



BEANTOWN
BUILDERS

DESIGN BUILD | GENERAL CONTRACTING | CONSTRUCTION MANAGEMENT

CAPABILITIES STATEMENT

Clarity. Confidence. Disciplined Execution.



Built for challenging construction

COMPANY OVERVIEW



A trusted construction partner that develops and executes the Right Plan to maximize a property's potential through Planning, Design, and Construction.

Beantown Builders is a Massachusetts design-build general contractor serving owners, investors, developers, property managers, institutions, and professional partners. We integrate planning, design coordination, estimating, project management, field operations, and construction execution to bring clarity and confidence to complicated property decisions, delivering purposeful outcomes at every stage.



Where we work
Greater Boston and communities generally within the I-495 region, with deliberate expansion based on project fit, logistics, and delivery capacity.

WHY BEANTOWN BUILDERS

PLANNING BEFORE COMMITMENT

Feasibility, design coordination, constructability, and budget alignment before construction obligations are finalized.

PROJECT CONTROLS

Clear scopes, documented decisions, schedule awareness, cost tracking, procurement coordination, and change management.

FIELD LEADERSHIP

Active supervision, trade coordination, quality control, safety awareness, inspections, and disciplined jobsite documentation.

EXISTING BUILDING EXPERTISE

Practical experience working through the concealed conditions and constraints common to older Massachusetts properties.

INTEGRATED COMMUNICATION

Owners and professional partners receive clear explanations of conditions, options, decisions, responsibilities, and next steps.

SCALABLE SYSTEMS

Technology and documented workflows support consistency across estimating, project management, field operations, and financial controls.

Core markets and services

WHAT WE DELIVER



RESIDENTIAL DESIGN BUILD

Whole home renovations, additions, ADUs, basement and attic conversions, and major interior transformations.



MULTIFAMILY AND MIXED USE

Rehabilitation, repositioning, unit buildouts, common-area improvements, and development-related construction.



SELECTED COMMERCIAL

Tenant improvements, offices, institutional spaces, light commercial renovations, and specialty scopes.



FIRE AND FLOOD RESTORATION

Structured reconstruction planning, trade coordination, documentation, and delivery following property loss.



EXTERIOR AND BUILDING ENVELOPE

Roofing, siding, exterior rehabilitation, structural repairs, weather protection, and envelope improvements.



RENOVATION AND REPOSITIONING

Modernization of outdated and distressed properties to improve function, performance, and long-term value.

CAPABILITIES ACROSS THE PROJECT LIFECYCLE

01 FEASIBILITY Existing conditions, project fit, constraints, preliminary range, and recommended next step.	02 PRECONSTRUCTION Design coordination, zoning and permitting awareness, constructability, budgeting, and procurement planning.	03 ESTIMATING Detailed scope development, takeoffs, assumptions, allowances, exclusions, and risk-aware pricing.	04 PROJECT MANAGEMENT Budget, commitments, schedules, subcontracts, changes, communication, and project records.
05 FIELD OPERATIONS Mobilization, site logistics, supervision, safety, quality, inspections, and daily coordination.	06 CONSTRUCTION Coordinated execution through vetted trade partners, vendors, and specialty professionals.	07 CLOSEOUT Completion tracking, documentation, client orientation, turnover, and warranty transition.	08 CLIENT EXPERIENCE Expectation management and clear communication throughout the project lifecycle.

A disciplined partner for owners and professionals

QUALIFICATIONS AND RELATIONSHIP FIT

Company profile

- Massachusetts based design-build general contractor.
- Serving Greater Boston and the I-495 region.
- Residential, multifamily, development, and selected commercial construction.
- Projects ranging from focused improvements to major construction programs.

Credentials and delivery strengths

- Massachusetts licensed and insured.
- PHIUS Certified Builder.
- Experienced 203k contractor.
- Minority Business Enterprise participation.
- Registered on COMMBUYS.
- Coordination with architects, engineers, consultants, lenders, municipalities, vendors, and subcontractors.

WHO WE WORK WITH

HOMEOWNERS	PROPERTY OWNERS	REAL ESTATE INVESTORS	DEVELOPERS
PROPERTY MANAGERS	ARCHITECTS AND ENGINEERS	INSURANCE PROFESSIONALS	PUBLIC AND INSTITUTIONAL PARTNERS

WHAT CLIENTS VALUE

"Open lines of communication." Residential renovation client

"Completed on time." 203k gut rehabilitation client

"Patiently and professionally handled the problems." Rehabilitation client

LET'S DETERMINE THE RIGHT NEXT STEP

Start with a discovery call.

We will review the high-level scope, project readiness, and whether feasibility or preconstruction should come next.

CONTACT

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