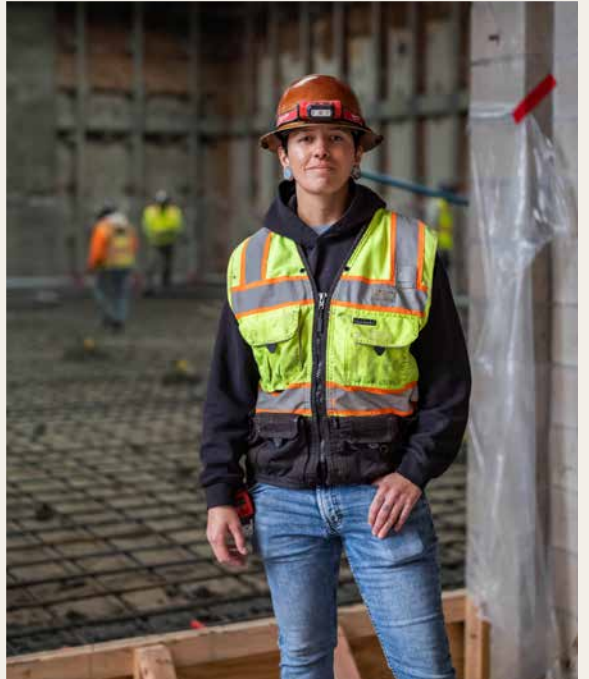

REAUME RICHARDSON

REAUMERICHARDSON.COM | LIC Nº 834591



ADAPTIVE REUSE AND REPOSITIONING | 2024



BUILD BEYOND THE EXPECTED





Reaume Richardson is a Los Angeles based general contractor with 20 years of experience revitalizing California's cityscape. As our company continues to grow, our commitment to quality workmanship and client relationships remains the cornerstone of the company's ethos.

Our guiding focus is simple and clear. To realize a project's creative vision while maintaining expectations on budget and timing. This is why our relationships run so deep and how we continually deliver beyond our partners expectations.



**REAUME
RICHARDSON**



1 Hotel, West Hollywood

A NOTE FROM THE OWNERS

When initially forming our company, we saw an opportunity to assist our community in bringing LA's most iconic buildings back to life, one project at a time. Over the next two decades, we succeeded beyond our wildest dreams, and have now spent over 20 years at the forefront of Southern California's cultural and economic renaissance.

Since then, our expertise and capabilities have grown exponentially. Our technology is cutting edge, our teams more experienced, and our leadership aligned and committed to the ongoing success of our employees, partners and clients. We are driven by a vision for a better way to collaborate and build. This is genuinely our passion, which is why even as our scale continues to increase, we have steadfastly remained a people-driven business at heart; we take great pride in our team and generating authentic connections with every single client. Our client's success is our success, and as we move into this next decade we look forward to not only building iconic spaces but long term relationships with great people.



BRYSON REAUME
CEO



EVAN RICHARDSON
PRESIDENT

“IT’S A PRIVILEGE TO WORK FOR A COMPANY THAT PUTS QUALITY FIRST AND MOST IMPORTANTLY TRULY CARES FOR THEIR CLIENTS AND TEAM MEMBERS ON EVERY LEVEL.”

JOHN FLERI
SENIOR PROJECT MANAGER
10 YEARS, REAUME RICHARDSON

PEOPLE



AS A GENERAL CONTRACTOR, THE PEOPLE AND TEAMS BEHIND REAUME RICHARDSON ARE THE BACKBONE OF OUR WORK.

Whether it be our employees, trusted subcontractors or industry partners, we believe in investing in the professional growth of those who have been integral to our sustained success. Caring about the wellbeing of our people is how we attract and retain the industry’s best and brightest so we can continually build beyond expectations.

SERVICES

**EXPERTS IN BUILDING.
FROM PRECONSTRUCTION TO POST.**

5-TIER ESTIMATING

Working in parallel with Preconstruction, Reaume Richardson's five tier estimating process provides clients with the critical pricing information required to advance their projects confidently into construction. From concept through to construction drawings, a methodical approach anchored in historical data and in-depth construction knowledge allows us to build a pricing foundation that guides intelligent design decisions through every step of the process.

PRECONSTRUCTION

Arguably where we can offer the greatest service to partners. A thorough analysis of a project's fundamentals and a period of proactive problem solving equips our clients and design teams with the necessary information to create a comprehensive and buildable set of drawings. Our focus is aligning cost and schedule expectations whilst developing a construction strategy tailored to each unique project.

CONSTRUCTION

As a General Contractor, Reaume Richardson is responsible for all activities during construction. This includes performing both bid and negotiated work, for which we have contracted under a wide range of delivery methods including guaranteed maximum price (GMP), stipulated sum, lump sum, fee plus and cost plus general conditions.

POST-CONSTRUCTION

We are always available for our clients. When construction has finished and occupancy has been delivered, Reaume Richardson continues to provide support, insight and service beyond the life of the project.

5-TIER ESTIMATING

Tier 01
Concept Bidding

Tier 02
Schematic Design Documents

Tier 03
Design Documents

Tier 04
50% Construction Documents

Tier 05
90% Construction Documents

PRECONSTRUCTION

- Project Evaluation
- Site Analysis
- Constructability Review
- Value Engineering
- Sustainable Construction Planning
- Scheduling & Phasing
- Safety Strategy
- Team Selection & Unification
- Communication Strategy
- Technology Considerations
- Strategic Partnering

