



Real Estate Development Services



TynanGroup, Inc. is a national real estate development services firm that has been helping clients successfully navigate the development process for over two decades. With more than \$8 billion worth of project experience, TynanGroup is a leader in the industry; renowned for delivering the utmost in functionality, design, and construction in a timely manner.

Our highly qualified staff has gained a strong reputation for its ability to solve complex problems and deliver value-added service. Our winning approach combines management skills, technical expertise, and industry knowledge.

At TynanGroup, our goals are simple: help our clients adhere to their budgets and schedules and produce projects of the highest quality.

dedicated

professionals

providing

real estate

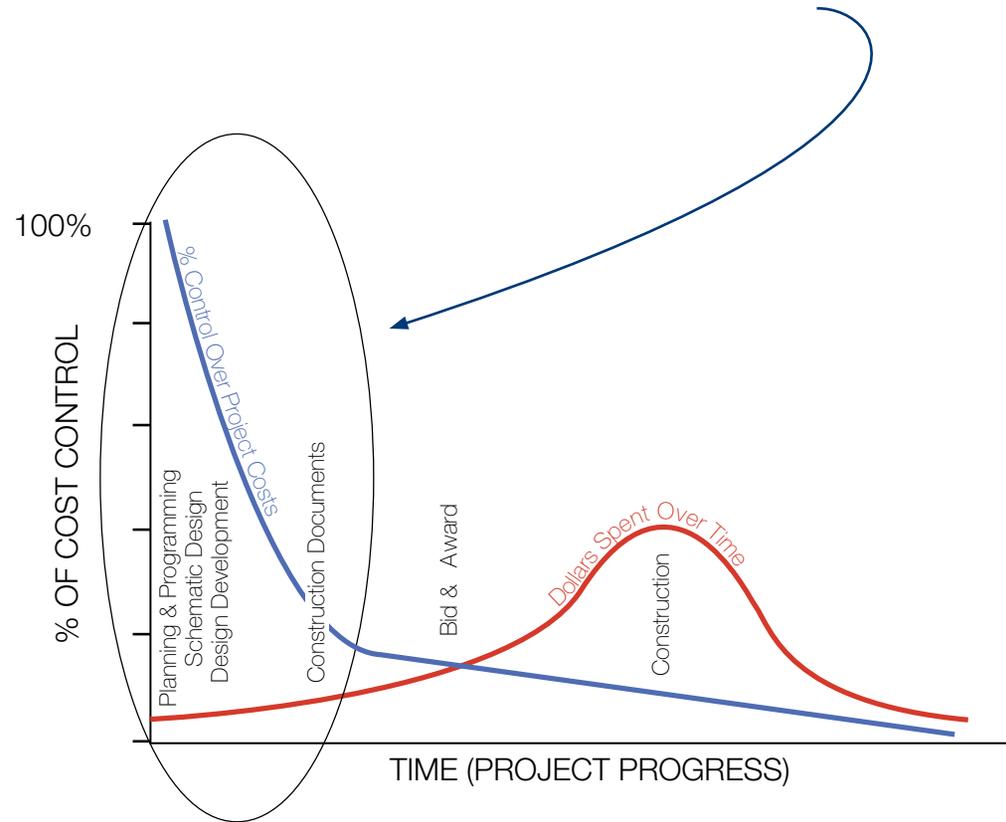
development

services to

clients across

the nation

Where We Can Make The Biggest Impact



Our Services

Developing, renovating, or expanding a property requires an unparalleled attention to detail. Every aspect of a project demands constant scrutiny and oversight. Tynan Group's professionals bring industry leading best practices and more than \$8 billion in development experience to every project.

TynanGroup's services meet the goals and objectives of our clients. Developers, management companies, operators, and contractors rely on our ability to reduce development costs while providing on-time delivery and excellence in sustainability, design, construction, and FF&E.

Adhering to the principle that a successful project begins with the end in mind, TynanGroup proactively manages the development of new facilities or the rehabilitation and renovation of existing properties. Our blend of operational, programming, design, and construction experience makes us uniquely qualified to provide clients with technical assistance and valuable advice at every stage of the development process.

Property Assessment Reporting
Property Improvement Plan Review
Acquisition Due Diligence
Preconstruction Services
Green, LEED and Sustainability Services
Project Estimating
Project Scheduling
Bidding and Contract Negotiations
Programming
Design Team Management
Cash Flow Projections
Budgeting
Construction Management
Value Engineering and Scope Assessment
FF&E Management
OS&E Management
Project Accounting
Move Management
Cost Reporting
Draw Package Creation and Tracking
Purchasing Management
Insurance and Lien Waiver Tracking
Quality Control Program Management
Permit and Special Inspection Coordination
Punch List Compliance
Certificate of Occupancy Coordination
Close Out Coordination
Owner's Representation

Project Management Services

Tynan Group is highly skilled at managing the diverse development team required to successfully implement complex projects - allowing our clients to focus on operations and revenue maximization.



Choctaw Resort & Casino Expansion

Durant, Oklahoma

This 4-Diamond Resort & Casino Expansion, located in the heart of the Choctaw Nation of Oklahoma, is just an 1.5 hours north of Dallas.



This property is the flagship of the Choctaw Nation's broad gaming, resort and commercial enterprise presence throughout south central Oklahoma, and doubles the resort's destination experience encompassing three hotel towers, 1800 guestrooms, 8000 gaming machines, restaurants, bars, concert venues and a family-centric movie, bowling and arcade district.

In addition, the expansion features a resort pool experience, including two bars, family pool and adult pool, two spas, restaurant, snack bar and over 40 cabanas. Utilizing the Design-Build method of project delivery, the Durant Expansion with the help of the TynanGroup team only took an impressive 31 months from start to finish.

Services Provided / Development Management
Design Management
Program Management
Construction Management
Budget Management
FF&E/OS&E Management

Sheraton Denver Downtown

Denver, Colorado

Sheraton Denver Downtown is among the first in the country to undergo the larger brand revitalization that will ultimately transform all future Sheraton hotels.

Sheraton Denver Downtown has long been a familiar anchor in Downtown Denver, serving as the largest meetings/events hotel in the City with an unmatched heritage and roots deep in the local Denver community. Today, this transformation journey is officially complete, with all aspects of the hotel updated and refreshed—including a new arrival experience, 133,000 square feet of renovated meeting space and 1,236 newly redesigned guest rooms and 138 suites as well as new, world-class culinary and beverage experience.



Tynan Group, oversaw the development as the Project Management Company. Johnson Nathan Strohe (JNS) was the lead architect and interior designer on the renovation of the hotel's porte-cochere, façade and public spaces, while Kay Lang & Associates serve as the interior designer for the Plaza Ballroom. PWI Construction will serve as the general contractor for the public spaces. For the guest rooms, Gensler served as the architect and interior designer and Digney New York is the general contractor.

Tynan Group was the Project Manager on the Sheraton Denver Downtown Renovations.

Services Provided / Project Management
Project Accounting
Renovation

Mission Pacific

Oceanside, California

The hotel complex is the largest beachfront development that has been completed on the San Diego coastline in the past half century.



The Mission Pacific Hotel, a JdV by Hyatt hotel, has 161 guest rooms, including 38 suites, a coffee shop, restaurant, meeting and pre-function spaces, hotel spa/fitness room, and Oceanside's only rooftop pool/bar located on the hotels 6th floor. The plaza also incorporates the Historic Graves House (famous from the movie "Top Gun") as part of its retail offerings with ocean views.

TynanGroup provided project management services in conjunction with Campbell-Anderson & Associates, architect Delawie and general contractor DPR Construction, on behalf of Developers S.D. Malkin Properties..

Services Provided / Project Management
Design Management
Program Management
Construction Management
Budget Management
FF&E/OS&E Management

ADERO, Autograph Collection

Scottsdale, Arizona

Sitting on an elevated ridge line in Fountain Hills, AZ, the CopperWynd Resort & Spa has undergone an enormous renovation and expansion over the past two-years and has been transformed into the ADERO Scottsdale.



Tg partnered with Scottsdale based architects Allen + Philp Partners Architecture, Interior Designer MONOGRAM Hospitality Interiors at BBGM, and General Contractor Balfour Beatty US on this iconic project.

The property is known for its sweeping views of the Four Peaks and McDowell Mountains and is part of Marriott's Autograph collection. The resort includes two heated resort style pools with sundecks, a boutique spa, wellness & fitness center with Peloton bikes, tennis courts, wedding venue and 17 acres of desert to explore, all encompassed in a certified Dark Sky Community.

TynanGroup provided Project Management, FF&E/OS&E Management and Project Accounting services on the ADERO Scottsdale project.

Services Provided / Renovation

Construction Management

Project Management

Project Accounting

Construction Management

Daxton Hotel

Birmingham, Michigan

The hotel offers a 300-person ballroom along with four semi-private luxe parlor spaces for events. The first floor houses the Madam restaurant which includes a glowing geodesic dome over the bar. Guests can also enjoy a 24-hour fitness center which includes weight training and cardio equipment including Peloton bikes.

Located in Downtown Birmingham, Michigan the luxurious Daxton Hotel has opened. The 5-story, 159,000 square foot new build hotel features 151 rooms, which include 21 suites, and underground parking all while incorporating some of the finest art, wellness, dining, and retail that hospitality can offer.

TynanGroup provided Project Management, FF&E/OS&E Management and Project Accounting services on working in conjunction with Booth Hansen Architects, Simeone Deary Design Group and Clark Construction Company. Daxton Hotel is the first hotel by local entrepreneur Mark Mitchell and the latest hotel to launch by Aparium Hotel Group.



