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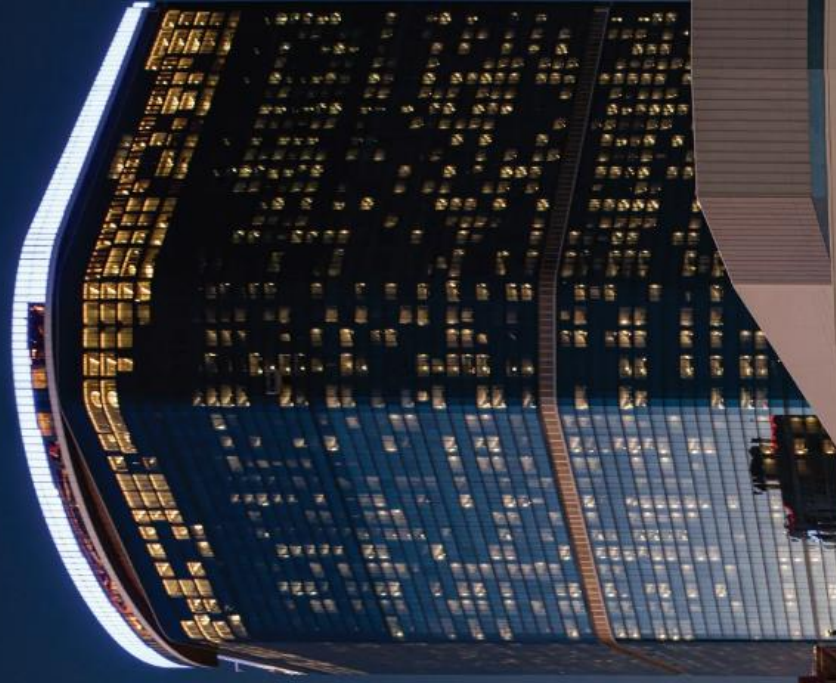
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FONTAINEBLEAU

LAS VEGAS

REPRESENTING THE PINNACLE OF HOSPITALITY AND DESCRIBED AS "A BEACON FOR THOSE WISHING TO INDULGE IN THE UNFORGETTABLE", THE BRAND NEW 67-STORY FONTAINEBLEAU LAS VEGAS VERTICALLY INTEGRATED LUXURY RESORT HAS OPENED ITS DOORS, REVEALING BREATHTAKING SPLENDOUR. >

IMAGINE @GFSX Agency - Mark Madama



FONTAINEBLEAU



Fontainebleau Las Vegas includes 3,644 luxury hotel rooms and suites, 550,000 sq. ft. of customisable meeting and convention space, more than 150,000 sq. ft. of gaming space, a collection of 36 world-class restaurants, shops, exquisite pools, vibrant nightlife, and vitality-enhancing spa and wellness offerings.



Located in Nevada's tallest occupiable building in Las Vegas, the mammoth resort was created by Fontainebleau Development in partnership with Koch Real Estate Investments.

Working alongside Fontainebleau Development's Chief Brand and Design Officer Peter Armit, design partners selected for Fontainebleau Las Vegas included:

- **Carlos Zapata Studio**
Architectural Designer Carlos Zapata developed all exterior architecture at Fontainebleau Las Vegas. Zapata's award-winning remodel studio is recognized for its work on Marriott's Standard East-Hotel, the JW Marriott Hotel, Singapore's Sculptura Arcade, Luminary Downer Club, and Mexico Financial Tower, among others.

- **David Collins Studio**
Luxury interior design firm David Collins Studio collaborated with Fontainebleau Development to create the overall design ethos, including the lobby and lobby bar, VIP check-in, and high-end suite product, as well as a bar and lounge concept and restaurant for Fontainebleau Las Vegas.

