ABG BUILDERS

COMMERCIAL CONTRACTORS • CONSTRUCTION MANAGERS

We are your Consultative Contractor moving your visions forward, focused on reliability, quality and results.

ABGbuilders.com

Lic#78224

702-474-0700

RELIABILITY QUALITY RESULTS

Welcome to ABG Builders! We are a consultative contractor that provides a seamless, enjoyable process for our clients and maintains a steadfast commitment to reliability, quality, and results.

Utilizing our superior performance methods developed through a collaboration of best processes over decades of sophisticated and successful undertakings, ABG is an industry leader in your project type. Our team has completed dozens upon dozens of complex venues along the famed Las Vegas Strip and a vast array of construction projects up to thousands of miles away — wherever and whenever clients need us. We are always working to create our clients' vision and provide extraordinary building services.

As you work with us, you'll find that we often talk about "The ABG Way." This is a daily practice in where we work in the most efficient, cost-effective, and streamlined construction process for achieving exceptional, yet reliable results — whether you need a general contractor or a pure construction manager.

Clients that choose us in the early decision making period of their projects achieve significant benefits. It is the critical early decision stages of your project that ABG's team of building experts can work closely with you and the designers in a collaboration to achieve significant results.

We'll focus on your venture with a commitment to quality, budget, and your experience. Isn't it time that you enjoy working with a consultative, full-service group of building experts that are always looking out for you on your projects? Simply stated, that is The ABG Way.

Thank you for your time,

Jeff P. Manning
Founding Principal

ABG - At A Glance:

COLONIAL BANK

Founded in 2006 by Jeff P. Manning, a leading construction industry executive - The Manning Group managed companies included D10 Specialties, Action Building Group, Alliance Building Group, ABG Arizona, ABG Washington, ABG Builders.

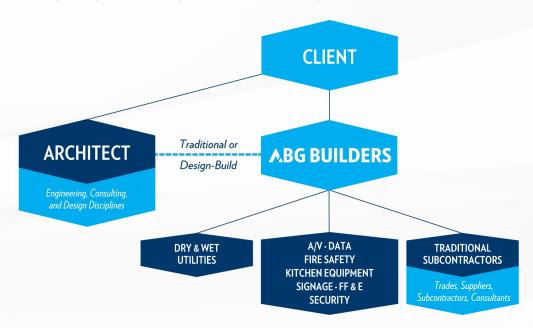
Mr. Manning is a former key executive of The Molasky Companies and The Penta Building Group. In 2006, he founded our firm to fulfill a vision to build projects "The ABG Way" after completing over a billion dollars worth of projects for his former employers.

ABG has adopted a number of superior methods & processes, utilizing expertise from millions of square feet of construction projects to establish a customer service focused, commercial general contracting organization with an emphasis on value.

- Headquartered in Las Vegas, Nevada with companies' licensed in multiple states.
 - ▲ ABG is a Group of Construction Experts Specializing in Turn-key, Complete Services.
 - Project management staff of key employees and consultants sized depending on complexity
 of projects with a commitment to right-sized overhead and lean construction practices.
 - ▲ All projects have been built-on or ahead of schedule; on or under budget.
 - ▲ ABG is an Exclusive Contractor; focused to ensure quality & process is never compromised.
 - 90% of our projects are referral.
 - ▲ ABG Provides superior service on private sector projects.

THE ABG WAY: CONSULTATIVE CONSTRUCTION

Working as your business advocate and consultative contractor, ABG's executives are involved in every detail of each project from concept to completion. We utilize meticulously well-conceived methods to bring your project to life in the most efficient, cost-effective way possible. Our firm differentiates itself by building your vision while mitigating financial surprises, controlling project variables, and delivering hands-on, consistent quality so that both your product and your experience are superior. ABG makes it easy.













