



Advanced
RI-STAR DESIGNS
&
RI-STAR DEVELOPMENT

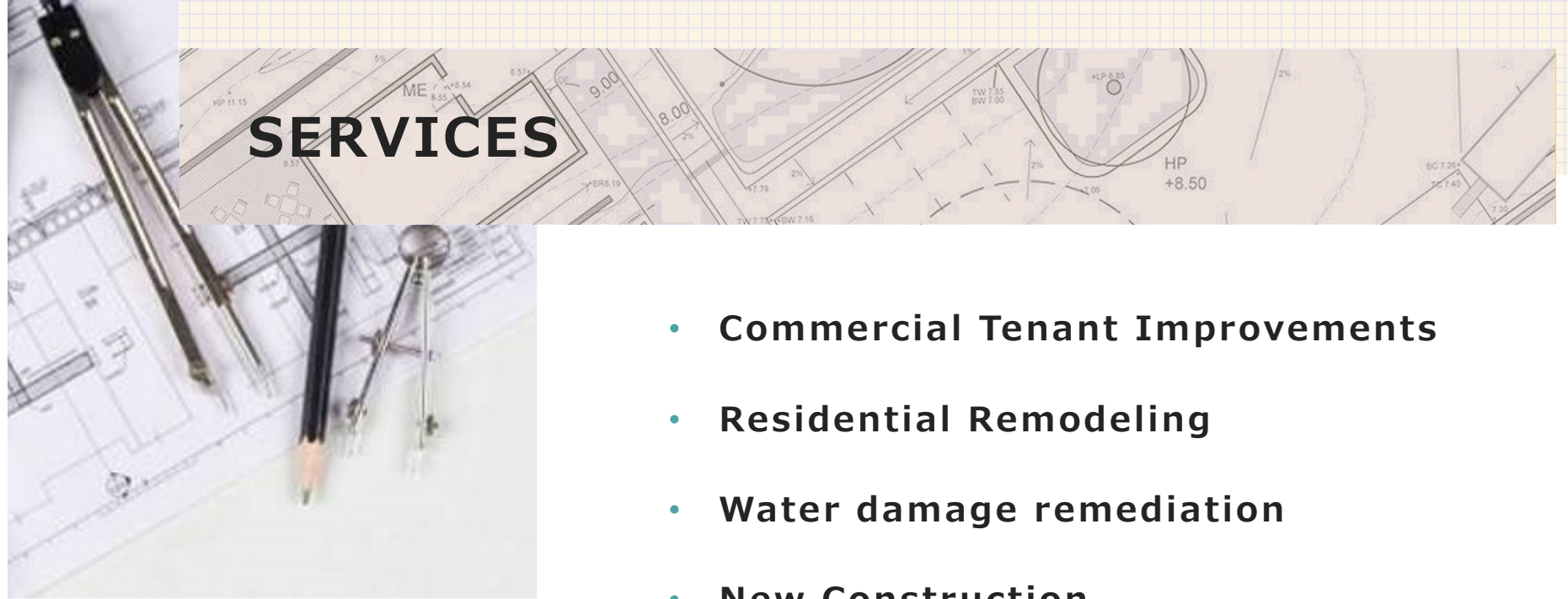
--BUILDING DESIGN-SITE PLANNING-PERMIT PROCESSING--
--CONSTRUCTION-BUDGET PLANNING-DEVELOPMENTS--

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B-2 GENERAL CONSTRUCTION
LICENSE # NV0087025
BID LIMIT \$245,000
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CONSTRUCTION

