

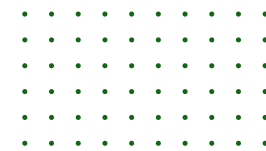
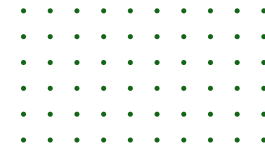


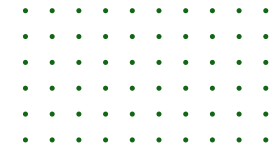
COMPANY PRESENTATION

# GENERAL CONTRACTOR

COMMERCIAL . MULTI-FAMILY . HOSPITALITY . RESIDENTIAL

Building with Quality and Integrity in Mind





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# WHO WE ARE

## Company Overview:

- Family-owned construction services company based in Modesto, California.
- Established in 2006 by Art Arias.

## Our History:

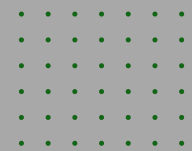
- Nearly two decades of delivering successful projects through innovation and advanced construction techniques.
- Committed to helping clients build projects that meet and exceed high standards.

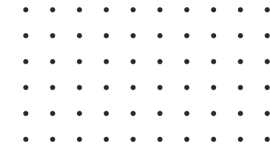
## Divisions:

- Framing
- Component manufacturing for Trusses and Walls Prefabrication
- General Contracting

## Commitment to Quality:

- Success is built on hiring the most qualified staff.
- Employees undergo rigorous, ongoing training to enhance skills and trade knowledge.





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# ART ARIAS

P R E S I D E N T  
C H I E F E X E C U T I V E O F F I C E R

## **Industry Experience:**

- Over 27 years in the commercial and residential framing, and general contracting industry.
- Expertise in managing complex construction projects from inception to completion, ensuring quality and efficiency in all phases of the build.

## **Professional Background:**

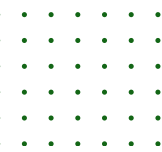
- Experienced in leading framing operations and improving operational workflows for both large-scale and residential projects.

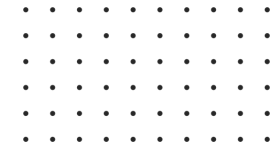
## **Industry Relationships:**

- Long-standing connections with suppliers, equipment manufacturers, design professionals, developers, and building officials.

## **Leadership & Expertise:**

- Recognized for hands-on leadership and a deep understanding of framing and general contracting processes.
- A trusted authority in commercial and residential construction, known for delivering innovative solutions and maintaining high standards of craftsmanship.





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# SEAN ANDERSON

EXECUTIVE VICE PRESIDENT &  
CHIEF OPERATING OFFICER

## Experience:

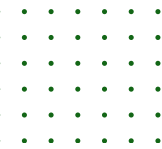
- Over 25 years of expertise in commercial, residential, and institutional construction.
- Specializes in operations, project management, and business development.
- Skilled in preconstruction services, design-build collaboration, and LEED-certified projects.

## Leadership & Skills:

- Recognized for leadership, client-focused service, and operational excellence.
- Known for work ethic, problem-solving abilities, and team-building skills.
- Detail-oriented and proactive in managing diverse construction projects.

## Reputation:

- Earned a strong reputation among colleagues and industry leaders.
- Dedicated to quality, innovation, and sustainable construction solutions.
- Builds long-lasting relationships through exceptional service and results.





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# MISSION & VISION

## Mission:

- Transform clients' visions into reality using expertise in framing, component manufacturing for trusses and walls prefabrication, and general contracting.
- Ensure every project is executed correctly by staffing divisions with highly skilled personnel.
- Prioritize hiring the most qualified staff and provide rigorous, ongoing training to enhance skills and trade knowledge.

## Vision:

- Continuously elevates the standards of construction innovation and craftsmanship since 2006.
- Commit to advancing the skills and experience of employees who bring projects to life.

*"We can confidently build projects that exceed our clients' goals by following our two guiding principles: high-quality craftsmanship and integrity."*

**ART ARIAS**  
President

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# OUR CORE VALUES

## CRAFTSMANSHIP

01.