CONSTRUCTION

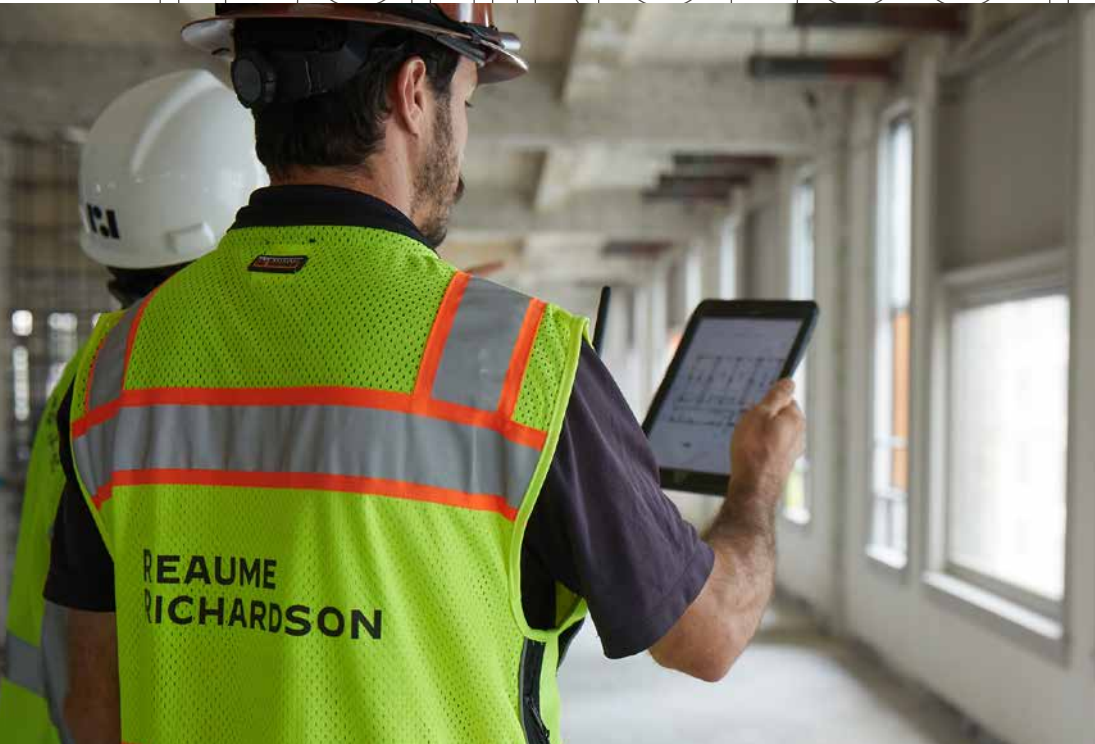
- Sub Contractor Selection & Management
- Quality Control
- Schedule Management
- Safety Management
- Project Administration
- Technology Implementation
- Cost Management
- Comprehensive Communication
- Punch List Execution
- Project Handover

POST-CONSTRUCTION

- Post Occupancy Walk Through
- Ongoing Warranty Support
- Ongoing Systems Support



TECHNOLOGY



WE EMPLOY THE CONSTRUCTION INDUSTRY'S LEADING TECHNOLOGIES TO MAXIMIZE EFFICIENCY AND EFFECTIVENESS.

Early adoption of new technology has always been an important part of Reaume Richardson's growth. Whether it be financial products to increase cost visibility, 3D site mapping or implementing Procore as our across-the-board construction management platform, we are forever evaluating and updating the technologies we implement to continue to deliver world class projects and owner experiences, time and time again.



PROCORE

Procore is the world's leading construction management platform. A fully integrated system to manage all phases of construction from pre-development and bidding to project completion, Procore delivers unrivaled visibility and connectivity to all aspects of the construction process for stakeholders.



SAGE

With Sage financial products, we provide unparalleled visibility into all project financials. Transparency and informational access for stakeholders allows for maximum cost-effectiveness and rigorous budget planning.



REVIT BIM

Building Information Modelling (BIM) is a sophisticated 3D modelling program for the construction industry. Our teams utilize BIM for technical construction projects requiring superior insight and technical information for efficient construction planning.



BRIDGIT BENCH

Bridgit Bench is a resource planning solution designed specifically for the construction industry. It ensures effective alignment of construction labor resources, eliminating delays, overages and unnecessary expenditures.



3D MAPPING

3D site mapping offers remote jobsite access for design and build teams during the construction process. For projects with existing structures in particular, this imaging technology drives efficiency and accuracy during preconstruction.

UNDER CONSTRUCTION



HAYDEN AVE

This creative office build in the heart of Culver City's growing tech district includes modernizing the existing bow truss building, and the addition of 15,000 of ground up office space.

Address:	3550 Hayden Ave
Size:	24,694 SF
Architect:	Breland Harper



PRIVATE POST PRODUCTION STUDIO

Another state-of-art post production studio for a well known Director. Repurposing an existing tilt-up warehouse, the new studio will include a new open mezzanine, editing suits, offices, communal areas, kitchens, and an impressive semi-subterranean sound engineering room.

Address:	320 S Flower St, Burbank
Size:	17,500 SF
Architect:	Rios

DAVID ZWIRNER GALLERY

David Zwirner's first west coast location is currently under construction on the rapidly changing N Western Ave. The project features primary and secondary exhibition spaces, private showrooms, offices, and a rooftop entertaining area.



Address:	606 N Western Ave, Los Angeles
Size:	14,000 SF
Architect:	Twinsteps Architecture



SILVERLAKE HOTEL

This historical church in the heart of Silverlake is currently being repurposed into a boutique 25 room hotel, restaurant, and bar for The Casetta Group.

Address:	1629 Griffith Park Blvd, Los Angeles
Size:	18,200 SF
Architect:	Electric Bowery



TESTIMONIALS

"We are always pleased to team up with Reaume Richardson on our projects. Bryson and Evan do a great job of cultivating a collaborative atmosphere and work well with the project team to problem solve preconstruction and overcome numerous challenges during the course of construction. Their knowledge, ear-nest care, and straightforward communication."

KARIN LILJEGREN
FOUNDER & PRINCIPAL, OMGIVNING

"Reaume Richardson's commitment to the project, team of project managers, experienced field superintendents, courteous but persistent administrative staff, and group of highly skilled subcontractors all but guaranteed the successful renovation of our building."

D. ROCKY ROCKEFELLER
AIA, ROCKEFELLER KEMPEL

"Trust is an irreplaceable part of the construction process. We were always confident that our best interests were at the core of all construction decisions."

HOWARD KOSLOFF
CO-FOUNDER, HATCHspaces

"Construction and real estate inherently carries many risks. After collaborating with Bryson and his team for over 10 years, I quickly learned to appreciate their no-nonsense and transparent approach to project delivery and risk management. I think it is generally accepted that there will very likely be issues on any construction project. The true test of any consultant is how they respond to challenging situations - His team takes a meticulous, proactive and solutions driven approach which is critical in ensuring the success of any project."

CARLOS SERRA
EXECUTIVE VICE PRESIDENT, REXFORD INDUSTRIAL | \$10BN+REIT

"We partnered with Reaume Richardson because we knew they were experienced, knowledgeable, flexible and skilled problem solvers in their approach to unconventional structures. There was a solution for every problem and a willingness to work through even the most complex of situations."

GREG SALMERI
CO-CEO, ROLLING GREENS

"Reaume Richardson came in on schedule and on budget. The leadership between the team was nothing short of perfect."

