



# NOVA

HOTEL RENOVATION  
& CONSTRUCTION

## COMPANY RESUME

East Coast Phone: 727-447-2800



West Coast Phone: 714-312-5050

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## H I G H - E N D I N T E R I O R F I T O U T S P E C I A L I S T S

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### Key Client Benefits and Company Differentiators

In 1981, Nova HRC was founded as a Hospitality Construction and Renovation Specialist. Since our inception, we have completed and worked on many projects throughout the US, Europe, South Pacific, Asia, and Canada. We are able to effectively perform all aspects of any project, from planning and pre-construction, through the renovation and construction process. We also have an FF&E division with manufacturing and purchasing power in lighting, millwork, casegoods, granite, and other miscellaneous materials throughout the world. If required, we have the ability to turn over to the owner a fully-equipped and operating hotel. We can truly be a "turn-key" provider.

- Over 20 years of construction experience focused on high-end construction.
- Single point of contact for client on disciplines traditionally spread over several firms, limiting risks associated with lack of communication, resulting in lowering cost to client through reduced overhead expenses.
- Use of "in-house" crews for many trades, limiting the need for subcontractor crews, therefore reducing cost to client.
- Well-established contacts and relationships with the highest quality local, regional, domestic, and international subcontractors in the industry.
- FF&E division, utilizing International manufacturing, importation, and buying power.
- Nova HRC personnel stationed overseas within manufacturing facilities, monitoring all production and performing quality checks during fabrication and prior to shipping.
- Exceptional value engineering expertise, resulting in cutting costs while preserving design integrity.
- In-house qualified personnel specializing in all types of MEP systems with the ability to analyze systems and work with designers to keep costs down.
- Empowered field personnel trained and encouraged to make decisions on-site to ensure an immediate response to the clients' needs.
- Disciplined scheduling and budgeting management with regular reports to the client.
- Senior Management is available at all times to the client.
- Integrated approach from the pre-construction phase right through to completion. The construction staff is involved from day one.

# EXECUTIVE STRUCTURE AND KEY CONTACTS

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## Company Setup & Structure

Nova HRC’s team structure is comprised of operations, construction, and engineering executives, a design team, project managers, and superintendents for each specific trade. We have more than 200 “in-house” tradesmen and subcontractor resources in all aspects of construction that travel and work for Nova HRC and who have been affiliated with Nova for the last 20 years. We employ only the most talented individuals at their respective positions in the industry. Once contacted and engaged on the project, the pre-construction team will incorporate all the key personnel who will be involved from pre-construction through completion. This includes both the Senior Project Manager and Senior Superintendent. There is no “hand-off” point from pre-construction to construction, but rather a smooth transition ensuring continuity and consistency of personnel.

- Chip Hardy** ..... President
- Simone Azzam** ..... Executive Vice President
- Ian Fraser** ..... Senior Vice President of Operations
- Keith Ripel** ..... Director of Sales & Marketing
- Michael Shafe** ..... Director of Project Management
- Rachel Dagner** ..... Controller

## “In-House” Resources

Nova HRC employs tradesmen skilled in all aspects of construction from demolition and finish carpentry to MEP and exteriors, giving us the unique capability of completing projects without utilizing out-of-network subcontractors for our work.

## Contact Information

Chip Hardy – [chardy@novahrc.com](mailto:chardy@novahrc.com)  
Ian Fraser – [ifraser@novahrc.com](mailto:ifraser@novahrc.com)  
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## OVERSEAS PURCHASING

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Inlaid marble medallion 29' x 29'

### Importation of FF&E and Materials

Nova has full time FF&E specialists located in the US and overseas. We are able to source materials and FF&E from international manufacturers at competitive costs. We have a record of quality products, which include the inlaid marble floor at the Ritz Carlton Laguna Niguel, which was manufactured, delivered, and installed for half the price of their best competitor.

Nova HRC is able to manufacture and source all FF&E requirements, including all hard and soft goods, AV equipment, and artwork. We are experienced in purchasing overseas and have direct Nova HRC employees, including registered architects, monitoring the construction and fabrication of our orders. This ensures that everything is of the highest quality and standards prior to it being shipped.

## ADDITIONAL SERVICES

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**Innovation Kitchen Design & Supply:** Innovation Kitchen Design & Supply specializes in providing design and procurement services for commercial kitchens. Experienced and knowledgeable project managers and design engineers offer a single source solution for clients taking them from initial consultation and design stage to the bidding of all food service equipment, including but not limited to: buy-outs, custom stainless, walk-in coolers, exhaust systems, furniture, and smallwares.

**Nova Hotel Group:** Nova Hotel Group specializes in providing a comprehensive resource for property management, marketing services, training and development, and revenue maximization for the hospitality industry. Our leadership team has an extensive background in Rooms, Food and Beverage, and financial operations with a proven track record of delivering the highest level of service and value to our clients.

