



Prasayus

Commercial Construction

# Building Quality...

Lic #883162



## What you will find inside

- The Company 1
- Our Projects 2-8
- Testimonials 9-13
- The Future & Contact Info. 14-17

## The Company:



# Prasayus

## Commercial Construction

The word Prasayus comes from Greek mythology. It's strength is given in its meaning. Prasayus is known for honesty, purity, and unmatched inner quality.

It is with this, the companies un-wavering dedication to live up to this meaning, has the basis for Prasayus Commercial Construction been forged.

The ultimate goal is to provide our client with the greatest level of quality in construction. Building each project with the clients needs in mind. We

must give them the highest level of customer service making their satisfaction our number one priority. We believe this can only be achieved if each project is built to a level of quality that surpasses our clients level of expectation. Giving them an experience they will remember for a lifetime.

### A brief history:

The owner, Rick Jhaj, has ten years experience in owning and operating his own company. Being a business owner, Rick Jhaj has managed an employee base on average of seventy two people at any given time. This experience has lead him to become an effective leader and even stronger business man. This history has lead him to a basic belief in construction

“ we are not just in the business to build a project, we are in the business to manage people.”

Our job is to manage our subs. A good manager will bring out the best work in any employee. They will keep them motivated and productive while keeping them on course with achieving their goal. At the same time an effective manager ensures each employee is providing excellent customer service in every work day. When we do this, and we do it well, we will be doing our job as contractors.

## Approved

### Commercial

#### Contractor For:

- Maximus III
- Pita Pit
- Shell Petroleum
- Subway
- Taco Bell
- Taco Del Mar
- Valley Ranch Market

## The Mission Statement:

I: To provide our clients with the highest level of quality construction at fair and competitive prices in today's market.

II: To maintain a level of professionalism, integrity, and honesty which will lead us to serve with character and purpose in our business.

III: To ensure our companies longevity with repeat and referral business achieved by satisfied clients and personal relations.

## The Ronnie Ct. Project

This home was built on 2.5 acres of property in northwest Bakersfield. The idea was to design a home that would cover as much property as possible without taking away from the center focal point of the entry way.

The house is over 180' in length. Giving the property a total square footage just above 5,000sqft. The owner did not want to use the entire 2.5 acres so about 3/4 of an acre was left for a future home site.

The home is filled with Virginia

vintage hand scraped maple hardwood flooring. A deep black to contrast with the warm wall colors.

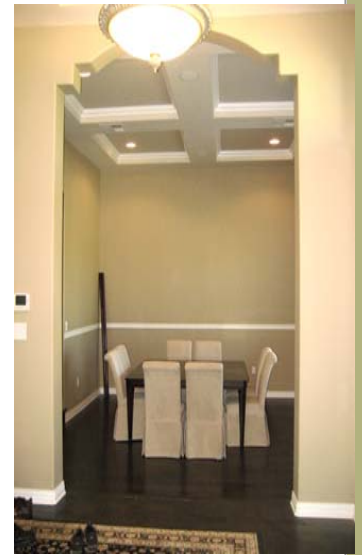
The owner's filled this home with uba tuba granite counter tops keeping consistent with the powerful dark color.

All the maple cabinetry was imported from Canada, along with doors, windows, and finish molding.

This required a great deal of precision and organization between Prasayus Construction

and the suppliers from Canada, since everything was coming in one single shipment. A slight miss calculation and it could have caused disaster for the home owner.

The client wanted more flexibility with his home entertainment. To do this a Nuvo 6 independent zone control surround sound system was added to the project. This allowed the client the ability to have each zone separately or simultaneously ran, giving them the flexibility they were looking for.



*"I have always dreamed about having a house with my own gym, now I finally have one!"*

Home Owner



## Project details

The house consists of 5,000sqft of living space.

Overall covered area is approximately 7,600sqft.

Project build out was at \$975,000.00

Every interior wall is insulated with R-13 sound rated batting.

Each room has niche ceiling's at the clients request.