PROJECTS 2021

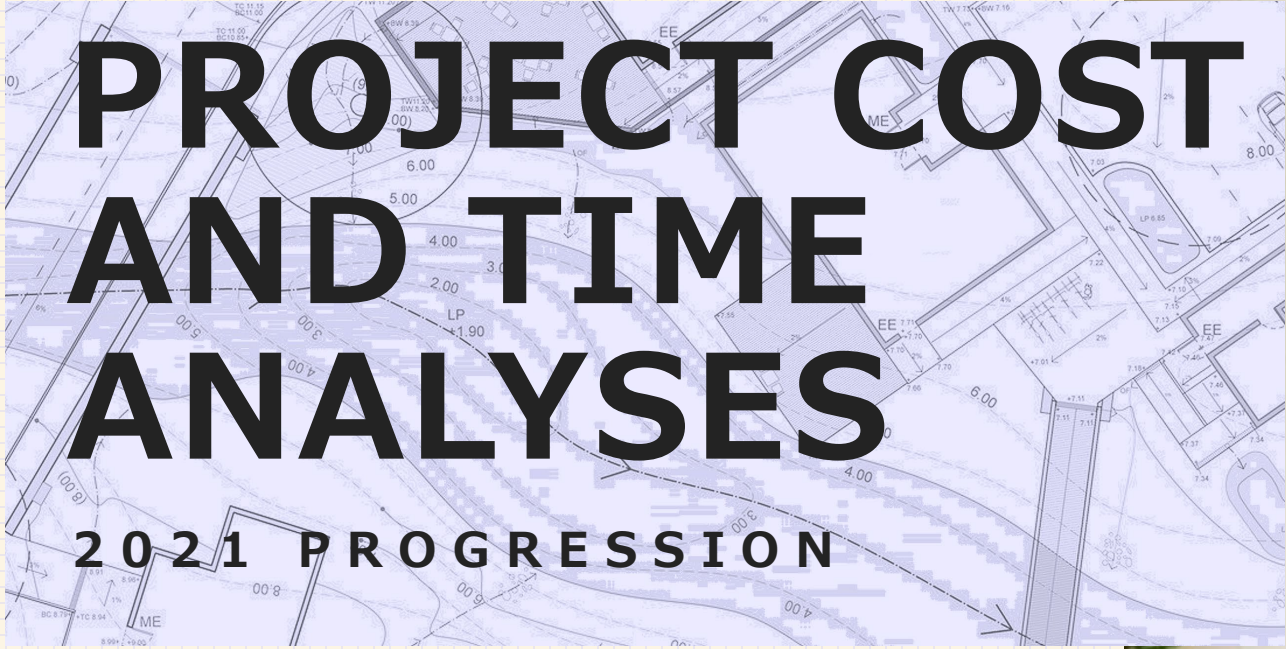


- **Commercial Tenant Improvements**
- **Residential Remodeling**
- **Water damage remediation**
- **New Construction**
- **Design-Build Services**
- **Budget Design and Planning**
- **Permit Processing**
- **High Customer Referral Rates**
- **Licensed, Bonded, and Insured**



INTRODUCTION

Here at ATSD, we pride ourselves on our customer satisfaction, talented and knowledgeable team, and on-time/on-schedule budgeting to get your project to the image of perfection you dreamed.

The background of the text is a detailed architectural site plan or topographic map. It features various lines, curves, and alphanumeric labels such as 'TC 11.10', 'BC 11.00', 'LP 1.90', 'EE 7.11', and 'ME'. Numerical values like '6.00', '5.00', '4.00', '3.00', and '2.00' are scattered throughout, likely representing elevations or dimensions. The overall color scheme is light blue and white.