## CAPABILITIES & QUALIFICATIONS

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### In-House Renovation & Construction Services

- Concrete, masonry, structural, and non-structural construction
- Sitework and demolition
- Mechanical, electrical, plumbing, and related technical services
- Exteriors including windows, roofing, and exterior finishing
- Large buying power tailor made for the hospitality industry
- FF&E removal, liquidation, and installation
- Steel work and fabrication
- Drywall/framing
- Rough & finish carpentry
- Doors and windows
- Hardscape and landscape
- National and International project capability
- Vested ownership in international manufacturing facilities, including lighting, granite and marble fabrication, wrought iron, and case goods
- Large buying power, tailor made for the Hospitality Industry
- Fast track construction

### Pre-Construction Services

- Interior design team
- Turn-key design, planning, and construction
- Pre-construction management and consultation

### Purchasing Services

- Full FF&E purchasing capabilities
- Direct link to lighting, furniture, wrought iron, granite, and marble manufacture
- International importers of hard and soft goods via subsidiary company
- Can duplicate exact quality and designs required that are not restricted by copyright law

## FEATURED PROPERTIES

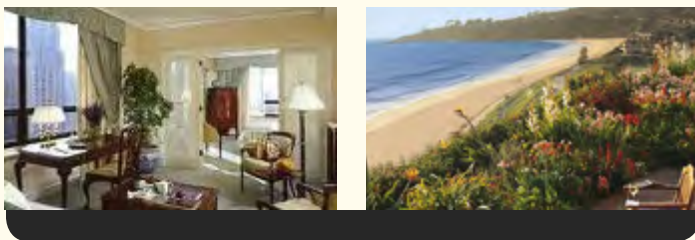
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While many of our featured properties are focused around the higher end segment of the hospitality industry, we bring the same focus and drive to every project we work on. We have completed many showcase projects for properties such as the Ritz Carlton Laguna Niguel, Fort Harrison Hotel, Parrot Key Resort, Saint Hill Manor, Marriott Del Mar, and the Radisson LAX.

The following pages highlight some of these featured properties.







## RITZ CARLTON LAGUNA NIGUEL

**Location:** Dana Point, CA

**Project Duration:** 6 months

**Nova Project Cost:** \$18,000,000

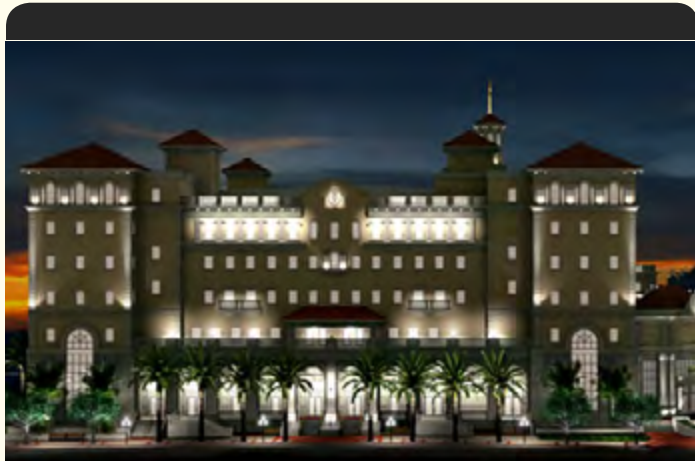
**Hotel Class:** 5 Star

**Guest Rooms:** 393

- Demolition of all existing finishes in all guestrooms, public spaces, and restaurant outlets
- Demolition of all corridors throughout the facility
- Demolition and replacement of existing mechanical systems including new chilled and hot water lines, controls, and air handlers
- Demolition and replacement of existing electrical system
- Installation of new data, lighting controls, and power receptacles in every room
- Relocation and installation of new plumbing fixtures throughout all guest bathrooms and public restrooms
- Installation of new lighting and millwork in all guestrooms and corridors
- Application of a level 5 paint finish and new wall coverings in all guestrooms, bathrooms, and corridors

- Construction of a new silver-leafed rotunda in the lobby area
- Installation and application of new finishes throughout the main public areas including new inlaid marble flooring in lobby areas
- Installation of life safety system throughout the facility
- Construction of ADA guestrooms
- Installation of new imported decorative triple-glass paneling in all guestrooms
- Framing and finishing of walk-in closets in all guestrooms
- Installation of new lighting in all guestrooms and public areas
- Installation of upgraded phone system
- Installation of new doors and hardware throughout the facility
- Supply and installation of all millwork, stone, marble and glass in all guestrooms
- International procurement and installation of a 29'x 29' marble medallion at hotel main lobby entrance