This home has:

3 bedrooms/5 bathrooms

- Office
- Gym
- Bar/game room



## A view of the final project



## The Brar Home

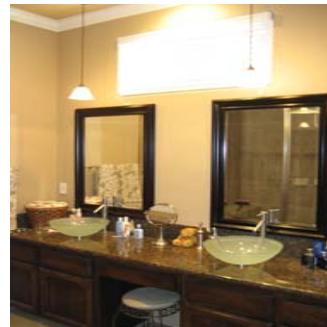
This house was built in the city of Fresno last year.

The idea behind this property was to design a house that could accommodate a growing family that wanted their home to have an elegant feel to it. We decided the finish would be done in a contemporary style with a mix of warm colors on the floor and walls to give it a more comfortable feeling.

The cabinetry was stained in a dark mahogany to intensify the contrast of the travertine floors. Granite counter tops were added to give the home a more elegant feel. Rooms were given plush carpet to keep a warm and comfortable feeling throughout the house.



## From the inside



*"Prasayus Construction  
has built the home of  
our dreams."*

*Home Owner*



## The landscape



The property is approx 17,000 sqft.

A large oak tree overhangs in front for great shade.

The back yard was filled with ground cover and a full length flower bed.

The owners enjoy a front courtyard where they enjoy a relaxing moment.





## The Brick house

When this client approached us he wanted his entire house to have a brick front. He was not concerned with cost, just give him brick and he would be happy. So that's what we did! The entire house was wrapped in red brick.

The client also wanted the inside to have a country style feel since this property was out of the city limits.

The inside finishes consist of a country style wallpaper throughout the entire home. This was

complemented with light blue walls and off-white ceilings.

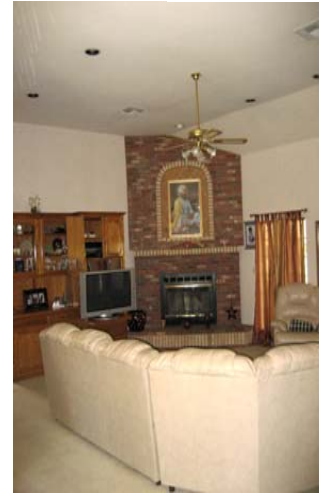
Tile was laid out instead of carpet for flooring to bring up the look of the house.

The biggest key to this project was the outside.

The landscaping was completed with full grown plum trees, weeping willows and many other varieties totaling over 25 full grown trees just in the front yard!

The owner spared no expense when it came to his country style home.

The back yard was topped off with a beautiful pool and a water slide for his grandchildren. Another 15 full grown trees were added to the backyard landscaping to finish off this unbelievable brick house.



4,100 sqft.

Detached garage

Private drive approach

An additional 1 acre for growing plums, peaches, and oranges.

- 5 bedroom
- 3 bathroom
- Office
- Game room
- 2 kitchens

## Project details



## A view of the final project



## Valley Ranch Market

This Shell gas station recently endured a devastating fire.

The client wanted to rebuild and was looking for a fresh look. The idea was simple, demo the current location and start from scratch! The client gave us complete freedom on the finish of the store. Everything from the countertops, to the floor finish, even the paint colors. The creative freedom gave birth to the owners new prototype for his business which he now calls Valley Ranch Market.

The store is approximately 6,000 sqft. It was created with towers on each corner with one tower enclosing an office for the client. There are granite counter tops throughout with travertine 18x18 floor tile in the customer area. The base cove was topped off with a copper bull nose cap for a great finish detail.

The ceiling is completely exposed showing off the full 60' TGI trusses resting every three feet. The entire HVAC was ran with rigid duct work to give a more industrial look to the project. The final outcome was a one of a kind business with a new look that helped increase the stores business 30% in the first month of reopening!



### From the outside



*"This new concept has become our prototype for all future locations, thanks to Prasayus"*

*Business Owner*

### Inside Story



The store is done in a two tone paint to help contrast the floor and counter tops.

Track lighting was added throughout to give detail lighting to critical areas.