LARRY KORMAN
PRESIDENT, AKA HOTEL RESIDENCES



OUR PROJECTS



CLIENT:	GOLDEN HILL
LOCATION:	208 W 8TH ST, DTLA, CA
ARCHITECT:	OMGIVNING
PROJECT SIZE:	97,000 SF

THE CRAFTSMAN

Originally built in 1923 and known as the Lane Mortgage Building, this 12 story tower was converted in accordance with Los Angeles' adaptive reuse ordinance to become 110 short stay rooms and street level retail. The building required significant structural retrofitting to comply with California's Non-Ductile Concrete ordinance, including local FRP strengthening, full height shear walls and a 12 story integral moment frame.

The building is historically listed, requiring the exterior and many internal features, including the lobby tile work by artisan Ernest Batchelder, to be protected and restored to their original state.





CLIENT:	PRIVATE PRODUCTION COMPANY
LOCATION:	3501 CAHUENGA BLVD, LOS ANGELES
ARCHITECT:	ANX ARCHITECTS
PROJECT SIZE:	7,600 SF

THE BUNKER

Originally the home to Hana-Barbera Productions (credits include The Flintstones and Scooby-Doo), this existing structure was re imagined for a new owner and rapidly growing production company. The original building was gutted and reconstructed into modern production offices that included a sunken, state-of-the-art screening room and purpose built edit bays.





CLIENT:	STARWOOD HOTELS
LOCATION:	8490 SUNSET BLVD, WEST HOLLYWOOD, CA
ARCHITECT:	RIOS / AVROKO NYC
PROJECT SIZE:	259, 201 SF, 286 ROOMS

1 HOTEL

For the 1 Hotel’s rebrand of two existing ten story towers, Reaume Richardson led the renovation which included 283 guest rooms, corridors, elevator lobbies, pool deck and major exterior landscaping. Utilizing repurposed materials and native plant flora from the nearby Santa Monica Mountains, the redesign focused on bringing the California landscape into the hospitality experience by blending the hotel’s interior and exterior.





LOCATION:	740 S BROADWAY AVE, DOWNTOWN LOS ANGELES
ARCHITECT:	OMGIVNING
PROJECT SIZE:	66,000 SF

740 S BROADWAY

Adjoined to the historic globe theatre, The Garland Building is a beautiful 11 story mixed use building at the center of Broadway's redevelopment. Our teams modernized 53,000 SF of creative office space, restored the buildings historic features lobby from near ruin, and modernized The Garland's ground floor retail storefronts.





CLIENT:	REAUME RICHARDSON
LOCATION:	442 S RAYMOND AVE, PASADENA
ARCHITECT:	ODAA ARCHITECTS
PROJECT SIZE:	10,500 SF

REAUME RICHARDSON HQ

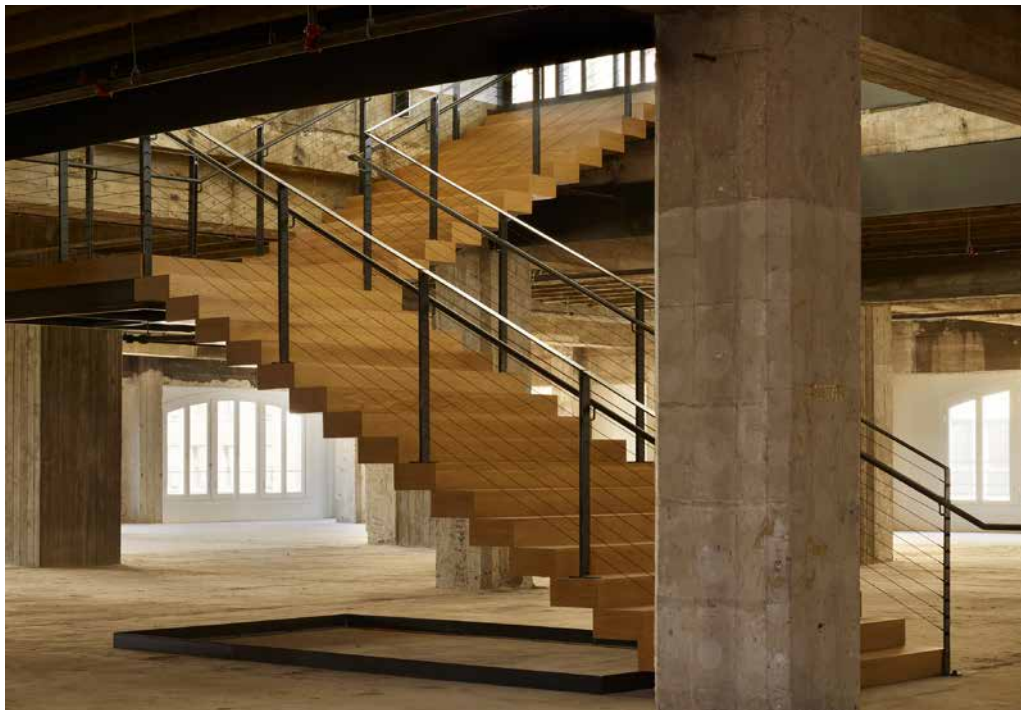
In designing our new Pasadena offices, we desired a space that provided a great place to work and promoted a social and collaborative environment. It needed to reflect the types of projects and materials we loved working with and feel welcoming to our field teams and diverse subcontractor base. The final design incorporated two kitchens, multiple conference and media rooms, a plan reading room, showers, numerous flex areas, a meditation room, and a kids/gaming room.



CLIENT:	ATLAS CAPITAL
LOCATION:	712 OLIVE ST, LOS ANGELES, CA
ARCHITECT:	RAPT STUDIO
PROJECT SIZE:	147,500 SF

JEWELRY MART

A prime location and two acre lot allowed Hudson Pacific Properties to convert this warehouse into the perfect home for Deluxe Studios. The 65,000 sf adaptive reuse project included the addition of a second floor mezzanine, five screening theatres, color and effects bays, a full commercial kitchen and commissary, and an IT room with enough capacity to serve the work product of 350 people.





CLIENT:	THE REVERY
LOCATION:	125 WILHARDT ST, LOS ANGELES, CA
ARCHITECT:	ZIESE ARCHITECTURE
PROJECT SIZE:	8,900 SF

THE REVERY

The Revery is a premium event space and natural light photography studio in the DTLA adjacent neighborhood of Mission Junction. Reaume Richardson installed a new passenger elevator, restrooms, two kitchens (including one test kitchen) and structural upgrades to the existing 2nd floor warehouse.