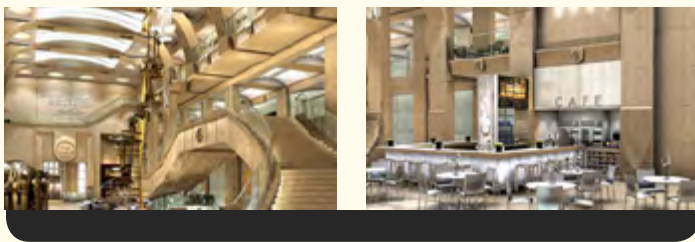
## MECCA CONFERENCE CENTER

**Location:** Clearwater, FL

**Project Duration:** 2 years

**Nova Project Cost:** \$60,000,000

**Facility Size:** 450,000 square feet



- 450,000 square feet of interior space build out
- \$150,000,000 International flagship COS property
- Designed and sourced extensive millwork, stone, and glass packages throughout facility
- Construction of three-story stone atrium
- Installation of new mechanical system
- Installation of new electrical system
- Installation of new plumbing system
- Installation of new data, lighting controls, and power receptacles in every room
- Installation of life safety system throughout the facility
- Application of a level 5 paint finish throughout the facility
- Installation of a commercial kitchen with the ability to feed a staff of 2,000, three meals per day
- Supply of all loose furniture for the entire facility
- Application of five star finishes through facility
- Application of exotic stones in accent design
- Installation of 5 state-of-the-art film rooms
- Installation of a full-service health spa
- International procurement and installation of a handmade 50 foot marble and travertine mosaic medallion



## PARROT KEY RESORT

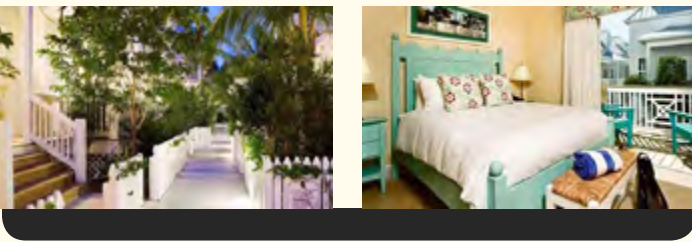
**Location:** Key West, FL

**Project Duration:** 3 months

**Nova Project Cost:** \$3,000,000

**Hotel Class:** 4 Star

**Guest Rooms:** 118



- Complete renovation of all bi-level suites
- Installation of new flooring and tiling
- Installation of new kitchen in each unit
- Installation of new mechanical system
- Application of level 5 paint finish
- Design and installation of soundproofing throughout the facility
- International procurement of all loose furniture and lighting



## SAINT HILL MANOR

**Location:** East Grinstead, UK

**Project Duration:** 3 months

**Nova Project Cost:** \$4,000,000

**Facility Size:** 30,000 square feet

- Historic sandstone manor with six outbuildings, built in 1792
- Recognized as one of the finest examples of sandstone buildings in all of the United Kingdom
- Design-build of new electrical system including installation of new data cable throughout the facility
- Design-build of new mechanical systems including new chilled and hot water lines, controls, and air handlers
- Restoration and conservation of all millwork, paneling, doors, and hardware
- Restoration and conservation of all hardwood floors throughout the manor
- Installation of new plaster and application of a level 5 paint finish in all rooms
- Restoration of all exterior stone
- Installation of new crown molding and hand-formed plaster cornice
- Design and construction of matching museum quality garage with exterior stone sourced from original quarry used for the manor
- Installation of new slate and tile roofs, employing reclaimed regional materials
- Installation of new commercial kitchen
- Restoration of historic "Monkey Room" featuring original hand painted murals crafted by Winston Churchill's nephew, Spencer Churchill
- Project completed in an expedited 4-month timeframe, working multiple shifts/ 7 days per week





