



## **TABLE OF CONTENTS:**

- I. Executive Summary
- II. History
- III. Company Strengths
- IV. Locations and Offices
- V. Products and Services
- VI. Key Personnel

### **I. EXECUTIVE SUMMARY**

**Business Description:** General contracting and construction management firm providing commercial construction services currently throughout Southern California and expanding.

#### **Company Highlights:**

- The company is characterized by high quality and high efficiency.
- The company performance is enhanced through the use of the most current construction management and technological tools available.
- The company operates with an alliance of construction professionals committed to merging their talents into a unified vision for the sole purpose of constructing commercial facilities of the highest quality and value. They provide construction services with a focus on creative thinking, planning, value engineering, cost control, and manageable scheduling. The result is delivering projects on time, within budget, and to the highest set of standards possible.

### **II. COMPANY HISTORY**

The company was formed in the summer of 2002 by two experienced and capable individuals, each with a unique strength that contributed to the success of the whole. Chris Llewellyn and Dave Coyle, each had previously successful careers in the construction industry and collectively had more than 25 years of experience.

The two were familiar with the Southern California market and had connections with commercial clients that provided the basis for a startup company known as 3D Builders. Whereas Dave relocated to Florida, Chris remained in California and was key in establishing the California business network and operations for 3D Builders. The company became a substantial business performing commercial TI's throughout Southern Califor-



nia for 4 years. The main construction office was in Yorba Linda, CA. In 2006, the parties split. Chris incorporated a new construction company in California, MTL Construction Services, Inc. (MTLCS). MTLCS

continued to flourish and build relationships with both owners and other General Contractors, serving as both a General Contractor and Finish Carpentry/Millwork firm. In 2013, while performing the millwork scope of work on the Hollywood Roosevelt Hotel, Chris connected and established a solid relationship with the Superintendent of the project, Chris Linde. In 2019 MTLCS was lucky enough to add Chris Linde to the MTLCS team. MTLCS continues to flourish to present day.

MTLCS has mostly excelled in commercial tenant improvement, office, hotel, retail, apartment, restaurant, and grocery store construction both as a General Contractor and subcontractor and has managed numerous projects simultaneously in multiple locations, with a focus on maintaining schedules, budgets, and client relations. Here is a short list of clients and projects: Aimco Apartments, Sailfish Holdings, Jafam Corporation / Anderson Properties, iGi Property, Jade Enterprises, Lee & Associates, Roosevelt Hotel Hollywood, Trader Joe's, Irvine Company, etc. Our repeat business is a testament to our skill and hard work.

MTLCS as an organization is eager to create a unique model for performing general contracting. We continue to forge a company that represents the best attributes and management procedures taken from all of our prior experience. Even our name has significance. Everyone asks, "what does MTL stands for?" It stands for **MADE TO LAST**. CONSTRUCTION that is made to last, RELATIONSHIPS that are made to last. We continuously strive to live up to this standard.

MTLCS has grown in sophistication through the efforts of the highly organized and committed owners and managers. Key to our success has been the introduction and use of the best resources appropriate for the work. MTLCS fully utilizes state of the art accounting, project management, and scheduling software programs. These systems have given us great competitive advantages.

MTLCS has developed solid relationships with dependable and quality-oriented subcontractors. We also have close ties to developers and landowners that know our work and rely on us for successful project management. MTLCS is a mature, reputable, and growing company with an optimistic future outlook.

### **III. COMPANY STRENGTHS**

#### **● STRONG RELATIONSHIPS WITH SUB-CONTRACTOR PARTNERS AND CUSTOMERS**

MTLCS establishes an alliance of construction professionals, each with unique insights and experiences. They are committed to merging their talents into a unified vision for the sole purpose of constructing facilities of the highest quality and value.

They have adopted a philosophy that tries to eliminate the "sub" from subcontractors. They group contractors under their leadership, provide opportunities for them to perform to their highest potential, build a schedule that everyone agrees to, and sign on to the goal of "Zero Change Orders".



The result is MTLCS delivering a project to the customer on time, within budget, and to the highest set of standards possible.

- **STABLE AND KNOWLEDGEABLE WORKFORCE**

The company has 15 well trained and energetic employees who in their own right are professionals, with a wealth of experience constructing and managing projects in the public and private sector. Each person within this group is encouraged and strives to be “the” company to their personal clients. In doing so, they foster relationships with owners and developers that brings the repeat work.

- **OUTSTANDING PROJECT MANAGEMENT ABILITIES**

An important aspect of the service MTLCS provides its clients is the quick and efficient flow of information between all parties associated with a project. The backbone of our project information systems is CoreCon. MTLCS uses CoreCon to issue contracts, monitor receipt of insurance certificates, and track potential change orders from inception to the printing of the formal change order documents. It is also used for submittals, RFI's, daily reports, meeting minutes, and safety notices. E-mail is used extensively to send various documents to project participants. All of this project collaboration is recorded and archived in CoreCon's database. Every jobsite has access to CoreCon and its features.

