It is with great enthusiasm that Nigro Construction, Inc. presents to you our team’s qualifications for an opportunity to work with your company. We genuinely appreciate the opportunity to share our qualifications and be considered for future projects.

Our team has worked together on many projects delivering them within budget and on schedule. We offer hands-on principal involvement, project managers that are experienced, budget-conscious, organized and effective communicators. We also, have a talented support staff focused on the project goals, objectives and processes.

If you desire a team of dedicated, highly motivated and skilled individuals who are committed to doing whatever it takes to make your project successful, then Nigro Construction is your team. Thank you for your time to review our qualifications. It would be an honor to have the opportunity to work with you.

Sincerely,

Michael Nigro
President
Fairfield Inn by Marriott
Completed - November 2019
“Having known Todd and Mike since high school, it was with complete trust and confidence that I chose Nigro to develop our travel company’s corporate offices. They are a forward-thinking organization that builds “outside the box” to create win-win results.”

Tim Poster
Established by their father Edward M. Nigro in 1979, a second-generation company dedicated to providing quality and innovation in construction. Learning the business hands-on from their father, Todd and Michael Nigro together with Charles Hansen now bring their expertise to the forefront as principals of the firm. They combine nearly 100 years of aggregate expertise as they continue the legacy of commitment to superior customer service and architecturally advanced design standards upon which the company was founded.

Nigro Construction has been constructing quality retail, commercial hospitality, specialty and medical properties for over 30 years in the Las Vegas Valley.

Why Choose Us?
We strive to exceed client expectation by assuring quality in every facet of construction activity and to deliver quality projects on time and within budget. Nigro Construction's team provides unparalleled planning, design, engineering, land improvement, construction and tenant improvement.
WITH SUPERIOR CUSTOMER SERVICE AND BENCHMARK WARRANTY PROGRAMS, NIGRO CONSTRUCTION IS YOUR EXPERT PARTNER AND ASSET WORKING TOWARDS A SUCCESSFUL CONSTRUCTION OUTCOME.

MICHAEL NIGRO
PRESIDENT

With 30+ years of construction experience and 15+ years as president of the company, Michael has constructed over 3 million square feet of construction projects and 1500 homes.

Education - University of Southern California

TODD NIGRO
CHIEF FINANCIAL OFFICER

For 25+ years, Todd has been responsible for all financial and business activities for the company. He also fills the role of President of Nigro Development LLC and is responsible for the development, management, marketing and leasing of the projects owned and built by Nigro Development and Nigro Construction, respectively.

Education - University of Southern California

CHARLES HANSEN
VICE PRESIDENT

Being in the construction industry for 25+ years, Charles has extensive experience in permitting, building code compliance, project management and site supervision. He is also responsible for ensuring all field personnel are delivering on the company’s commitment to being on time and within budget.

Education - University of Mary
MEDICAL FACILITIES
- Clinics & Cancer Centers
- Dental Offices
- Hospitals
- Medical Offices
- Specialty Offices & Labs
- Surgical Centers

COMMERCIAL CONSTRUCTION
- Automotive Services & Repairs
- General & Big Box Retail
- Offices
- Salons
- Services & Bank Institutions
- Tenant Improvements

PRODUCTION MANUFACTURING
- Grow & Cultivation Facilities
- Light Manufacturing
- Warehouse & Storage

SERVICE, TOURISTS, & RESTAURANTS
- Casinos
- Hotels
- Long Stay Residence Hotels
- Restaurants
- Taverns & Sports Bars

GENERAL CONSTRUCTION SERVICES
- Budgeting & Scheduling
- Civil & Site Development
- Construction Drawings
- Construction Management
- Design/Build Construction
- Land Development
- Utility Coordination
- Value Engineering/Cost Savings
- Zoning Packages

Mountain’s Edge Hospital Expansion
Completed - August 2019
Our method of Design Assist helps clients prepare for an upcoming project by providing cost estimates, budgets & schedules, civil and site development, drawings, land development, utility coordination, value engineering/cost saving, zoning packages, etc. prior to signing a construction contract.
Design/Build is a team approach in which the design professionals, builder and owner work together through the entirety of the project to achieve the highest quality and most cost-effective result possible in the timeliest manner.

Expertise in the preparation of cost estimate, site planning and feasibility studies ensures that proven real estate and construction principals are applied in a manner that exceeds each client’s specific objectives.