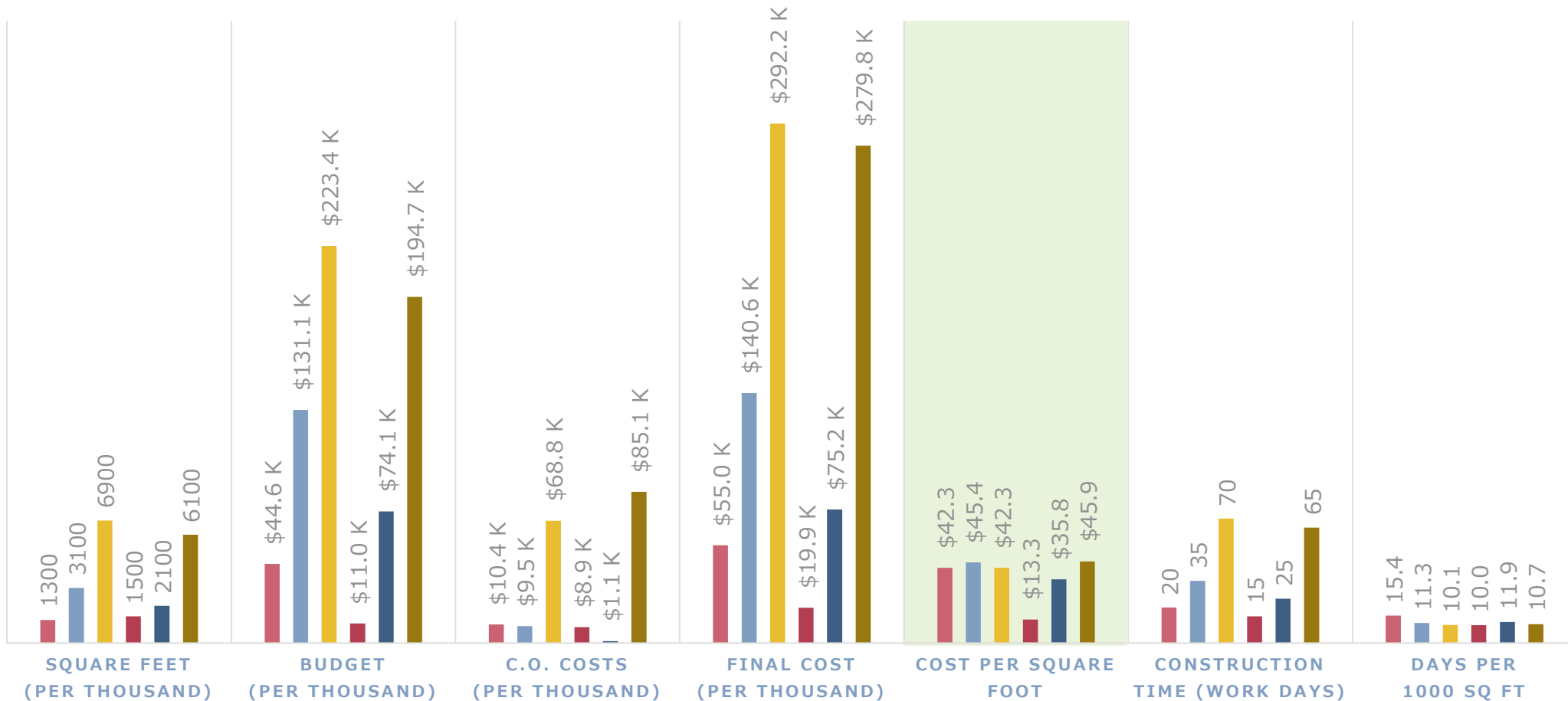
PROJECT COST AND TIME ANALYSES

2021 PROGRESSION

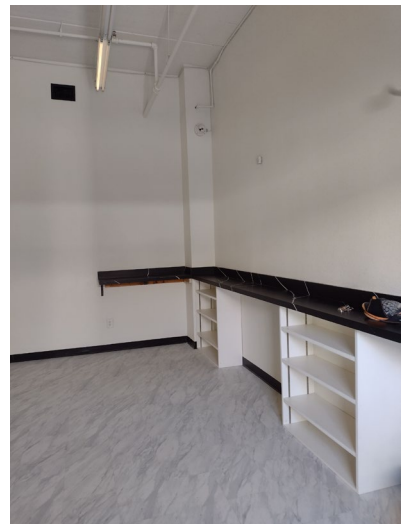
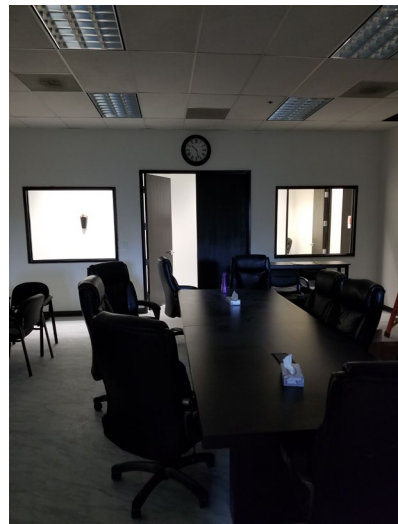
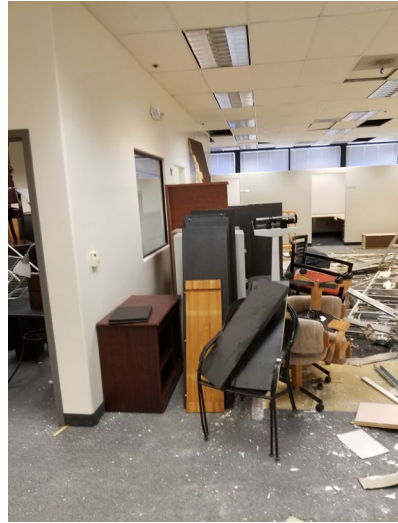


TENANT IMPROVEMENT PROJECT COST AND TIME ANALYSIS

■ 2121 E FLAMINGO
 ■ 2965 S JONES ST D
 ■ 2965 S JONES ST C
 ■ 4200 W CHARLESTON