- Dedicated to delivering high-quality projects through a combination of proven techniques and the latest construction innovations.
- Every team member is committed to ensuring exceptional craftsmanship in every project.

## COORDINATION

02.

- Our team collaborates closely with all construction partners to ensure projects are delivered on time and on budget.
- Built lasting relationships with clients and subcontractors through constant communication and teamwork since 2006.

## CLIENT FOCUS

03.

- Dedicated to helping clients achieve their objectives through clear communication.
- Built a strong reputation for consistent client engagement from start to finish.





# OUR EXPERTISE

## **Commercial Projects:**

- Expertise in delivering high-quality construction services for various commercial establishments, ensuring projects meet both functional and aesthetic needs.

## **Multi-Family Projects:**

- Specializing in multi-family developments, with experience in creating functional, well-designed spaces that cater to the needs of modern living.

## **Hospitality Projects:**

- Skilled in building hospitality spaces that offer comfort, luxury, and efficiency, tailored to meet the demands of the hospitality industry.

## **Residential Projects:**

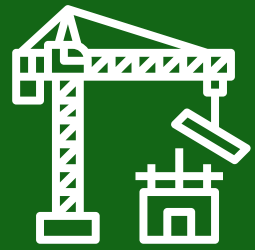
- Dedicated to providing residential construction services that turn visions into reality, with a focus on detail, quality, and client satisfaction.

## **In-House Concrete and Framing:**

- Concrete and framing services are completed by our in-house team, ensuring quality control, consistency, and timely completion across all projects.

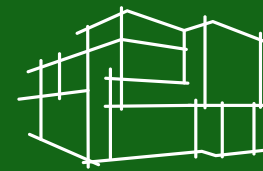
Each of our divisions works seamlessly together to bring your projects to life, utilizing the latest techniques and a team of highly trained professionals to ensure the highest standards of excellence.

# OUR SERVICES



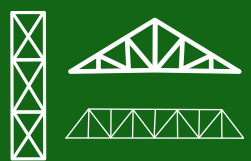
## General Contracting

Full-service general contracting, managing all aspects of construction projects from start to finish.



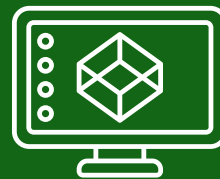
## Framing

Structural foundation for all types of buildings, ensuring precision and durability in every project.



## Truss Manufacturing

Precision-engineered wood roof and floor trusses for commercial and multifamily projects.



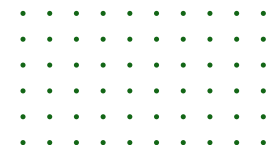
## In-house 3D Design

Seamless integration of CAD designs for efficiency.



## Prefabricated Walls

Faster, cost-effective solutions delivered ready-to-install.