Oversized industrial size lights were added to complement the overall theme.

A dedicated customer eating area was added to help give the customers some privacy.

18" custom corbels every 3' were installed under the counters.





## Taco Del Mar

Taco Del Mar is a new concept that has broken out in the Bakersfield market. It is a Mexican Baja style food concept that is heavily found in Northern California.

Prasayus Commercial Construction built the very first Taco Del Mar in Southwest Bakersfield. This concept has a beach style décor and up-beat atmosphere.

When this project was brought to Prasayus Con-

struction the owner was on a very tight deadline. He had 60 days to complete his build out and get open for business before his lease started on the property. His goal was to be open and running by the end of March 2007.

Prasayus Construction started the project in February and had the building delivered to the customer in less than 45 days!

The owner is currently look-

ing for his second location in Northwest Bakersfield.

Another owner opened the second location for Taco Del Mar on California Ave near Hwy 99. This owner also was under the same pressure when it came to the time frame for the build out. The build out had to be done in less than 60 days and Prasayus Construction was able to have the location delivered to the owner in 36 days!



## From the Start

***“Prasayus Construction build my Taco Del Mar in record time and the final outcome was amazing!!!”***

***Business Owner***



Water heater



Back cabinetry



3 compartment sink

## A view of the final project



## The Pita Pit

The Pita Pit is another new concept that is breaking into the market here on the valley floor. It originated in Canada and provides customers with pitas stuffed with assorted meats and vegetables bringing an amazing eastern flavor to the area.



The concept uses a class 1 hood that requires a fire suppression system. The restaurant also has a built in walk-in box and freezer to store all the product the store receives. The Pita Pit also has two different cold line units that help in the busy times to get customers their food in a timely manner.

The floor was left exposed and a dark stain was used on the concrete to give a unique look. The entire back kitchen wall was tiled with a diamond pattern to intensify the color contrast.

Prasayus Construction built the first location in the city of Fresno which is currently averaging over \$13,000 a week! The second location is under construction and is scheduled for opening in early December.

### The building process



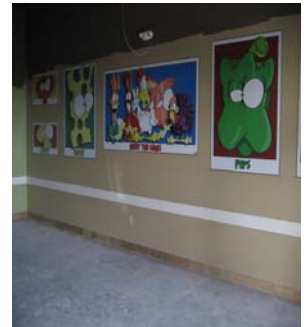
Framing



HVAC install

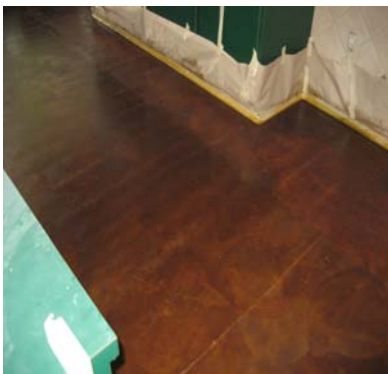


Plumbing/grease trap



Pre stain

### Inside Story



Stained floor

The finish layout took three different wall colors. A light coco brown on the dinning wall, a lime on the back wall and a deep chocolate on the ceiling. All the duct work was exposed and all the electrical was ran in conduit to give a great finish look to the building. A t-bar ceiling was built over the kitchen area to give the eyes a breaking point when looking up.

The project took 45 days to complete and the restaurant was the first to use this new design concept.



Interior wall colors



## Avenal Subway Remodel

This was our first Subway remodel and when we walked into this restaurant it was definitely discouraging to say the least.