Nigro Construction’s team approach allows all members to have a clear understanding and common focus to meeting the challenges and goals of the project. We have found through this process we are able to achieve the highest quality and most cost effective results possible.

**DESIGN/BUILD METHOD**

Design/Build is a team approach in which the design professionals, builder and owner work together through the entirety of the project to achieve the highest quality and most cost-effective result possible in the timeliest manner.

**PLANNING**

Expertise in the preparation of cost estimate, site planning and feasibility studies ensures that proven real estate and construction principals are applied in a manner that exceeds each client’s specific objectives.

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**ADVANTAGES OF DESIGN/BUILD**

- Reduction in total project delivery time
- A team approach to your project
- Reduction in total project cost
- Estimation of project costs throughout design phases
- Total accountability / Clear communication, no assumptions
- Design solutions to meet your needs
- Owner controls design
- Reduction of stress throughout the project
- A project that meets or exceeds your expectations
- Continuing service after completion

Each endeavour is coordinated through talented project managers to ensure solid and effective communication. The company’s experience in developing various commercial project types enables us to meet and exceed the demands of even the most complex assignments. As active, committed members of the Las Vegas community, the principals of Nigro Construction continue to assist in shaping quality environments where companies, as well as individuals, can thrive.
Our proactive approach to providing pre-construction services emphasizes our dedication to teamwork, and communication between the owner, design team, and builder.

We recognize that adding value to the pre-construction and construction process is our most important mission. Through our experience we have developed and perfected the tools we use during pre-construction services to find and shape the best value for any given project.

We will prepare a draft schedule incorporating the team goals with the anticipated construction activities and approval processes. This schedule will display the relationships between the team and anticipate potential team goal conflicts. The purpose of a delivery pre-construction schedule is to map out the critical path for successful design development decisions, achieve value engineering and establish critical path milestone dates.

We believe the key ingredient of project control and success is to clearly identify the team goals.

**THESE GOALS COMMONLY INCLUDE:**

- Project completion date
- Project phasing
- Anticipated project cost
- Building function
- Desired aesthetic appearance
- Owner's constraints on pre-construction and construction activities
- Owner's budget information
- Level of construction, redundancy and serviceability
- Drawing production dates, cost control, permits and procurement of subcontractor work and construction
- Weekly team meetings
Nigro Construction Inc. investigates significant cost effective methods and materials to improve the value of the design through value engineering (VE). The VE process is used to identify opportunities to remove unnecessary costs while assuring that quality, reliability, performance and other critical factors will meet or exceed the customer’s expectations.

QUALITY CONTROL & PRIORITIES OF DESIGN
We believe that managed quality means lower costs and shorter construction times. Our goal is to provide the owner with a high quality, economical project of superior value that will function far into the future. This is accomplished by continuously reviewing design development documents and information for completeness, accuracy, constructibility and cost-effectiveness. In addition, Nigro Construction will continuously review the priority list of design work to ensure the most effective use of the design professionals resources while adhering to the milestones set forth in the pre-construction schedule.

CONSTRUCTION PLANNING
Nigro Construction prepares and updates the project schedule to illustrate all activities that are critical to the project’s success. The project schedule will be refined with each new drawing issue and as milestones are met, these schedules are then presented and reviewed with the entire team at each project meeting. Our goal is to produce project scheduling that communicates the project priorities and plan to all team members throughout the construction process.
FEATURED PROJECTS

Each featured project was completed by Nigro Construction Inc.

More projects are available upon request.
Residence Inn by Marriott is a 115-suite, extended stay, limited service hotel encompassing a total of 79,742 square-feet. The four-story building will include a dining area for guests, a pool and suites featuring a kitchenette. Located at The Place at Seven Hills, it is one of the many developments by Nigro Construction in the area.
FAIRFIELD INN BY MARRIOTT

Fairfield Inn by Marriott is an 89 suite extended stay hotel owned and constructed by Nigro Construction. The 49,918-square-foot project will be built at 5701 Sky Pointe Drive, off Ann Road and U.S. Highway 95 and features a dining area for guests, a pool and suites featuring a kitchenette.
HAMPTON INN BY HILTON

Hampton Inn is located at The Place at Seven Hills, it is one of the many developments by Nigro Construction in the area along with – Remedy’s and Bank of George which are also constructed and owned properties of Nigro Construction, the center is also home to Starbucks, a veterinary urgent care and office spaces to name a few.