CLIENT:	ROLLING GREENS
LOCATION:	1005 MATEO ST, LOS ANGELES, CA
ARCHITECT:	ROCKEFELLER KEMPEL
PROJECT SIZE:	33,680 SF

ROLLING GREENS

For Rolling Greens’ third and largest location in downtown Los Angeles, Reaume Richardson worked with Rockefeller Kempel to transform three existing industrial warehouses into a garden and landscaping campus. The completed project included a retail floor and arrangement bar, potted plant bazar, indoor greenhouse and both indoor and outdoor event venues.





CLIENT:	THE KOR GROUP
LOCATION:	8639 LINCOLN BLVD, LOS ANGELES, CA
ARCHITECT:	KOLIN ALTOMARE ARCHITECTS
PROJECT SIZE:	STUDIO COLLECTIVE

HOTEL JUNE

From the owners of Proper Hotels, The June is a new hotel concept inspired by the California lifestyle, infused with fresh Baja Cuisine. A bright and approachable hotel experience, Reaume Richardson worked with Studio Collective designers and Kolin Altomare Architects to update the hotel's public spaces including two concept restaurants and bars, pool deck and a complete lobby reimagination.



CLIENT:	BEVERLY LAUREL HOTEL
LOCATION:	8018 BEVERLY BOULEVARD, LOS ANGELES
ARCHITECT:	KONING EIZENBERG
PROJECT SIZE:	21,000 SF



BEVERLY LAUREL HOTEL

Originally built in 1967, the Beverly Laurel Hotel is one of the few remaining original roadside hotels in Los Angeles. Our team completed a restoration of the entire building including exterior facade, interior courtyard, lobby, and the remodel of 52 guest rooms and corner suites.





CLIENT:	GAW CAPITAL
LOCATION:	1726 N SPRING ST #2, LOS ANGELES, CA
ARCHITECT:	OONAGH RYAN ARCHITECTS
PROJECT SIZE:	15,000 SF

THE WINDISH AGENCY

Reaume Richardson converted this 15,000 sf Chinatown warehouse to create a multi-use space adaptable for everything from day-to-day work meetings, large events, live music performances, talks and dinners. Construction utilized simple industrial materials to enclose offices, music demo rooms and meeting rooms creating a backdrop for a large open work space with maximum flexibility.

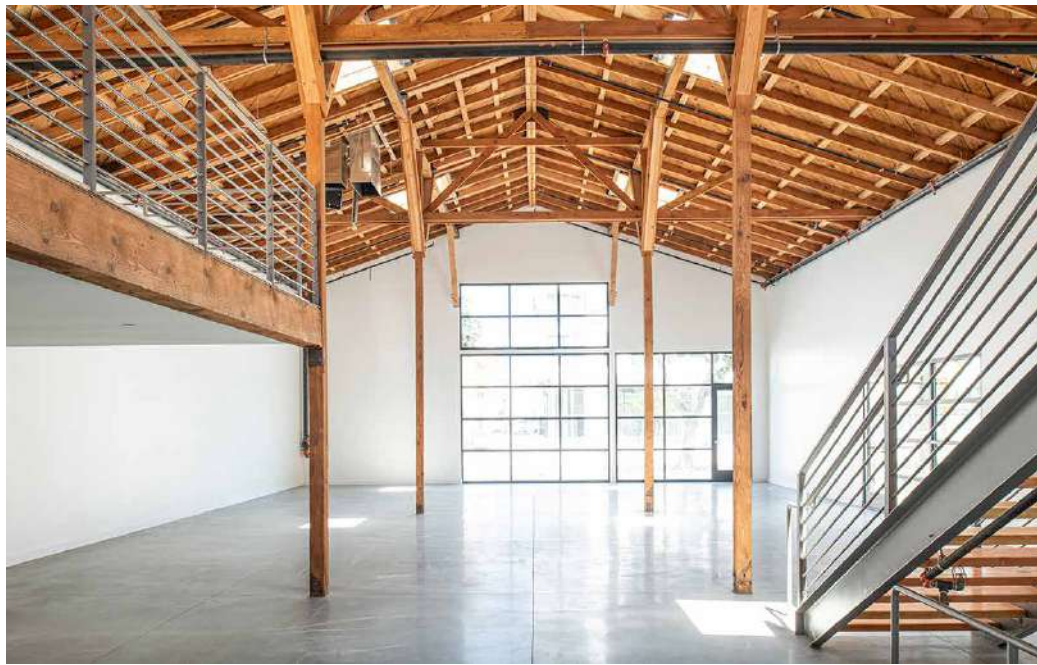


CLIENT:	BON APPETIT
LOCATION:	1600 LINCOLN BLVD, SANTA MONICA, CA
ARCHITECT:	BOTO DESIGN ARCHITECTS
PROJECT SIZE:	8,750 SF



LINCOLN BLVD

A run down lumber yard and adjacent gym were completely reimagined into a creative space with mezzanine and semi-attached future restaurant location. The building's footprint was increased to add two usable outdoor spaces as well as receiving structural strengthening throughout, a new clerestory, roof and MEP systems including a new 800 Amp electrical service.





CLIENT:	KORMAN COMMUNITIES
LOCATION:	155 N CRESCENT DR, BEVERLY HILLS, CA
ARCHITECT:	ASFOUR-GUZY
PROJECT SIZE:	88 ROOMS PLUS PUBLIC SPACES