## RADISSON LAX

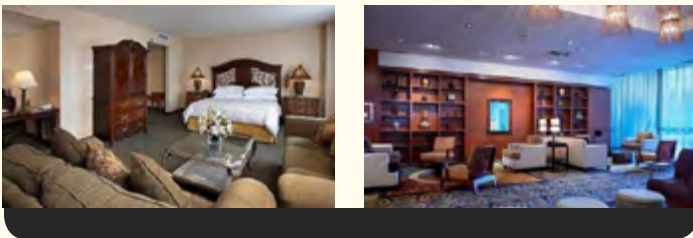
**Location:** Los Angeles, CA

**Project Duration:** 5 months

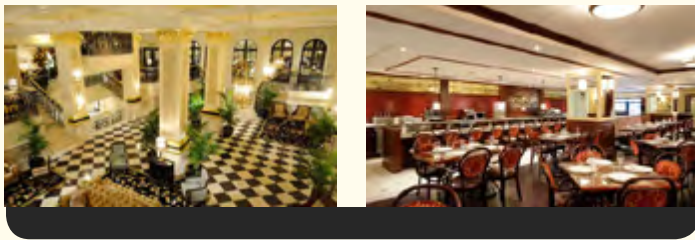
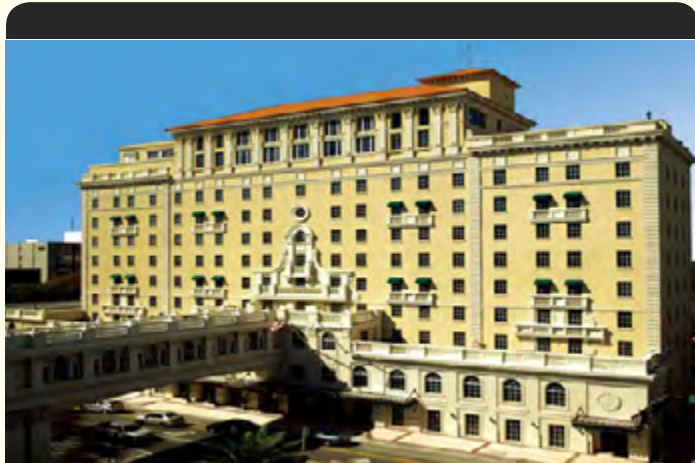
**Nova Project Cost:** \$13,000,000

**Hotel Class:** 4 Star

**Guest Rooms:** 580



- Complete demolition of existing finishes including interior doors, hardware, lighting, drywall soffits, bathroom tile, vanities, and accessories in all guestrooms
- Demolition of all corridors throughout the facility
- Demolition and replacement of existing electrical system
- Installation of new data, lighting controls and power receptacles in every room
- Framing and drywall work, including scraping and skimming popcorn ceilings and patching walls
- Application of a level 5 paint finish and new wall coverings in all guestrooms, bathrooms, and corridors
- Installation of new marble floor in guest bathrooms and entryways
- Installation of new under-mount sinks, faucets, granite vanities, and accessories and reinstallation of existing toilet
- Installation of new patio doors, fire-rated connecting doors, closet shelving and doors, valences, and trim work
- Removal and replacement of the corridor carpets, lighting, corner guards, wall covering, and refinishing of all door entryways
- Installation of new marble threshold at guestroom entryways
- Installation of new doors and hardware throughout the facility
- Installation of new lighting, millwork, and wall coverings throughout all guestrooms and corridors



## F O R T H A R R I S O N H O T E L

**Location:** Clearwater, FL

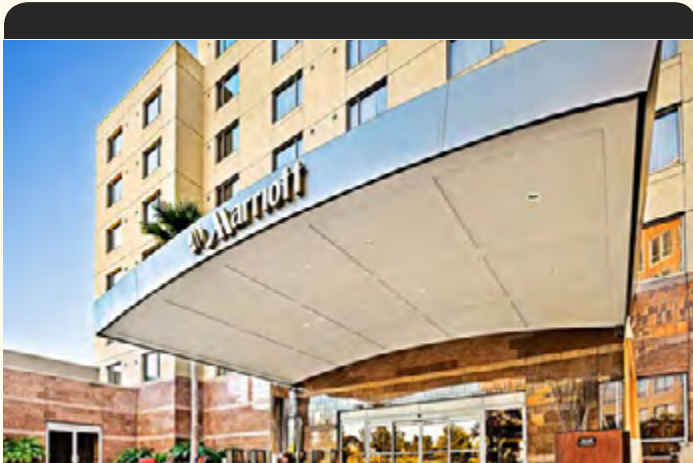
**Project Duration:** 9 months

**Nova Project Cost:** \$27,000,000

**Hotel Class:** 5 Star

**Guest Rooms:** 213

- Demolition of entire building down to a shell
- Demolition of existing finishes in all guestrooms
- Demolition of all corridors throughout the facility
- Demolition of existing finishes in all public spaces and outlets
- Demolition and replacement of existing mechanical systems including new chilled and hot water lines, controls, and air handlers
- Demolition and replacement of existing electrical system
- Demolition and replacement of three commercial kitchens
- Restoration of 1926 historical façade
- Restoration of all public spaces to 1920's original design
- Installation of new data, lighting controls, and power receptacles in every room
- Relocation and installation of new plumbing fixtures throughout all guest bathrooms and public restrooms
- Installation of new lighting and millwork in all guestrooms and corridors
- Application of a level 5 paint finish and new wall coverings in all guestrooms and corridors including application of gold leaf throughout the facility
- Installation of life safety system throughout the facility
- Construction of ADA guest rooms
- Framing and finishing of walk- in closets in all guestrooms
- Installation of new lighting in all guestrooms and public areas
- Installation of upgraded phone system
- Installation of new doors and hardware throughout the facility
- Supply and installation of all FF & E including Italian mahogany furniture, art, and carpets in all guestrooms
- Renovation of 3 existing elevator cars
- Restoration of two-story ballroom with ornate plaster and fretwork
- International procurement and installation of all exotic stone, tile, glass, and metals throughout the facility
- Project completed in an expedited 9-month timeframe



