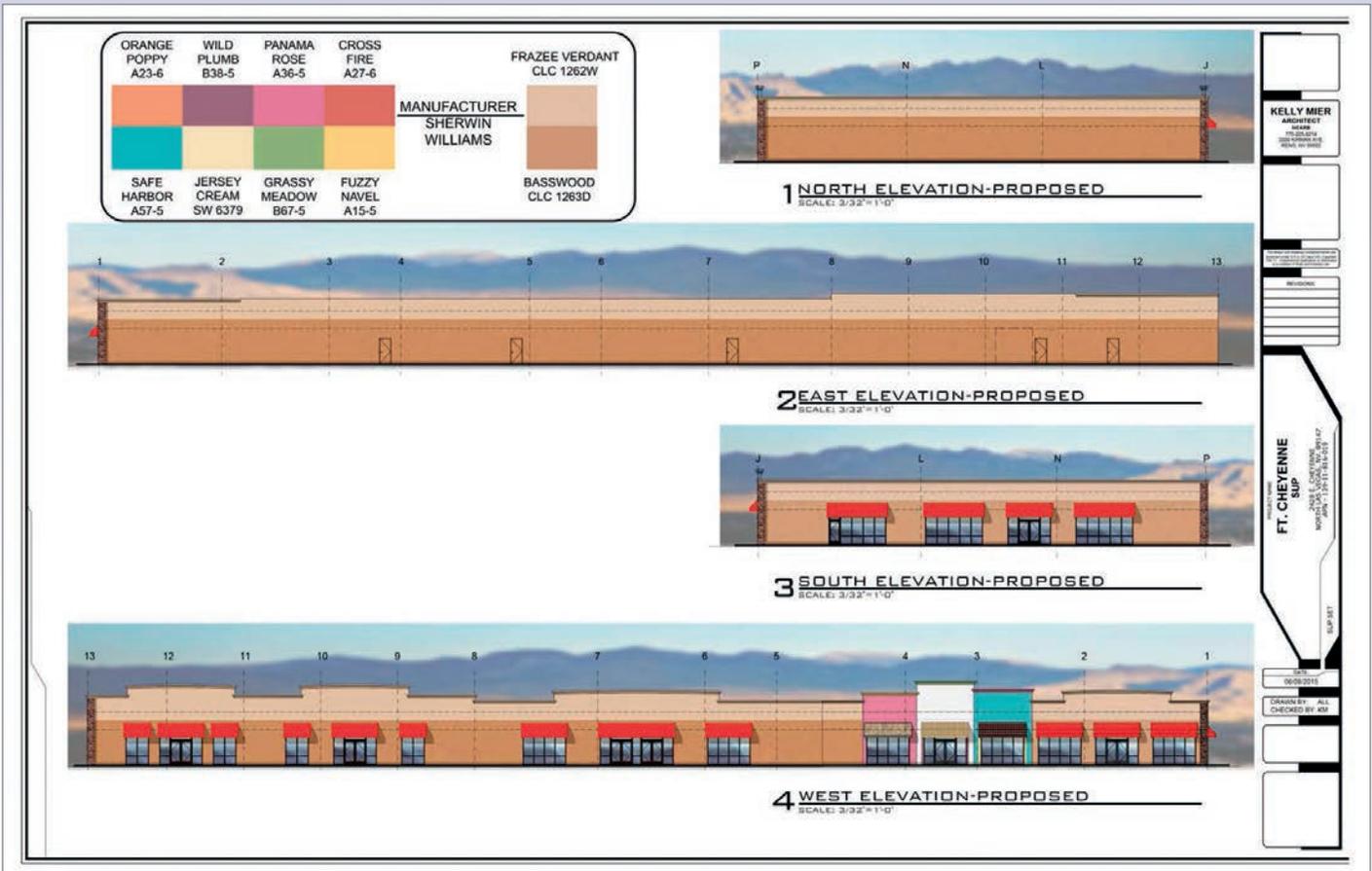
Services provided: Design-Build

Exterior Façade Architect: Peter Wilday





Past Project Profiles



FORT CHEYENNE FAÇADE

Location: North Las Vegas, NV

Owner: CMP Cheyenne LLC

Working Drawings:

Hi-Sun Business Solutions

Specifications:

- Single story, 39,000 square foot property with existing exterior concrete masonry unit walls and wood roof truss
- Work included demolition of columns, entrance build-outs, roofing, existing sprinkler system. The exterior received new site concrete, asphalt and striping, reframe and install new roof and rooftop HVAC units

Services provided: Design-Build

DOTTY'S & LA VILLITA AT FORT CHEYENNE

Location: North Las Vegas, NV

Owner: Nevada Restaurant Services, Inc.

