

# RENAISSANCE CUSTOM BUILDERS, INC.

## **COMPANY PROFILE AND CORE VALUES**

Renaissance Custom Builders, Inc. was founded in 1999 by Kent Johnsen. Throughout his career, Kent Johnsen referred to his clients as "respected friends." The company quickly built a reputation for integrity, teamwork and commitment. These values remain true today and are the reason we are able to continue to build life long relationships with our clients.

We remain true to our founding values of quality, honesty and hard work. We have the highest ethical standards in the industry. We are a business based on trust ... "We do the right thing."

Renaissance Custom Builders, Inc. is consistently associated with the high standards of service, quality, personal attention to clients, and integrity. Because of this reputation the company has the privilege of being involved with exceptional projects.

We are proactive in finding solutions for our clients that best achieve their goals. Lasting relationships are the lifeblood of our business. Personal attention to our clients as individuals...caring about them as individuals is what distinguishes us.

Renaissance Custom Builders, Inc. is recognized as a leader in the industry. Our position and strength enables the company to provide additional value to our clients and opportunities for our employees. Together, we are *Building the Future*.

## **PRINCIPALS**

Kent Johnsen, President of Renaissance Custom Builders, Inc. manages all phases of Design, Development and Construction. Mr. Johnsen is active in the companies' management including on-site activities to ensure complete client satisfaction.

Prior to founding Renaissance Custom Builders, Inc. in 1999, Mr. Johnsen was responsible for the Design, Development and Construction Management of two 4 star hotels, a 5 star hotel, a 208 unit 5 star serviced condominium project and two 18 hole championship golf courses in Vietnam. After completing the projects in Vietnam, Mr. Johnsen returned to Southern California and joined Turner Construction as a Senior Project Manager. He managed the pre-construction activities for a 650,000 square foot "Extreme Park" and was involved in the completion of the Disney Grand California Hotel, a 4 star California Craftsman style hotel at Disneyland.

Mr. Johnsen has been in the construction business for 28+ years with a wide range of experiences. Having begun his career in the field as a carpenter he has a vast knowledge of the fundamentals of construction as well as management. After having moved into construction management, he completed the Construction Management Program at San Jose University and has been involved in Construction Management for the past 18 years.

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## **KENT JOHNSEN, PRESIDENT**

### **PROFILE**

Skilled, proficient manager with solid experience in all phases of hotel and resort, commercial, industrial, single and multi-family residential projects ranging from \$1 to \$150 million. Commended for leadership, customer and public relations skills, and technical abilities.

#### Key accomplishments and expertise:

- Manage con-current projects within budget and on schedule
- Administer projects and manage staff effectively, avoiding delays and cost over-runs.
- Excellent communication and negotiation skills with government officials, owners, contractors, architects, and engineers to expedite projects and avoid delays and over-runs.
- Proven ability to direct and lead others to produce desired results.
- Skilled at organizing complex projects, defining project priorities, creating action plans and delegating tasks.
- Proven ability to translate ideas into concrete written or visual form to share with others.
- Highly efficient working in a high-pressure environment.

### **HISTORY**

April 2000 – Present      **President, Renaissance Custom Builders, Inc., Newport Beach, California**  
Responsible for the operations of a high-end custom home building and development company currently building multi-million dollar homes in the Southern California and Hawaii region.

May 1998 - April 2000      **Senior Project Manager, Turner Construction Company, Irvine, California**  
Responsible for all aspects of commercial and industrial projects including:

- Conceptual design budgets.
- Value engineering.
- Owner presentations.
- Establish schedules
- Contract negotiations.
- Project buyout.
- Process monthly billings.
- Prepare monthly profit projections.
- Hire and manage consultants and engineers.
- Maintain safety program and inspections.

April 1994 - May 1998      **Construction Manager, Danao International Holdings LTD.**  
**Ho Chi Minh City, Vietnam**  
Responsible for all aspects of design/development and implementation of hotel, resort and apartment complex development in Vietnam. Had key responsibility for establishing the direction of the company's real estate development. Responsibilities included:

- Creation of conceptual designs and budgets.
- Preparation of project requirements
- Establish project team and hire personnel.
- Produce procedures.
- Obtain licenses and permits.
- Establish schedules
- Negotiate and administer design/build contacts.
- Review and approve all designs and documentation for construction.
- International procurement.
- Negotiate and coordinate with government officials and utility companies to provide infrastructure to each development.
- Hire and manage consultants and engineers.