Services Provided / Development Management
Design Management
Program Management
Construction Management
Budget Management
FF&E/OS&E Management



Balboa Bay Club & Resort

Newport Beach, California

Each of the 159 guestrooms has been enhanced with refinished millwork, new carpet and tile, paint and wallcovering, and fresh, contemporary furnishings including stylish platform beds in rich espresso wood tones featuring individual reading lights, upholstered headboards, pillow top mattresses, and luxury bedding.

TynanGroup was the Project Manager for this renovation, coordinating all related activities during this highly successful project. Our highly qualified staff has gained a strong reputation for its ability to solve complex problems and deliver value-added service. Our winning approach combines management skills, technical expertise, and industry knowledge.

Services Provided / Renovation

Project Management

Project Accounting

Construction Management

FF&E Management



The Seabird

Oceanside, California

The Seabird Resort, a Destination by Hyatt hotel, has 226 guest rooms, including 56 suites, an expansive pool with an indoor/outdoor living room, a contemplative library, nearly 20,000 square feet of spectacular ocean view meeting spaces, as well as a world-class spa. To help mitigate parking in the bustling downtown Oceanside area, the 6-story resort also has a two-level, 225,000 square foot underground parking garage.

Tg provided project management services in conjunction with Campbell-Anderson & Associates, architect Delawie and general contractor DPR Construction, on behalf of Developers S.D. Malkin Properties.

Services Provided / Project Management

Design Management

Program Management

Construction Management

Budget Management

FF&E/OS&E Management

Sheraton Phoenix Downtown Hotel

Phoenix, Arizona



The 1,000-room, 1.2 million square-foot Sheraton Phoenix Downtown Hotel is located in the center of downtown Phoenix minutes away from the Phoenix Civic Plaza, light rail, and the Sky Harbor International Airport. Onsite amenities include a 4,000 square-foot state of the art fitness center and a 2,000 square-foot roof top outdoor pool, sundeck, and pool bar.

The hotel features over 100,000 square-feet of flexible, state-of-the-art meeting space including a 30,000 square-foot ballroom and a 15,000 square-foot junior ballroom. In addition, there are 14 meeting rooms, 2 high end boardrooms, and 2 terraces for outdoor events. All of the meeting facilities incorporate high speed internet access and videoconferencing capabilities.

The Sheraton Phoenix Downtown Hotel also consists of a destination restaurant and lounge with outdoor seating, spacious lobby bar, and a full service coffee bar. An underground parking structure was also built.

Services Provided / Project Management
Design Management
Program Management
Construction Management
Budget Management
FF&E/OS&E Management



Viewline Resort Snowmass

Snowmass Village, Colorado

High Street Real Estate Partners, RGP Partners, ACRON Real Estate Investments, and Davidson Hospitality Group announced today the official opening of Viewline Resort Snowmass, an iconic ski-in/ski-out property located in the heart of Snowmass Village, Colo.

Following a multi-million-dollar renovation, Viewline Resort Snowmass debuts with elevated interiors and exteriors, enhanced culinary offerings, and curated guest programming, delivering a modern luxury resort experience with a 1960's mountain town ethos.

The TynanGroup team was instrumental in ensuring the Marriott Viewline brand standards throughout the project.

Services Provided / Property Rebrand

Renovation Management

Design Management

Budget Management

FF&E/OS&E Management



The Hotel Californian

Santa Barbara, California

This Luxury Urban Resort in the heart of the Santa Barbara Waterfront and Funk Zone District envelopes 3 separate property corners at the intersection of State and Mason Streets. The original 1920's era façade of the historic Californian Hotel is being preserved as part of project. The historical "Spanish Mission" architecture and stunning Moroccan themed interior designs are the work of Santa Barbara based architectural firm, DesignArc, and celebrity interior designer Martyn Lawrence Bullard.

The Hotel Californian development and the recently re-energized nearby "Funk Zone District" are combining to represent the largest retail, restaurant, and hotel redevelopment in Santa Barbara since the early 1990's when the Paseo Nuevo Mall was built downtown.

Services Provided / Development Management
Program Management
Construction Management
Budget Management
FF&E/OS&E Management



Wildwood Snowmass

Snowmass Village, Colorado

The Wildwood Snowmass hotel offers an ideal location, just steps from the slopes and the finest shops, dining and nightlife in Snowmass Village. Our Snowmass accommodations feature 114 cozy rooms and 6 unique suites with a modern twist on the traditional lodges of the past. Wildwood Snowmass offers a hip mountain lifestyle with a cool retro design, cozy rooms and all the necessary amenities. Kick back poolside, soak in the outdoor hot tubs, get fit in our onsite fitness center and hang with friends at the Wildwood Bar. It's the most unique and fun hotel in Snowmass Village.

Services Provided / Renovation Management
Design Management
Budget Management
FF&E/OS&E Management

Casa Blanca Community School

Bapchule, Arizona



The Casa Blanca Community School is a product of a unique Project Management partnership between TynanGroup, Rider Levett Bucknall and Johnson Construction Management, Inc. The Tg/RLB/JCM project management team brought distinctive management skills, technical expertise, and industry knowledge. With a successful track record of working with Native American communities to develop hotels, casinos, conference centers, spas, golf resorts and restaurants, TG/RLB/JCM played a key role in managing the project completion.

Services Provided / Project Management
Design Management
Construction Management
FF&E/OS&E Management

Newport Beach Country Club

Newport Beach, California

The all new Newport Beach Country Club spans nearly 65,000 square feet with seamless indoor/outdoor areas. This two-story centerpiece makes an iconic architectural statement on coastal California's beloved Craftsman design.



The upper level includes the indoor/outdoor Seahorse Bar, dining room, private dining, 4,000sqft Newport Ballroom and flexible-space Ocean Boardroom. The ground level houses a golf shop, exercise and fitness center, men's and women's grills, locker rooms, and extensive outdoor patio dining. Two new swimming pools, a lap pool and a children's pool are included on the grounds.

The Newport Beach Country Club is home to the PGA Champions Tour Toshiba Classic which continued to take place at the Newport Beach Country Club during the renovation. The course remained open during the construction period with no interruption to play or member enjoyment.

TynanGroup was the Project Manager for the construction of the Newport Beach Country Club.

Services Provided / Project Management
Construction Management
Project Accounting

Kimpton Canary Hotel

Santa Barbara, California



Located in the heart of Santa Barbara's downtown business district, Hotel Andalucía, now called Kimpton Canary Hotel, features traditional Andalusian design to reflect the Spanish-Mediterranean architecture that is distinctive to Santa Barbara.

The 96-room, 4 ½-star boutique hotel has 5,500 square feet of banquet and meeting space, a 120-seat world-class restaurant and bar, a rooftop swimming pool with a spa and deck, and underground parking.

Standing five stories high, Canary is one of the tallest structures in Santa Barbara, commanding magnificent views of the entire city, Santa Ynez Mountains, and the Pacific Ocean.

Services Provided / Development Management

Gila Crossing Community School

Laveen, Arizona



Gila Crossing Community School is a FACE PreK to 8th Grade school located on the northwest corner of the Gila River Indian Reservation, about four miles from the town of Laveen, Arizona. The current enrollment expected in these grades is about 550 students, comparing with just 53 students in 1993-94 school year. In the Fall of 2019, Gila Crossing Community School moved into a brand new site, thanks to so many within the Gila River Community who worked so tirelessly to make this a reality.

Services Provided / Project Management
Design Management
Program Management
Construction Management
Budget Management
FF&E/OS&E Management

The Residences at The Little Nell

Aspen, Colorado



The Residences at The Little Nell is an exclusive, member owned, private residence club located on Aspen Mountain adjacent from the Silver Queen Gondola with direct ski-out, ski-in access.

Each three and four-bedroom residence combines dramatic architecture and thoughtful interior design with exceptional, handcrafted finishes and custom furnishings. Floor plans are unique, with interior living spaces ranging between 2,500 to 4,450 square-feet and large exterior decks and balconies that invite the great outdoors...indoors.

The Residences at The Little Nell represent the union of a highly desirable mountainside location in the heart of Aspen with the unsurpassed personal services of the staff of The Little Nell.

Services Provided / Design Project Management
FF&E Coordination



St. Regis Aspen

Aspen, Colorado

The St. Regis Aspen is located at the base of world-famous Aspen Mountain, and includes the St. Regis Residence Club Aspen, the first fractional residential property under Starwood's St. Regis group of luxury hotels.

The property features 170 guestrooms, a 15,000 square-foot state-of-the-art spa, 17,000 square feet of meeting space, a full-service restaurant, 25 luxurious two and three bedroom fractional residences, and underground parking.