AKA HOTEL BEVERLY HILLS

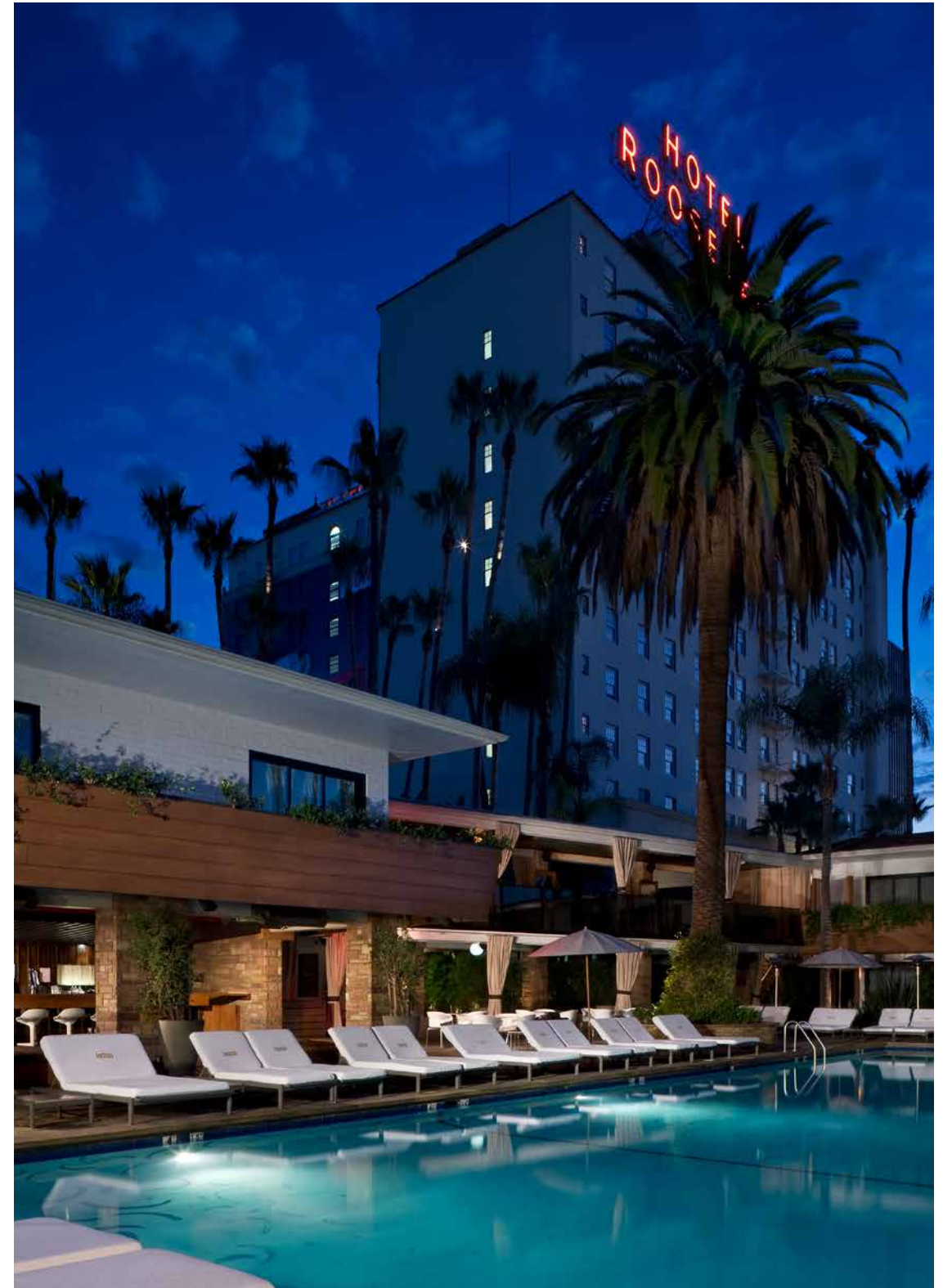
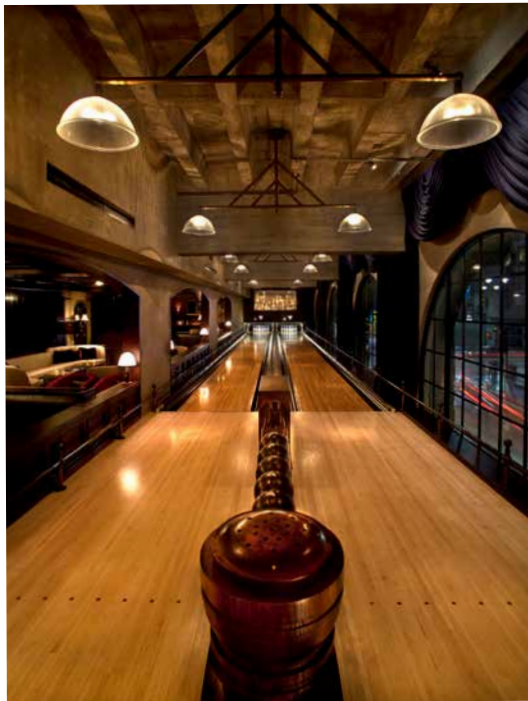
Working with Asfour Guzy Architects, Reaume Richardson transformed an old apartment complex into a luxury, long term stay hotel including 88 fully furnished units ranging from 850 to 1810 square feet. A new second level terrace and extensive landscaping was added, along with a twenty seat executive screening room to cater to the hotel's clientele. Additional public space renovations included the hotel's lobby, elevators, large scale backlit façade and two large vegetated walls flanking guests upon entry.



CLIENT:	GAW CAPITAL
LOCATION:	7000 HOLLYWOOD BOULEVARD LOS ANGELES, CA
ARCHITECT:	FER STUDIOS, STUDIO COLLECTIVE
PROJECT SIZE:	300 ROOMS, 63 SUITES, PLUS PUBLIC SPACES

THE HOLLYWOOD ROOSEVELT

Named after President Theodore Roosevelt, the Hollywood Roosevelt first opened its doors in 1927. During our longstanding relationship with its owners, Reaume Richardson has completed a myriad of projects at the hotel included completely new mechanical, electrical and plumbing systems throughout the historical structure, as well as renovations to the properties accommodation, public spaces, food and beverage and multiple event venues. With all performed work, focus was placed on ensuring none of the building's historical elements were compromised and that all construction was done with minimal disruptions to the hotel's 24/7 patrons.





CLIENT:	RIDEBACK RANCH / LIN PICTURES
LOCATION:	1660 BEVERLY BLVD, LOS ANGELES, CA
ARCHITECT:	BOTO DESIGN ARCHITECTS
PROJECT SIZE:	34,234 SF

RIDEBACK RANCH

Drawing its name from western culture and the act of looping back to pick up fallen cowboys, Rideback Ranch is the campus for Rideback production company. Reaume Richardson worked with Boto Architects to integrate materials and finishes to achieve the owners vision inspired by his love of Montana, including a western style saloon bar and lounge. The adaptive reuse project consolidated multiple structures into a single campus including multiple screening rooms, kitchens and commissaries, expansive creative offices, retail storefronts and communal landscaped areas.





