

L/R Construction

General Contractors

Construction Managers

162 Howard Street, Framingham, Massachusetts 01702

Prequalification Documentation Information

Date: 07/24/2013

Company Information:

Company Name: *L/R Construction, Inc.*

Organization: Corporation – S

IRS EIN: 04-3371571

Website: www.lrconstruction.net

Company Address:

162 Howard Street, Framingham, MA 01702

Company Contacts:

Louis Laskey, President

Email: lou@lrconstruction.net

Phone: (508) 872-8550, Fax: (508) 872-0354

Mobile Phone: (508) 889-6385

Beth Hurney, Controller

Email: beth@lrconstruction.net

Phone: (508) 872-8550

Fax: (508) 872-0354

Detailed Division Code: **01000 General Contracting**

How many years has your organization been in business under its present business name? **16 years**

How many years has your organization been in business as a contractor? **16 years**

Under what other or former names has your organization operated? **None**

Is your firm owned and/or controlled by a parent organization? **No**

Current number of employees:

Salaried Employees: **5**

Hourly Employees: **7**

Part Time: **2**

Does your firm have any related subsidiaries? **No**

Is your company signatory to any Union? **No**

If your organization is incorporated, answer the following questions:

Date of incorporation May 14, 1997

State of Incorporation Massachusetts

President's name Louis E. Laskey

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Names, titles, ages, and length in position of Officers, Managers, or Principals:

Name	Louis E. Laskey
Title	President
Age	56
Time in Position	16 years
Ownership %	100%

Company Experience:

Are there any judgments, claims, arbitration proceedings, or suits pending or outstanding against your organization or its officers? **No**

Within the last five years has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? **No**

List the categories of work that your organization normally performs with its own forces:

Supervision, selective demolition, fine carpentry

Has your organization filed any lawsuits or requested arbitration with regard to construction contracts within the last five years? **No**

Please list major construction projects your organization has in progress giving the name of the project, owner, architect, contract amount, percent complete, and scheduled completion date:

Name of Project	Owner	Architect	Contract Amt.	% Complete
20 Hall St, Medford	Fire Equipment	Darlow Christ	950,000	2%
62 Whittemore Ave	W. R. Grace	UDA Architects	1,000,000	5%
Ballou Hall	Tufts University	Tappé	150,000	5%
730 Comm. Ave	BU	Wilson Architects	910,000	15%
RBS Citizens	Royal Bank of Scotland	Miscellaneous	120,000	60%
One Story St	Brattle St 52	BTA Architects	935,000	70%
Newton, MA	Private Residential		80,000	75%
Red Cross – Worcester	American Red Cross	MFPA	115,000	80%
1019 Comm. Ave	BU	BU In-house	155,000	90%

Licenses/References/Financials:

List jurisdictions and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers if applicable.

MA, CT, RI, NH, unrestricted MA CS43427

List jurisdictions in which your organization's partnership or trade name is filed:

MA, CT, RI, NH

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Does your company have a surety relationship? **No: Private work only, no public bidding.**

Attach a copy of your company's most current, year-end financial statements (audited if available) including balance sheet, income statement, and footnotes, which have been prepared by an external CPA.

Available upon request.

Estimating/Bid Solicitation:

Please fill out the following as completely as possible. This information will aid the estimating department in contacting our company.

Contact Person:	Louis Laskey
Title:	President
Phone:	(508) 872-8550
Fax:	(508) 872-0354
Email:	lou@lrconstruction.net
Preferred Geographic location of work:	New England Area

State Certifications:

MA Dept. of Public Safety-Board of Building Standards-Construction Supervisors Licenses.
US Green Building Council-LEED A.P.

Does your firm have a formalized Quality Assurance Manual? **Yes**

Please provide contact information for the person responsible for Quality Assurance (Q. A.).

Name:	Louis E. Laskey
Title:	President
Phone number:	(508) 872-8550

Please attach any additional information that you feel will help us determine your firm's qualifications and expertise.

Please see Appendix A, attached.

