

Residential Construction

New Construction · Additions · Accessory Dwelling Units · Established 2020

(508) 269-2131
mbicho@southcoastbuildingllc.com
southcoastbuildingllc.com**\$8.1M**COMPLETED
SINCE 2020**250+**PROJECTS
DELIVERED**92**CLIENTS
SERVED**13**ADU FEASIBILITY
STUDIES COMPLETED**65+**YEARS COMBINED
EXPERIENCE

WHO WE ARE

Southcoast Building LLC is a full-service Massachusetts general contractor building for homeowners across Southeastern Massachusetts. Since 2020 we have completed **\$8.1 million** in work across 250+ projects — custom homes on owners' lots, whole-house additions, accessory dwelling units and complete interior renovations.

One contract, one number, one point of accountability. Excavation, foundation, framing, envelope, mechanicals, interior finishes: whatever your project requires comes under a single contract with us. We self-perform eight trades with our own crew — excavation and framing straight through to finish carpentry — and deliver the balance through a subcontractor bench we have run for years. Both principals are on the work.

WHAT WE BUILD

New Construction	Custom homes on your lot — ranch through 3,000 SF colonial. Site work and foundation through final finishes, on a fixed contract.
Additions	Whole-house additions, second stories, garage additions with bonus rooms, dormers and decks — including the structural work to tie new to old.
Accessory Dwelling Units	Detached units, units over an existing or new garage, attached additions, and basement conversions. Feasibility through certificate of occupancy.
Renovation	Gut and floor-by-floor interior renovation, kitchens and baths, reconfiguration, and full exterior packages — windows, siding, roofing and decks.

THE ADU PROGRAM — A FREE STUDY BEFORE YOU SPEND A DOLLAR

Massachusetts now allows accessory dwelling units by right in most single-family zoning districts (760 CMR 71.00). Southcoast performs **ADU feasibility studies under the Massachusetts Housing Partnership program — free to the homeowner and not conditioned on hiring us for anything.**

It answers what decides the project before design money moves: whether your zoning allows it and by what route; whether your septic or sewer will carry another bedroom; where the unit can sit once setbacks, coverage and wetlands are applied; what the gross floor area calculation permits against the 900 sq ft cap; and what each viable scheme costs. **Thirteen studies completed**, with verified zoning research on file for **25 Southeastern Massachusetts towns**.

WHAT WE SELF-PERFORM

Excavation	Foundation dig and backfill; basement floor sealing.
Framing & Structural	Floor systems, walls and roof framing; structural repair, interior demolition and reconfiguration of existing homes.
Masonry	Steps, landings, walkways, veneer and chimney work.
Siding & Exterior Trim	Vinyl, cedar and PVC siding and trim, soffit and fascia — including full exterior packages on occupied homes.
Windows & Doors	Our highest-volume trade — \$1.9M performed across 47 properties. New construction and replacement; vinyl, wood and aluminum; sound-mitigation and energy-rated assemblies.
Decks, Decking & Railings	Deck framing through finish decking and railings — pressure-treated, composite and PVC systems.
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.

DELIVERED THROUGH OUR SUBCONTRACTOR BENCH

Run under our contract, supervision and schedule, with SCB carrying the coordination, quality and warranty:

Asphalt roofing · Blueboard and plaster · Painting · Gutters · Foundations and flatwork · Electrical, plumbing and HVAC

Every subcontractor on your job carries their own workers' compensation and general liability, documented before they set foot on the property.

COMPANY DATA

LEGAL NAME

Southcoast Building LLC

ESTABLISHED

2020 — Westport, MA

STRUCTURE

Massachusetts LLC — 2 members

PRINCIPALS ON SITE

Both — every project

LICENSES & INSURANCE

MA CONSTRUCTION SUPERVISOR

CS-116317MA HOME IMPROVEMENT
CONTRACTOR**203047**

GENERAL LIABILITY

In force — COI on request

WORKERS' COMPENSATION

In force — MA compliant

SUBCONTRACTORS

Own WC + GL — verified

REPRESENTATIVE WORK

\$599K · Westport, MA

New construction — custom colonial, 3,000 SF, built on the owner's lot.

\$502K · Southeastern MA

Whole-house addition with deck and structural repairs to the existing home.

\$356K · Westport, MA

Accessory dwelling unit over a garage, including the new garage foundation.