CLIENT:	RED CAR PROPERTIES
LOCATION:	3520 SCHAEFER ST, CULVER CITY, CA
ARCHITECT:	RAC DESIGN BUILD
PROJECT SIZE:	9,752 SF

3520 SHCAEFER

Reaume Richardson transformed this 1930's industrial research lab and boiler room into creative office space. With the addition of a 4,800 sf mezzanine and a terrace boasting 360 degree views, we helped the owner and architect achieve their goals of maximizing the usable space, almost doubling the square footage. Construction accentuated the original structure's high ceilings and brickwork, resulting in a modern meets classic office space with an abundance of natural light.

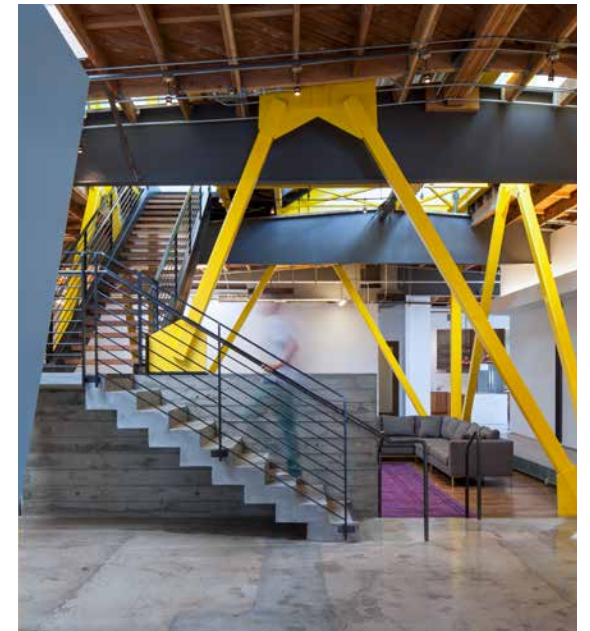
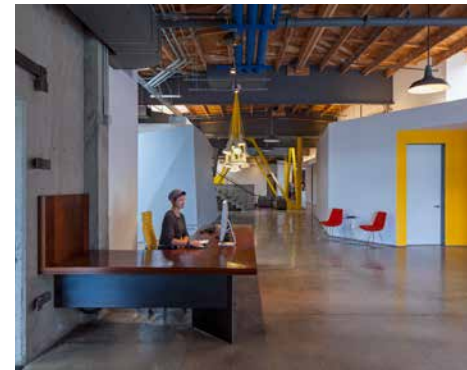


CLIENT:	INDUSTRY PARTNERS
LOCATION:	8616 NATIONAL BLVD, CULVER CITY, CA
ARCHITECT:	RAC DESIGN BUILD
PROJECT SIZE:	12,352 SF

FRAMESTORE

Reaume Richardson worked with RAC Design Build Architects to adapt this retired aircraft manufacturing facility into the Los Angeles home of the Framestore, an internationally renowned animation and effects agency headquartered in London.

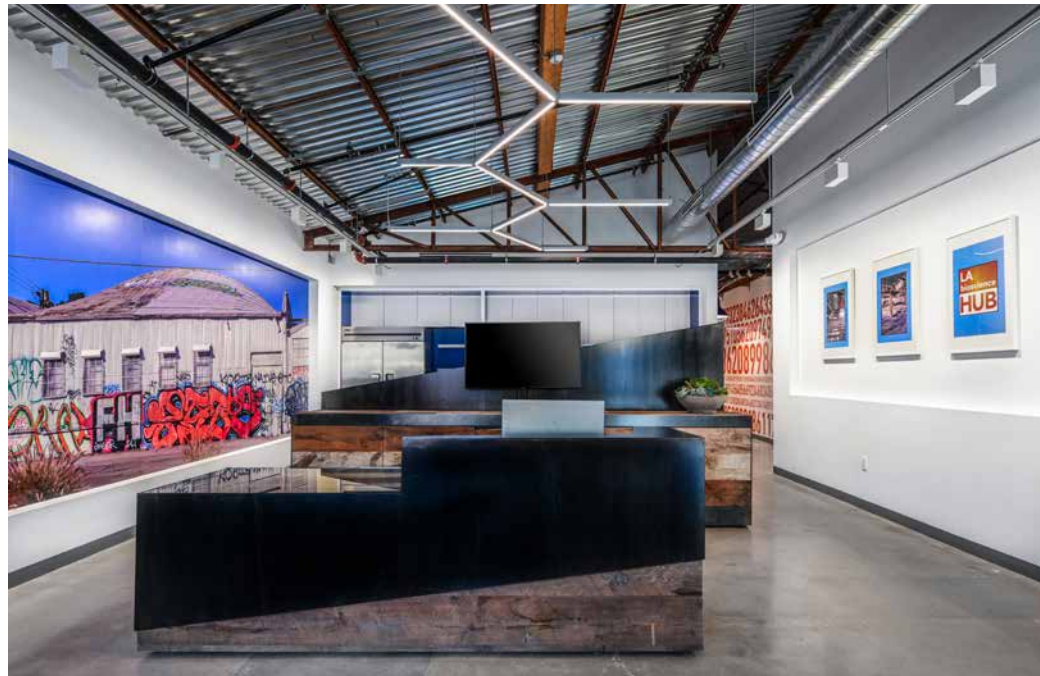
The central tower, originally used to hoist and paint aircraft wings, required a complete structural steel upgrade to satisfy its intended use as a conference room and outdoor terrace. Retro styled iron windows were installed along with a focus on raw materials that enhance the original character of the factory.



CLIENT:	HATCH SPACES LLC
LOCATION:	5370 ALHAMBRA AVE. LOS ANGELES, CA
ARCHITECT:	BAM ARCHITECTS
PROJECT SIZE:	22,000 SF

HATCHspaces

This disused metal fabrication factory was stripped clean and reconstructed to create HATCHspaces, a multi-tenant “wet-lab” housing state of the art research and chemical testing facilities for bio science companies and startups. Working closely with Bam Architects and the company’s founders, an eight month preconstruction period was utilized to ensure expectations were exceeded and the scheduled work was completed in line with the rigorous build specifications required for a bio science lab. Significant structural upgrades were required as was a completely new mechanical and plumbing systems and a new power service capable of the building’s new demand.