The building was over 50 years old and the restaurant was in pretty bad shape. The owner wanted to demo out the kitchen, a front dividing wall, a small back office wall and relocate the soda machine and all the kitchen plumbing. It also required us to remove his old sandwich line and replace it with a

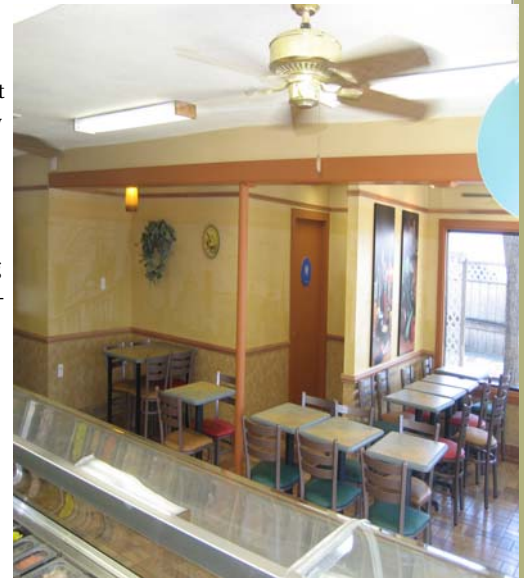
new unit along with removing all old wall paper and installing the new Tuscan décor that was approved by subway. His last request was he wanted all this done in 1 week!

This job was very complex. The ceiling was a hard lid and there was only 18" of attic space. This made it impossible for us to run and new duct work or water lines above head. We had to run all new water lines underground and splice off existing duct work to rebalance the air flow sys-

tem.

The DA's office stated that this was one remodel they have been waiting on for years!

We were able to start the job on a Monday morning and we delivered the completed remodel by Saturday! The owner was blown away by the new look of the store and could not believe that we did this job for \$15,000.00 less than the previous remodel he did.



## Before the Remodel



Front entrance



Sandwich line

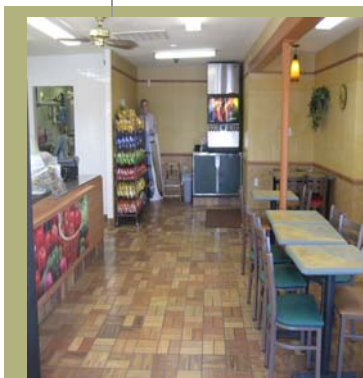


Soda area



Customer area

## A view of the final project



Front entrance



Sandwich line



Soda area



Customer area

## Our Supporters

State Capitol, Room 5061  
Sacramento, CA 95814-4900  
TEL (916) 651-4016  
FAX (916) 327-5989

District Offices  
1800 30th Street, #350  
Bakersfield, CA 93301  
TEL (661) 395-2620  
FAX (661) 395-2622

2550 Mariposa Mall, #2016  
Fresno, CA 93721  
TEL (559) 264-3070  
FAX (559) 445-6506

SENATOR.FLOREZ@SEN.CA.GOV

WWW.SEN.CA.GOV/FLOREZ

# California State Senate

## SENATOR DEAN FLOREZ

REPRESENTING KERN, KINGS, FRESNO, AND TULARE COUNTIES



### COMMITTEES

#### CHAIR

Governmental  
Organization  
Select Committee on  
Air Quality  
Select Committee on  
Food-Borne Illness

#### MEMBER

Agriculture  
Appropriations  
Banking, Finance &  
Insurance  
Business, Professions &  
Economic Development  
Environmental Quality

#### SELECT COMMITTEES

California Wine Industry  
Public Health &  
the Environment

September 25, 2007

Shannan Ogilvie,  
Community Development Director  
Castle & Cooke  
P.O. Box 11165  
Bakersfield CA, 93389

To Shannan Ogilvie:

I have known Rick Jhaj, the owner of Prasayus Commercial Construction, for many years. In that time, Mr. Jhaj has demonstrated that he is a man of principal and integrity. Mr. Jhaj has a strong work ethic and takes pride in the work done through his company.

Mr. Jhaj and his company, Prasayus Commercial Construction has demonstrated through their projects, that they are a company that prides themselves on detail, quality and customer satisfaction. Their modern and contemporary designs and dedication to ensuring customer satisfaction with the quality and final product of their work, has made Mr. Jhaj and Prasayus Commercial Construction a respected construction company in Kern County.

In addition to the quality work Mr. Jhaj and Prasayus Commercial Construction has provided to Kern County, Mr. Jhaj and Prasayus Commercial are dedicated to the community they serve. In fact, Prasayus Construction has recently agreed to construct the new Sikh temple in Southwest Bakersfield at no monetary return for their services.