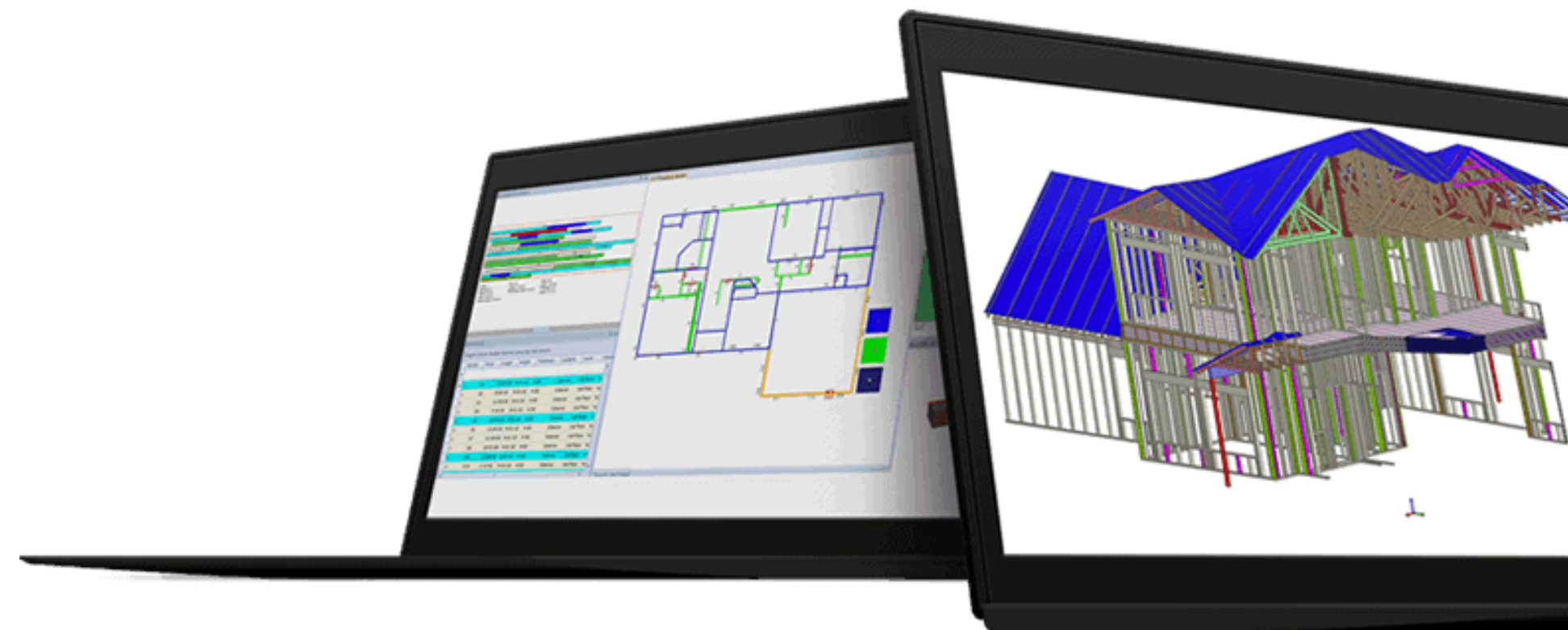
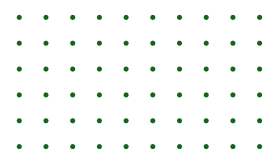
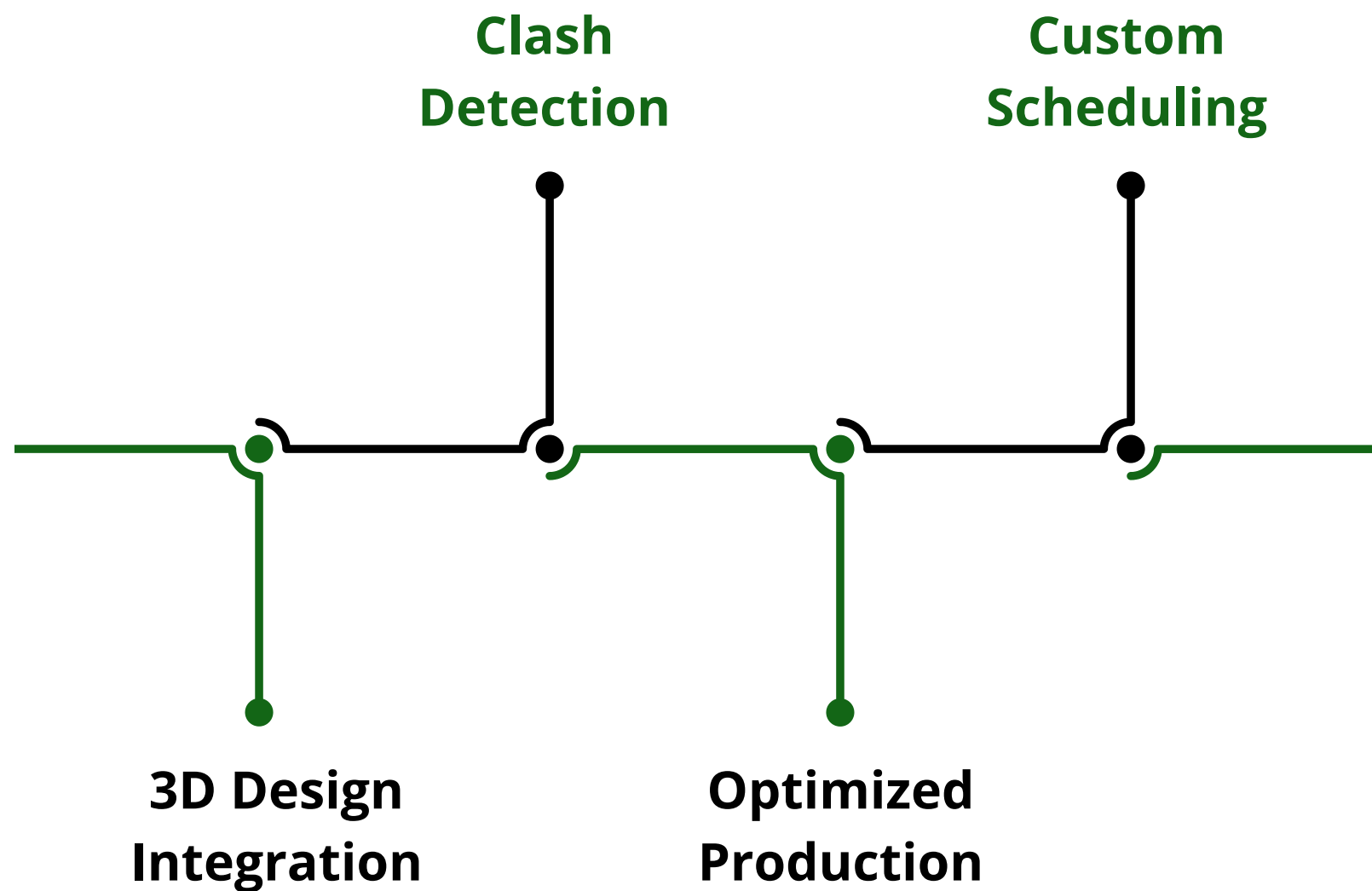