 ■ 9748 GILESPIE ST
 ■ 1909 S JONES ST A2

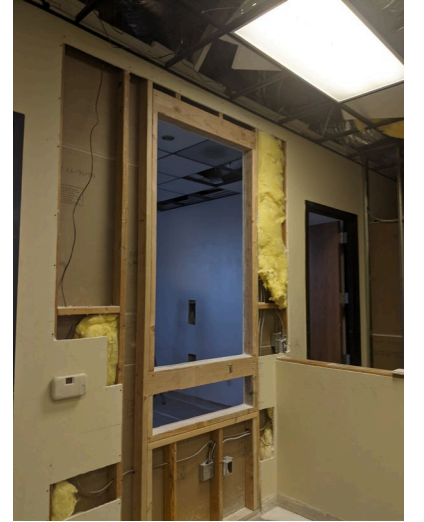


TENANT IMPROVEMENT PHOTOGRAPHIC JOURNEYS



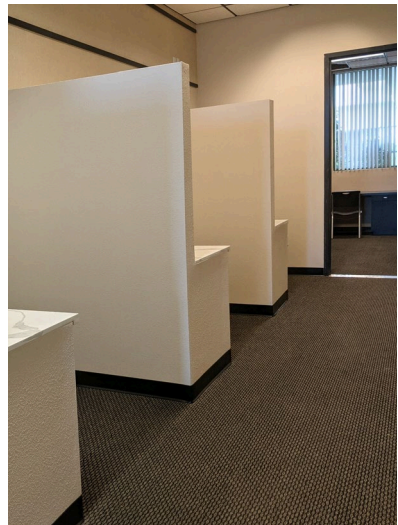
1909 S JONES – SEPARATE INTO 2 UNITS AND REMODEL

TENANT IMPROVEMENT PHOTOGRAPHIC JOURNEYS



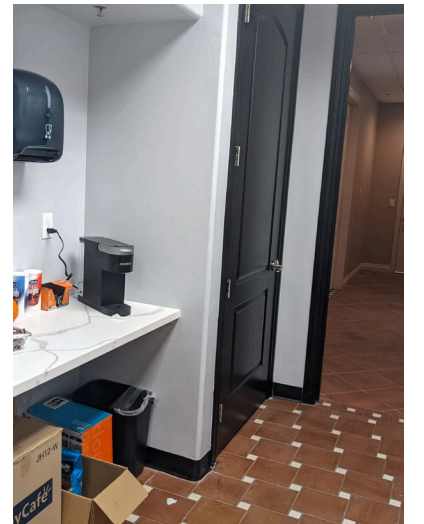
2965 S JONES ST D – SEPARATE INTO 2 UNITS AND REMODEL