- **Jeffrey Beers International**
Acclaimed New York design studio Jeffrey Beers International were responsible for the property's outdoor pool district as well as more than 550,000 square feet of customizable indoor and outdoor meeting and convention space, as well as The Casino and several dining spaces. ▶

IMAGE: VCC/Arch Agency



IMAGE: VCC/Arch Agency

“The Fontainebleau Las Vegas’s bedrooms and suites evoke an understated, timeless elegance, rooted in the Fontainebleau brand identity. Here a colour palette of blue and silver water tones with dashes of coral-pink is accented by mercury-glass mirrors and brass details.



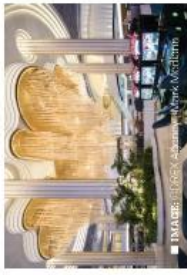
■ IMAGE: ©DDB Agency - Mark Medina



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the landscape environment (entire exterior, porte cochere, pool areas, as well as numerous interior environments) throughout Fontainebleau Las Vegas.

Fontainebleau Las Vegas includes 3,644 luxury hotel rooms and suites, 550,000 sq. ft. of customisable meeting and convention space, more than 150,000 sq. ft. of gaming space, a collection of 36 world-class restaurants, shops, exclusive pools, vibrant nightlife, and vitality-enhancing spa and wellness offerings.

Highlights include a 20,000 sq. ft. lobby, including a 5,000 sq. ft. VIP registration area, and a casino that spans more than 150,000 sq. ft., with 42-foot ceilings featuring 1,500 slot machines and 126 table games.

The Fontainebleau Las Vegas’s bedrooms and suites evoke an understated, timeless elegance, rooted in the Fontainebleau brand identity. Here a colour palette of blue and

silver water tones with dashes of coral-pink is accented by mercury-glass mirrors and brass details.

Silver grey wood veneer, silver leaf details, pueriscent shagreen inlaid surfaces, and Arabesque marble define the case-goods and other hard surfaces, while custom brass bowtie shaped drawer pulls represent both exquisite attention to detail and a nod to Fontainebleau’s history.

The rooms also feature custom carpeting in a linear, art deco pattern of dove grey and shades of blue, which establish a geometric foundation for the assorted curvaceous furniture selections which rest upon it.

Adding another layer of luxury are the six acres of elevator pool deck with seven pool experiences, five bars, two restaurants, and an approximately 2,500 sq. ft. gaming area. ➔