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# MITEK TECHNOLOGY

## Leveraging MiTek for Superior Truss Design

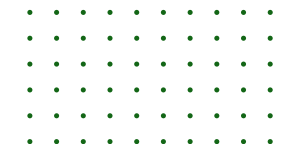
MiTek technology allows Aldac Components to deliver faster, smarter, and more cost-effective solutions for complex projects like hotels, multifamily housing, and large-scale developments.





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# WHY CHOOSE US

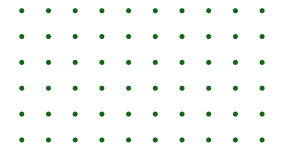


**01.** **Reliability**  
On-time delivery to keep your projects on schedule.

**02.** **Uncompromising Quality**  
Every structure is crafted to withstand rigorous standards and deliver lasting durability.

**03.** **Cost-Effectiveness**  
Prefabricated solutions that save time and reduce waste.

**04.** **Client-Focused**  
Proactively addressing unique challenges in every project.



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# OUR PROCESS

**Client  
Onboarding**

Schedule  
determination and  
design document  
collection.

**Design &  
Review**

In-house CAD  
designs reviewed  
for accuracy.

**Material  
Preparation**

Materials procured  
and prepared in the  
production facility.

**Manufacturing**

MiTek technology-  
driven production for  
precision.

**Delivery**

Prefabricated  
components delivered  
in installation-ready  
order.



# SAMPLE PROPOSAL



License No.: 1014454  
[www.artconstruction.builders](http://www.artconstruction.builders)

Re:

To:  
 Attn:

We are pleased to provide our "Proposal", as hereinafter described in the drawings dated \_\_\_\_\_.

**Rough Framing:**  
**Window Install:** Includes install only of exterior doors and windows.  
**Siding:** Provide and install Hardy siding, trim & Flashing.  
**Tyvek:** Provide and install Tyvek over full wrap OSB exterior sheathing.

**Bid General Conditions:**

1. ARTCAD assumes a tentative start TBD.
2. Pricing is valid for 30 days, subject to repricing of material if not awarded by then.
3. Cost of bonding is not included in the base bid.
4. Waterproofing barrier (if applicable) by others.
5. Price per plans dated \_\_\_\_\_.

**SCOPE OF WORK**

**INCLUSIONS:**

- All rough framing labor and material;
- Hardware and nails;
- Green lumber and OSB sheathing and shear;
- Floor joists and roof trusses;
- Hold down system;
- Supervision of work crews;
- Lift operator;
- Safety program;
- Daily cleanup;
- Tools;
- Material handling.

