

## Red Rock Casino, Resort and Spa – Phase I Las Vegas, NV

### Project Design and Construction

Red Rock Casino, Resort and Spa is a resort owned by Station Casinos, Inc. The 70-acre facility is located in the Summerlin Village of Summerlin Centre in Clark County, Nevada. As Station's flagship property, the resort includes a 17-story, 415-room hotel tower and 3-story lowrise containing an 87,000 square-foot casino, 94,000 square-feet of convention and meeting space, 10 restaurants, 5 bars and a night club, 35,000 square-foot spa and a 3-acre pool area. The project's quality and budget was proposed to exceed any of Station Casinos' existing properties.

The building is integrated with the surrounding scenery creating a beautiful desert retreat. The property is clad with various shades of native sandstone and uses custom terra rosa glass that took six months to select. "We went out to the Red Rock Mountains and put the glass up next to the rocks to make sure it blended with and complemented the natural surroundings," said Albie Colotto, Friedmutter's director of design. "We did that at different times of the day, from dawn until dusk, devoting over six months to choosing and creating the precise color of glass for our desired results."

A series of water features enhance the front of the building. The resort is made up of long sleek lines and dramatic curves evoking the Vegas and Palm Springs resorts of the 60's era.

Inside, the all-natural feel continues with every surface turned from a simple counter or wall into a work of art. Detailed in bold reds, deep chocolate browns and other earthy tones, the interior spaces are exotic and comfortable, combining materials like ebony, walnut, mahogany, teak and other fine woods with sandstone, onyx, marble, etched glass, gold leaf, and chrome and stainless steel accents. Each support column has been turned into a wood and glass masterpiece, with flowing lines blending organically. More than three million pieces of fine Swarovski crystal were used in the chandeliers that fill the public spaces. In fact, the entire lobby area has over 460,000 crystals in a variety of unique applications.

## Innovation

Unobstructed panoramic view of Red Rock Canyon - Red Rock Casino, Resort and Spa is located near the majestic Red Rock Canyon in Summerlin, Nevada. The scenic locale factored in heavily during the resort's design and building process. The color palette of the property was taken directly from the neighboring Canyon. From a distance, the tans and rusty reds of the mountain range can easily be observed on the exterior of Red Rock Casino, Resort and Spa, allowing for the property to appear as a natural part of its surroundings. In mirroring the colors of the Red Rock Mountains, the design teams successfully translated the natural beauty of the area to the interior of the property.

Providing high-end amenities for off-strip local patrons - For decades, casinos were designed and built in a "cookie-cutter format". One design was created for a resort destination property on the Las Vegas Strip and another designed for a locals property. Today's locals casino designs are on the cutting edge and breaking new ground. Combining amenities of both resort and locals properties leads the way in the latest design trends throughout the southwestern United States. Locals casino design is taking on a new look as properties race to expand their appeal.

Not only does Red Rock Casino, Resort and Spa offer accessible parking and a half dozen entrances (a local patron concern), the property also boasts entertainment venues, a full-service spa, 3-acre swimming pool area and unique dining options.

Lori Nelson, Station Casinos' director of corporate communications, said "The property will appeal to both locals and tourists and it's designed that way with a great mix of amenities."

Providing visitors with easy access - There are multiple entrances, parking lots and parking garages that resulted in the belief that local customers are interested in ease of access. The layout of Red Rock Casino, Resort and Spa is unique in that it provides guests with direct entrances into the various areas of the property. For those checking in as hotel guests, the porte-cochere leads directly into the hotel lobby, which is on a separate floor than the casino. Locals who visit for a day of gaming are provided with two casino entrances. Additionally, visitors have the option to access the spa from within the hotel or from a private exterior entrance.

This also applies to the 16-screen movie theater on the south end of the property, or the sports book and poker room on the west side. Wherever a guest wants to go, they can get there without having to cross the casino floor, which in itself is not very difficult either. The floor is encircled by a 15-foot perimeter walkway that is also designed to make it easier to get from one side of the resort to the other.

Landscaping - Lifescapes International, Inc., created a modern, desert-inspired landscape for Red Rock Casino, Resort and Spa incorporating 590 palm trees throughout the resort, including 2 double-trunk tornado palms on the 20th floor.

Landscaping can often offer challenges since climate and even microclimates limit the potential plant palettes. When sustainability and drought tolerance became an issue at Red Rock Casino, Resort and Spa, being distinctive involved a little more ingenuity. "What's really interesting is that a lot of the materials we've used over the years here in Las Vegas are the same that are being used out at Red Rock," Lifescapes president Julie Brinkerhoff-Jacobs stated. "It's just the manner in which we're juxtaposing them with one another and against the interesting colors of the building, which are very earth-tone colors."

Lifescapes always aims for unique designs, and client demands contribute to that even with the limited Las Vegas plant palette. "It's not all that difficult because we tend to have clients that want very specific things," Brinkerhoff-Jacobs said. "But we have to use the same materials over and over again. We're kind of doing it with smoke and mirrors."

contribution to the industry

Industry experts agree today's locals casinos are taking on a new look by improving design features like the feel of the property and number of amenities offered, yet keeping their trademark standards of convenience and accessibility. Station Casinos has found as they grow, the same philosophy of personalized service, value and quality, transcends into the out-of-town market. It all starts, however, with a foundation of local gaming. General Manager Scott Kreeger states, "This property transcends the locals market, which remains the core target audience for Red Rock, and will attract out-of-town visitors as well." He even believes the property can go toe-to-toe with any of the resorts on the Las Vegas Strip. "It's something new, and I hope that we stimulate a new area of tourism for Las Vegas. Las Vegas always reinvents itself, and I think one thing we haven't paid attention to is the natural beauty. I think we need to start taking advantage of these things as well."