- 1989-1994      **Project Manager, Hodgson Construction, Redwood City, CA.**
- Responsible for all phases of commercial and industrial projects ranging from \$1 to \$10 million from project buy-out through closeout.
- 1987-1989      **Superintendent, Rick Duval Construction, Fargo, North Dakota**
- Responsible for framing and finishing work on residential remodel and custom home projects including supervising personnel, organizing sub-contractors, and purchasing.
  - Technical expertise includes concrete, wood and metal studs, drywall, ceramic tile, woodwork finishing and installation, cabinetry, exterior finishes.
- 1986-1987      **Framing Contractor, Fargo North Dakota**
- Subcontracted to frame single and multi-family units for area general contractors. Included exterior siding and trim work.
- 1979-1985      **Superintendent, GM Homes, Fargo, North Dakota**
- All phases of construction of single and multi-family residential units. Responsible for the completion of 106 homes and 37 multi-family complexes during my term of employment.

#### **LICENSES**

Licensed General Contractor - Class B HIC, State of California  
Licensed General Contractor - Class B, State of Hawaii

#### **EDUCATION**

San Jose State University – 1994, Construction Management

Dale Carnegie Training – 1998

#### **REFERENCES:**

Joseph Waechter  
32 Fallen Leaf Terrace  
Orinda, CA 94563  
415-810-0955

Craig Hampton  
47 Mallard Ct  
Magalia, CA 95954  
(949) 209-8883

Richard Bethell  
12691 Browning Ave  
Tustin, CA 92705  
(213) 842-5642

## **PROJECTS FOR RENAISSANCE CUSTOM BUILDERS, INC.**

**Custom Home – 1954 Port Weybridge, Newport Beach, CA** **Project Cost: 1 Million**  
Design and construction of a 3750 square foot “California Craftsman” style spec home in Harbor View Homes. Completed in 2001 after 10 months and sold in 14 days. Total Project Costs (including land): 1.3 Million – Sales Price 1.85 Million

**Custom Home – 1812 Port Sheffield, Newport Beach, CA** **Project Cost: 1.2 Million**  
Design and construction of a 4,875 square foot “California Mission” style home in Harbor View Homes. Completed in 2002.

**Custom Home – 1845 Port Taggart, Newport Beach, CA** **Project Cost: 2.3 Million**  
Design & construction of a 6500 square foot “New England” style home in Harbor View Homes. Completed in 2002.

**Custom Home – 1842 Port Tiffin, Newport Beach, CA** **Project Cost: 1 Million**  
Design & construction of 3642 square foot “French Country” style home in Harbor View Homes. Completed in 2003.

**Custom Home – 534 Riverside Avenue, Newport Beach, CA** **Project Cost: 1.4 Million**  
Design & construction of a 4785 square foot “British West Indies” style home in Newport Heights. Completed in 2004.

**Custom Home – 1714 Newport Hills Dr. W., Newport Beach, CA** **Project Cost: 1.8 Million**  
Design & construction of a 5460 square foot “Federalist” style spec home in Harbor View Homes. Completed in 2005 and sold in 3 days. Total projects costs(including land): \$2.6 Million - Sales Price: 4.2 Million

**Custom Home – 2340 Bayside Drive, Newport Beach, CA** **Project Cost: 1.2 Million**  
Design & construction of a 3012 square foot “New England” style home. Completed in 2007.

**Custom Home – 2360 Bayside Drive, Newport Beach, CA** **Project Cost: 1.2 Million**  
Design & construction of a 3020 square foot “New England” style home. Completed in 2007.

**Custom Home – 1847 Port Sheffield, Newport Beach, CA** **Project Cost: 2.0 Million**  
Design & construction of a 4795 square foot “French Country” style home in Harbor View Homes. Completed in 2007.

**Custom Home – 108 Via Florence, Newport Beach, CA** **Project Cost: 1.6 Million**  
Design & construction of a 4950 square foot “French Country” style home on Lido Isle. Completed in 2007.

**Custom Home – 1725 Port Charles, Newport Beach, CA** **Project Cost: 1.8 Million**  
Design & construction of a 4678 square foot “New England” style home in Harbor View Homes. Completed in 2007.

**Custom Home – Lot 9, Lau’eki Estates, Hualalai Resort, Kailua-Kona, HI**  
Design & construction of a 6750 square foot home in Four Seasons Hualalai Resort on the Kohala Coast. Currently under construction with scheduled completion in December of 2007.

**Custom Home – Lot 4, Kapi Estates, Hualalai Resort, Kailua-Kona, HI**  
Design & construction of a 10,750 square foot “Balinese” style spec home in Four Seasons Hualalai Resort on the Kohala Coast.. Currently under construction with scheduled completion in December of 2007.

## **PROJECTS FOR TURNER CONSTRUCTION**

### **Glacier of Anaheim, Anaheim, California**

**Project Cost: 120 Million**

Provided pre-construction services and design assistance of a 630,000 square foot "X-treme Park in Sportstown of Anaheim. The project consists of an indoor multiplex sports complex. The building includes a 135,000 square foot boardroom that includes two (2) slopes and four (4) snowboard "half pipes". This area will be kept at 27° Fahrenheit and house over three (3) acres of snow. The project also includes a wave park with surfable waves to 12'-0", an ice skating rink, sky-diving simulator, skate board park, 85' high rock climbing wall, and also includes numerous restaurants and retail facilities.

