



CAPABILITY STATEMENT

General Contractor

Residential & Commercial Construction · Established 2020

11 Walnut Street
Assonet, MA 02702

(508) 269-2131

mbicho@southcoastbuildingllc.com

southcoastbuildingllc.com

\$8.1M

COMPLETED
SINCE 2020

250+

PROJECTS
DELIVERED

92

CLIENTS
SERVED

\$1.95M

MBTA WINDOW PROGRAMS
41 PROPERTIES

65+

YEARS COMBINED
EXPERIENCE

WHO WE ARE

Southcoast Building LLC is a full-service Massachusetts general contractor serving commercial and residential clients across Southeastern Massachusetts. Since 2020 we have completed **\$8.1 million** in work across 250+ projects, from 13-building apartment community envelope renovations to complete custom homes.

We deliver complete projects — ground-up construction through final finishes. Excavation, framing, envelope, mechanicals, interior finishes: whatever the job requires, it comes under one contract with one point of accountability. We self-perform the trades listed below with our own crew and deliver the balance through an established subcontractor bench we have run for years, with the field discipline required to work inside occupied buildings.

WHAT WE SELF-PERFORM

Windows & Doors	Our highest-volume trade. New construction and replacement; vinyl, wood and aluminum; sound-mitigation and energy-rated assemblies; occupied-building and multi-story installation. \$1.9M performed across 47 properties.
Flooring	Tile, LVP, carpet, and site-finished hardwood — installed, sanded and finished by our own crew.
Interior Finish Carpentry	Trim, interior doors, casework installation, stairs and railings.
Carpentry & Demolition	Structural repairs, decks, interior demolition and reconfiguration.
Excavation	Foundation dig and backfill; basement floor sealing.

DELIVERED THROUGH OUR SUBCONTRACTOR BENCH

Run under our contract, supervision and schedule, with SCB carrying the coordination, quality and warranty:
Framing · Siding and exterior trim · Asphalt roofing · Blueboard and plaster · Painting · Gutters · Foundations and flatwork · Electrical, plumbing and HVAC

Outside our scope entirely: flat/TPO and single-ply roofing, structural steel, masonry, curtainwall/storefront glazing, elevators, and sitework.

WHY OWNERS AND GENERAL CONTRACTORS CHOOSE US

- **Whole-project delivery.** New construction, additions, ADUs and gut renovations taken from excavation through punch list — we carry the schedule, the trades and the warranty.
- **Proven at program scale.** \$1.9M of window work across 47 properties, including two MBTA sound-mitigation programs — 40 homes plus an occupied six-story building — on public-program schedules and documentation.
- **Occupied-building experience.** Windows replaced with residents in place; interior renovation and unit turns on active properties without displacing tenants.
- **Multi-building production capacity.** A 13-building, 175-unit exterior renovation delivered building by building, managed start to finish.
- **Real project controls.** Job-costed budgets, documented change orders, daily field logs with photos, certificates and lien waivers on schedule.
- **Owner-level attention.** Both principals are on the work; you deal with a decision-maker, not a message relay.

LEADERSHIP

Roy Cabral Managing Member — Operations	39 years building. Runs all field operations, crews and subcontractors; on site daily.
Michael Bicho Managing Member — Business	35 years business and finance, including Fortune 50. Estimating, contracts, project controls and client relations.

COMPANY DATA

LEGAL NAME

Southcoast Building LLC

ESTABLISHED

2020 — Westport, MA

STRUCTURE

Massachusetts LLC — 2 members

BUSINESS SIZE

Small Business

NAICS

**236118 · 238350 · 238170
238310 · 236115**

LICENSES & INSURANCE

MA CONSTRUCTION SUPERVISOR

CS-116317

MA HOME IMPROVEMENT
CONTRACTOR

203047

GENERAL LIABILITY

In force — COI on request

WORKERS' COMPENSATION

In force — MA compliant

BONDING

Available — by project

REPRESENTATIVE WORK

\$902K · Somerville, MA

Sound-mitigation window replacement, occupied six-story building — MBTA Green Line Extension.

\$933K · 175-Unit Community

Full exterior renovation, 13 buildings — vinyl siding, trim, decks; phased by building.

\$1.05M · 40 Homes

MBTA South Coast Rail sound-mitigation window program, 2023–2026, delivered property by property.