Working Drawings: Hi-Sun Business Solutions

Specifications:

- Formerly Fort Cheyenne Casino & Event Center, this is a single story 39,000 square foot property
- Completed in September 2015, two tenant improvements created a Dotty's tavern and La Villita casino
- Work included full demolition of interior down to original shell, built-back with all new framing, electrical, plumbing, HVAC, drywall, finishes, millwork, case work, equipment and lighting

Services provided: Design-Build





DOTTY'S-TENANT IMPROVEMENTS

Location: Various Nevada Locations

Owner: Various

Architect: A.C.E. Architects, Inc.

Specifications:

- Tenant improvements for new Dotty's locations ranging in size from 3,500 to 8,500 square feet
- Specific work included demo, framing and drywall, mechanical, plumbing and electrical upgrades, new lighting, flooring, casework, doors and hardware

Northern Nevada tenant improvements for new Dotty's locations:

- Dotty's #23-South Reno
- Dotty's #58-Reno
- Dotty's #66-Reno
- Dotty's #74-Carson City
- Dotty's #75-Reno
- Dotty's #79-Fallon
- Dotty's #82-Yerington
- Dotty's #88-Carson City
- Dotty's #89-North Reno
- Dotty's #91-Spring Creek

Southern Nevada tenant improvements for new Dotty's locations:

- Dotty's #93-Las Vegas
- Dotty's #101-Las Vegas
- Dotty's #103-Pahrump
- Dotty's #61-Mesquite
- Dotty's #19-Henderson
- Dotty's #97-Las Vegas

Services provided: Design-Build

DOTTY'S-REMODELS

Location: Various Nevada Locations

Owner:

Nevada Restaurant Services, Inc.

Specifications:

- Store remodels to achieve compliance with Nevada gaming regulations completed during 72 to 96 hour store shutdown
- Locations ranged in size from 3,000 to 4,500 square feet
- Interior work encompassed remodel of mechanical and electrical upgrades, floor plan revisions, new casework, new grid ceilings and flooring
- Special attention was provided during pre-construction planning to coordinate with store management to achieve efficient sub-contractor scheduling, minimizing impact to Dotty's

Dotty's location remodels

- 2 stores-Carson City
- 1 store-Henderson
- 16 stores-Las Vegas
- 3 stores-North Las Vegas
- 2 stores-Pahrump
- 8 stores-Reno
- 4 stores-Sparks

Services provided: Design-Build





Past Project Profiles

LA VILLITA CASINO

Location: Henderson, NV

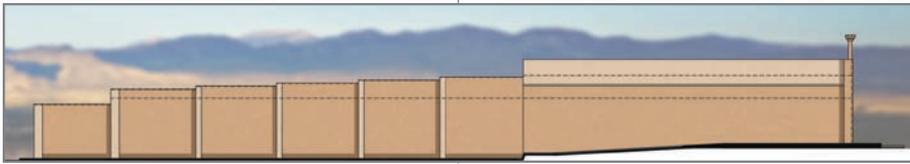
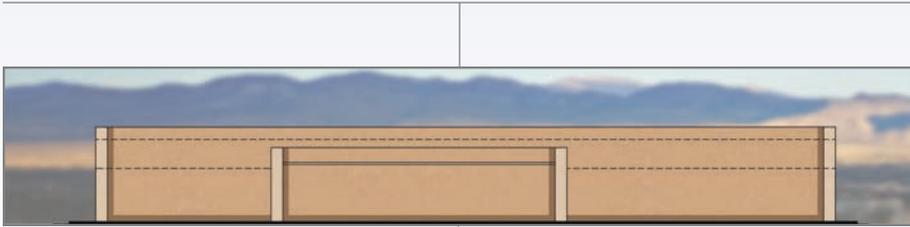
Owner: Nevada Restaurant Services, Inc. dba Dotty's