### **Disney's Grand Californian Hotel, Anaheim, California**

**Project Cost: 140 Million**

Construction of a 750 room "California Craftsman" style hotel attached to Disneyland and Disney's California Adventure Theme Parks.

### **California Speedway Skybox Expansion, Fontana, California**

**Project Cost: 6 Million**

Managed purchasing efforts and contract buy-out for the construction of 42 Corporate Suites for the speedway project.

## **REPRESENTATIVE PROJECTS IN VIETNAM**

### **Hotel Sofitel Dalat Palace, Dalat, Vietnam**

**Project Cost: 20 Million**

Design and renovation of the 1920 Bao Dai Palace Hotel to a 5-star international hotel. This 135,000 S.F. building was designed and built to recreate the stature of the original hotel. Certified by the government of Vietnam as one of only two 5-star hotels in the country.

### **Novotel Dalat Hotel, Dalat, Vietnam**

**Project Cost: 15 Million**

Design and renovation of a 82,000 S.F. 64 room hotel into a 144 room 4-star international hotel.

### **Dalat Villas, Dalat, Vietnam**

**Project Cost: 2 Million**

18 French villas designed and renovated to 5-star corporate villas

### **Dalat Palace Golf Clubhouse, Dalat, Vietnam**

**Project Cost: Est 1.5 Million**

Design of a 15,000 S.F. clubhouse for Dalat Palace Golf Club

### **Novotel Ocean Dunes, Phan Thiet, Vietnam**

**Project Cost: 18 Million**

Design and renovation of a 120,000 S.F. 56 room hotel into a 123 room 4-star international hotel.

### **Ocean Dunes Golf Clubhouse, Phan Thiet, Vietnam**

**Project Cost: 1 Million**

Design and construction of a 15,000 S.F. clubhouse for the new Nick Faldo Championship golf course linked to Novotel Ocean Dunes.

### **Riverside Apartments, Ho Chi Minh City, Vietnam**

**Project Cost: 32 Million**

Design and construction of 185 unit apartment complex consisting of thirteen 18,000 S.F. buildings, including a mini-market, restaurant, tennis courts, health club facilities and waterfront recreation area to support the complex.

## **ADDITIONAL PROJECTS**

### **California Ave. Parking Structure**

**Owner:** City of Palo Alto  
**Location:** Palo Alto, California  
**Description:** Multi-Level Parking Garage  
**Type of Construction:** Concrete and Structural Brick  
**Value:** \$1.5 million  
**Duration:** 6 months - completed on schedule  
**Position:** Project Manager/Superintendent

### **PG&E Seismic Retrofit**

**Owner:** Pacific Gas & Electric  
**Location:** San Francisco, California  
**Description:** Seismic upgrade to 17 story building  
**Type of Construction:** Heavy Concrete Construction, Replacement of pile caps. Repair of timber piles, addition of grade beams, concrete shear walls  
**Value:** \$3.2 million  
**Duration:** 9 months - completed on schedule  
**Position:** Project Manager/Superintendent

### **Turner Court Operations Building**

**Owner:** County of Alameda  
**Location:** Hayward California  
**Description:** 28,000 S.F. Administration Building  
**Type of Construction:** Structural Steel Brace & Beam Type 1 Construction  
**Value:** \$3.6 million  
**Duration:** 12 months - completed in 7 months  
**Position:** Project Manager/Superintendent

### **Newark Multi-Purpose Complexes**

**Owner:** Newark Unified School District  
**Location:** Newark, California  
**Description:** Concurrently built 8-multi purpose buildings on separate sites  
**Type of Construction:** Wood Frame with Modular Roofs  
**Value:** \$8 million  
**Duration:** 11 Months - completed on schedule  
**Position:** Project Manager/Superintendent

### **Marina Square Shopping Center**

**Owner:** Reynolds & Brown, Developers  
**Location:** San Leandro, California  
**Description:** 150,000 S.F. Shopping complex including Nordstrom's and Marshall's  
**Type of Construction:** Concrete Tilt-up with panelized roof  
**Value:** \$7.5 million  
**Duration:** 9 months - completed on schedule  
**Position:** Superintendent

### **St. Peters Catholic Church**

**Owner:** St. Peters Parish  
**Location:** Pacifica, California  
**Description:** Wood Frame  
**Type of Construction:** Wood Frame  
**Value:** \$1.9 million  
**Duration:** 10 months - completed in 9 months  
**Position:** Foreman/Superintendent

**Additional projects ranging from \$100K to \$1 million ran in conjunction with projects listed:**

IBM -Clean rooms, interior and exterior renovations

Sun Microsystems - Interior renovations

County of San Mateo - Seismic repairs on county courthouse and county jail

Visa International - Interior office renovations

Lucky Supermarket - Interior renovations

Stanford University - Interior and exterior renovations

Lockheed-Martin - Interior and exterior renovations