GEOGRAPHY

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

ADU program: 25 Southeastern Massachusetts towns with verified zoning research on file.

FREE ADU FEASIBILITY STUDY

southcoastbuildingllc.com/
free-adu-feasibility-study/

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Process & Completed Work

Residential projects, 2020–2026

HOW A PROJECT RUNS

1 • Walkthrough	Both principals walk the property. We measure before we price — no square-foot number until the tape has been on it.
2 • Plans	A real proposal needs drawings. If you don't have a set, we point you at the designers and engineers we work with and tell you what that step actually costs.
3 • Scope & selections	A written scope of work and a selection sheet. Allowances are shown at our cost, so you can see exactly what we're carrying for tile, fixtures and finishes.
4 • Code review	Every takeoff and every subcontractor quote is reviewed against the Massachusetts Residential Code (780 CMR, 10th Edition) — energy code, Title 5 and ADU regulations included — before you see a price.
5 • Fixed proposal	One number on a defined scope, not a range. Documented allowances, a payment schedule tied to milestones, and 60-day validity.
6 • Build	Job-costed budget, a published schedule, daily field logs with photos, and change orders priced and signed <i>before</i> the work happens — never discovered on the final invoice.
7 • Close-out	Punch list walked with you, lien waivers, and warranty.

WHY HOMEOWNERS 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. You manage no one.
- **A number, not a range.** We don't hand you a spread and settle up later. Defined scope gets a fixed price with the allowances written down.
- **Conservative estimating.** Where two costs exist for the same activity, we carry the higher one. It is why our final numbers land where the proposal said they would.
- **Code handled before it becomes your problem.** Permits, inspections, energy code and Title 5 are ours to run, and reviewed internally before pricing rather than at the inspection.
- **Financing introductions.** Most ADU and addition projects are funded from home equity. We work with BayCoast Bank and can make an introduction. We never quote rates or terms — that conversation is yours.
- **Owner-level attention.** Both principals are on the work; you deal with a decision-maker, not a message relay.

NEXT STEP

Thinking about an ADU? Start with the free feasibility study — it costs you nothing and it is not conditioned on hiring us.

southcoastbuildingllc.com/free-adu-feasibility-study/

Addition or new home? Call and we will walk the property with you — no charge.

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COMPLETED RESIDENTIAL PROJECTS

YEARS	PROJECT / SCOPE	LOCATION	VALUE
NEW CONSTRUCTION			

2022	Custom colonial, 3,000 SF on owner's lot	Westport, MA	\$599,108
2026	Split-level home, incl. change orders	Dartmouth, MA	\$502,215
2021	Ranch, 1,200 SF on owner's lot	Westport, MA	\$326,602

ADDITIONS

2025	Whole-house addition, deck and repairs	Southeastern MA	\$502,120
2026	Garage addition with bonus room	Dartmouth, MA	\$229,560
2022–2024	Addition and deck	Fall River, MA	\$201,046

ACCESSORY DWELLING UNITS

2026	ADU over garage, incl. new garage foundation	Westport, MA	\$355,920
2025	Accessory dwelling unit — complete build	Southeastern MA	\$286,900
2026	Accessory dwelling unit — complete build	Southeastern MA	\$213,525

RENOVATION & EXTERIOR PACKAGES

2024–2025	Three-story home — full interior renovation, floor by floor	Southeastern MA	\$299,258
2024–2025	Windows, siding, deck and exterior renovation	Southeastern MA	\$248,190
2021	Siding, windows and interior remodel — three-family	New Bedford, MA	\$114,585

Selected residential projects shown above **\$3,879,029**

Total completed work, all sectors, 2020 – August 2026 (92 clients, 250+ projects) **\$8,107,336**

ADU FEASIBILITY STUDIES COMPLETED — 13 PROPERTIES

Attleboro · Bridgewater · Brockton · Dartmouth (4) · Lakeville · Raynham (2) · Seekonk · Wareham · Westport. Every study covers zoning route, wastewater capacity and design flow, wetlands and flood, gross floor area against the 900 sq ft cap, siting options, and a costed scheme for each viable route. **Free to the homeowner under the Massachusetts Housing Partnership program, with no obligation to hire Southcoast for design or construction.**

LEADERSHIP

Roy Cabral Construction Manager	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.