TENANT IMPROVEMENT PHOTOGRAPHIC JOURNEYS



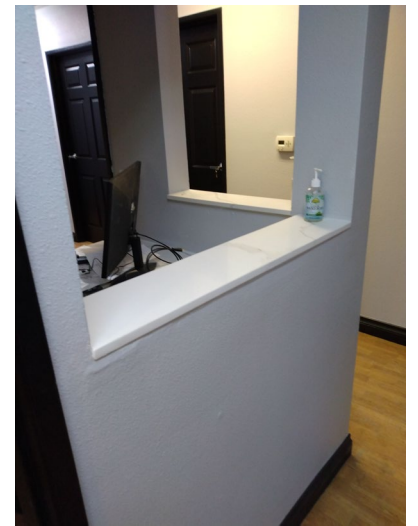
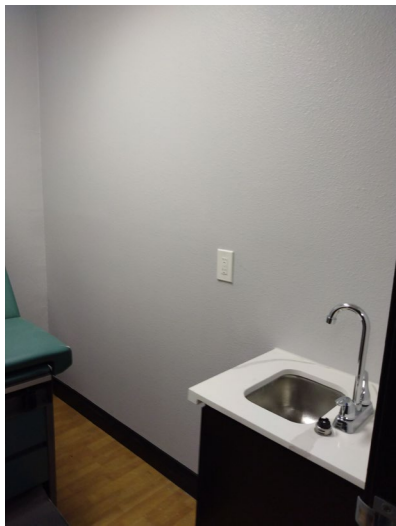
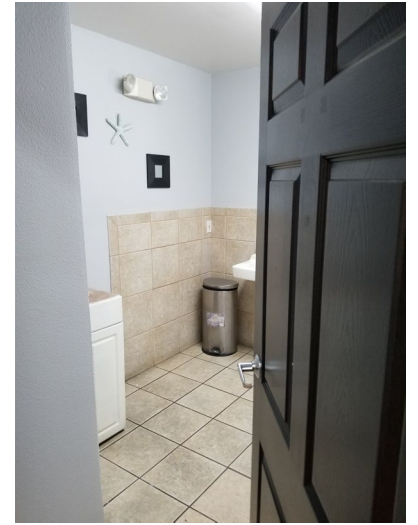
2965 S JONES ST C - REMODEL