Mr. Jhaj and Prasayus Commercial Construction are a respected, community-oriented company dedicated to hard-work, good quality and customer satisfaction and would be an asset to any project.

Sincerely,

A handwritten signature in blue ink that reads "Dean Florez".

Dean Florez  
State Senator  
Sixteenth District



## Our Supporters



# San Joaquin Valley

## AIR POLLUTION CONTROL DISTRICT

### GOVERNING BOARD

**J. Steven Worthley, Chair**  
Supervisor, Tulare County

**Leroy Ornellas, Vice Chair**  
Supervisor, San Joaquin County

**Tony Barba**  
Supervisor, Kings County

**Raji Brar**  
Councilmember, City of Arvin

**Judith G. Case**  
Supervisor, Fresno County

**Ronn Dominici**  
Supervisor, Madera County

**Jon McQuiston**  
Supervisor, Kern County

**Michael G. Nelson**  
Supervisor, Merced County

**William O'Brien**  
Supervisor, Stanislaus County

**Henry T. Perea**  
Councilmember, City of Fresno

**Chris Vierra**  
Councilmember, City of Ceres

---

**Seyed Sadredin**  
Executive Director/  
Air Pollution Control Officer

---

Northern Region Office  
4800 Enterprise Way  
Modesto, CA 95356-8718  
(209) 557-6400  
FAX (209) 557-6475

---

Central Region Office  
1990 East Gettysburg Avenue  
Fresno, CA 93726-0244  
(559) 230-6000  
FAX (559) 230-6061

---

Southern Region Office  
2700 M Street, Suite 275  
Bakersfield, CA 93301-2373  
(661) 326-6900  
FAX (661) 326-6985

---

[www.valleyair.org](http://www.valleyair.org)

10/14/07

Prasayus Commercial Construction  
Rick Jhaj /Owner Operator

To Whom It May Concern,

Headed by Rick Jhaj, Prasayus Commercial Construction is incomparable to others in the industry. Prasayus Commercial Construction is an above par organization; the quality of workmanship is impeccable. Rick Jhaj has created a company which caters to every detail and desire of his clients. Rick is very passionate about his organization's direction and goals; this is clearly evident in his finished products. The level of integrity and commitment that Rick brings to the table is truly admirable. Having dealt with Prasayus in the past, I was simply awe struck by the vision and creativity brought to our projects. The professionalism, cutting edge style and timeliness of this organization is what truly sets Prasayus Commercial Construction apart from the rest. I would definitely recommend Prasayus Commercial Construction to anyone who wishes to have a high quality project completed.

Sincerely,

A handwritten signature in black ink, appearing to read "Raji K. Brar".

Raji K. Brar  
Governing Board Member SJVAPCD



**Our Supporters**

October 7, 2007

From the desk of Loren M. De La Rosa, R.E.H.S.

RE: Rick Jhaj

To whom it may concern:

I first met Rick about 10 years ago. I just walked in to do a routine inspection of the facility and observed this young man instructing employees as well as working alongside them. I was impressed with Rick being so young, yet having the ability to manage personnel and an operation of that caliber. In addition, Rick was one of the most courteous individuals I'd ever encountered in the field. He listened to my recommendations, and then made sure the areas of concern were addressed before I left the facility.

That has not changed with Rick and his company, Prasayus Construction. I've recently had the opportunity to work with him on various food facility projects. He is well organized, diligent in his approach to complete the project in a timely manner, kept in contact with me to relay his progress and ask questions, and the end result has always been quality work.

It's been a pleasure working with Rick and I know he will excel in any and every endeavor he undertakes.

Sincerely,

Loren M. De La Rosa, R.E.H.S.  
Health Inspector / Plan Review Specialist  
3731 Begonia Ct.  
Bakersfield, CA. 93313  
(661) 808-1444

## Our Supporters



September 6, 2007

To Whom It May Concern:

My name is Justin Johnson and I am the Director of Development for Subway in the central California area. I am writing this letter on behalf of Rick Jhaj and Prasayus Commercial Construction.