Services Provided / Project Management

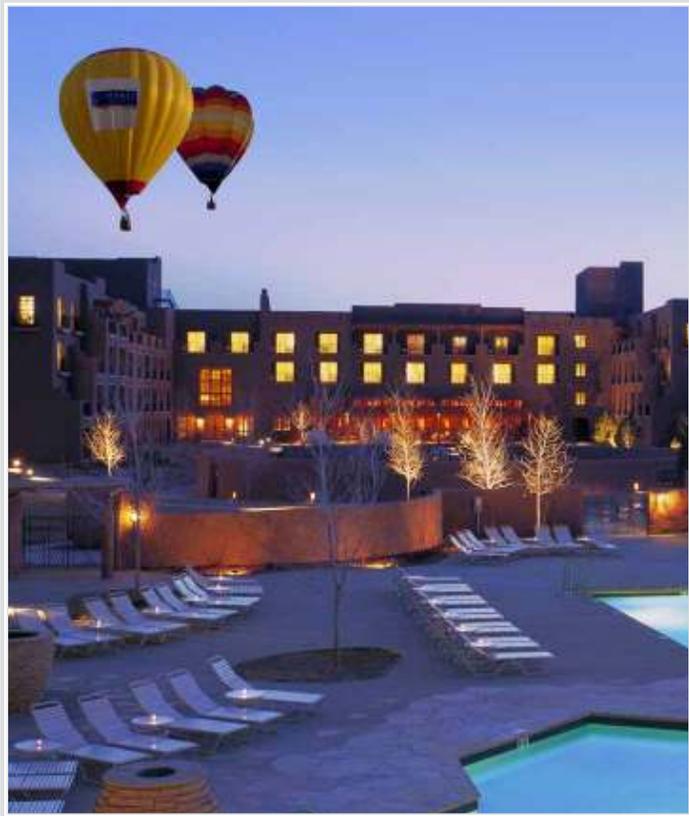


Holiday Inn Express & Suites

Lake Havasu, Arizona

The hotel was constructed on 2.25 acres of an 8 acre parcel of land VRE owns in Lake Havasu, called English Village. The hotel features 96 rooms, a breakfast dining area, meeting space, an outdoor pool, fitness room, a lobby workstation, market pantry, and guest laundry room. In addition, the hotels proximity to English Village provides our guests convenient access to additional site amenities including the Lake Havasu Visitors Center, retail shopping, two restaurants, boat rentals, Jet-Ski rentals, Havasu Landing Casino and incredible views of the world famous London Bridge.

Services Provided / Development Management
Project Planning
Program Management
Construction Management
Project Accounting
FF&E/OS&E Management



Hyatt Regency Tamaya Resort & Spa

Santa Ana Pueblo, New Mexico

Located approximately 20 miles north of downtown Albuquerque, the Hyatt Regency Tamaya Resort & Spa is a 380,000 square-foot pueblo style luxury resort, which includes 350 guestrooms and suites, a 30,000 square-foot meeting/conference center, and 15,000 square-foot Spa facility. Owned by the Pueblo of Santa Ana, the Resort also includes a championship 18-hole Twin Warriors Golf Course and Club House.

Services Provided / Development Management



Bacara Resort & Spa

Santa Barbara, California

The Bacara Resort and Spa is located on the bluffs and beaches of the California Central Coast, between the Pacific Ocean and the Santa Ynez Mountains. The Bacara is a 78-acre beachfront resort of incomparable natural beauty and relaxed luxury.

Amenities include 360 guestrooms, a 42,000 square-foot Spa, three premier restaurants, a world-class wine cellar, 11,000 square-foot Spanish Colonial style ballroom, 25,000 square feet of meeting space, and three negative edge pools.

Services Provided / Land Use Entitlements
Community Relations
Project Planning
Project Accounting
Project Management
Renovation and Upgrade

Vista Collina

Napa, California

Formally Meritage Commons located adjacent to Pacific Hospitality Group's renowned Meritage Resort and Spa, Meritage Commons will be a first class 145 key resort that boasts a design that reflects the iconic locale as well as the world class wine culture that Napa Valley is known for.



In addition to the resort style guestrooms and suites, the public spaces (or "Village") will include numerous wine tasting rooms that will showcase some of Napa's finest wineries and cater to those guests that don't want to travel "up-valley". The highlight of these tasting rooms will be the relocated Trinitas Tasting Room. The resort will also include an exhibition cooking style restaurant, indoor and outdoor meeting space, enhanced fitness center, yoga facility and movement studio, marketplace, as well as a resort style pool.

Special events can be held on the grounds of the new resort in an upscale Event Lawn area, which includes an artificial turf lawn of almost 10,000 square feet and includes outdoor fireplaces and water features.

Services Provided / Development Management

Project Planning

Program Management

Construction Management

Project Accounting

FF&E/OS&E Management



Hotel Del Coronado

Coronado, California

Built in 1888, this Victorian property/luxury beachside resort hotel on Coronado Island is a 10-minute drive from downtown San Diego. Full of history, this legendary resort has been a getaway destination for some of Hollywood's biggest stars, and royalty from around the world.

Some renovation highlights included an extension to the Sheerwater restaurant, which increased ocean view dining opportunities for one of the area's most popular food and beverage venues, creating additional outdoor function space adjacent to the Pacific Ocean, upgrading the kitchens, back of house employee areas and fitness center. In addition, all the property's pools and spas were also upgraded.

Exterior work including refinishing of the wood exterior on the historic Victorian building. An upgrade of the entire hotel's site lighting was also part of the iconic property's renovation to bring it back to its former glory, increase efficiencies, and increase revenue opportunities.

Services Provided / Program Management
Construction Management



Fairmont Scottsdale Princess

Scottsdale, Arizona

Tynan Group was contracted to help manage to renovate 433 Fairmont guest rooms. That along with the Princess Pool received a complete transformation. The Princess Pool refresh included an expanded deck space, new whirlpool spa experience, and the introduction of a new waterside cafe, updated furniture, and that elevates beyond the poolside bar.

Services Provided / Renovation Management
FF&E Management
Project Accounting

Vee Quiva Hotel & Casino

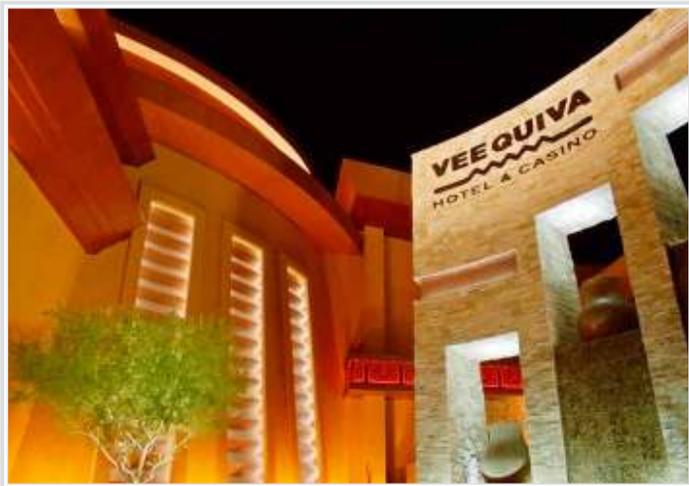
Gila River Indian Community, Arizona

The award winning Vee Quiva Hotel and Casino of the Gila River Indian Community consists of a 200,000 square foot casino, 90 key hotel, and 1,000 space parking garage.

The new Vee Quiva Casino replaced the existing casino and includes a spacious gaming floor with 950- slots and 50 table games, a 750 seat Bingo Hall, Poker Room, high end restaurants and lounges, and an air control system that provides a smoke-free environment.

The 3-story hotel includes 4-star guest rooms, 5-star lanai suites, full service fitness center, spacious atrium lobby, as well as a state of the art event center. The parking garage includes air conditioned valet parking with direct access to the casino. The 74 acre site incorporates numerous water features and native plant landscaping.

Arizona Commercial Real Estate (AZRE) – 9th Annual Real Estate and Development Awards (RED) – Best Hospitality Project



Services Provided / Development Management

Project Planning

Program Management

Project Accounting

FF&E / OS&E Management

Westin Denver International Airport

Denver, Colorado



The 518-room, 420,000 square-foot Westin Denver International Airport Hotel and Conference Center is located at the Denver International Airport, and is integrated into the iconic main airport terminal structure via a spectacular open air plaza. The Gensler designed hotel is situated atop the airport's new light rail public transit center, and provides both hotel guests and airport travelers quick and easy access to the hotel, conference facilities, airport terminals, and to all airport transportation systems.

The four star hotel features extensive flexible, state-of-the-art meeting space, full service health club and swimming pool located on the tower's upper level, full service restaurant, spacious lobby bar, and a full service coffee bar. The expansive covered plaza that connects the hotel to the South side of DEN's main terminal can host a wide variety of large, outdoor events and activities. All of the meeting facilities incorporate high speed internet access and videoconferencing capabilities.

Services Provided / Design Management
Program Management



Pelican Hill

Newport Beach, California

Pelican Hill is a one million square-foot luxury resort located on the Irvine Coast. The 232-key resort, with individual bungalow residential units located in the California Coastal Zone, is considered the largest California Coastal Resort. Pelican Hill includes a 36-hole golf course and country club, two lakes, 120,000 square-feet of commercial space, three retail shops, four restaurants, a full day spa, and two parking garages.

Serving as the Owner's Representative, TynanGroup was instrumental in Process and Standards Development functioning as the chief advisor to the owner for contract systems, design coordination protocols, budgetary accounting, and schedule development. TynanGroup professionals also developed RFP's, bid negotiation and award of consultants/contractors, managed and coordinated all projects consultants and contractors, and coordinated FF&E/OS&E procurement and installation. In addition, TynanGroup was instrumental in Real Property Evaluations and Maintenance Planning, coordinating with hotel operations and start-up post-construction maintenance to achieve an efficient Prospective Maintenance Plan. TynanGroup delivered Pelican Hill on time and on budget.

Services Provided / Project Management

Four Points Sheraton Phoenix-Mesa Gateway Airport Hotel

Mesa, Arizona



The new Four Points by Sheraton at Phoenix Mesa Gateway Airport is a 74,000 square foot, 134 key, six story hotel owned by the Gila River Indian Community (GRIC), developed by the Wild Horse Pass Development Authority, managed by Starwood and will fly under the Four Points by Sheraton flag. The hotel is the key anchor of the Toka Sticks development, and will include an expanded bar & restaurant with outdoor patio, private dining, oversize fitness room, outdoor pool and pool deck, and 2,000 square feet of meeting space and spacious outdoor event space. It is the largest hotel to serve the ever expanding Phoenix Mesa Gateway Airport.