Although much controversy surrounded the onset of Red Rock Casino, Resort and Spa, Station Casinos showed locals that a project of this type with proximity to residences and Red Rock Canyon could be a positive contribution to the community. The project started in protest but resulted in a property the community is proud of. Friedmutter Group stated, "We feel this project is really going to be a trendsetter. It's ultra-modern, but at the same time it has that real warmth and classic timeless feel to it."

## Design and Construction Challenges

Beginning in 2003, and continuing into 2004, there were significant discussions about the construction of the proposed towers. While other aspects of the design were issues, such as the traffic impact and the brightness of the signs, it was the proposed 300-foot tower and the inclusion of condominiums in the project that caused most of the concerns with local residents.. The problem was rooted in a zoning variance granted from the normal 100 feet to 200 feet for the site when there was no development in the area.

After much discussion, a consensus was reached that allowed the project to move forward. The hotel tower was reduced in height to 197 feet and the condominium towers were eliminated from the project.

Construction had its challenges. "Due to the fast-track schedule, construction occurred while detailed architectural plans were finalized, which made coordination a challenge," said Roy Wright, Perini Building Company's project superintendent. "The fact that we have worked with Station Casinos and Friedmutter Group before helped us maintain our momentum and streamline the construction process," stated Leo Estrada, Perini's project manager. Perini self-performed the carpentry, labor and concrete work. It gave them more control over the project's quality and scheduling.

The project, as a result, utilized two hammerhead cranes to help expedite building progress. Red Rock Casino, Resort and Spa saw over 60 subcontractors and 1,600 tradesmen on site at the height of building activity.

Below are some challenges Perini Building Company encountered and how they resolved the issues:

Tower – Started pouring concrete slabs without a plumbing or bathroom design for any of the rooms. The weight of the custom tubs had to be estimated by the structural engineer and plumbing located based on experience of Hansen Mechanical and Perini Building Company.

Exterior – Had to identify main structural members without complete exterior design. The extensive design review included approval from the Howard Hughes Corp., developers of Las Vegas' premier master plan community of Summerlin. The design had to meet their high standards while staying within budget.

Exterior Tower – Started construction of the tower's concrete structure without an exterior skin selection. The end result is a floor to ceiling glazing system with custom designed EIFS curtain wall panels.

Exterior Low-rise – The locations of venues and restaurants kept changing, this in turn changed the exterior facades and exterior envelope.

Casino – Started pouring slabs without complete plans or locations of venues and restaurants. MEP's location was estimated based on gaming and restaurant experience by the construction team.

Coordination - The change (termination) of lead designer and the owner's entire construction team in the middle of construction made information and approvals challenging.

#### Overall Excellence

Station Casinos' 15th property was the culmination of three decades of gaming experience. Lorenzo and Frank Fertitta III (owners) set out to create memories for a new generation of Las Vegas. "We didn't want to do the same thing twice," says Frank, chairman and chief executive officer of Station Casinos. "We wanted to create a fresh, contemporary desert architecture. In doing so, Station Casinos selected a design and construction team of world-class and award-winning backgrounds. The teams worked together to create distinct, yet harmonious spaces throughout the property. Red Rock blends both nature and glamour with its dramatic interior and exterior. Constructed on-time and within budget, Red Rock Casino, Resort and Spa has changed local gaming."

Some of Red Rock Casino, Resort and Spa's unique features include:

In-room Amenities - Voice-over IP internet phones, 42" high definition plasma televisions, iPod docking stations, guest robes and slippers, automated private bars and 15" LCD televisions in the bathroom.

Casino - More than 3,000 slot and video poker machines, 62 table games, a race and sports book, poker room, bingo parlor with special non-smoking section, high-limit room and keno lounge.

Dining - There are eight restaurants, a buffet and a food court. Most restaurants feature outdoor patio seating. Restaurants include Grand Cafe, Salt Lick BBQ, Cabo Cantina, Terra Rossa Italian Restaurant, T-Bones, Tides Oyster Bar, Turf Grill and Sandbar Poolside Cafe. The Food Court includes Fatburger, Panda Express, Capriotti's, Villa Pizza, Starbucks, Ben & Jerry's Ice Cream and Rubio's.

Entertainment - Cherry Nightclub (operated by Rande Gerber's Midnight Oil Company), Rocks Lounge, Onyx Bar, Backyard and Lucky Bar.

Situated on three acres, Backyard offers a pool and beach area that features a main pool with an interactive fountain feature, a private pool area, cabanas, wading pools, poolside gaming environment featuring blackjack tables, a cafe and poolside beverage service.

A 16-screen theatre is operated by Regal Cinemas and offers private VIP viewing boxes.

Spa - The 35,000 square-foot Spa at Red Rock Casino, Resort and Spa features 20 treatment rooms with three suites plus three outdoor cabanas, Adventure Spa program, men's and women's spa lounges, relaxation area, locker rooms with vanities, steam, sauna and cool plunges, spa rooms, special VIP suites, outdoor spa amenities, fitness area, full-service salon and more.