TENANT IMPROVEMENT PHOTOGRAPHIC JOURNEYS



9748 GILLESPIE - REMODEL

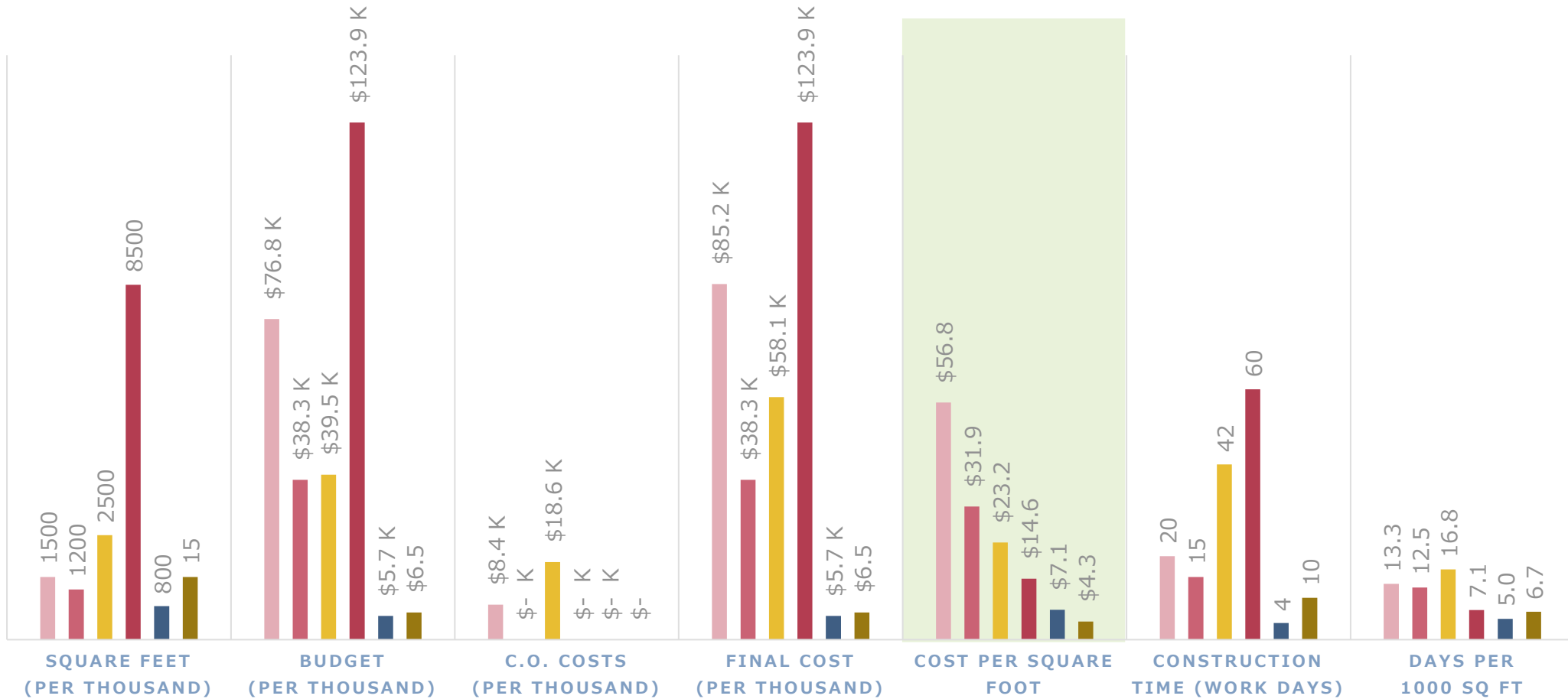
TENANT IMPROVEMENT PHOTOGRAPHIC JOURNEYS



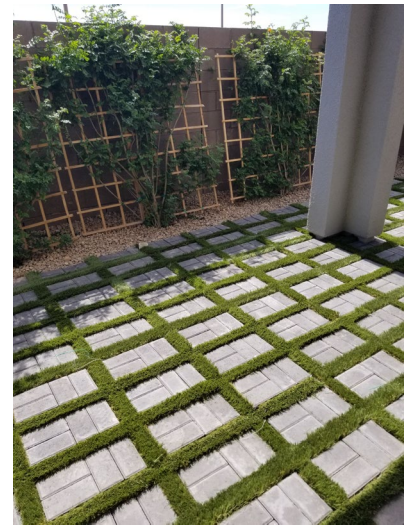
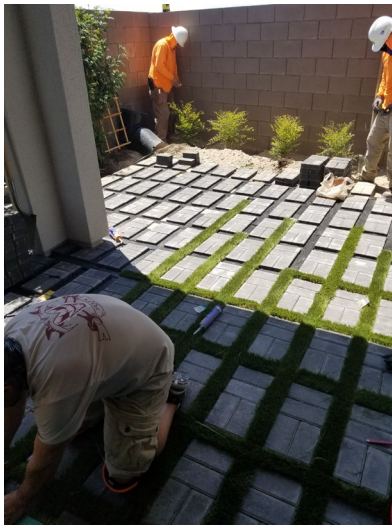
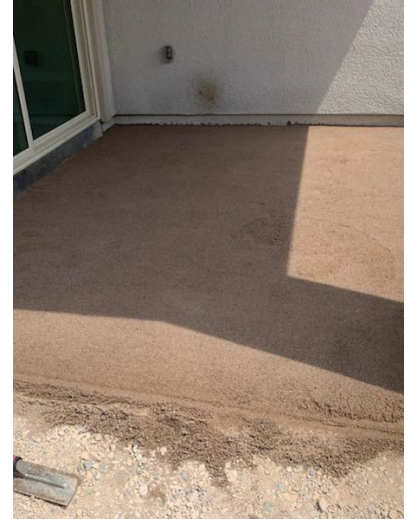
4200 CHARLESTON – REPAINT UNIT, NEW CABINETS, AND COUNTERTOPS