Working Drawings: Hi-Sun Business Solutions

Specifications:

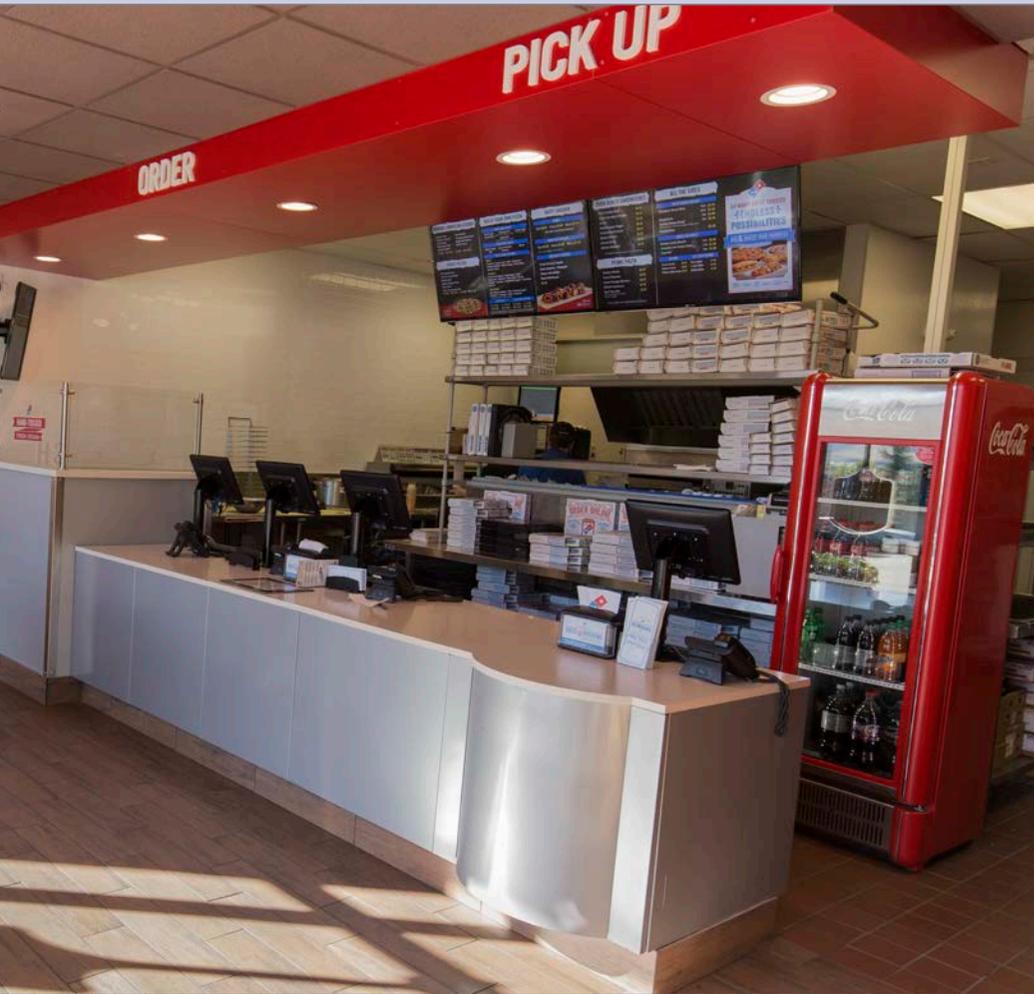
- 4,800 square foot, single story constructed of CMU
- Formerly Terribles Casino & Bowl, space converted to La Villita Casino
- Work included demolition of interior to white shell, all new framing, drywall, finishes, millwork, case work, equipment and lighting. Also included new roof, parapet detail and exterior stucco

Services provided: Design-Build



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DOMINO'S - REMODELS

Location:

Various Northern Nevada locations

Owner: Reno Pizza

Working Drawings:

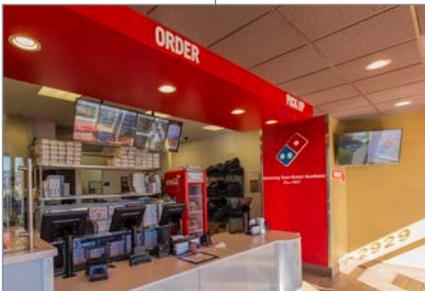
Hi-Sun Business Solutions

Specifications:

- Remodel of existing restaurant lobby areas ranging from 548 to 753 square feet
- Worked together with owner to meet the national chain's specific requirements with regard to design
- Specific work included lobby remodels with new soffit over customer viewing area, new tile and casework, grid ceiling, flooring and electrical upgrades
- Domino's—Carson City, NV
- Domino's—#7402 Reno, NV
- Domino's—#7463 South Reno, NV
- Domino's—#7478 Sun Valley, NV

Services provided:

General Contractor





Allco Construction completes troubled projects for a variety of clients.

ALLCO PROJECTS:

PROJECT	LOCATION
The Palladio	Reno, NV
Blake Smith Residence	Reno, NV
McLeod Residence	Reno, NV
Edge Technology	Reno, NV
Sturmer Residence	Reno, NV
The Montage	Reno, NV
Cashell Residence	Reno, NV
Cornett Residence	Reno, NV



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Montage

PRIOR TO STARTING ALLCO CONSTRUCTION, INC.,

Robert Herman founded Dryco, Inc in 1999. Dryco has not only self-performed framing and drywall, but has years of experience picking up the pieces and successfully completing the project for the owner after the General Contractor has failed.

Bob Herman's personal experience as a general manager prior to Dryco:

PROJECT	LOCATION	EMPLOYEES
National Bowling Stadium	Reno, NV	200
Peppermill Hotel and Casino	Reno, NV	130
Sears	Reno, NV	60
Washoe Medical Center	Reno, NV	50
Silver Legacy Hotel and Casino	Reno, NV	70
Nugget Parking Garage	Sparks, NV	50
Sahara Hotel and Casino	Las Vegas, NV	85
Desert Inn Hotel and Casino	Las Vegas, NV	30
12 Clark County Schools	Las Vegas, NV	150
MGM Grand Hotel and Casino	Las Vegas, NV	20
Boomtown Hotel And Facade	Reno, NV	70
Atlantis Hotel and Casino	Reno, NV	70
Atlantis Bridge / Roman Fire Columns	Reno, NV	35





Peppermill Hotel Casino



Peppermill Hotel Casino

Below is a list of projects Bob Herman has completed:

COLONIAL HOTEL

10-story Conversion to World Mart Time Share

Responsibilities: Overseeing and performing all drywall systems; framing, drywall, taping and texturing. Also assisting the owner in the coordination of all interior subcontractors.

Project Self-performing crew size: Approx. 70 men (not including crews coordinated for other trades)

ATLANTIS HOTEL

300 Room Tower Remodel

Responsibilities: Overseeing and performing all drywall systems, framing, drywall, taping and texturing. Also assisting the owner in the coordination of all interior subcontractors.

Project Self-performing crew size: Approx. 30 men (not including crews coordinated for other trades)

FANDANGO CASINO

Responsibilities: Overseeing and performing all drywall systems, framing, drywall, taping and texturing. Also assisting the owner in the coordination of all interior subcontractors.

Project Self-performing crew size: Approx. 80 men (not including crews coordinated for other trades)

FANDANGO CASINO PARKING STRUCTURE:

Responsibilities: Self-performing and managing all other trades from foundation through final completion.

PEPPERMILL HOTEL

140 Room Tower Remodel

Responsibilities: Overseeing and performing all drywall systems, framing, drywall, taping and texturing. Also assisting the owner in the coordination of all interior subcontractors.

Project Self-performing crew size: Approx. 10 men (not including crews coordinated for other trades)

ORMSBY HOUSE

10-story Restoration of Hotel and Casino

Project Self-performing crew size: Approx. 60 men (not including crews coordinated for other trades)

Numerous projects performing on a T&M basis working directly for commercial owners as their contractor.