Rockwell Group

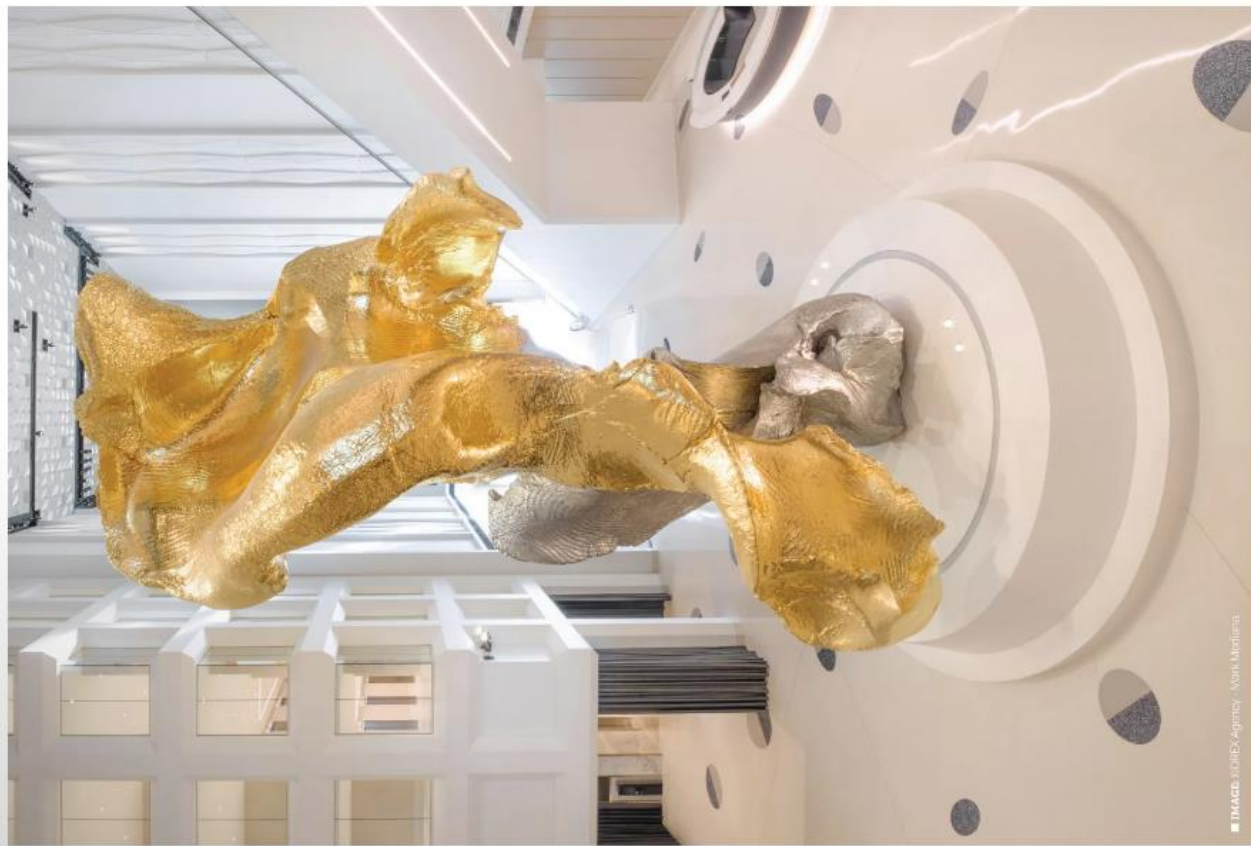
The award-winning architecture and design firm has designed Fontainebleau Las Vegas’s multiple food and beverage concepts, nightclub, nightclub, nightclub and tavern, aspirational gaming area, and fitness centre.

Lissoni & Partners

Lissoni New York has executed the vision for the 55,000-square-foot spa at Fontainebleau Las Vegas. Lissoni New York is committed to a holistic approach to place-making that synthesises global influences, context, and innovation. Each project is approached as an opportunity for scholarship and innovation, and in keeping with the heritage of the Italian Renaissance, every element of the human experience is taken into consideration as the concept evolves.

Lifescapes International

Critically acclaimed landscape architectural firm Lifescapes International have created



■ IMAGE: ©DDB Agency - Mark Medina

66 Fontainebleau Las Vegas is also re-shaping the culinary landscape of the Strip, with a world-class collection of 36 first-to-market restaurant and bars, many of which designed by Jeffrey Beers International.



Fontainebleau Las Vegas is also re-shaping the culinary landscape of the Strip, with a world class collection of 36 first-to-market restaurant and bars, many of which designed by Jeffrey Beers International.

These include Café Cuzco. A contemporary take on the classic European coffee bar, blending old-world charm with modern sophistication; Chrysa Club serving eclectic Chinese cuisine within a cozy, clubby atmosphere, and Don's Prime - a Fontainebleau Las Vegas original - a stylish, soffit lit steakhouse evoking mid-century glamour.

Karaoke marks the restaurant concept's third edition and connects the fiber of Las Vegas with the energy and regional flavours of Southeast Asia, whilst the breezy and upscale La Côte evokes the luxurious resorts of the French Riviera, and David's Diner reimagines French Riviera Hollywood swagger with David's "Play".

Fontainebleau Las Vegas' modern-day approach to create an entirely fresh steakhouse experience. At Promenade, Fontainebleau Las Vegas elevates the food hall concept with culinary adventurousism in a space reminiscent of a European piazza, introducing new flavours and global tastes. Volo is an energetic American bistro featuring a wide variety of dynamic fare throughout a well-appointed dining and bar area.