## MARRIOTT DEL MAR

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**Location:** Del Mar, CA

**Project Duration:** 1 month

**Nova Project Cost:** \$100,000

**Hotel Class:** 4 Star

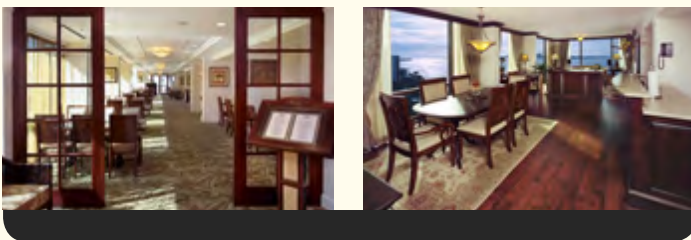
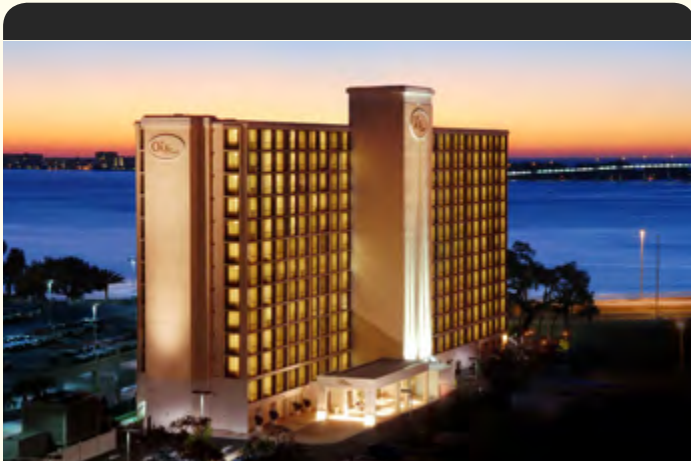
**Guest Rooms:** 284

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- Complete demolition of existing lobby bar
- Construction of new lobby bar with soffits
- Installation of new lighting controls and power receptacles
- Installation of new audio/visual system
- Framing and application of high-end finishes, including a level 5 paint finish
- Installation of new flooring and carpet
- International procurement and installation of extensive millwork package





## OAK COVE HOTEL

**Location:** Clearwater, FL

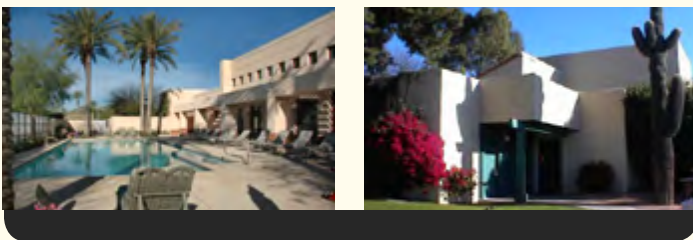
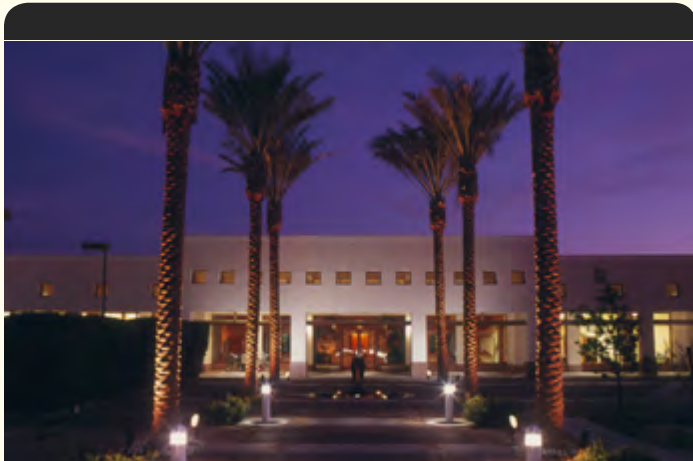
**Project Duration:** 9 months

**Nova Project Cost:** \$18,000,000

**Hotel Class:** 5 Star

**Guest Rooms:** 244

- Demolition of entire building down to a shell
- Demolition of existing finishes in all guestrooms
- Demolition of all corridors throughout the facility
- Demolition of existing finishes in all public spaces and outlets
- Demolition and replacement of existing mechanical systems, including new chilled and hot water lines, controls, and air handlers
- Demolition and replacement of existing electrical system
- Demolition and replacement of commercial kitchen
- Installation of new data, lighting controls, and power receptacles in every room
- Relocation and installation of new plumbing fixtures throughout all guest bathrooms and public restrooms
- Installation of new lighting and millwork in all guestrooms and corridors
- Application of a level 5 paint finish and new wall coverings in all guestrooms and corridors
- Installation of life safety system throughout the facility
- Construction of ADA guest rooms
- Installation of new lighting package in all guestrooms and public areas
- Installation of upgraded phone system and extensive data cabling throughout the facility
- Installation of new doors and hardware throughout the facility
- Supply and installation of all FF & E including Italian mahogany furniture, art, and custom carpets in all guestrooms
- Construction of a 'Porte Cochere' at main entrance
- Application of new finishes throughout public spaces, as well installation of inlaid marble flooring in lobby areas
- Construction of new elevator tower with 2 new elevator cars
- Construction of new asphalt parking lot