SIENA SUITES

Siena Suites is a 600 room extended stay hotel located on Boulder Highway. It was developed in two phases and is a $40 million project. Nigro was responsible for all parts of the development process including the creation of the business plan, construction and permanent financing, entitlements, architectural and engineering coordination, construction and engaging the management team.

WESTGATE RESORT REMODEL

(previously the Hilton Hotel). Nigro was awarded the opportunity to remodel over 200 rooms and remodel several areas of retail space some of which included the spa and sales office. This project was on a tight schedule with room turnarounds, coordination of guests and deadlines. The scope of work was over $20 million.
GASTROENTEROLOGY ASSOCIATES
Gastroenterology Associates is a tenant improvement that consists of a combined 18,564 square foot build out over two floors. This project is a design build project. The Nigro Construction team worked side by side with the client to design a state of the art surgical center licensed by the state of Nevada. The facility will allow physicians to perform a variety of procedures. The facility will house four state of the art operating rooms, a decontamination room, clean storage, exam rooms, medical gas systems and patient recovery areas.
Mountains Edge Hospital Expansion was completed in 2019. This 19,135 square foot expansion encompassed new patient recovery center and operating rooms. Also, this expansion included decontamination and sterilization service within a new surgical department. Nigro Construction, Inc. served as design builder responsible for estimating, budgeting, and construction. This project was in excess of $6.5 million.
Dr. Voo's office is located on S. Cimarron Rd. in Las Vegas. Nigro Construction performed as the general contractor. In addition, we were in charge of budget control, scheduling and management of the entire operation. This project was in excess of $260,000.
SEVEN HILLS SURGERY CENTER

Seven Hills Surgery Center was completed in 2003, this 16,000 square foot outpatient surgery center located in the master plan community of Seven Hills was developed by Nigro Development. Nigro Construction, Inc. served as design builder responsible for estimating, budgeting, and construction.

DESERT CANYON REHABILITATION HOSPITAL

The Desert Canyon Rehabilitation Hospital is over 50,000 square feet and is situated on 4 acres of property. The project costs in excess of $20 million. Nigro was the owners main point of contact and oversaw all aspects of construction from site selection, building design, interiors, occupancy and state certifications. Nigro Construction performed complete Design/Build services. The intent of the owner was to design a Rehabilitation Hospital unlike any other with an upscale resort feel.

PREMIER PHYSICIANS WEIGHT-LOSS AND WELLNESS

Premier Physicians is a 4,735 square foot surgery center that is located on South Cimarron Road in Las Vegas. Nigro Construction served as the General Contractor completing standard tenant improvement requirements.

DESERT CARDIOVASCULAR

Desert Cardiovascular is a 1,284 square foot tenant improvement for Dr. Khan. Nigro performed as the general contractor on the job. This project is located on South Fort Apache Road. Nigro Construction was responsible for complete build out of the one story surgery center.
ADVANCED ORTHOPEDICS AND SPORTS MEDICINE
Advanced Orthopedics is a 10,378 square foot tenant improvement located on Warm Springs Rd in Las Vegas. Nigro Construction was responsible for complete build out of brand new physical therapy area, exam rooms, interior partitions and MOB.

STONE CREEK SURGERY CENTER
Stone Creek Surgery Center is a 9,400 square foot tenant improvement located on South Rainbow BLVD in Las Vegas. Nigro Construction was responsible for complete build out to convert an existing procedure room into an outpatient Operating Room.

THE CENTER FOR WELLNESS AND PAIN CARE
This project is a 6,000 square foot surgery center that is located on South Cimarron Road in Las Vegas. Nigro Construction served as the General Contractor completing standard tenant improvement requirements for a new Surgery Center and MOB.