GEOGRAPHY

Core market: Bristol & Plymouth Counties, MA — Westport, Dartmouth, New Bedford, Fall River, Acushnet, Fairhaven, Mattapoisett, Freetown, Marion, Wareham, Taunton.

Statewide for window and envelope packages of scale.

YEARS	PROJECT / SCOPE	CLIENT	LOCATION	VALUE
COMMERCIAL & MULTIFAMILY				
2022–2023	Full exterior renovation, 13 buildings / 175 units — vinyl siding, PVC trim, decks, AC grates	Faire Harbor Landings	New London, CT	\$933,410
2023–2025	Sound-mitigation window replacement (MBTA Green Line Extension), remediation and non-program windows — occupied 6-story building	Gilman Square Assoc. / Pearl Street Park	Somerville, MA	\$902,400
2021–2022	Exterior siding, PVC trim and asphalt roofing	Tower Hill Landings	Middletown, RI	\$185,723
2021	Exterior siding, windows and interior remodel — three-family	219 Acushnet Ave	New Bedford, MA	\$114,585
2024	Exterior renovation, two waterfront buildings	Salters Point Improvement Assoc.	Dartmouth, MA	\$153,210
2022–2024	Exterior doors (8 buildings), iron railings, interior paint 5 units, pool house paint, unit renovations	River Park Landings	Middleboro, MA	\$105,821
2024	Commercial building envelope — siding and trim	Hydrograss Technologies Inc.	Southeastern MA	\$82,350
2021–2022	Exterior PVC trim, cedar shingles, sheetrock and plaster	Aquidneck Crossing, LLC	Middletown, RI	\$80,785
2021–2023	Commercial rubber roof and building repairs	Aquidneck Commerce Center LLC	Middletown, RI	\$71,841
2022–2024	Sheetrock, plaster and paint — 10 apartments; soffit repairs	Southcoast Landings	Fall River, MA	\$57,340
2021	Exterior siding and decks	Torchlight Properties	Newport, RI	\$46,274
2021–2024	Two clubhouse buildings — exterior renovation and ramp repair	Westport Yacht Club	Westport, MA	\$42,400
2023	Roofing and building repairs, two sites	Whaling City Solar LLC	New Bedford / Westport, MA	\$22,600
MBTA SOUND-MITIGATION WINDOW PROGRAMS — \$1.95M ACROSS 41 PROPERTIES				
2023–2026	Sound-mitigation window and door replacement — 40 individual homes delivered under the MBTA South Coast Rail program; avg. \$26,262 per property, peak year 2024	40 program property owners References on request	Fall River / New Bedford / Freetown / Berkley / Taunton, MA	\$1,050,461
RESIDENTIAL — NEW CONSTRUCTION, ADDITIONS & ADUS				
2022	New construction — custom colonial, 3,000 SF on owner's lot	Legacy Lane	Westport, MA	\$599,108
2026	New construction — split-level spec home, incl. change orders	63 Brandt Ave	Dartmouth, MA	\$502,215
2025	Whole-house addition, deck and repairs	Flynn-Munzing	Southeastern MA	\$502,120
2026	ADU over garage, incl. garage foundation	Rapoza	Westport, MA	\$355,920
2021	New construction — ranch, 1,200 SF on owner's lot	Pine Hill Rd	Westport, MA	\$326,602
2025	Accessory dwelling unit — complete build	Robert	Southeastern MA	\$286,900
2024–2025	Three-story building — full interior renovation, floor by floor	Alves	Southeastern MA	\$299,258
2024–2025	Windows, siding, deck and exterior renovation	15 Kennedy St	Southeastern MA	\$248,190
2026	Garage addition with bonus room	Rego	Dartmouth, MA	\$229,560
2026	Accessory dwelling unit — complete build	Anderson	Southeastern MA	\$213,525
2022–2024	Addition and deck	44 Bayview	Fall River, MA	\$201,046
Total completed work, 2020 – August 2026 (92 clients, 250+ individual projects; table above shows selected projects)				\$8,107,336

Years shown are invoicing periods. Contract values are booked revenue from company accounting records through August 13, 2026, and include change orders. Client references, certificates of insurance, W-9, and license copies furnished on request. Southcoast Building LLC | 11 Walnut Street, Assonet, MA 02702 | (508) 269-2131 | southcoastbuildingllc.com