Critical Path Method (“CPM”) scheduling is done **on every project regardless of size** using Smart Sheets, one of the most current scheduling software programs on the market.

- **PRECONSTRUCTION ADVISORY PROGRAM**

MTLCS frequently offers no charge preconstruction advice to owners, developers, etc. Project Managers are sent to provide suggestions and ideas that may impact construction. This service provides valuable insight before costly mistakes are made. It also provides an inside track to potential jobs.

#### **IV. LOCATIONS AND OFFICES**

MTLCS currently has one office location, its Headquarters at the following address:  
3911 E. La Palma Ave., Ste. B, Anaheim, CA 92807

#### **V. PRODUCTS AND SERVICES**

MTLCS is a general contracting and construction management firm providing commercial construction services throughout Southern California. Our continued goal is to work with individual owners and developers on a variety of project types from raw ground development to complete new construction. We also manage remodels, tenant improvements and renovations. Some of the major product type are:

- Restaurants



- Retail & Grocery Stores
- Shopping Centers
- Spa & Fitness Centers
  
- Hospitality and Hotels
- Office Buildings
- Hospital & Medical Clinics
- Sr Care Facilities

MTLCS primarily hires subcontractors to perform all construction work, however MTLCS does also self-perform work on an as needed basis – primarily finish carpentry and millwork. The service that MTLCS provides is the *management and oversight of the process* including but not limited to:

- Hiring the subcontractors
- Scheduling
- Budgeting
- Arranging site work
- Obtaining insurance
- Problem solving
- Reporting
- Arranging Inspections

MTLCS manages its projects using the best resources appropriate for the work. We assign and empower a Project Team with the top skill sets for the specific duties and responsibilities of the project. On large projects, the team consists of a full-time Project Manager, a Superintendent, and a Project Coordinator. All projects, regardless of size, have a Superintendent assigned to monitor daily jobsite activity.

### **Pre-Construction and Construction Services**

MTLCS believes the value of any Project is enhanced when the emphasis is on quality and relationships. Each MTLCS team selected will have a great deal of experience in the area of the specific construction needs. The team is assembled at the very outset of the work, together with the Owner or Developer. In this way continuity and overall project knowledge is fostered from the very beginning.

MTLCS has found a great niche in the marketplace for their recommended type of project delivery system. We prefer, but are not limited to, negotiated design-assist relationships. Typically, MTLCS begins immediately working with the Owner and Architect on the programming and initial designs that are being developed. We produce initial budgets and schedules for approval based on the best information at the time. MTLCS has been successful working with most Architects that specialize in commercial design. We believe we can develop good dialog and interaction at the time in any project when there aren't a lot of details in place. MTLCS can usually produce a budget with much less information available when they participate with the Architect in the early