## RADISSON RESORT SCOTTSDALE

**Location:** Scottsdale, AZ

**Project Duration:** 10 months

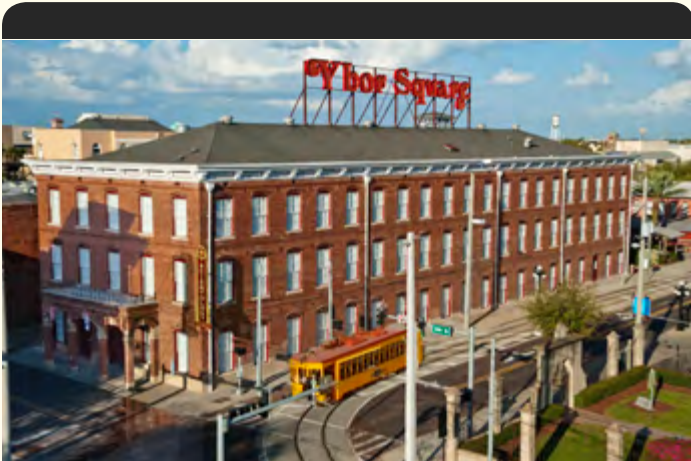
**Nova Project Cost:** \$29,000,000

**Facility Size:** 60,000 square feet

**Hotel Class:** 4 Star

**Guest Rooms:** 318

- Demolition of existing finishes in all guestrooms
- Demolition of all corridors throughout the facility
- Demolition of existing finishes in all public spaces and outlets
- Demolition and replacement of existing mechanical systems including new chilled and hot water lines, controls and air handlers
- Demolition and replacement of existing electrical system
- Demolition and replacement of commercial kitchen
- Installation of new data, lighting controls, and power receptacles in every room
- Relocation and installation of new plumbing fixtures throughout all guest bathrooms and public restrooms
- Installation of new lighting and millwork in all guestrooms and corridors
- Application of a level 5 paint finish and new wall coverings in all guestrooms, bathrooms, and corridors
- Application of new finishes throughout public spaces, including installation of inlaid marble flooring in lobby areas
- Installation of life safety system throughout the facility
- Construction of ADA guest rooms
- Framing and finishing of walk-in closets in all guestrooms
- Installation of new lighting in all guestrooms and public areas
- Installation of upgraded phone system
- Installation of new doors and hardware throughout the facility
- Supply and installation of all FF & E including furniture, art, and custom carpets in all guestrooms
- Installation of new lighting package throughout all guest rooms and public areas
- Construction of the 20,000 square foot state-of-the-art Mist Spa



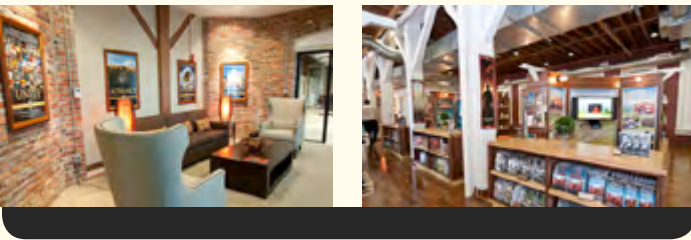
## TAMPA COS CONFERENCE CENTER

**Location:** Ybor City, Tampa, FL

**Project Duration:** 3 months

**Nova Project Cost:** \$7,000,000

**Facility Size:** 88,000 square feet



- Historic cigar factory, built in 1886
- Designated National landmark
- Restoration and conservation of original embossed tin-paneled ceilings, rod iron and lead windows
- Preservation of brick façade
- Design-build of new electrical system including installation of new data cable throughout the facility
- Design-build of new mechanical systems including new chilled and hot water lines, controls, and air handlers
- Framing and application of high-end finishes, including a level 5 paint finish throughout the facility
- Installation of new lighting package throughout the facility
- Installation of life safety system throughout the facility
- Installation of upgraded phone system and extensive data cabling throughout the facility
- Installation of new doors and hardware throughout the facility
- Supply and installation of all FF & E including furniture, art and carpets throughout the facility
- Installation of a state-of-the-art film room
- Installation of a full-service health spa
- Project completed in an expedited 4-month timeframe, working multiple shifts/ 7 days per week