DR. TABASSI
This project is a 6,000 square foot medical office building that specializes in obstetrics & gynecology. This project is located on South Cimarron Road in Las Vegas. Nigro Construction served as the General Contractor completing standard tenant improvement requirements for a new surgery center and MOB.
PARK CENTRAL PLAZA

Park Central Plaza is located on the southeast corner of Tropical Parkway and Losee Road in North Las Vegas. The 27 acre retail center includes a Wal-Mart Neighborhood Market, restaurants, and retail. Nigro Construction was engaged to design and construct the 200,000 square foot retail center. Utilizing in-house architects Nigro Construction performed site planning, entitlement, and prepared construction documents. The project costs over $60 million.
THE PLACE AT SEVEN HILLS

The Place at Seven Hills is a mixed use retail and hospitality development situated on 9 acres at the corner of St. Rose Parkway and Seven Hills Drive in Henderson. The development includes a Hampton Inn & Suites by Hilton with 133 rooms, two multi-tenant retail buildings totaling approximately 20,000 square feet. This development is valued in excess of $50 million. Nigro Construction was engaged to perform complete design/build services.
SAMBALATTE
Sambalatte is located in Downtown Las Vegas. Nigro Construction acted as the general contractor in addition, we also maintained budget control, scheduling and management. This project was in excess of 100,000.

SIENA TOWN CENTER
Siena Town Center is a 120,000 square foot retail plaza developed by our team. Nigro Development was responsible for land acquisition, equity and debt financing, and development. Nigro Construction, Inc. provided design build, estimating and construction services.

RHODES RANCH TOWN CENTER
Rhodes Ranch Town Center is located just outside of the Rhodes Ranch master plan was completed in 2004. The total retail center is 250,000 square feet. Nigro Development was responsible for land acquisition, equity and debt financing, and development. Nigro Construction, Inc. provided design build, estimating and construction services while Nigro Properties served as the on-going property manager and leasing representative.

DISTILL TAVERNS
Distill Local Taverns received a $1 million renovation of the bars that began on April 15, 2019. All locations received a remodel that includes new interior and exterior paint, new interior and exterior signs, upgraded kitchen and bar equipment, upgraded audio visual equipment, ceiling and duct work, among other improvements, overseen by Nigro Construction.
DESERT CANYON BUSINESS PARK

Desert Canyon Business Park is a 15 acre master-planned business park located on the corner of Russell Road and the I-215 “beltway”. The project encompasses over 180,000 square feet with an estimated value in excess of $35 million. Nigro Construction has been able to create an efficient, architecturally diverse, investment grade environment that has a broad appeal. Nigro HQ is also located within this business park.
CORONADO CANYONS BUSINESS PARK

Coronado Canyons is a 95,000 square foot commercial real estate property developed by Nigro Development that features office and retail condominiums ranging from 2,000-5,000 square feet. The project consists of four buildings situated on 9 acres of land located on the corner of Green Valley Pkwy and Horizon Ridge.
CRESTRIDGE BUSINESS PARK
Crestridge Business Park is a 40,000 square foot “flex” industrial office building. This property was completed by Nigro Construction.

BANK WEST BUSINESS PARK
Bank West Business Park was completed in 2002. This master plan business park includes two 12,500 square foot flex office buildings for a total of 35,000 square feet. Nigro Development was responsible for land acquisition, equity and debt financing, and development. Nigro Construction, Inc. provided design build, estimating and construction services.

TOP RANK
Top Rank corporate office is located on Sunset and Paradise in Las Vegas. Nigro Construction was in charge of completing a full tenant improvement, budgeting, scheduling, design-build services. This project was completed in 2013.

PLAY STUDIOS
Play Studios is located on Charleston and Town Center in Las Vegas. As the general contractor on the job, Nigro Construction was in charge of budgeting, scheduling, and project management. This project was completed in July of 2014 with a value in excess of $450,000.
EVERGREEN ORGANIX

Designed and built by Nigro Construction, Inc. The project consisted of a 30,000 sq. ft. facility which includes Evergreen Organix's full-service production kitchen and two-story cultivation center. The facility was one of the first of its kind in Las Vegas. The Nigro Construction team worked closely with owner, building departments and the State of Nevada to develop a project that met all the regulations and codes.
CULTIVATION WAREHOUSE

Cultivation Warehouse is located at E. Lone Mountain Rd. in North Las Vegas. Nigro Construction acted as the general contractor through out this project that was valued in excess of $900,000.
EUPHORIA WELLNESS

Euphoria Wellness is located on South Jones BLVD in Las Vegas. Nigro Construction acted as the general contractor. In addition, Nigro oversaw budgeting, scheduling, and management throughout the project.