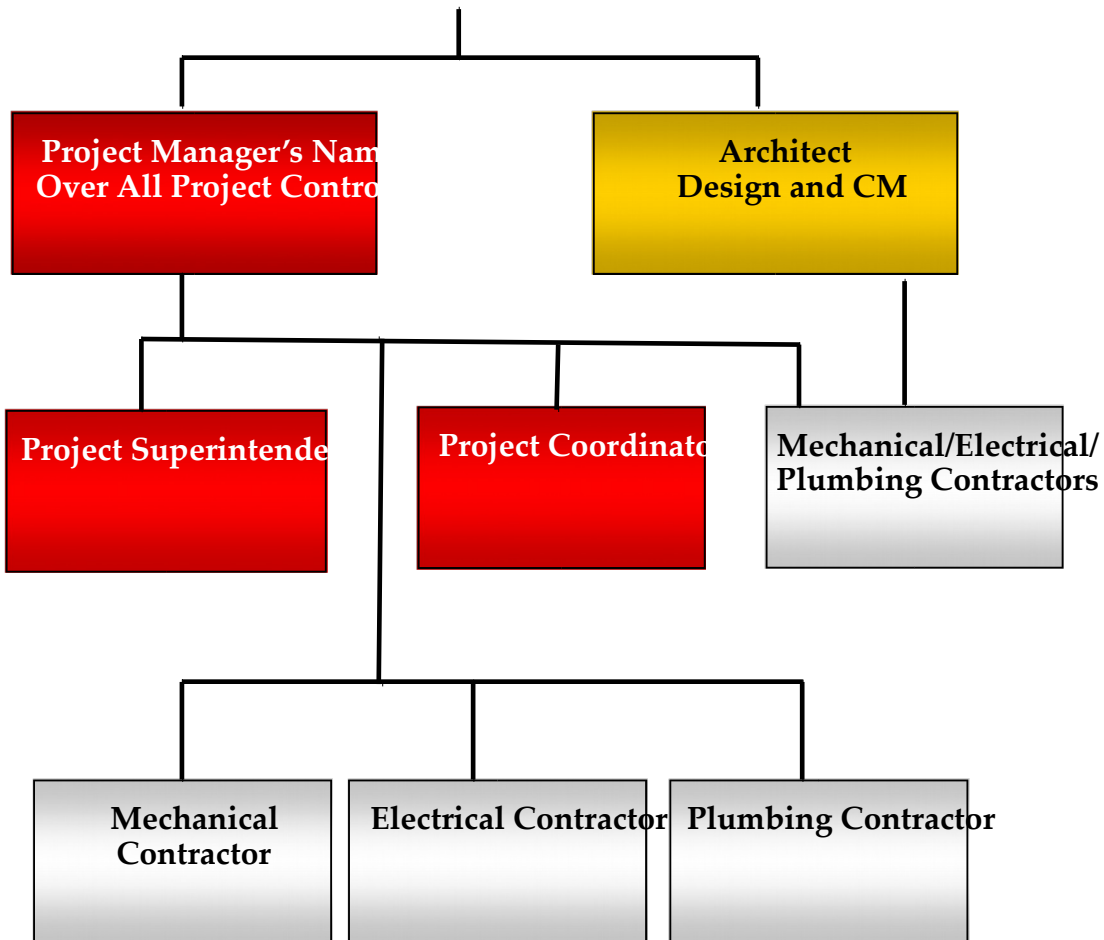


stages of development. That translates into savings of time and money. The more we are involved early on, the more refined and accurate the budgets and schedule become.

Once an Owner is satisfied with the design, the final city approvals can be agreed to and the permitting process begins. During that time, we develop agreements with subcontractors and vendors. Usually when the permits are ready, the final budgets are set, and construction begins.

We can deliver the project using Lump Sum Contracts, Guaranteed Maximum Price (GMP) Contracts, and in some cases, Cost Plus Fee Contracts. The choice is the up to the Owner and the best application for the project type.

## **TYPICAL PROJECT ORGANIZATIONAL CHART “THE CONSTRUCTION TEAM”**



**VI. KEY PERSONNEL**

**Chris Llewellyn**

*President/CEO*

Responsible for companywide management and operations oversight, Chris brings 25 years of experience to the construction team.

Known for his ability to come along side and work well with others and negotiate the tough cases on any project scale, he brings a strong confident attitude front and center that employees, subcontractors, owners and participants on any project find reassuring and supportive.

Chris learned the trades from the inside. His years as a Construction Project Manager for Trader Joe's and Prandium, Inc. (El Torito, El Torito Grill, Chi-Chi's & Koo-Koo-Roo restaurants) prior to starting his own construc-



tion company provided him with the eye for meticulous detail and operational standards that Owners have come to expect. Understanding and meeting expectations is the standard that Chris has set not only for himself but for his entire team. Chris emphasizes problem solving without the “finger pointing” that is so often prevalent in the construction industry. It is not about the problem it is about the solution. Meeting these standards and expectations is the essence of MTL Construction Services, Inc.

Throughout his 25 year career, Chris has overseen \$500-plus million in commercial renovation projects throughout Southern California, Northern California, Arizona, Nevada, Washington, Oregon, as well as projects on the east coast and mid-west. Chris’ goal is the continued growth and success of MTLCS through building strong long lasting relationships that are MADE TO LAST,

Chris is an inspiration to all who work alongside him and taking care of the Client’s, employee’s and subcontractor’s needs will often overshadow his own. Truthfulness, integrity, openness, and a pleasant spirit are evident when you associate with him.

### **Chris Linde**

#### *VP Field Operations and Business Development*

Responsible for field management for all projects and business development, Chris brings 20 years of experience to the construction team.

Chris started out working for his parents’ construction business while going to business school. But as it turns out, carpentry was the perfect path to fulfill his entrepreneurial aspirations.

Chris went to work for City Constructors Inc., one of the leading contractors in Southern California, working his way from laborer to project engineer and finally to superintendent, all before the age of 30. All the while learning more about the construction business.

As a superintendent, Chris oversaw complex, \$300-plus million commercial renovations throughout the greater Los Angeles area. One of which was the renovation of The Hollywood Roosevelt Hotel. This project is where Chris met and worked with Chris Llewellyn. Building a friendship that would lead to a future business partnership.

Chris continued with City Contractors Inc. until late 2017. During his last year there, Chris decided to start his own company. When his commitment was over, he rented office space and grew his business to seven employees.

Chris was trained by some of the best project managers and superintendents in the business. Through this experience he learned the keys to success. Quality work, a clean jobsite and strong lines of communication. In return, He provides interesting jobs and opportunities for professional growth.



For the last few years Chris has been the General Contractor for both large tenant improvement and ground-up projects with multi-million dollar budgets, where he prides himself for coming in on schedule and within the budget.

Chris' goal is to become a true general contractor and project management firm in the private and public sectors. Now with his new partnership with MTL Construction Services Inc., this goal is becoming a reality.