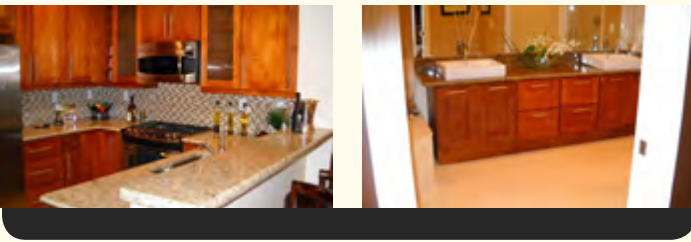
## T H E S T R A N D

**Location:** Clearwater, FL

**Project Duration:** 2 years

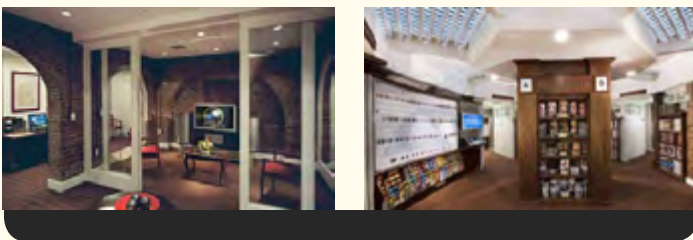
**Nova Project Cost:** \$26,000,000

**Facility Size:** 275,000 square feet



- Installation of new lighting package in all common spaces and individual units
- Application of high-end interior finishes with European designed millwork packages
- Installation of exotic stone floor and deck finishes
- Installation of glass railings on living space veranda decks

- 15-story tower with 71 high-end condominiums
- Newly constructed post-tension elevated and covered parking with amenities deck surrounding the tower
- Pool, spa, Jacuzzi, cabanas, gas grill pits, and many more amenities, as well as an elevated parking deck
- Eleven retail spaces around the perimeter with 17 townhouse flats above with rooftop amenity decks
- Design and installation of HVAC systems for the common spaces as well as individual units
- Demolition and replacement of commercial kitchen
- Five elevators, serving the out parcels and the tower
- Installation of electrical systems with back-up generators
- Installation of life safety system throughout the facility
- Installation of new plumbing system



## NASHVILLE COS CONFERENCE CENTER

**Location:** Nashville, TN

**Project Duration:** 4 months

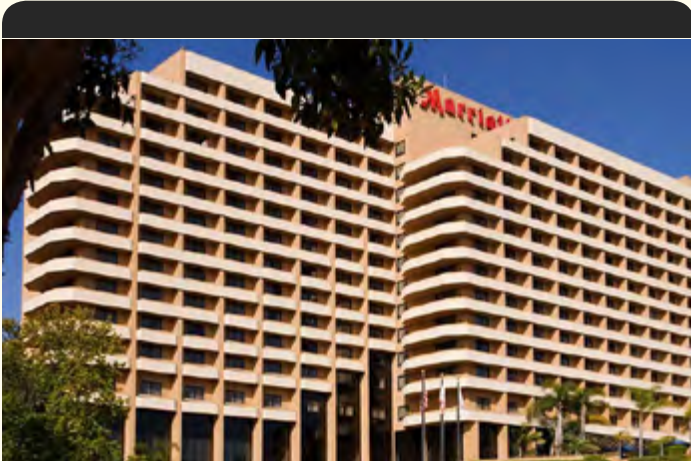
**Nova Project Cost:** \$8,000,000

**Facility Size:** 40,000 square feet

**Award:** Received 35th Annual Metropolitan Historic Commission Preservation

**Feature:** Full-service health spa

- Restoration and conversion of first multi-room School House, built in 1898
- Restoration of original wood floors and paneling throughout facility
- Demolition and replacement of existing roof
- Demolition and replacement of existing mechanical systems including new chilled and hot water lines, controls, and air handlers
- Demolition and replacement of existing electrical system
- Framing and application of high-end finishes including a level 5 paint finish throughout the facility
- Installation of new lighting package throughout the facility
- Installation of life safety system throughout the facility
- Installation of upgraded phone system
- Installation of new doors and hardware throughout the facility
- Supply and installation of all FF & E including furniture, art, and carpets throughout the facility
- Installation of a state-of-the-art film room
- Installation of a full-service health spa
- Recipient of 35th Annual Metropolitan Historic Commission Preservation Award



## SAN DIEGO MARRIOTT LA JOLLA

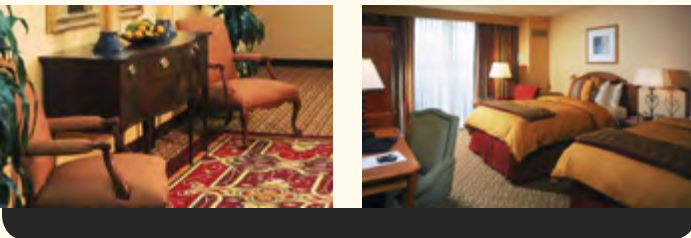
**Location:** La Jolla, CA

**Project Duration:** 4 months

**Nova Project Cost:** \$3,500,000

**Hotel Class:** 4 Star

**Guest Rooms:** 349



- Supplied and installed all FF & E including Italian mahogany furniture, art, and custom drapes in all guestrooms

- Demolition of existing finishes in all guestrooms
- Demolition of all corridors throughout the facility
- Installation of new data, lighting controls, and power receptacles in every room
- Relocation and installation of new plumbing fixtures throughout all guest bathrooms
- Installation of new lighting and millwork in all guestrooms and corridors
- Installation of new ceramic tile in all guestroom entryways
- Application of a level 5 paint finish and new wall coverings in all guestrooms and corridors
- Installation of new doors and hardware throughout the facility
- Installation of new key lock system