In August we added Prasayus Commercial Construction to the list of approved contractors for Subway in our territory. This was based on work that we have observed Rick do in the Kern County area. I have had the opportunity to see several projects that Rick has done since becoming a General Contractor and I can say with confidence that he would be a good addition to your list of qualified builders in Seven Oaks. He is great to work with, responsive, prompt and has a wonderful attention to detail. One thing that Rick has that sets him apart from the crowd is his passion. He has a passion for all areas of construction from designing and concept stages to build-out. It is rare to find someone who is not only good at what they do but does it with a passion and excellence.

In short, I highly recommend Rick Jhaj and Prasayus Commercial Construction.

Sincerely,

Justin Johnson  
Director of Development  
Marwaha Group Subway Development

## Our Supporters



**PITA PIT USA, Inc**

**PITA PIT INC.**

105 N. 4<sup>th</sup>, Suite 208  
Coeur d'Alene, ID 83814  
208.765.3326

Thursday, September 06, 2007

To Whom It May Concern:

Prasayus Commercial Construction was hired to build our first ever Pita Pit in Fresno, CA. Prasayus and their sub contractors completed the restaurant to our standards in a timely manner, with excellent workmanship and the highest of quality. We were very pleased with the final results and outcome of the restaurant. We encountered no issues when working with Prasayus and they even came under cost of their next competitor. There was great level of open communication between Prasayus, the franchisee and Pita Pit corp.

We are extremely pleased with the final outcome and have included Prasayus Commercial Construction on our Approved Contractors List.

Thank you.

Nelson Costa  
Chief Construction Consultant  
Pita Pit USA Construction Division.  
208-818-8024 cell  
416-760-3127 fax  
[nelsonc@pitapitusa.com](mailto:nelsonc@pitapitusa.com)  
[www.pitapitusa.com](http://www.pitapitusa.com)





## MADISON SQUARE PLAZA

This project is scheduled to begin in April of 2008. It is over 65,000sqft. of retail space and will be completed in four separate phases.