The historic 160 acre Toka Sticks 18-hole golf course received substantial upgrades, and boasts a new 3,900 square foot state of the art club house, pro shop, full grill and bar with spacious patio, along with a state of the art 4,000 square foot cart barn. A 4,000 square foot Chevron Convenience Store/Fuel Station is also included as part of the Toka Sticks development.

Services Provided / Project Management

Project Planning

Program Management

Construction Management

Project Accounting

FF&E/OS&E Management



Whirlwind Golf Club

Chandler, Arizona

Built into the ancient, native landscape is 36 holes of championship golf designed by renowned architect Gary Panks. A true test of golf, the Cattail and Devil's Claw courses truly are desert golf, evolved. Staffed with talented and devoted professionals, Whirlwind Golf Club has become one of the premier golf facilities in the Southwest.

A round at Whirlwind is quiet, peaceful and feels like a destination golf club, yet it is only 11 miles from Phoenix Sky Harbor Airport. Experience for yourself the best golf and dining experience in the south Valley.

Services Provided / Project Planning

Project Management

Construction Management

Project Accounting

FF&E/OS&E Management

L'Auberge De Sedona

Sedona, Arizona

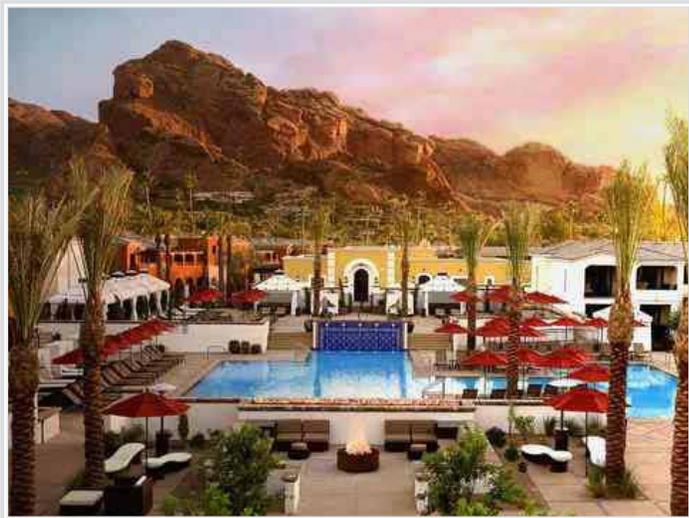


L'Auberge de Sedona, a five star luxury resort & spa located along the banks of Oak Creek in the heart of uptown Sedona, renovated and expanded the properties arrivals building.

The project included renovation of the existing reception area, bar and lounge, dining area and kitchen. The design included a new entry and reception area, new bar and lounge and an expansion of the dining area and kitchen. Folding doors were installed between the bar area and the newly expanded deck creating an open concept with spectacular views of the creek.

The existing electrical and mechanical systems were upgraded and the kitchen received all new state of the art equipment. New interior finishes and FF&E were selected to enhance the overall guest experience.

Services Provided / Construction Management
Project Accounting
FF&E/OS&E Management



Montelucia Resort & Spa

Paradise Valley, Arizona

Montelucia Resort & Spa is a first class 5 star resort and villa property located in Paradise Valley, Arizona, formerly the Doubletree La Posada Resort. The resort has a southern Spain influence and consists of 293 guestrooms/suites, a 28,000 square foot spa and fitness center, a restaurant, five pools, a wedding chapel, and a 1,200 foot-long pedestrian walkway modeled after the famed gardens and fountains of 14th century Granada, Spain. Including 100,000 square feet of indoor/outdoor meeting space, Montelucia is a popular choice for both business meetings and social events. The resort also includes 34 high end single family villas, starting at \$2.5 million.

TynanGroup served as Project Manager for the new property owners, KSL Resorts, on the remodel and upgrade of the Centro poolside lounge as well as the entrance courtyard and main pool event spaces.

Services Provided / Project Management



Morris Inn Notre Dame

South Bend, Indiana

The historic Morris Inn sits at the heart of Notre Dame University Campus as “the living room of the University.” It boasts traditional design elements as well as reflects the University’s colors.

The renovation included the addition of a 300 seat ballroom, an increase in the number of guestrooms from 92 to 150 including 18 spacious suites, as well as an overall property square footage increase from 72,000 to 137,500 sq ft now with three distinct dining options, ample meeting space and modern amenities.

TynanGroup served as Hospitality Consultant for all phases of this renovation.

Services Provided / Project Management
Program Management
Project Accounting
FF&E/OS&E Management

Toka Sticks Golf Club

Mesa, Arizona



The historical 160 acre Toka Sticks 18-hole golf course received several upgrades, and a new 3,900 square foot mid-century design club house, pro shop, grille and patio, along with a state of the art 4,000 square foot cart barn was constructed. The existing Toka Sticks Golf Course remained open during construction utilizing a temporary clubhouse.

The Architect/Interior Designer for the Hotel and Golf Clubhouse was RSP Architects, and the General Contractor was W.E. O'Neil Construction.

Services Provided / Renovation

- Development Management
- Construction Management
- Project Accounting
- FF&E/OS&E Management



Crane Country Day School

Montecito, California

Crane Country Day School is an independent K-8 coeducational day school located on a beautiful 11-acre campus in the small seaside town of Montecito, California, just next door to Santa Barbara and 90 minutes from Los Angeles. A strong sense of community, academic excellence, and an emphasis on the development of moral character are cornerstones of the school.

Services Provided / Project Management

Project Planning

Program Management

Construction Management

Project Accounting

FF&E/OS&E Management

AC Hotel Irvine

Irvine, California

This California hotel has an attractive contemporary aesthetic, while reflecting the sensibilities of its SoCal setting.

Informed by the AC brand's Spanish and European roots, the 175-room property features an "agriculture to urban" theme as a nod to the orange groves of yesteryear and the glitz and glamour of the present. The theme further manifests in the hotel's color palette of rich bronzes and greens, which carry through finishes, fixtures, furnishings, and artwork inspired by its urban coastal backdrop.

Centrally located in Irvine California, it's just a few miles from Huntington Beach Pier and Concordia University. The hotel has 176 guestrooms featuring private bathrooms with showers. Recreational outdoor pool, a fitness center, gift shop, and beautiful common area. It also features hotel dining and bar/lounge.



Services Provided / Project Management
Construction Management
Project Accounting



Twin Warriors Golf Club

Santa Ana Pueblo, New Mexico

Twin Warriors Golf Club is one of the most prestigious golf courses in the Southwest. Twin Warriors has garnered numerous awards. The readers of Albuquerque The Magazine have nominated it the “Best of the City” year after year.

Twin Warriors golf Clubhouse construction was managed by TynanGroup.

Services Provided / Construction Management
Project Accounting
FF&E/OS&E Management

Aloft San Francisco Airport

Millbrae, California



The former Clarion property at San Francisco International Airport experienced a significant renovation and reopened as an Aloft brand hotel in September 2012. The 253-room hotel occupies a prime site adjacent to the airport, one of the world's busiest travel hubs. The property's strategic location and proximity to mass-transit options into San Francisco make it an ideal destination.

TynanGroup served as the Project Manager overseeing the conversion of the entire hotel and the 7.8 acre site.

Services Provided / Project Management
Construction Management
Project Accounting
FF&E / OS&E Management

Sheraton Wild Horse Pass Resort & Spa

Chandler, Arizona



The award winning Sheraton Wild Horse Pass Resort and Spa is a 500-room, 4-star resort and conference center located just south of Phoenix and adjacent to Chandler, Arizona. The property is approximately 37 acres, which includes a 100,000 square foot conference facility.

The resort boasts extensive pools and water features, complemented by a 36-hole golf course, designed by Gary Panks. (Golf Course is not included in acreage noted above,) as well as the only 5-star 5-diamond restaurant in Arizona, Kai. TynanGroup also managed the design and construction of the 16,000 square-foot Club House and the 22,000 square-foot Aji Spa.

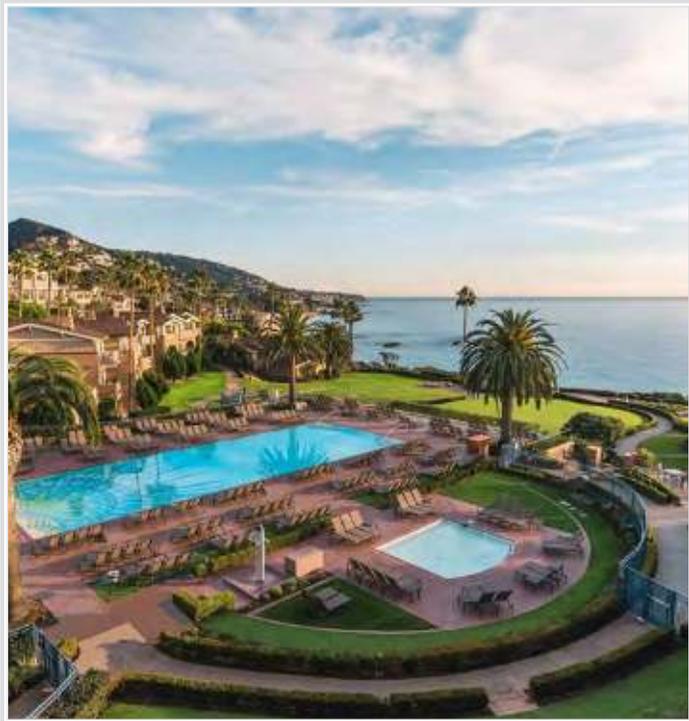
Awards

Southwest Contractor

Arizona Best of Awards

Outstanding Civil Engineering

Services Provided / Project Management
Project Accounting
Project Planning



Montage

Laguna Beach, California

Montage is a world-class 5-star resort situated on a 50-foot bluff overlooking the Pacific Ocean. Located on 30 acres, it is one of the only oceanfront resorts in Southern California.