## FREEWINDS CRUISE SHIP

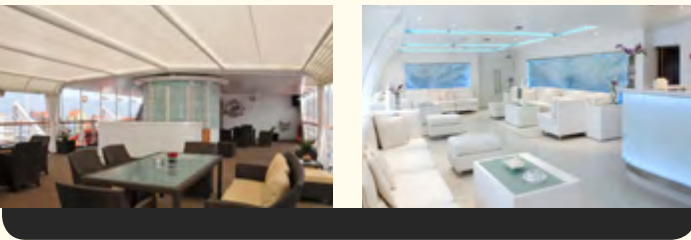
**Location:** Curacao

**Project Duration:** 4 months

**Nova Project Cost:** \$1,000,000

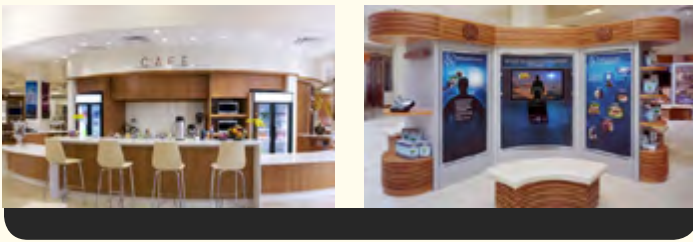
**Ship Size:** 450 feet

**Hotel Class:** 4 Star



- Application and installation of all finish work in spa and book shop
- Project completed in an expedited 4-month timeframe, working multiple shifts/ 7 days per week

- Demolition of existing finishes in all staterooms
- Demolition of all corridors throughout the vessel
- Installation of new tile, mirrors, cabinetry, and lighting package in all staterooms
- Relocation and installation of new plumbing fixtures throughout all bathrooms
- Installation of new carpet and padding in all staterooms and public areas
- Installation of mosaic pool tile
- Installation of new wood decking throughout the vessel
- Design-build of new sauna
- Design-build of new exterior seating
- Application of a level 5 paint finish in all staterooms and public areas



## DALLAS COS CONFERENCE CENTER

**Location:** Dallas, TX

**Project Duration:** 4 months

**Nova Project Cost:** \$6,200,000

**Facility Size:** 60,000 square feet

**Feature:** Full-service health spa

- Demolition and replacement of existing roof with added structural steel to support new RTU's
- Demolition and replacement of existing mechanical systems including, installation of two 70-ton rooftop units and one 70-ton ground unit.
- Demolition and replacement of 20,000 square feet of SOG
- Demolition and replacement of existing electrical system
- Framing and application of high-end finishes including a level 5 paint finish throughout the facility
- Installation of new ceiling system throughout the facility
- Installation of new lighting package throughout the facility
- Installation of life safety system throughout the facility
- Installation of upgraded phone system
- Installation of new doors and hardware throughout the facility
- Supply and installation of all FF & E including furniture, art and carpets throughout the facility
- Installation of new skylight
- Installation of exterior handrail
- Installation of new exterior steel staircase
- Installation of three state-of-the-art film rooms
- Installation of a full-service health spa

## PROJECT PORTFOLIO

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Dallas Org, Irving, TX | Doubletree, Sonoma, CA | Four Seasons Hotel, Beverly Hills, CA | Freewinds Cruise Ship, Curacao | Hilton Head Marriott, Hilton Head Island, SC | Hilton Hotel, Torrance, CA | Hilton Waikoloa, Waikoloa, HI | Holiday Inn Lido Beach, Sarasota, FL | Hotel Bel Aire, Bel Aire, CA | Hyatt Lake Tahoe, Incline Village, NV | Hyatt Regency, New Orleans, LA | Hyatt Hotel, Scottsdale, AZ | Hyatt Hotel, Waikiki, HI | Loews Hotel, Santa Monica, CA | Marriott Del Mar, Del Mar, CA | Marriott Hotel, Manhattan Beach, CA | Mecca Conference Center, Clearwater, FL | Mist Spa, Scottsdale, AZ | Napa Valley Marriott, Napa Valley, CA | Nashville Org, Nashville, TN | Ojai Valley, Ojai, CA | Parrot Key, Key West, FL | Radisson LAX, Los Angeles, CA | Radisson Resort, Scottsdale, AZ | Regal Hotel, Chicago, IL | Regal Hotel, Minneapolis, MI | Renaissance, Scottsdale, AZ | Ritz Carlton Laguna Niguel, Dana Point, CA | Saint Hill Manor, East Grinstead, UK | San Diego Marriott La Jolla, La Jolla, CA | Tampa COS, Ybor City, Tampa, FL | The Fort Harrison, Clearwater, FL | The Oak Cove, Clearwater, FL | The Strand, Clearwater, FL | The Q Center Chicago, IL | Westin Hotel, Detroit, MI