Fandango Casino - Duke's Restaurant



MGM, Las Vegas



Sahara Hotel, Las Vegas



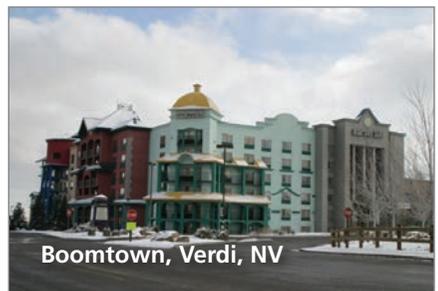
Atlantis Hotel Casino, Reno, NV



Montage, Reno, NV



Blake Smith Residence



Boomtown, Verdi, NV





Blake Smith Residence



Palladio Condominiums



McLeod Residence

ALLCO CONSTRUCTION was founded in 2006 when Dryco Inc. owner Robert Herman was asked to take over as the General Contractor for the Palladio, a 13-story condominium project in downtown Reno, Nevada. The court appointed receiver, Dave Clark, and the bank Merrill Lynch asked Bob Herman to take over and complete this troubled project. Allco was then accepted as the General Contractor by DBH Resources and added to the wrap-up policy in place for this project. Allco Construction successfully completed the project in addition to performing upgrade work in a number of high end units on schedule, expediting the sale of the units.

Allco Construction has earned a stellar reputation for taking troubled projects and successfully completing them for the owner. Allco Construction is a General Contractor that holds an Unlimited Class B State of Nevada Contractors Board license.

Prior to the Palladio project, Robert Herman founded Dryco, Inc. in 1999. Dryco's primary purpose is the successful completion of the project, acting as the liaison between the owner, general contractor and all other subcontractors. Bob Herman focuses on the critical path to completion and excels at carrying that task out.





COMPANY HISTORY

HI-SUN BUSINESS SOLUTIONS, LLC is a privately held company founded in January 2010 by Robert Herman. The company provides drafting services for Owners, General Contractors and Subcontractors of all trades no matter the size.

From small renovations to full 3-D modeling, Hi-Sun can help with all of your drafting needs. We are able to meet the individual needs of each client and bring their ideas to life utilizing the latest technology. Hi-Sun has worked successfully under the direction of Architects such as Peter Wilday, Gary Estes, Kelly Mier, and John Charles Matetich. We have partnerships with many architects and this allows our customers to select the architect that best meets their individual needs.

Hi-Sun works closely with **ALLCO CONSTRUCTION**, a general contractor holding an Unlimited Class B State of Nevada Contractors License #67394 and an Unlimited Class B State of California License #947465. Hi-Sun and Allco Construction are both owned by Robert Herman, which allows for partnership on projects.

Drafting Services For:

- Building Design
- Site Design
- Master Planning
- Construction Document Production
- CAD
- BIM/Revit

3-D Modeling For:

- Presentation
- Design
- Facilities Management
- Design Programming
- Full Color Presentation Rendering
- Physical Building & Site Modeling





Here are but a few testimonials

“After suffering serious financial trouble and lengthy construction delays, The Palladio, a 13-story condominium tower in Reno, Nevada, went into a court ordered receivership. The lenders, Merrill Lynch Capital, hired Allco Construction to get the project back on track and completed. Within a very short time frame, Allco was able to regain the momentum lost on the project, maintain a workable budget within the constraints of Merrill Lynch Capital, and complete the project to the satisfaction of the many home owners who had been waiting over 18 months to move into their new homes. As a representative of the receivership, I was very impressed by Allco’s ability to take over such a difficult project and make it a success.”

Tim Heydon *Palladio, LLC*

“I am very grateful to you for helping me get The Montage, a 23-story condominium project in Reno, Nevada, to the finish line. The last 10% of a project is 100% of what the public sees and your organizational skills and professionalism helped contribute greatly to delivering a first class development. To say that it has been a pleasure would be an understatement. Thanks for a great job. Please do not hesitate to use me as a reference.”

Fernando Leal *Managing Partner, L3 Development LLC*

“I have worked with Bob Herman for over 10 years. When we’re up against a tight deadline or budget, there was only one person to call. In Carson City, we took an 80,000 square-foot warehouse and transformed it into the Fandango Casino in a record time and budget. Bob was very instrumental in the successful completion of this project. I look forward to working with Bob with his new company, Allco Construction, Inc.”

Peter Wilday *Architect*

“The last 10% of a project is 100% of what the public sees...”





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