Wahong Dobato is a whimsical dining destination that provides a journey through



the delicate and intricate traditions of gin and tonics, while the new bar is the shining heart in the centre of the action - an intricately designed casino floor destination offering a thrilling social scene, live entertainment and approachable, classic cocktails with modern twists.

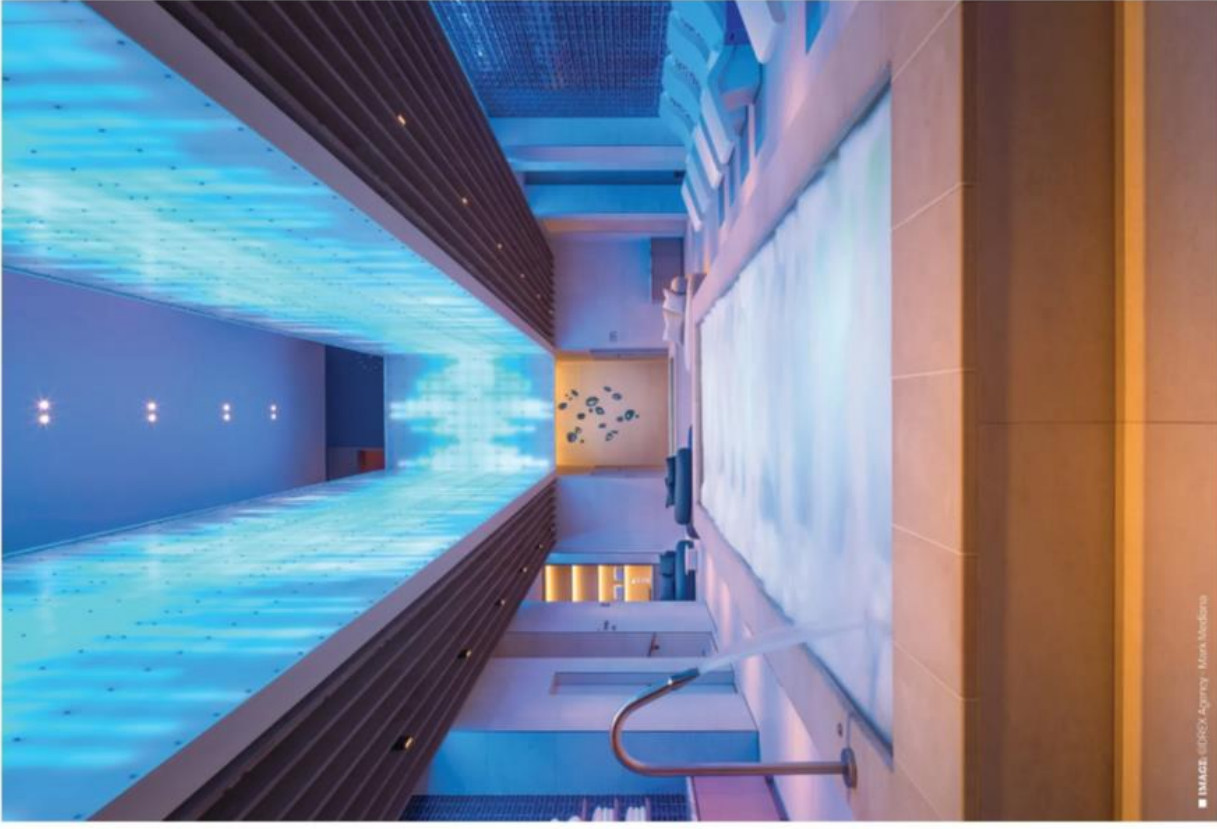
Then there's 90,000 sq. ft. entertainment hub comprising the three-level, multifunctional live venue theatre with approximately 3,800 capacity, including a generous pre-function space for groups.

Jeffrey Beers International's designs drew inspiration from Morris Lapidus, the architect behind the original 1954 Fontainebleau in Miami. However, their creative vision was also influenced by the vibrant energy and excitement of classic Las Vegas, reminiscent of the days when the Rat Pack graced the glittering casinos before heading to Miami for performances at the Fontainebleau.