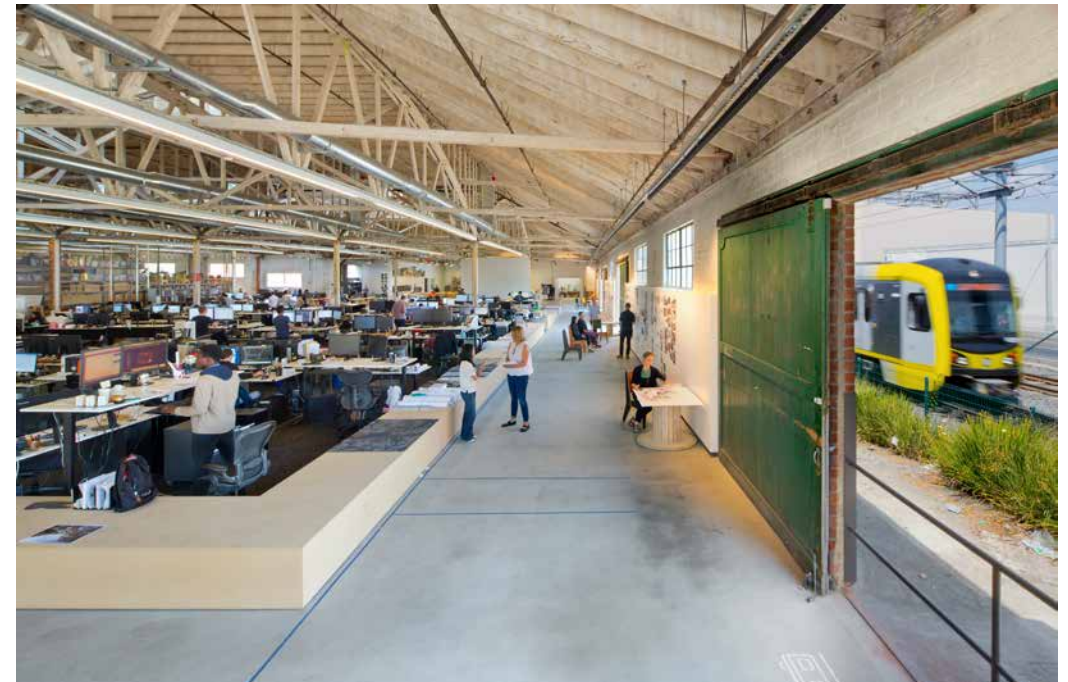




CLIENT:	RIOS
LOCATION:	3101 EXPOSITION PL, LOS ANGELES, CA
ARCHITECT:	RIOS
PROJECT SIZE:	32,000 SF

RIOS

Reaume Richardson partnered with RIOS Architecture and Design studio to build their new offices located alongside the LA Metro Express line. Converted from a disused roller rink, RIOS purposely designed for a soft construction touch in order to maintain much of the building's original character.

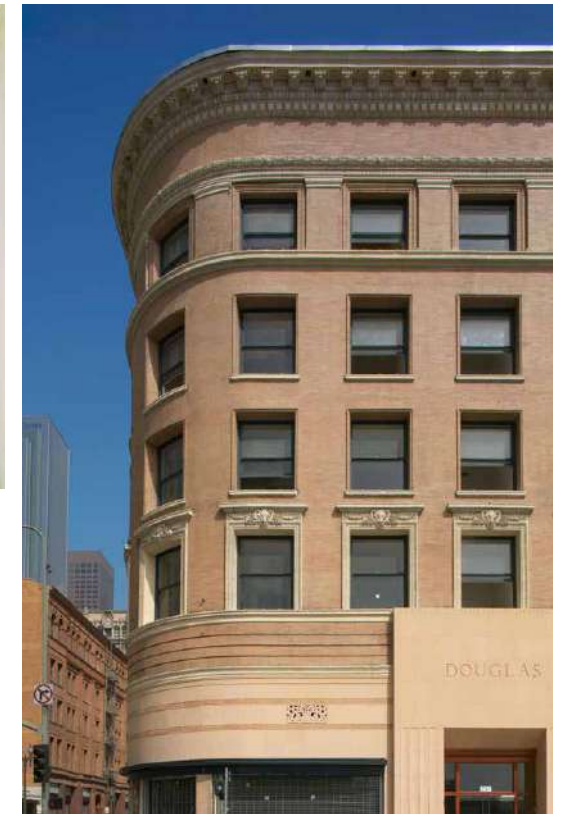


CLIENT:	GAW CAPITAL
LOCATION:	257 S. SPRING ST, LOS ANGELES, CA
ARCHITECT:	ROCKEFELLER PARTNERS
PROJECT SIZE:	80,000 SF - 51 UNITS

DOUGLAS LOFTS

This historic building on the corner of Spring and Third St. was designed in 1898 by San Francisco architects James and Merritt Reid and constructed soon after as the legacy of lumber baron turned developer, T.D. Stimson.

Reaume Richardson undertook this extensive construction project, including a complete demolition and remodel of the entire interior space, to modernize this classic building. We created a new subterranean parking garage and undertook elevator modernization, full seismic upgrades, façade and window restoration, as well as installing a grand central skylight.