RESIDENTIAL PROJECT COST AND TIME ANALYSIS

- MAGNESIUM ST REMODEL
- HIGH VIEW 2 STORY PATIO
- SENEGAL HAVEN REMODEL
- EVOQ APARTMENTS REMODELS
- LAGUNA LANDING LANDSCAPE
- DSI LANDSCAPING PROJECT



RESIDENTIAL PHOTOGRAPHIC JOURNEYS



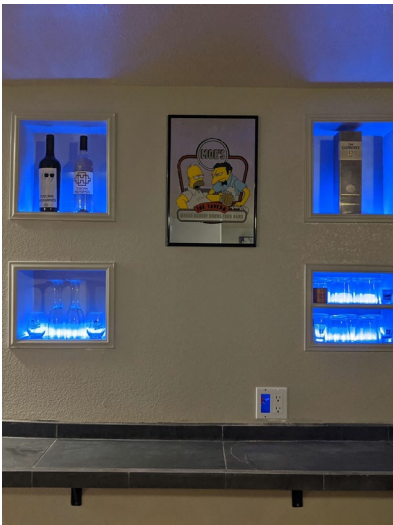
DSI LANDSCAPING – REAR YARD PAVER AND FAUX GRASS INSTALLATION

RESIDENTIAL PHOTOGRAPHIC JOURNEYS



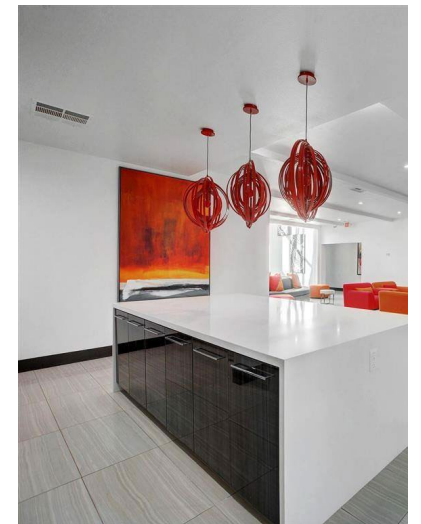
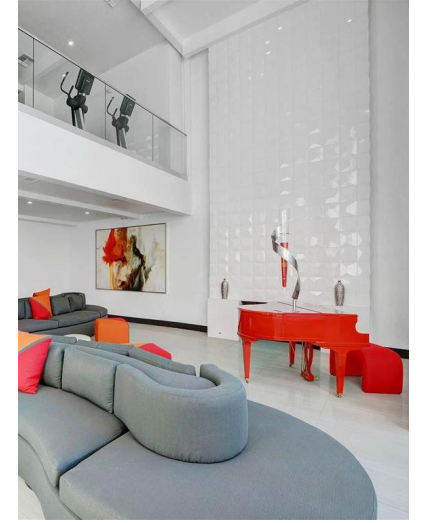
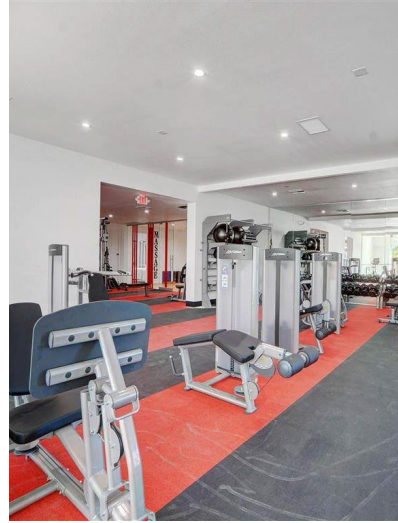
LAGUNA LANDING – REAR YARD LANDSCAPING