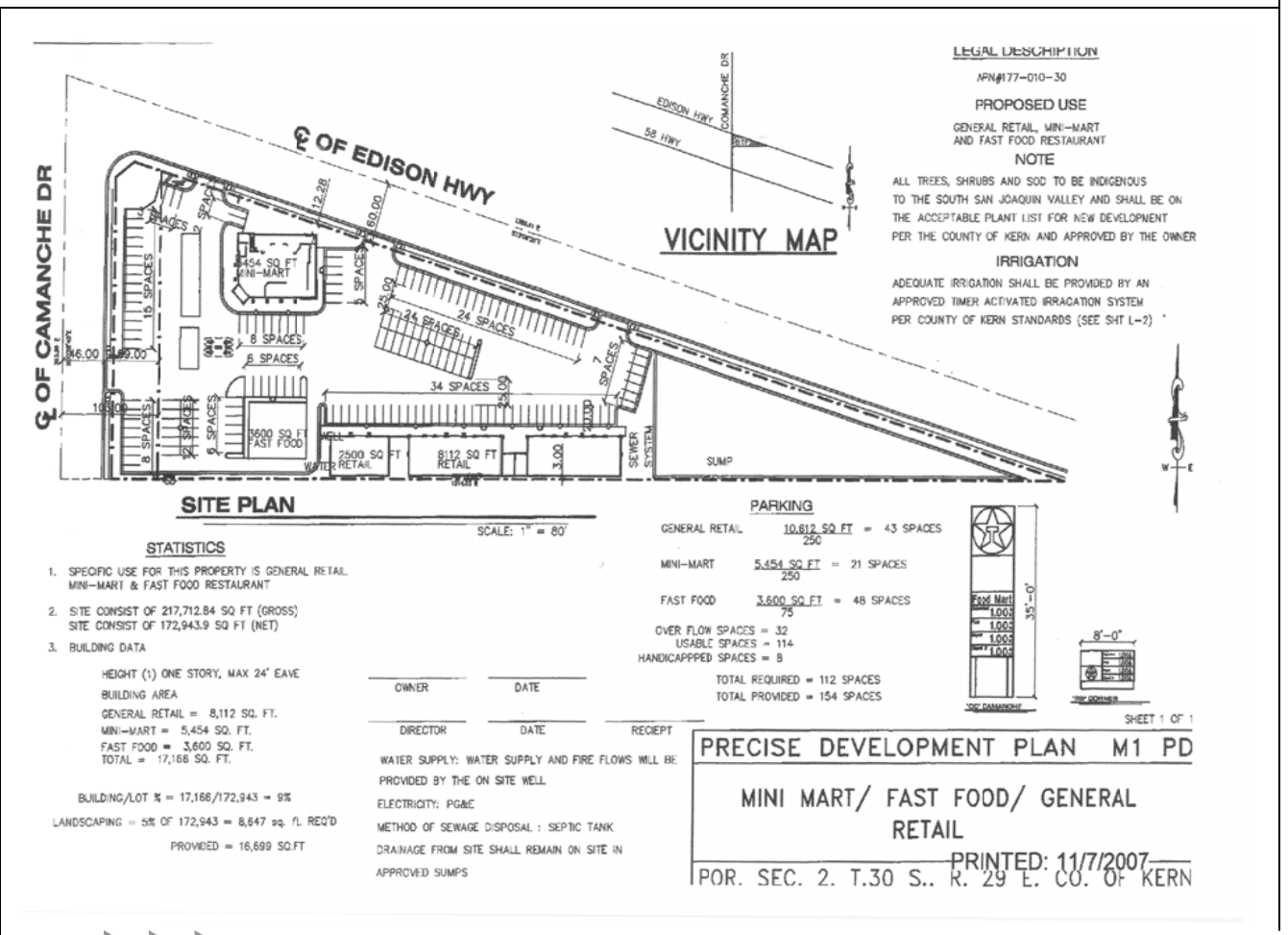
The first phase will be the completion of all off-site work. This includes underground storm drain, sewer, and water for the site. Also site grading and prep for curb and gutter will complete phase 1.

The second phase of this project is the grading and storm drain on-site. The is over 24" of fill that will be required for this site along with the relocation of 5 power polls. The last

part of the second phase is to install a fire loop so the entire site will have fire hydrant accessibility.

The third phase is the completion of the Carl's Jr. located on the north-west side of the project. This will be the first Carl's Jr. site in Delano and is scheduled for completion by the end of 2008.

The fourth and final phase will be the build out of the metal buildings. The developer wants to build the large anchor (major B) which is approximately 20,000sqft. Shell first. This anchor has not yet been determined.



## CHOMANCHE & EDISON HWY

The owner of this property decided to turn this 2.5 acres of agricultural land into commercial property.

This corner will be a main cross section for residents living in north east Bakersfield and Hwy travelers on the 58.

The corner will be anchored with a Valley Ranch Market concept. Giving customers a one stop shop for all their traveling needs along with the ability to get a bite to eat with a Subway restaurant inside.

The second phase of this project will be the build out of the 8,000 sqft. Retail center. This center will be designated for non food concepts to attract more foot traffic to the area.

The final phase will be the two individual pads. One will be a fast food concept with a drive-thru and the second will be a free standing building which the owner is negotiating with Starbucks Coffee.

The entire project has a budget exceeding 5 million dollars.