The resort has 264 guest rooms, which include 49 suites, a Hospitality Suite, one Presidential Suite and 4 beach bungalows. All of the rooms have ocean views. The 20,000 square-foot Montage Spa sports a total of 22 treatment rooms, with 14 massage rooms, 4 facial treatment rooms, 3 specialty treatment rooms, outdoor relaxation and plunge pool and a full-service beauty salon among others. The resort also offers a specialty restaurant on a promontory, meeting room facilities, a ballroom, fitness center, specialty shops and other recreational activities.

This project also includes 14 exclusive condominiums, all with ocean views, and 14 residential lots for single-family homes.

Services Provided / Due Diligence
Project Oversight

The Phoenician Conference Center Expansion

Scottsdale, Arizona

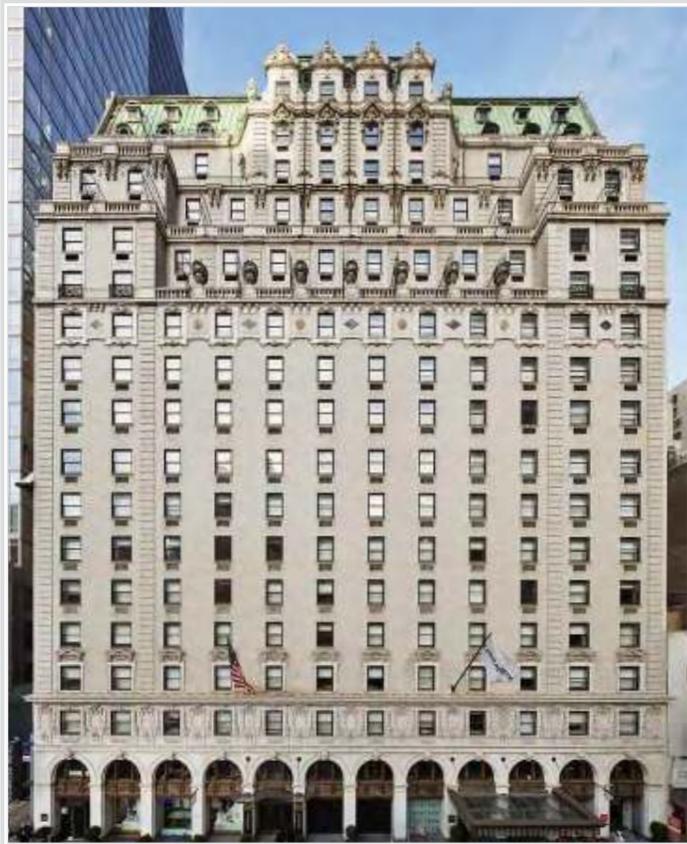
The Phoenician Expansion is an approximately 50,000 square foot building addition to the existing Phoenician Resort and includes a new 15,000 square foot ballroom, 8,000 square foot arrival and pre-function area, as well as a new kitchen and back of house area. The project includes a new driveway, porte cochere area for guest arrival, new utilities, retaining walls and a new hole for the existing Oasis golf course.



This facility augments the existing ballroom conference space and features state-of-the-art presentation capabilities. The addition overlooks the golf course and the surrounding mountains, giving guests a feeling of connection with the outdoors, as well as an interior design that brings the feel of the native surroundings inside. Centrally located in the metro Phoenix area, the Phoenician is in close proximity to Sky Harbor Airport, Downtown Scottsdale, and the Biltmore area, making it a top tier conference resort destination.

2011 – Arizona Commercial Real Estate (AZRE) - 6th Annual Real Estate and Development Awards (RED) – Best Hospitality Project (Small)

Services Provided / Project Management



Paramount Hotel

New York, New York

Centrally located in the heart of Times Square, the historic boutique hotel features 601 freshly renovated guestrooms and corridors, and luxurious modern public areas, including the sophisticated Library Bar located on the mezzanine level and the celebrated Paramount Bar located on 46th Street.

In addition to the extensive guestroom and public area renovations, the project included elevator modernization, life safety upgrades and façade restoration.

TynanGroup served as the Owner's Representative during the project close-out. Services included cost control, quality control and punch list compliance.

Services Provided / Owner's Representative



Lone Butte Casino

Chandler, Arizona

The Lone Butte Casino was a design build project located in Chandler, Arizona in the Gila River Indian Community. Total square footage is approximately 129,000 square feet on an estimated 40 acre site. The Casino consists of approximately 680 slot machines, 2500 parking spaces, high limit area, a 750 person bingo facility, two fine dining restaurants, and a food court with three fast food vendors. The casino is also adjacent to the 250-room Wild Horse Pass Hotel & Casino.

Following relocation and an expansion triple the size of the original, the construction budget for the casino was approximately \$60 million with an infrastructure budget of \$10 million.

Awards

Build Institute of America

National Design Build Award

Private Sector over \$25M Project

Services Provided / Project Management

Project Accounting



W San Francisco

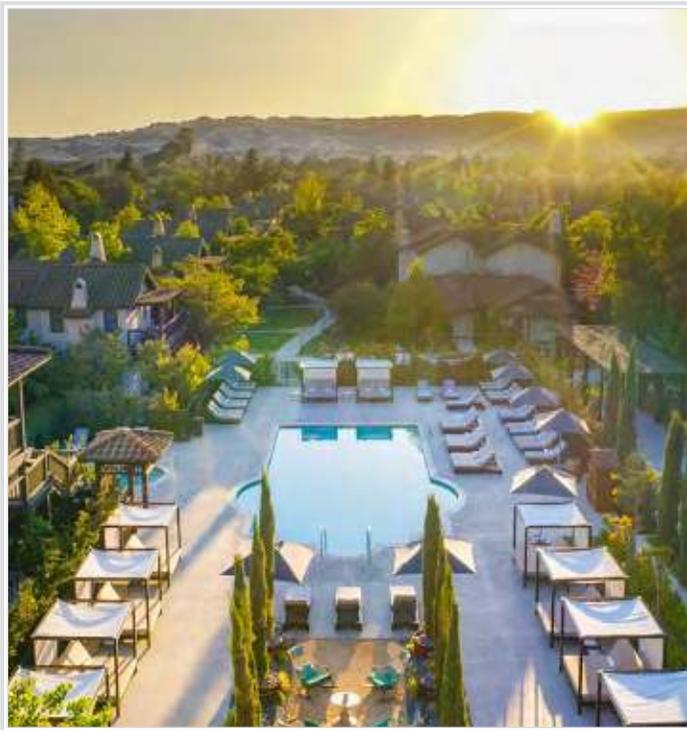
San Francisco, California

At the time of its completion, the W San Francisco was the first new-build for this brand, and the first hotel built in San Francisco in the previous ten years. The property has 423 rooms with meeting and conference facilities, a ballroom, and business center facilities for the corporate traveler. Its restaurant and two bars are among the most popular in the city. This property has been one of Starwood's top performers in their entire portfolio.

Services Provided / Project Management

The Lodge At Sonoma Resort & Spa

Sonoma, California



The Lodge at Sonoma Resort & Spa is a 185-room luxury resort and spa development located on 9.5 acres with a world class restaurant and extensive spa facilities, designed by Hill Glazier Architects.

Designed in California Mission style, the project is situated around a gracious two story Main Lodge, which houses the reception area, bar and lounge, with the restaurant, conference facilities, and guestrooms on the second floor.

Nestled behind the Main Lodge are 18 one and two-story cottages with four or six rooms each. Beautifully landscaped gardens and walkways connect the various structures while protecting the privacy of the guests.

An oversized pool is located at the Main Lodge, while a soaking pool and other outdoor treatment areas are part of the spa, located behind the cottages.

Services Provided / Project Management
Project Accounting

Wild Horse Pass Hotel & Casino

Chandler, Arizona



The new Wild Horse Pass Hotel and Casino of the Gila River Indian Community consists of a 191,000 square foot, 10-story hotel tower that includes 242 guestrooms and suites, as well as a 204,000 square foot casino building.

The hotel boasts 23,415 square feet of meeting space, ballrooms, and conference areas. The casino consists of approximately 50,000 square feet of gaming space, including smoke-free space, fine dining, and a food court.

The hotel's amenities include a 1,400-seat theater, a swimming pool area, exercise facility, business center, banquet kitchen, wireless lounge, and various decorative water features.