**EXCLUSIONS:**

- Engineering calculations;
- Siding;
- Structural Steel;
- Metal fabrication;
- Concrete embeds;
- Architectural woodwork;
- Installation, labor, materials for drywall at firewall;
- Dumpsters for material waste associated with rough framing;

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- Project specific bonds (including performance bonds); and
- Any item not specifically included is excluded.

**THE BELOW ITEMS WILL BE PROVIDED BY OTHERS:**

- On-site storage for forklift;
- On-site space to adequately house and place a 40-ft storage container (measuring 10'x40');
- On-site storage for materials, as needed;
- Dumpsters for material waste;
- Adequate electrical service;
- Toilets and Hand Washing Stations;
- See also section, "General Conditions, Statements, and Definitions".

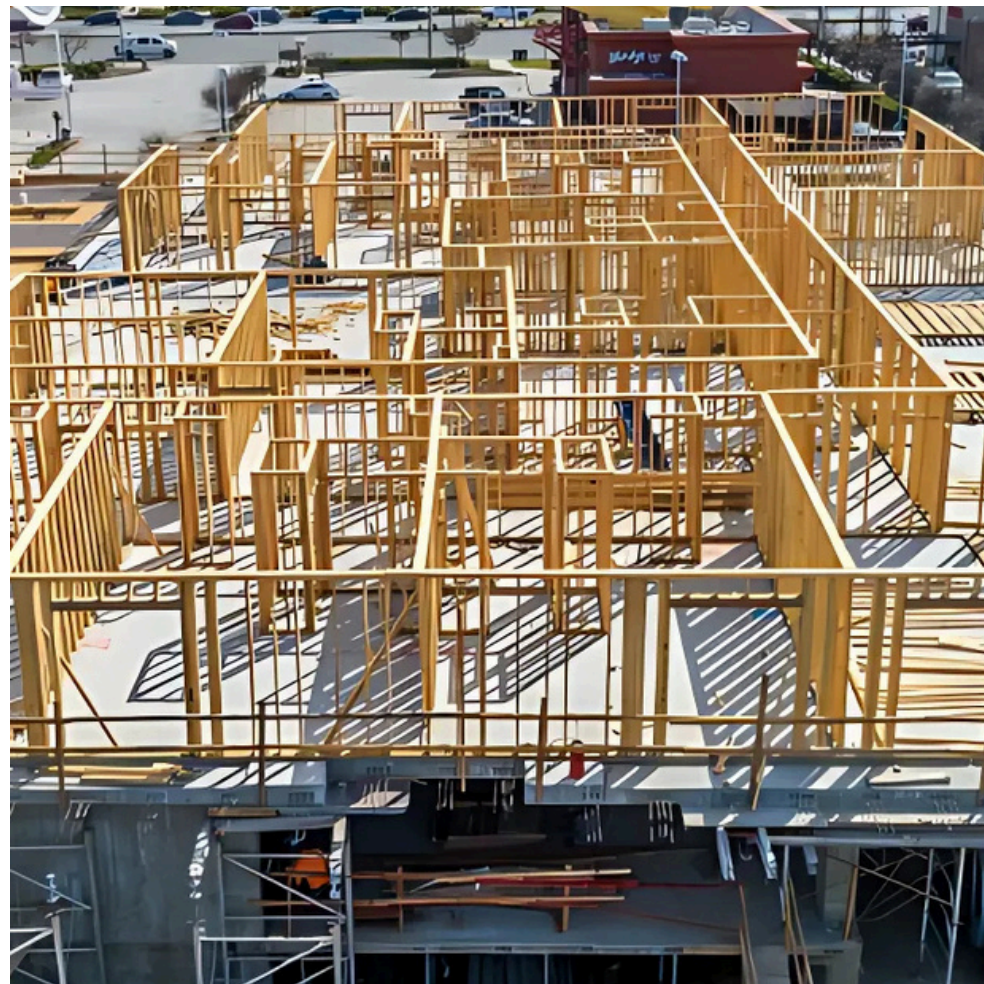
**General Terms:**







1. Price incorporates scope specifically identified in this proposal and as further detailed in the bid documents. In the event ARTCAD is requested to perform any additional scope, the unit rate of \$90 per hour for laborer and \$105 per hour for foreman, cost of materials plus OH&P shall be applied.
2. Proposal is based upon a continuous, non-phased schedule. If a phased mutually agreed schedule is implemented, enough work shall be provided to allow ARTCAD to work efficiently and productive.
3. All cleanup of excess materials and debris related to this subcontractor's work shall be done by this subcontractor. Excess materials and debris to be placed in dumpster provided by GC.
4. Additional Insured and Indemnification provisions shall apply on a proportionate basis relative to subcontractor's extent of fault in regards to liability claims arising out of subcontractor's operations.
5. Quote is based on standard Monday through Friday working hours. 7:00 am to 3:30 pm. No overtime included.
6. The quoted price for this work is subject to revision if it is not part of a fully executed contract within 30 days.
7. ARTCAD reserves the right to cancel man power due to inclement weather/forecasted rain, regardless of published schedule and no progress payment made by GC on a period of 30 days payment due date.
8. This proposal may acknowledge a published construction schedule; however, ARTCAD reserves the right to modify the required durations for our scope of work contingent upon an "all trades" coordination meeting.
9. Any modifications from coordination meeting may extend or shorten the overall duration of the acknowledged schedule.