RUSH TRUCK CENTER LAS VEGAS

Rush Truck Center is a 44,500 square foot tenant improvement and expansion located in North Las Vegas. Nigro Construction, provided design build, estimating and construction services to remodel the existing office and add a storage warehouse for an automotive repair shop.

BANK OF GEORGE REMODEL

Bank of George expansion is located on Russell Road and I-215 beltway. Nigro Construction acted as the general contractor responsible for budgeting, scheduling and design-build throughout the project. Completed in February of 2018, this project is valued in excess of $150,000.
March 20, 2019

Nigro Construction, Inc.
9115 West Russell Road, Ste. 210
Las Vegas, NV 89148

RE: Letter of Recommendation

To Whom It May Concern:

It is my pleasure that I share the following comments and key points about the services that Nigro Construction provided to us. Nigro Construction has been an excellent partner in the area of service and construction. They are dependable and reliable as a contractor. They were always a phone call away if we had any questions or concerns and remain that way to this day.

Nigro Construction had a short time frame to get our surgery center up and running and with minor delays they were able to make it happen. To this day we can pick up the phone and call them with any issue big or small and they are there to help or point us in the right direction.

I would highly recommend Nigro Construction to any organization. They have provided the resources and expertise to successfully meet our request on every occasion. They truly understand what it takes to maintain a successful relationship with their customers. If you should desire to discuss their performance, please feel free to contact me.

Sincerely,

Shanna Blakely
Administrator
Irene Voo, M.D.

Medical & Surgical Treatment for Diseases of the Retina and Vitreous

October 30, 2017

Nigro Construction, Inc.
9115 W Russell Rd, Suite 210
Las Vegas, NV 89148

To Mr. Mike Nigro and the entire team that helped to make my dream office a reality (Charlie, Rich, Cory, Lyndsay, Jon):

A sincere thank-you to Nigro Construction for making the build-out of my new medical office as easy as possible. As a new property owner simultaneously running a medical practice, I was concerned that creating an office from just a gray shell would be a complicated process. I couldn’t have chosen a better contractor to work with than Nigro Construction.

Meeting the President of Nigro Construction, Mike Nigro, right at the beginning greatly helped to set my mind at ease. He set the tone for the entire course: honest, transparent, and responsive to my requests. I am very appreciative that everyone on the team that moved the project along was at all times courteous, helpful, and immediately available.

As a small business owner, I depended upon completion of my office’s space on time to keep the practice running. Nigro Construction had the build-out completed before I expected and was very kind to make suggestions for all the vendors needed for a commercial space to function.

To anyone searching for a contracting firm, I can recommend Nigro Construction without hesitation for their integrity, professionalism, and attention to detail.

Sincerely,

Irene Voo, M.D.
January 26th, 2020

Nigro Constructive, Inc
9115 West Russel Road, Ste. 210
Las Vegas, NV 89148

RE: Letter of Recommendation

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Sincerely,

Dr. Neville Campbell
CEO, M.D., M.B.A.
PROJECT LIST

**MEDICAL**
- Anthem Blue Cross Office Building
- Desert Canyon Rehab Hospital
- Desert Cardiovascular
- Fertility Center of LV
- Harmon Medical Center
- Laughlin Medical Clinic
- Mountain View Medical Center
- Mountain View Radiation Therapy
- Nevada Cancer Center
- Schlesner Chiropractic Center
- Seven Hills Surgery Center
- Shapiro Fertility Clinic
- Shadow Professional Center
- Southwest Orthopedic
- Sunrise Surgery Center
- West Valley Imaging

**OFFICE**
- Apolithic Church
- Bank of America
- Bank of American Tenant Improvement
- Bank West Building - Durango
- Crestbridge Business Park
- Desert Canyon Business Park - Negro HQ
- Durango Point
- Durango Point Office Park
- Facilitec Corporate Office
- Flamingo and Lindell Office Park
- Las Vegas Reservation Systems
- R & R Plaza
- Sahara Professional Center
- Shadow Professional Plaza
- Sky Mesa Capital