Awards

Southwest Contractor

13th Annual Arizona Best of Awards

Best Hospitality Project

Services Provided / Project Management
Project Accounting

Pelican Hill Golf Club

Newport Beach, California

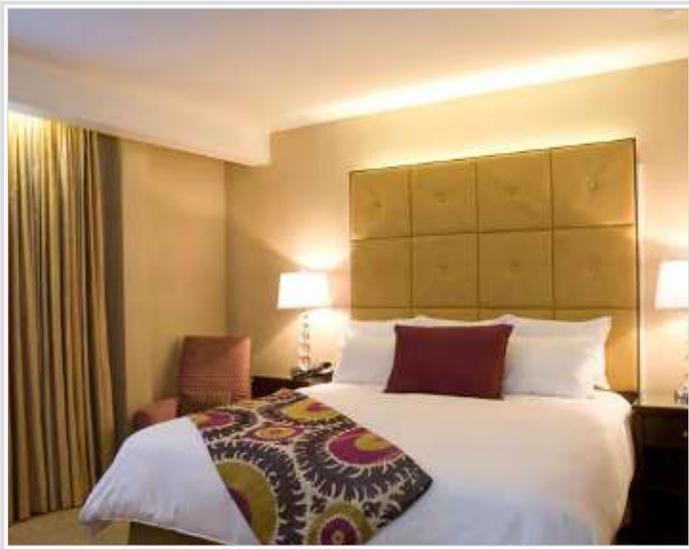
Pelican Hill Golf Club is a 36-hole golf course and country club. Amenities include complimentary valet clubhouse parking, men's & women's locker rooms with private lounges, luxury golf carts, and a café.



Serving as the Owner's Representative, TynanGroup was instrumental in Process and Standards Development functioning as the chief advisor to the owner for contract systems, design coordination protocols, budgetary accounting, and schedule development. TynanGroup developed and managed a scope of work/budget/schedule related to property improvements, and provided overall project estimated cost and schedule generation. TynanGroup professionals also developed RFP's, supervised bid, negotiation and award of consultants/contractors, managed and coordinated all project consultants and contractors, and coordinated all FF&E/OS&E procurement and installation. In addition, TynanGroup was instrumental in Real Property Evaluations and Maintenance Planning, coordinating with hotel operations and start-up post-construction to achieve an efficient Prospective Maintenance Plan.

TynanGroup delivered The Resort at Pelican Hill on time and on budget.

Services Provided / Project Management
Construction Management
Project Accounting



Millennium Knickerbocker Hotel

Chicago, Illinois

The historic Millennium Knickerbocker Hotel is located steps from Chicago's famed Magnificent Mile. Complete with a secret doorway and a mezzanine floor, the hotel is a member of the Historic Hotels of America; epitomizing the allure and mystique of the Roaring Twenties.

Taking into account the hotel's historic significance, TynanGroup provided project management services for the extensive renovation of all 310 guest rooms, combining the latest amenities and contemporary style with 1920's detail. In addition, energy-efficient lighting, water flow control, and linen recycling programs were instituted in efforts of environmental responsibility.

Services Provided / Project Management



Doubletree Metropolitan Hotel

Manhattan, New York

Located in the heart of Manhattan, the 19-story Doubletree Metropolitan, distinguished by its colorful curving façade, features 755 renovated guestrooms, guest corridors, public areas, 12,000 square feet of meeting rooms, lobby bar, and restaurant.

TynanGroup served as the project manager for all phases of the renovation including pre-construction, design, bid and contract negotiations, construction and close-out.

Services Provided / Project Management



Marriott San Diego Gaslamp Quarter

San Diego, California

Strategically located in the Gaslamp Quarter of downtown San Diego, the 22-story Marriott San Diego Gaslamp Quarter has 306 guestrooms, a club lounge, full-service restaurant, rooftop bar, meeting facilities, exercise facility, and a parking garage.

The Marriott is just steps away from the San Diego Convention Center and the baseball stadium. It has commanding views of San Diego Bay, Coronado, and Mexico.

Services Provided / Project Management

AC Hotel Phoenix Tempe/ Downtown

Tempe, Arizona



Each of the AC Hotels by Marriott is designed to reflect the soul of the surrounding community and ultimately provide guests with “the essentials of a beautiful stay” through a blend of quality, comfort, lasting European design and locally driven authenticity. As the project manager, Tynan Group ensured that all Marriott standards were upheld. The hotel is celebrated by both Marriott leadership and the local market.

AC Hotel Tempe nestles between Arizona State University’s “A” Mountain and the adjacent Tempe Town Lake, the sources of the property’s “earth and water” theme. Our team collaborated with a mix of partners to bring that theme to life in obvious and understated ways—from patterns in wall coverings, flooring and tilework to structural elements, color schemes and art displayed throughout. The collection of paintings, sculptures and mixed-media not only supports the water-and-earth theme but also underscores a local passion and support for the arts. In total, AC Hotel Tempe features more than 170 pieces of custom artwork, which adorn the lobby, lounge, kitchen, hallways and each of the 155 guestrooms.

Services Provided / Project Management
Construction Management
Project Accounting
FF&E



Courtyard By Marriott San Diego Downtown

San Diego, California

San Diego's historical Savings & Trust Building was renovated into a boutique-style "Courtyard" brand hotel, featuring original bank vaults as meeting rooms and bank teller cages as the registration desk in the guest registration area.

With 247 guestrooms, meeting space, a 120-seat restaurant, spa and fitness center, the adaptive renovation maintained many of the original historic features of the building. It is currently listed on the National Register of Historic Places.

Services Provided / Project Management



Steamboat Resort Villas

Steamboat Springs, Colorado

Create an unforgettable adventure at Sheraton Steamboat Resort Villas. Premium vacation ownership resort welcomes you with refined rental accommodations, elevated dining options and a prime location in the heart of the Steamboat Base Area right next to the Christie Peak Express.

Services Provided / Project Renovation
Project Accounting
FF&E/OS&E Management

Hyatt Regency Lake Tahoe Resort, Casino & Spa

Incline Village, Nevada



Nestled in the high Sierra Mountains, so vividly described by writers like John Steinbeck, Hyatt Hotels Corporation has renovated the resort to resemble the classic style of a 1920s alpine Grand Lodge.

Remodeling encompassed the ballroom, lobby and associated retail spaces, lobby bar and restaurant, 3-meal restaurant and casino. The 300+ rooms and suites were renovated as well.

Already a world class, full-service destination resort, Hyatt Regency Lake Tahoe has been transformed into a warm and cozy luxury property located on the North Shore of Incline Village, overlooking the crystal waters of the famed Nevada Lake.

Services Provided / Project Management



Aloft Tucson University

Tucson, Arizona

Aloft Tucson University, a former Four Points by Sheraton, underwent a significant renovation that opened as an Aloft brand hotel in the spring of 2013. The 154 room hotel is just steps away from the University of Arizona and the Tucson Medical Center.

The renovated seven story hotel received updates to the public spaces, guest rooms, mechanical systems and site. The Aloft brand signature hang-outs include the lobby lounge –“ Re:Mix” and “wxyz” bar, the grab-n-go pantry- “Re:Fuel”, meeting space- “Tictic”, fitness area “Re:Charge”, pool – “Splash” and outdoor backyard patio- “Backyard.”

TynanGroup served as the Project Manager overseeing the conversion of the entire hotel.

Services Provided / Project Management
Construction Management
Project Accounting
FF&E / OS&E Management

Arizona Biltmore Resort & Spa Frank & Albert's

Phoenix, Arizona

The historic Arizona Biltmore Resort & Spa opened in 1929. The hotel was dubbed the “The Jewel of the Desert” and became internationally known for its iconic, pre-cast masonry “Biltmore Block” veneer. A true masterpiece, the art deco style Arizona Biltmore Resort & Spa is a distinguished member of Hilton Hotels’ Waldorf-Astoria Collection, one of the thirty-two Phoenix Points of Pride and is a member of the Historic Hotels of America.



In navigating the delicate Frank & Albert's restaurant renovation and expansion, TynanGroup worked closely with both the Owner and Architect to ensure the new structure and design melded seamlessly with the original historic resort.

TynanGroup's successful management of the project's budget, schedule, design process and project team created a seamless blend of the new restaurant design and construction with the historic structure and ongoing operations of the iconic Arizona Biltmore Resort and Spa.

Services Provided / Project Management
Construction Management
Project Accounting

Parc 55 Hotel

San Francisco, California

Blocks away from Union Square, this downtown San Francisco hotel features more than 1,000 luxury rooms and panoramic city views.



TynanGroup was involved in a full renovation of this Highgate-owned property, including 997 guestrooms, 15 suites, 26 guestroom floors, elevators, fitness center, club lounge and 60,000 square feet of public space. In addition, a new restaurant, buffet, bar, new entrances and a port cochere were built and 4,000 square feet of open atrium was spanned to create additional floor space.

Due to TynanGroup's expert approach and thorough management, the hotel was able to continue service to guests in the midst of construction.

Services Provided / Project Management

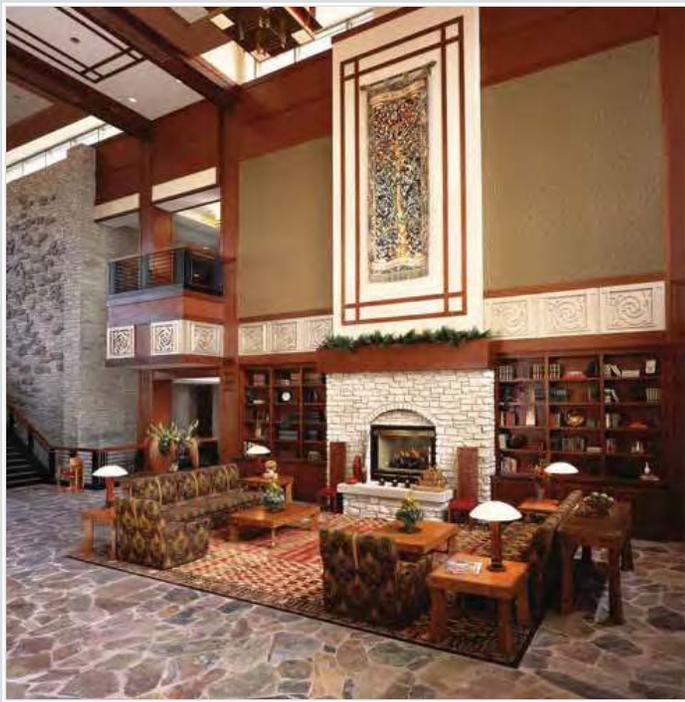


San Jose City Center Marriott

San Jose, California

Located in the heart of downtown San Jose, this convention center hotel includes 509 guest rooms, a full service restaurant and bar, a dine-in or take-out café, meeting rooms, ballrooms and a fitness center.