10. Pricing is based on preliminary drawings only. Any changes, additions, or clarifications made to the drawings reviewed may result in additional cost. ARTCAD accepts no responsibility for the preliminary quantities or prices contained herein as may relate to the subsequent "approved" set of construction drawings.
11. Retention of labor only shall be 5%. Contractor shall obtain release of 80% of Subcontractor's retention at 80% completion of Subcontractor's contract. The remaining 20% retained retention shall be released 90 days after 100% completion of Subcontractor's work.
12. All warranty claims must be received by Subcontractor not more than one (1) year after completion of subcontractor's work, and Subcontractor must be provided a reasonable opportunity to inspect and make corrections, or such warranty claims are barred.

We hope to be of service to you on this project. If you have any questions, please don't hesitate to contact me at **510-945-7426**.


Sincerely,  
**ARTCAD Builders, Inc.**

# HOMEWOOD SUITES









	<b>Location:</b>	Freemont, California
	<b>Type of Construction:</b>	Hospitality
	<b>Number of Units:</b>	128 Units
	<b>Floor Count:</b>	5 story
	<b>Total Area:</b>	133,685 square feet
	<b>Components:</b>	Floor and Roof Trusses and Prefabricated Walls

 **Challenge:** Tight site logistics, and fast-paced schedule.


 **Solution:** Coordinated all trades to eliminate field clashes and ensure seamless execution.

# AIRWAY COMMUNITY CARE









	<b>Location:</b>	Santa Rosa, California
	<b>Type of Construction:</b>	Assisted Living Care Facility
	<b>Number of Units:</b>	90 Units
	<b>Floor Count:</b>	2 story
	<b>Total Area:</b>	70,000 square feet
	<b>Components:</b>	Floor and Roof Trusses and Prefabricated Walls


 **Challenge:** To keep up with production moving at a very fast pace.


 **Solution:** This was a well-performing project, with all trades coordinated to maintain efficiency and ensure smooth execution.

# CEDAR GROVE APARTMENTS



	<b>Location:</b>	Santa Rosa, California
	<b>Type of Construction:</b>	Apartments
	<b>Number of Units:</b>	96 Units
	<b>Floor Count:</b>	3 story
	<b>Total Area:</b>	120,370 square feet
	<b>Components:</b>	Floor and Roof Trusses and Prefabricated Walls

 **Challenge:** Managing multiple truss types and coordinating just-in-time delivery for proper on-site stacking.

 **Solution:** Efficient logistics ensured timely delivery and correct stacking for smooth installation.

CONTACT US

# REQUEST A PROPOSAL

If you're interested in receiving a proposal, you can visit our website, send us an email, or give us a call. Our team is ready to assist you!



650-475-6120



[www.artcadbuilders.com](http://www.artcadbuilders.com)



[art@artcadbuilders.com](mailto:art@artcadbuilders.com)



204 Kerr Ave, Modesto CA