MAKING OUR MARK

With our team's history standing strong at dozens of high-profile projects in the Vegas Valley and throughout the West, you can rest assured you're partnering with one of the most capable teams in the business. Here are a few of the projects and partners our leadership has had the honor to serve:

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VENUES

Caesars Palace
The Forum Shops
Fashion Show Mall
Planet Hollywood
Grand Canal Shoppes
The Las Vegas Premium Outlets
Chelsea Premium Outlets

City Center
Crystals at City Center
The Venetian
The Palazzo
Mandalay Bay

Mandalay Bay The Luxor MGM Grand The Ogden
Newport Lofts
McCarran Int'l Airport
Virginia Mason Medical Center
Sunrise Hospital & Medical Center
UMC
Nevada Cancer Institute

COMPANIES

Howard Hughes Corporation

Simon Property Group T
General Growth Properties
Chelsea Premium Outlets
Zara Ltd.
Nevada Department Of Corrections
New Growth Commercial Real Estate
CB Richard Ellis

Grubb & Ellis

Tamarus Real Estate The
The Ogden Ph
Trammell Crowe E
The Equity Group
Harsch Investment Properties
te Sansone Development
Sky Las Vegas Condominiums Inc.

4D Development & Investment

Metroplex
The Defender Law Firm
Phil & Mary Brown, Esq.
Ed Hardy/Christian Audigier
Dr. Daniel Kim
Dignity Health/St. Rose
Dominican Hospitals
as Inc.
The Behr Family

RELATIONSHIPS BUILT ON RESULTS

ABG's list of accomplishments speaks for itself. We offer the industry's most competitive pricing with many value-added services including: "big picture" development issues, dry utility coordination, and consulting and management of "traditional owner items" that conventional general contractors do not include. Our detailed pre-construction services, cost control methods, and timely project completion ensure quality during the construction process and satisfaction with the final product.

We're proud of our enhanced customer experience and know that it leads to your success.

At ABG, our focus is on our clients; and we are conscientious about providing them with the highest level of construction and building services at the best possible value. Our attentive service model and accuracy builds lasting relationships. It is why we are an exclusive company, not taking on every client that calls. We service our customers with passion. We deliver.

Total client satisfaction is the most important part of what we do. We invite you to find out why.

TESTIMONIALS

"Thank you for providing us with your expertise in the design, development, construction and overall management of our private aircraft facility and custom offices at McCarran International Airport in Las Vegas. This project has grown and evolved in complexity over a two year period, and we found you to be a strong asset and very qualified to deliver a level of detailed expertise in the development and construction of our hangar - which has grown in design and scope to over \$14 million dollars... It is my personal opinion that any client would be pleased and "lucky" to have you or your firm to develop or construct any building for them."

Ernest W. Moody, President, EWM Investments LLC; Founder, Action Gaming

"They not only were there to answer questions... they literally pushed each task and entity, including local inspectors and fire department, to complete the project as quickly as they could possibly achieve... we successfully opened our new facility without any added change orders or financial surprises due to their expertise..."

Bart Terhorst, Managing Director, Sandwich at Fashion Show Mall

"I relied heavily on their construction expertise on 'The Strip' to achieve the development... on schedule... within the agreed contract amount... we achieved our C of O early, and we did not have any change orders... truly a win-win experience..."

Ko Shinohara, LA Branch Manager, JCB International

View More Testimonials at ABGBuilders.com



GENERAL

- General Contracting
- Construction Management
- Design-Build Specialists
- Design-Assist
- Project Management Services
- · Building Information Modeling
- Disaster Clean-Up / Insurance Claims
- Real Estate Development Consulting
- Distressed Asset / Repo Restoration
- Expert Project Analysis & Analytics
- Various Contract Formats: Open Book, Cost-Plus, GMAX

PRE-CONSTRUCTION

- Pro Forma Development
- Construction Budgets
- Pre-Lease / Pre-Purchase Consulting
- Code Consulting
- Building / Fire Department Submittals
- Plan Expediting / Permit Expediting
- Building Information Modeling
- Detailed Subcontractor Responsibility Assignments
- Conceptual Estimating
- Hard Cost Estimating

- Value Engineering & Cost Saving Evaluations
- Architectural Plan Review
- Critical Path Method Scheduling
- On-Site Logistics
- Total Development Program Management
- Resources / Referrals for Real Estate Related Transactions

CONSTRUCTION

- General Contracting
- Project Site Supervision
- Financial Management
- Schedule Control
- Installation Quality Control
- Life Safety Consulting
- Construction Safety Management
 & OSHA Compliance
- Project Close-Out
- Warranty