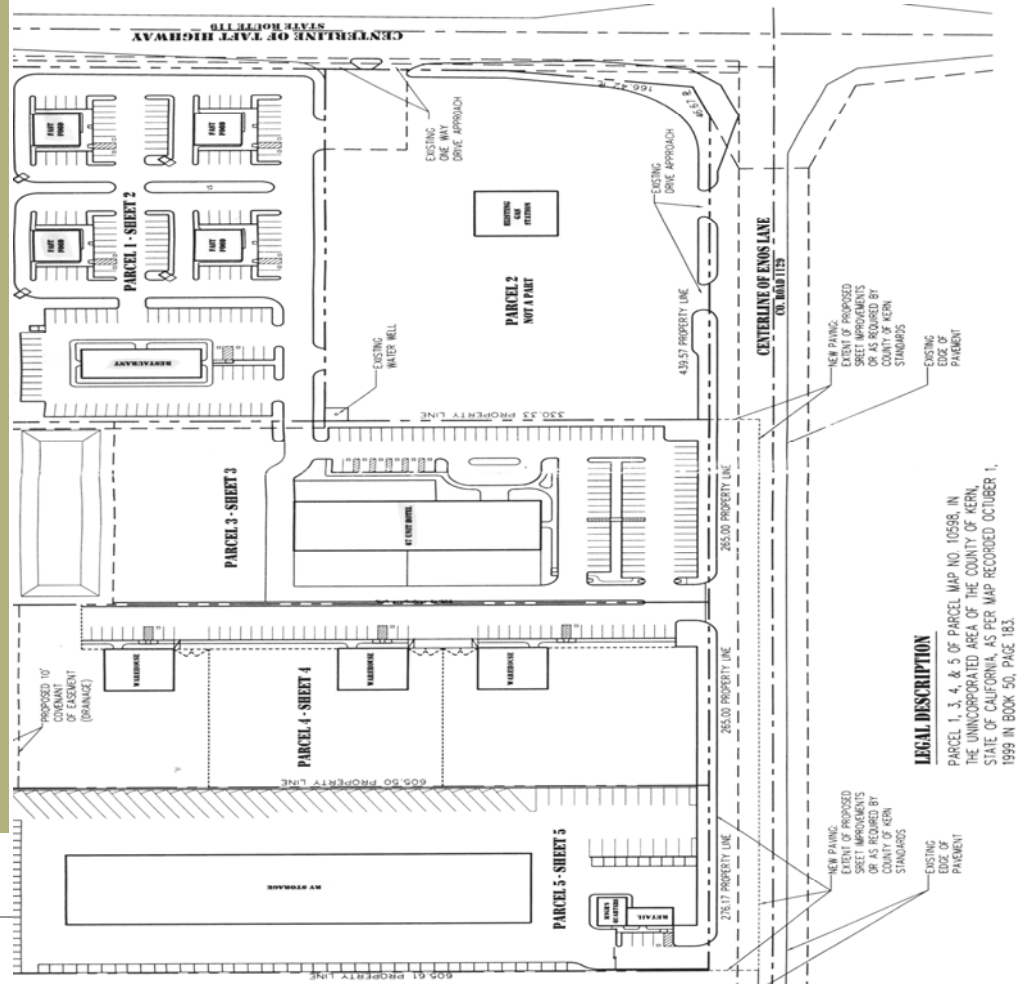
## PRASAYUS COMMERCIAL CONSTRUCTION

8200 Stockdale Hwy  
Suite M10-210  
Bakersfield Ca, 93311

Phone: 661-496-4849  
Fax: 661-367-9537  
Email:  
rick@prasayusconstruction.com  
To see more visit:  
www.prasayusconstruction.com



**Rick Jhaj**  
Owner/Operator



## HWY 43 & HWY 119

This project is breaking ground the winter of 2008. This will be a 4 phase project covering 16 acres, starting with the 10,000 sqft. Retail center located just south of the gas station.

Once the retail center is complete the second phase will be the La Quinta Inn & Suites Hotel. This is expected to be a year long project.

The third phase will move on to the mini storage which will accommodate RV & Boat storage along with your standard long term storage.

The final phase will integrate the restaurant and the fast food concepts. Currently the layout consists of a Subway sandwich shop, Taco Bell, and the owner is currently in negotiations with Starbucks and a few other national branded concepts.

The entire project is projected to have a build out cost exceeding ten million dollars.

Prasayus Commercial Construction is striving to work with developers to bring new concepts and ideas, like this one, to the city of Bakersfield.