Provide Experience Modification Rate (EMR) data for the most recent six (6) years.

Please see Appendix B, attached.

Have you experienced any employee fatalities within the past 10 years? **No**

Do you plan to employ sub tier contractors? If yes, please attach all information for each contractor.

Please see Appendix C, attached.

Does your company have a written Health & Safety program? **Yes**

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Will the safety representative make periodic and unannounced visits to the project site? **Yes**

If yes, please provide contact name and telephone number. **Louis Laskey (508) 889-6385**

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Prequalification Package

Quality Assurance Manual

The format for managing, maintaining, and implementation of a comprehensive Q. A. program, is based on the requirements and standard operating procedures of 3 of our clients (Fidelity Investments, Royal Bank of Scotland dba Citizens Bank, and Tufts University) with whom we have had contractual relationships which in the aggregate exceed 28 years.

Our program(s) is conceptually not dissimilar to the key benchmark items which are found in numerous pre-packaged market based construction specific software packages like Procure and others.

The key aspects of the **Q. A.** and **zero punch list** targeted processes include, but are not limited to the following logs, reports, and other management tools:

- Owner and subcontract and C. O. logs (all real time updates w/ key person distribution lists...typical)
- RFI interactive log
- Schedule, macro, and micro for trade specific units based on C.S.I format
- Email tracking
- Bench mark processes, sign off / review of all sub trade stake holders
- Bench mark processes, sign off / review of all MEP/FP owner based agents
- Documentation / photo / daily reports, etc.
- Meeting minutes, distribution w/ signoff by all stakeholders of key items in agreement
- Open benchmark items referenced above to be integrated into macro / micro schedule for target date completion in conformance w/ schedule and punch list avoidance
- All open items mentioned above (possible punch list) are tracked on separate log and tied to weekly mtg. minutes previously mentioned until completed

The above is not intended to be comprehensive, but is outlined for conceptual purposes.

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Appendix A

Prequalification Package

A cursory review of random sampling of our client's testimonials, immediately speaks to our success in building and maintaining **very long term relationships** with **nationally recognized leaders** in their fields. These include:

1. **Fidelity Investments (16 yrs.)**, with whom we have been selected and re-selected for 8, 2 year cycles to be their C.M. on their 1MM (1,000,000) SF facility in Marlboro, MA. The majority of our work there consists of office suites, upgrades, other T. I. improvements, fit ups, and food service upgrades

AND

2. **Boston University (20 yrs.)**, where we have worked on dozens of lab spaces, offices, and other educationally programmed spaces

AND

3. **The American Red Cross (15 yrs.)**, where we have worked in their New England Corporate Center and satellite locations throughout the Northeast, including labs and office upgrades

AND

4. **Tufts University (12 yrs.)**, where we have built ground up structures for their athletic and religious departments, labs, offices, and numerous other academic build out programming spaces.

Our efforts and results in providing quality valued based construction services for these exacting and quality driven clients is the best matrix to use in evaluating our core attitude towards client based, quality, transparent, and team based construction projects.

Detailed project management and site supervision is a standard procedural aspect of all *L/R Construction* projects, which **we purposefully limit to a geographic radius of 100 miles** from our office.

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Appendix B

L/R Construction safety workers compensation experience modification factor during the immediately preceding (6) six year period is .95. This is below the industry norm.

Our agent for the past 15 years has been Hub International. Suzanne Bailey, Vice President, is our contact there. They can be reached at the following address:

299 Baladville Street
Wilmington, MA 01887

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Appendix C

Prequalification Package

Sub-Tier Contractors

L/R Construction, Inc. is an unrestricted G.C. / C.M. licensed firm. Approximately 80% of our work is typically done by vetted / screened sub-contractors, the vast majority with which we have had multi year relationships. We pro-forma confirm that each vendor / sub-contractor has insurance coverage limits which are in compliance with all bid documents and that their W-9 is on file.

Furthermore, they are required to review our Health & Safety protocols, and to confirm that they, at minimum, will adhere to its guidelines.