Services Provided / Project Management
Project Accounting



Doral Eaglewood Conference Resort & Spa

Itasca, Illinois

The Doral Eaglewood Conference Resort & Spa is a 295-room, 4-star resort, located just 35 minutes from downtown Chicago. It is strategically situated on 106 acres, overlooking the resort's 18-hole golf course.

With 33,000 square feet of meeting facilities, the Doral Eaglewood is a state-of-the-art conference center, featuring the latest in audiovisual technology and an acoustically designed amphitheater fitted with integrated computer interfaces.

Other amenities include 2 full-service restaurants, a cocktail lounge, and extensive recreational facilities, including a 10,000 square foot spa.

Services Provided / Project Management
Project Accounting



Sheraton Arlington Hotel

Arlington, Texas

Previously The Wyndham DFW, this 312 room property has been renovated and rebranded as The Sheraton Arlington Hotel. Conveniently located in the heart of Arlington's sports and recreation district, this 4-star hotel offers extensive amenities, including: exterior pool and spa (surrounded by lush landscaping), indoor and outdoor meeting spaces, various F&B outlets, and signature "Link" lobby.

TynanGroup served as Project Manager, overseeing a full remodel of the hotel's guestrooms and public areas with a total project value of \$15 million.

Services Provided / Project Management

Sanctuary Camelback Mountain Resort & Spa

Paradise Valley, Arizona



Sanctuary Camelback Mountain Resort & Spa is a luxury boutique resort boasting dramatic mountain views of Paradise Valley. The resort includes 98 mountain and spa casitas, which offer guests panoramic views and invite them to relax with outdoor balconies, wood burning fireplaces, and private outdoor soaking tubs. Large families or business groups can opt for the privacy of a large mountaintop home.

Sanctuary Spa offers Asian-inspired treatments, along with a relaxing meditation garden and fitness center. Guests can enjoy the infinity pool, tennis, and hiking in the shadows of Camelback Mountain, along with Scottsdale shopping and golf.

Services Provided / Project Management

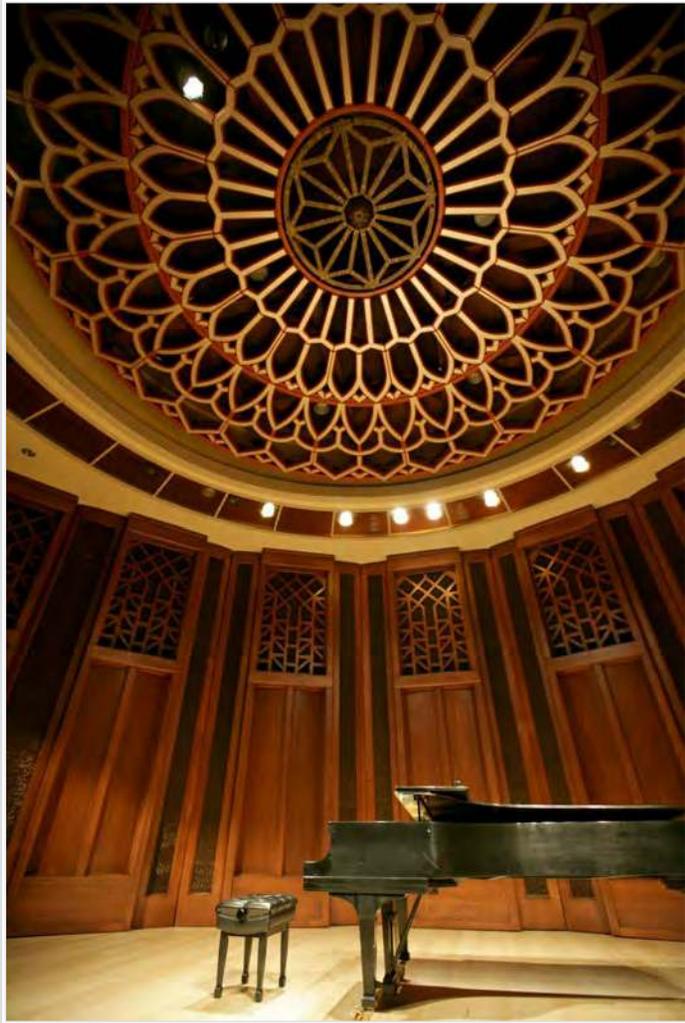


Sheraton San Diego Hotel & Marina

San Diego, California

Nestled at the water's edge on spectacular San Diego Bay, the newly renovated Sheraton San Diego Hotel & Marina offers panoramic views of the bay and the downtown city skyline. With 702 comfortable guest rooms, the Sheraton San Diego provides convention, meeting and leisure accommodations to thousands of visitors each year. The hotel's ample and flexible 80,000 square feet of meeting space features state-of-the-art sound and lighting systems and can accommodate up to 2000 guests for receptions and 1500 for banquets. Acting as Project Manager, TynanGroup played a key role in the later renovation of the hotel.

Services Provided / Project Management



Music Academy Of The West

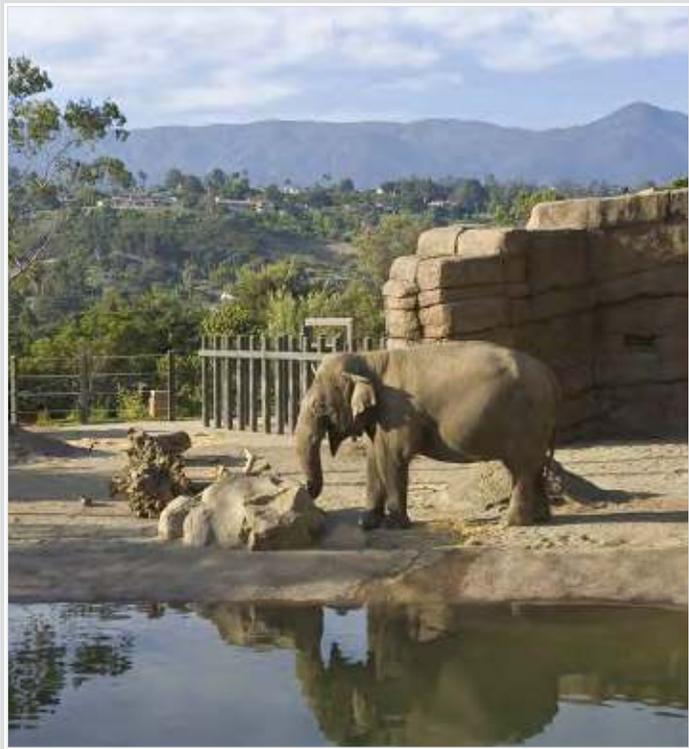
Montecito, California

Recognized as one of the world's premier music programs, the Music Academy of the West's campus wide renovation will enhance the historic site. Improvements include a rebuild of Hahn Hall, the new 9,500 SF Luria Student Center, seismic upgrade, renovation of the historic Miraflores main house, and preservation of a butterfly habitat. It also includes upgrades to the utility infrastructure and site lighting, expanded parking and reworking of the campus circulation. The 102 conditions of approval from the Montecito Planning Commission require an intensive coordination between the project and an engaged community.

Services Provided / Project Planning
Project Management
Construction Management
Project Accounting

Santa Barbara Zoological Gardens

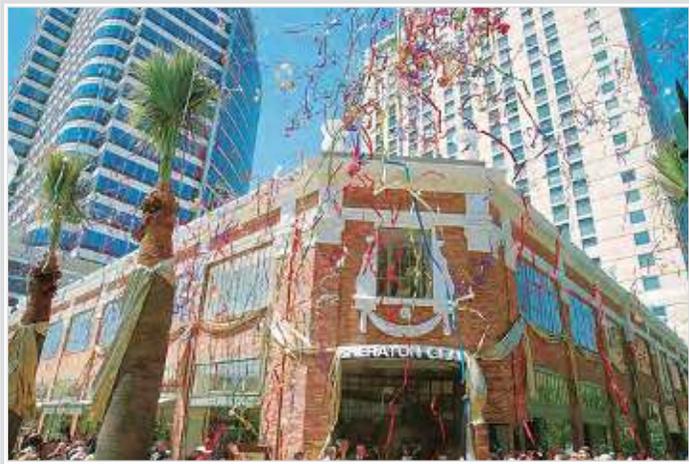
Santa Barbara, California



For over ten years, TynanGroup has provided project management services for the Santa Barbara Zoological Gardens. In this capacity, TynanGroup has overseen the development, approval, design, and construction of projects such as the Cats of Africa, Asian Elephants, White Handed Gibbons, Giraffe, California Condor, Channel Island Fox, and Tortoise exhibits, a hilltop facility intended for special events, and a LEED-certified education center for the Santa Barbara Zoo.

Since the zoo is located on a coastal bluff in the California Coastal Zone, the terrain has required extensive and challenging ADA upgrades. In addition, the animal exhibits have required the daily input of zoologists, arborists, Native American monitors, archaeologists, and sensitive habitat biologists, making for a very complex build. TynanGroup successfully coordinated all aspects of the Master Plan, delivering a state-of-the-art zoo to the Santa Barbara Community.