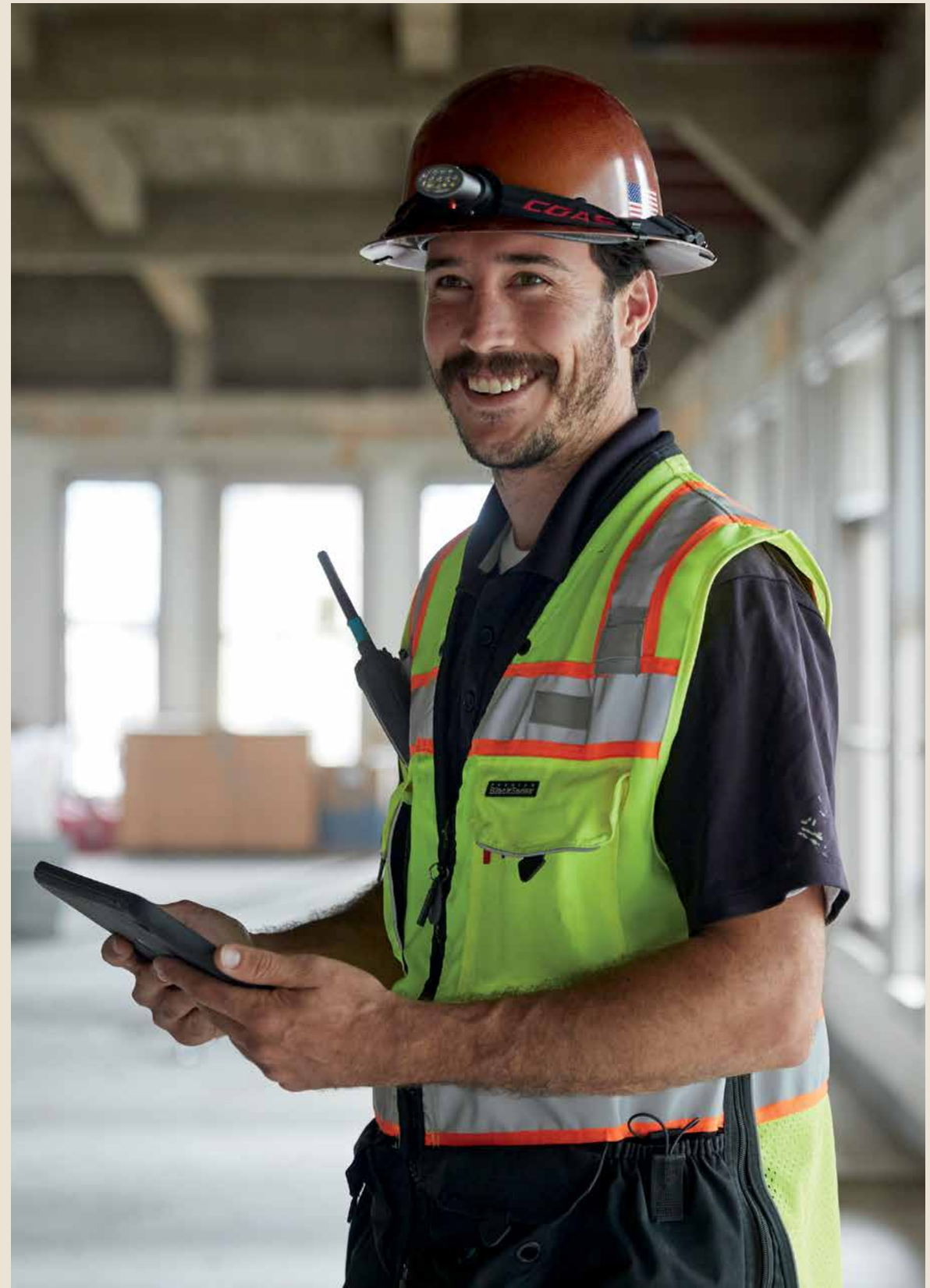
CONTACT US

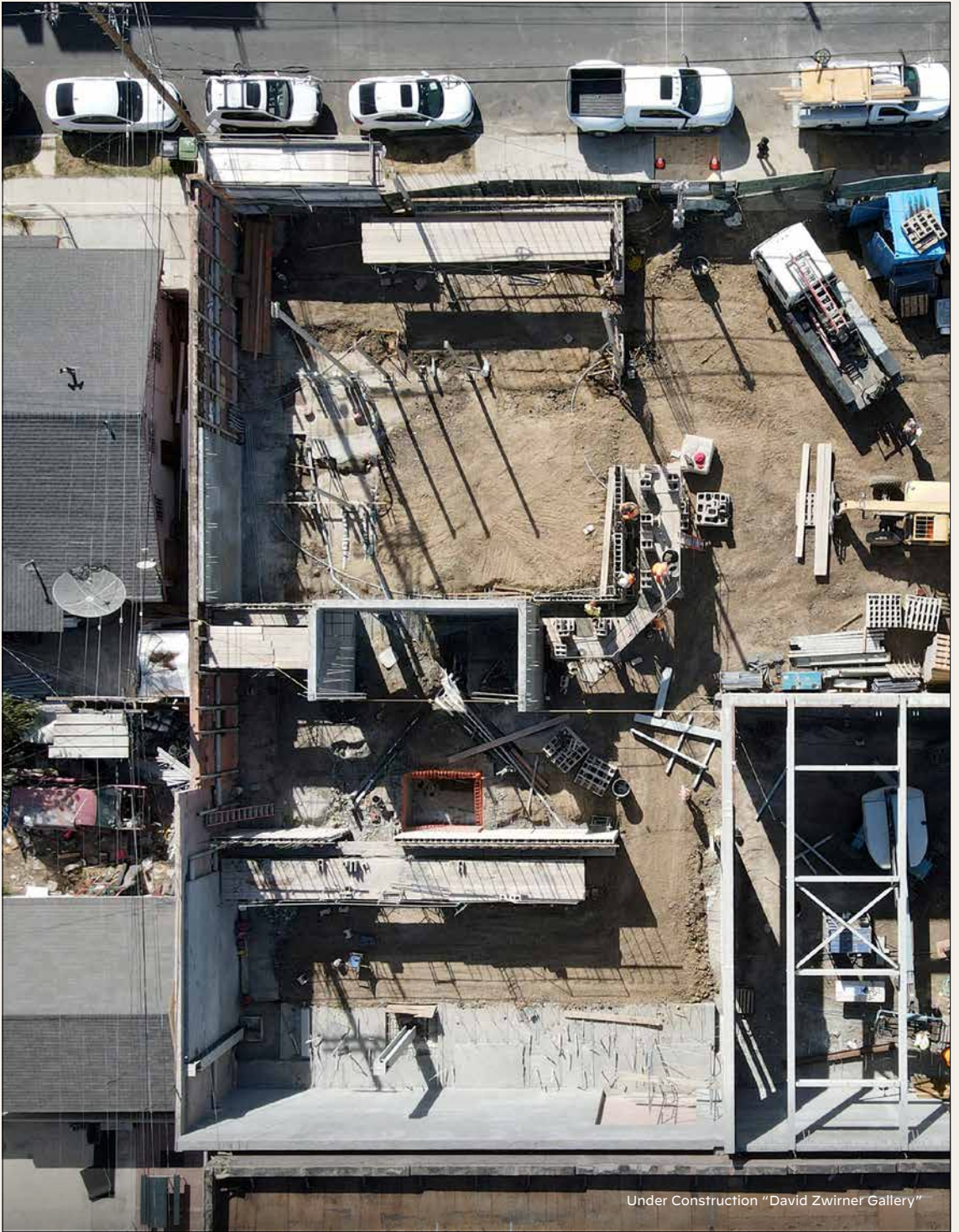
HEADQUARTERS

442 S. Raymond Ave. Pasadena, CA. 91105
P 213.628.8882
F 213.402.8110
contact@ReaumeRichardson.com
License Number: 834591 (B License)

NEW CLIENTS & MARKETING

Chris Boadle
VP of Partnerships
Chris.Boadle@ReaumeRichardson.com





Under Construction "David Zwirner Gallery"

442 S. RAYMOND AVE, PASADENA, CA 91105
213.628.8882

REAUMERICHARDSON.COM
LIC Nº 834591