RESIDENTIAL PHOTOGRAPHIC JOURNEYS



MAGNESIUM ST – INTERIOR REMODEL AND FRONT LANDSCAPING

MULTI-FAMILY PHOTOGRAPHIC JOURNEYS



EVOQ Apartment Remodels



**“We Shape Our
Buildings;
Thereafter, They
Shape Us.”**

— WINSTON CHURCHILL

STRONGEST ASSETS TO OUR TEAM



Brian Nagle

General Contractor

20+ Years Design and
Construction Experience



Sara Nagle

Project Engineer

15+ Years Business
Operations



PROCESS OF OPERATIONS

Budget

The best way to get a proper Idea of what you may want, or need is to establish a budget. This aspect is key to determine the lengths to which the design process can achieve.

Design

Design process may take a few iterations and reviews. This portion of Designing your perfect area will make any space a perfect reflection of you.

Permitting

Current permit times may be frustrating to estimate depending on jurisdiction, but we will do our best to speed the process along to achieve success.

Construction

Most projects remain within budget and time but every once in awhile a great idea will populate in a client that we can't say no to. These change orders may push time or cost, but the end results are amazing.

Certifications

Once inspections are complete, a certificate of completion or a certificate of occupancy will be issued by the local agency. This is merely the beginning as ATSD will be there if there is anything that you wish to be added or modified. We are here for you!

ATSD SPECIAL CONSIDERATIONS

Other Points That ATSD Has Over Other Contractors

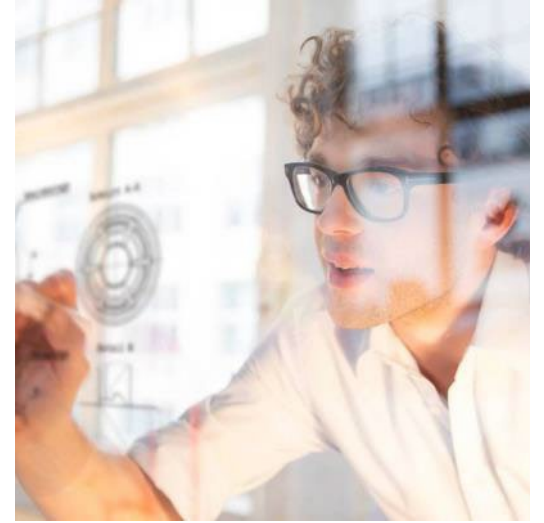
- Design-Build Services.
- Optional Architectural Design Services by partnering designers, architects, and engineers.
- Entitlements.
- Permit processing.
- Extensive backgrounds in planning, design, space planning, zoning, engineering, and others.
- Knowledge in many construction techniques.
- Extensive set of sub contractors to fit any needs.
- Working relationships with various inspectors and building plans examiners.
- Knowledge of current market available products.
- Budget designs.
- Custom design and construction.
- We work with various insurance companies as well as property management groups.
- Licensed, Bonded, and Insured.



SUMMARY

With Advanced Tri-Star Development, your satisfaction and recommendations are our first priority. Give us a call to schedule a project walk, design discussions, or even a free consultation regarding a property you're evaluating to discuss if its right for you.



A large architectural drawing of a site plan with contour lines and various annotations serves as the background for the central text.

Thank You!

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