Services Provided / Project Planning
Project Management
Construction Management
Project Accounting



Sheraton Grand Sacramento

Sacramento, California

Conveniently located in downtown Sacramento, this 4-star convention hotel is a 503-room high rise. The Sheraton Grand alleviates the shortage of available hotel rooms near the convention center. The property is conjoined with a historic structure designed by Julia Morgan (of the famed Hearst Castle) and includes a ballroom, meeting space, conference rooms and business center facilities.

Services Provided / Project Management
Project Accounting



W Los Angeles

Westwood, California

The W, formerly the Westwood Marquis, sits in a quiet residential neighborhood in the village of Westwood. The full scale renovation to convert to W standards included reconfiguration and renovation of 258 one and two-bedroom suites, public areas and a new health spa and pool bar. This full-service hotel caters to the Hollywood movie and music industries in addition to upscale business clientele.

Services Provided / Project Management
Onsite Owner's Representative



Hyatt Regency Waikoloa

Waikoloa, Hawaii

The Hyatt Regency Waikoloa (now the Hilton Waikoloa) is a 62 acres oceanfront resort with 1,240 luxury guest rooms and suites. There are three freshwater pools: two with waterfalls & waterslides, four-acre swimming and snorkeling lagoon, eight distinctive restaurants and lounges, a museum walkway featuring a \$7 million art collection the Kohala Spa, the Big Island's destination spa and two championship golf courses.

The project was a joint venture of Ron Boeddeker (Santa Barbara) the Bass Brothers (Texas) and Hawaiian hotel developer Chris Hemmeter. Hyatt Development acted as Owner's Representative and Technical Assistance Services. John Tynan was executive in charge for Hyatt Development.

Services Provided / Project Management
Owner's Representative



Kukui'ula Plantation Core

Koloa, Hawaii

The Kukui'ula Plantation Core Project is the center piece of a first class private golf community on the south shore of Kaua'i, Hawai'i. The Plantation core consists of a private member's clubhouse, a golf clubhouse and a spa. Complementing these buildings is an expansive lagoon style pool with wading ponds and hot tubs. These amenities are the focal point of 2500 acres of high end custom home sites. The architectural project manager, now with TynanGroup, oversaw the implementation of the design through construction while maintaining the aggressive 18 month construction schedule.

Services Provided / Architectural Project Management



Westin San Francisco Market Street

San Francisco, California

Previously The Argent Hotel, this downtown San Francisco property has been renovated and rebranded as The Westin San Francisco Market Street. The 4-star hotel offers extensive amenities and is located nearby to some of the city's greatest attractions, sites, and shopping.

TynanGroup served as Project Manager, overseeing a full renovation of the hotel's 676 guestrooms, 24 suites, and public spaces, with a total project value in the multiple tens of millions.

Services Provided / Project Management
Project Accounting



Arthouse Hotel

Manhattan, New York

Located in the heart of Manhattan's Upper West Side, this boutique 282 room hotel features edgy, loft-inspired guestrooms and suites, contemporary public areas, and two new chic restaurants.

TynanGroup managed the design development and preconstruction phases of the guestroom renovation. Services included design review, budgeting, value engineering, scheduling, and model room construction management.

The property has gone through a number of name changes from On the Avenue Hotel NYC, to NYLO New York City, and is now Art House Hotel New York City.

Services Provided / Project Management



Sheraton Cerritos

Cerritos, California

Centrally located in Orange County, the Sheraton Cerritos allows convenient access to Southern California's famous theme parks and entertainment venues. TynanGroup was engaged to conduct a thorough property assessment of the 203 room property featuring 15,000 square feet of meeting space, multiple F&B outlets, and outdoor swimming pool. In addition to the onsite property assessment, which included the review of all MEPFP systems, roofs and parking facilities, TynanGroup provided a detailed evaluation of the Property Improvement Plan (PIP) and associated budget.

Services Provided / Property Assessment
PIP & Budget Evaluation



Pittsburgh Airport Marriott

Coraopolis, Pennsylvania

Conveniently located between the City of Pittsburgh and the airport, the Pittsburgh Airport Marriott offers luxurious accommodations and state-of-the-art technology. TynanGroup served as the Project Manager for the complete renovation of the 160 seat three-meal restaurant and adjacent bar and lounge. The scope of work included the relocation of the bar buffet and new access to the kitchen and back of house service areas. TynanGroup orchestrated the coordination between the General Contractor and Food Equipment Consultant to ensure a successful renovation.

Services Provided / Project Management

TynanGroup Projects Include

| | | |
|---|--|---|
| 2936 De la Vina Medical Office | Hyatt Regency Dulles Airport | San Jose City Center Marriott |
| Ahwahnee Hotel | Hyatt Regency Scottsdale Gainey Ranch | Sanctuary Camelback Mountain Resort & Spa |
| Aloft San Francisco Airport | Hyatt Regency Lake Tahoe | Santa Barbara Zoological Gardens |
| Aloft Tucson University | Hyatt Regency Lisle | Sheraton Arlington Hotel |
| Arizona Biltmore Resort and Spa | Hyatt Regency Rochester | Sheraton Cerritos |
| Bacara Resort & Spa | Hyatt Regency Greenwich | Sheraton Desert Cove |
| Boston Marriott Newton | Hyatt Regency Tamaya Resort & Spa | Sheraton Grand Sacramento |
| Buffalo Retail Complex | Hyatt Regency Woodfield | Sheraton Manhattan |
| Capella Pedregal de Cabo San Lucas | Hyatt St. Claire | Sheraton Phoenix Downtown Hotel |
| Casa del Mar | Loews Coronado Bay Resort | Sheraton San Diego Hotel & Marina |
| Clarion Bay View San Diego | Lone Butte Casino | Sheraton Wild Horse Pass Resort & Spa |
| Colony Arcade | Marriott Courtyard Oxnard | Shutters on the Beach |
| Cook County Administration Building | Marriott San Diego Gas Lamp Quarter | South Bay Surgery Center |
| Courtyard by Marriott San Diego Downtown | Maryland Hotel | St. Regis Aspen |
| Doral Eaglewood Conference Resort & Spa | Meritage Hotel & Spa, Napa | Summit Surgery Center |
| Doubletree Metropolitan Hotel | Millennium Knickerbocker Hotel | Sunburst Resort |
| El Encanto Hotel | Mixed-Use Building at 26 West Anapamu | The Lodge at Sonoma Resort & Spa |
| The Esplendor Resort | Montage Resort & Spa | The Phoenician |
| Four Points by Sheraton Phoenix-Mesa Gateway | Montelucia Resort & Spa | The Residences at The Little Nell |
| Airport Hotel & Toka Sticks Golf Club Project | Music Academy of the West | Turtle Bay |
| Four Seasons Silicon Valley | On the Avenue Hotel | Valle Verde Retirement Community |
| Hacienda Surgery Center | Pacific Capital Bancorp | Vee Quiva Hotel & Casino |
| Hawthorn Suites Orlando | Pacific Heights Surgery Center | W Los Angeles |
| Hillside House | Paramount Hotel | W Phoenix |
| Hotel Andalucía / Canary Hotel | Park 55 Hotel | W San Francisco |
| Hotel Mar Monte | Pelican Hill | W Seattle |
| Hyatt Deerfield | Pittsburgh Airport Marriott | Westin Denver International Airport |
| Hyatt Dorado Beach Resort | Premier Surgery Center | Westin Kierland Villas |
| Hyatt Fair Lakes | Portofino Hotel & Yacht Club | Westin San Francisco Market Street |
| Hyatt Regency Buffalo | Ramada Old Town San Diego | Wild Horse Pass Hotel and Casino |
| Hyatt San Francisco Airport | RR Donnelley Harrisonburg Printing Plant | YMCA Office |
| Hyatt Regency Cerromar Beach Resort | San Diego Hilton Convention Center | |

TynanGroup Clients Include

| | | |
|------------------------------------|-------------------------------|----------------------------------|
| ADCO | Hillside House | Santa Ana Indian Community |
| American Baptist Homes of the West | Hyatt Development Corporation | Santa Barbara Zoological Gardens |
| Amstar Group | JMI Realty Inc. | Santa Catalina Island Company |
| AT&T | KSL Resorts | Schnitzer Northwest, LLC |
| Azul Hospitality | Loews Hotels and Resorts | Southwest Value |
| Barefoot Landing Resort | Marriott Hotels Corporation | SPAD Inc. |
| Black & Veatch | Mandarin Oriental Hotel Group | Sprint |
| Broadreach Capital | MAXXAM Property Company | Stanford Hotels |
| Bruce Berger Realty, Inc. | Millennium Hotels | Starwood Hotels & Resorts |
| City of Cathedral City | Mobedshahi Hotel Group | Sunstone Hotel Investors |
| City of Phoenix | Montage Hotels and Resorts | Taylor Development |
| City of Sacramento | Music Academy of the West | The Irvine Company |
| Crown Realty and Development | Noble House | The Parking Spot |
| Centurion Partners | Ohana Real Estate Investors | Trammell Crow Company |
| El Encanto Hotel & Garden Villas | Pacific Hospitality Group | Triple Tree Corporation |
| Elkor Realty Corporation | Pacific Capital Bancorp | Verizon |
| Fess Parker Hotels | Parsons | Walton Street Partners |
| First Commercial Corporation | Perkins Coie LLP | Warnick & Company |
| Gila River Indian Community | Portman Holdings | Westmont College |
| Highgate Hotels | Pyramid Hotel Group | Wincome Group of Companies |
| Hillman Properties, Inc. | Sage Hospitality Resources | Woodside Hotels & Resorts |

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