**RETAIL**
- Al Philips
- Desert Breeze Plaza
- Distill Tavern - 7 taverns
- Elixir Tavern
- Ethan Allen
- First Class Pawn Tilt Up
- Flamingo Eastern Shopping Center
- Harley Davidson Expansion
- Horizon Village Square
- Mariana’s Supermarket
- Park Central Plaza
- Remedy’s Tavern @ Conestoga
- Remedy’s Tavern @ St. Rose
- Rhodes Ranch
- Sahara / Jones Retail Center
- Sienna Town Center
- Superior Tire
- The Place @ Seven Hills
- Washington Federal TI
- Westgate C-Store

**HOSPITALITY**
- Fairfield Inn by Marriott
- Flamingo Bay Remodel
- Hampton Inn at St. Rose
- Residence Inn by Marriott
- Siena Suites
- Westgate Room Remodel

**MEDICAL MARIJUANA**
- Cultivation Warehouse
- Evergreen Organix
- Global Harmony MMF
- Hope LLC MMF

**INDUSTRIAL**
- Conestoga/ Mini Storage
- Mountain Point Business Park
- Mountain Point West Business Park
- Storage One / Mini Storage on Warm Springs

**MEDICAL TENANT IMPROVEMENTS**
- Accelerated Rehab
- Advanced Orthopedic
- Cardiovascular Consultants
- CareMore TI
- Clark County Health Department Shadow Professional
- Desert Pediatrics
- Dr. Mar Medical Office
- Dr. Voo TI
- Dr. Tabassi TI
- Gastro Clinic
- Gastro Surgery Center
- Green Valley Orthopedics TI
- Kindred Healthcare TI
- LV Neurology
- Mountains Edge Hospital Expansion
- Mountain View Radiation Therapy
- Premier Physicians
- Precision Imaging Diagnostic Center
- Pro Care RX
- Southwest Endodontics
- Spring Valley Surgery Center
- Stonecreek Surgery Center Remodel
- Sunrise Hospital Cardiovascular Consultants
- Tru Physical Therapy TI
- Wellpoint Expansion
- Wellpoint Tenant Improvement
- Wount Care Center

**OFFICE TENANT IMPROVEMENTS**
- ADI
- American Home Security
- Bank of George TI
- Bank West TI @ Sahara
- Beazer Home Corporate Office
- Christensen Hearing
- Commercial Executives Office
- Coronado Canyons Business Park
- Desert Nails
- Farmers Insurance
- First Source Mortgage
- Gemstone Development TI
- Gordon & Silver Law Office - FIB Tower
- Guether Law Office
- Hansen’s Water Treatment
- iMortgage Corporate Office
- Johnson Advisers Corporate Office
- Lac Dental
- Lochsa Engineering TI
- Lovitt and Touche TI
- Moran Financial
- One Source Realty
- Orchard Street Market
- Page Law Firm
- Play Studios Corporate Office
- Richmond American Home Corporate Office
- ROI Corporate Office Remodel
- Surveyors Inc. TI
- Top Rank Corporate Office
- Vegas Chapels
- Westcliff House
- Westgate Corporate Office
- Westgate Sales Center at The Showcase Mall
- Westgate Sales Center
- Westgate Spa & Fitness

**RETAIL TENANT IMPROVEMENTS**
- Allstate Insurance
- AT&T Wireless - Warmsprings Market Place
- Anytime Fitness
- Cingular Wireless
- Cold Stone - Horizon
- Data Doctors
- Distill Tavern - Summerlin
- Fat Tuesdays @ MGM
- Gamestop TI
- Globe Salon
- Goodwill Store - 30,000 sq. ft.
- GNC @ Horizon
- Great Clips - WSMP
- Hallmark Store
- Harley Davidson on Eastern
- Harley Davidson @ Convention Center
- Havana Smoke Shop
- Herably Grounded TI
- Hollywood Video
- H&R Block
- Marshalls
- Musters Jewelry
- Mrs. Fields @ Flamingo Hotel
- Natura Collections
- Pets in the City
- Perfume Store
- Post Net - Durango
- Post Net - Park Central Plaza
- Rainbow Apparel
- Raw Health
- Royal Fine Jewelry
- Rush Trucking Expansion
- Sambalatte
- Silver State Schools TI
- Sports Book - Westgate
- Starbucks TI - 3 Locations
- Subway TI - 4 Locations
- TMobile
- Tower Gift Shop - Stratosphere
- Tropical Tan
- UPS Store
- Valerie Paw & Spa
- WSS Shoes - Charleston
- WSS Shoes - Maryland Pkwy
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