In addition, Fontainebleau Las Vegas revolutionises wellness tourism with its cutting-edge, 55,000 sq. ft. Lapis Spa & Wellness and 40,000 sq. ft. Fitness Centre. The two-level spa offers a uniquely personalized and immersive experience, blending the art of ancient rejuvenation methodologies with innovative modern healing technologies.

Complementing Lapis Spa & Wellness is the Fitness Centre. A functional and performance based environment, the Fitness Center features Peloton bikes, Woodway treadmills, Hydrow rowers, VersaClimbers, and iCho bikes, alongside traditional cardio equipment.

Advanced strength equipment located in the Performance Zone includes Jacob's Ladder, HIIT modular system, and a sled push and tractor tire flip area to diversify the workout experience. A Movement Studio within the Fitness Centre offers daily classes in yoga, Pilates, and stretch and recovery. >>



“With Fontainebleau Las Vegas, we have transcended aspiration and set the stage for a new era of luxury hospitality defined by innovation, sophistication, and opulence, with an inextricable link to our roots at the Fontainebleau Miami Beach. This building represents a remarkable new chapter in our storied legacy and will be a beacon for those seeking to indulge in the unforgettable.



For prestigious functions, Fontainebleau Las Vegas also impresses, with more than 350,000 sq. ft. of flexible meeting and event space across five levels, including a ballroom spanning more than 105,000 sq. ft. — one of the largest in Las Vegas.

Those who need a little retail therapy can indulge in the resort's 90,000 sq. ft. of retail space, featuring approximately 35 distinct concepts on two levels. These shopping districts are set to become a destination within the larger resort ecosystem — all neighbouring, either adjacent or above, the prominent casino. For the ultimate nightlife experience, Fontainebleau Development has extended its partnership with hospitality entrepreneur David Groot of Groot Hospitality to bring the LIV nightlife experience and the all-new LIV RATCH day-life experience to Fontainebleau Las Vegas.

The joint venture is a natural extension of Fontainebleau Development and Groot

Hospitality's Miami-based collaboration on the original LIV inside Fontainebleau Miami Beach, one of the country's most renowned nightclubs since 2008.

Since opening at Fontainebleau Miami Beach in 2008, the LIV brand has amplified a feeling of spontaneity and high-wattage sophistication in South Florida's discerning nightlife scene. Within four years of its opening, LIV ranked among the top five highest-grossing clubs in America.

Fontainebleau Development Chairman and Chief Executive Officer Jeffrey Soffer said, "For almost 20 years, the Fontainebleau brand has challenged boundaries and expectations."

"With Fontainebleau Las Vegas, we have transcended aspiration and set the stage for a new era of luxury hospitality defined by innovation, sophistication, and opulence, with an inextricable link to our roots at the Fontainebleau Miami Beach. This building represents a remarkable new chapter in our



storied legacy and will be a beacon for those seeking to indulge in the unforgettable.

"We are thrilled to introduce many of the world class amenities we are recognised for in Miami alongside our new-to-market offerings at Fontainebleau Las Vegas. All of these concepts, infused with the dynamic spirit of the Strip, allowed us to create a destination that is the best of all worlds and promises an extraordinary, one-of-a-kind experience for every guest."



IMAGE: ©DREX Agency - Mark Mediana

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The PCI team takes immense pride and feels honored to have delivered unparalleled craftsmanship, unique to PCI, to this exceptional hotel/casino. Feedback on the project has been overwhelmingly positive, with its high-end finishes and meticulous attention to detail distinguishing it from competing establishments.

At PCI, a people-first approach is embraced. Central to the company's ethos is the belief that its employees are its most valuable asset, serving as the driving force behind its success. From fostering a culture of safety both on and off the job site to prioritizing training and innovation, PCI is steadfastly committed to the prosperity and welfare of its employees.

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