



# CAPABILITIES STATEMENT

## COMPANY OVERVIEW

Terrastone Builders, LLC dba Keystone Industries is a full-scope construction firm delivering ground-up development, interior renovations, multi-trade execution, and rapid-response facility services across the Northeast. Backed by 10+ years of combined leadership experience, we specialize in high-pressure, compliance-driven environments including municipal facilities, healthcare, education, HUD-funded housing, and commercial development. Known as the contractor clients call when they "just need it handled," Terrastone's self-performance model, disciplined project controls, and proven ability to rescue troubled projects make us a dependable partner for work of any size. Built on speed, skill, and accountability.

## PAST PERFORMANCE

### Mixed-Use Building Redevelopment – Ground-Up Construction & Multi-Trade Package

Client: Private Developer (NJ) - 2024

Role: General Contractor / Prime Subcontractor

Value: ~\$2,800,000

Deliverables

- Delivered 3-story mixed-use building including structural carpentry, concrete, sitework, interior build-out, and multi-trade coordination.
- Completed 4 weeks ahead of schedule with zero failed inspections.
- Reduced change orders by 30% through proactive coordination.
- Scope expanded to include façade upgrades, mechanical room work, fire-stopping, and finish enhancements.
- Competed against 5 full-service contractors; awarded additional phases due to performance.
- Recognized for same-day emergency mobilizations and behind-schedule project recovery capabilities

## DIFFERENTIATORS

### Multi-Trade Self-Performance Model

Reduces schedule delays, improves quality outcomes, lowers cost, and minimizes dependence on multiple subcontractors.

### Fastest Mobilization in Its Class

1-2 hour response times; rapid deployment for emergencies, after-hours work, and high-priority facility needs.

### Proven Performance in Sensitive Environments

Experienced in healthcare, education, HUD housing, occupied buildings, and high-compliance sites.

### Turnaround Expertise

Frequently selected to rescue behind-schedule or troubled projects and complete them efficiently.

### Exceptional Inspection & Compliance Record

First-pass inspection success supported by structured QC/QA protocols.

### Single-Vendor Efficiency

Agencies and clients reduce vendor pools after experiencing Terrastone's reliability and consistency.

## CORE COMPETENCIES

### Full-Scope Construction Delivery

Ground-up builds, structural concrete, sitework, interior renovations, framing, drywall, finishes, and multi-trade integration.

### Self-Performed Trade Capabilities

Concrete, masonry, drywall, demolition, site prep, power washing, and other high-impact trades for improved schedule control and cost efficiency.

### Rapid Mobilization & Emergency Response

Same-day crew deployment for urgent repairs, unsafe conditions, facility issues, and mission-critical projects.

### MEP Coordination & Compliance Expertise

Skilled in managing and coordinating electrical, plumbing, HVAC, and specialty trades within strict regulatory, safety, and inspection requirements.

### High-Pressure, Multi-Project Execution

Proven ability to manage 10+ projects simultaneously while maintaining quality, documentation, communication, and safety.

### Operational & Scheduling Discipline

Accurate takeoffs, transparent pricing, inspection-ready QC/QA systems, digital tracking tools, and government-compliant documentation procedures.

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## NAICS CODES

- 236220** - Commercial and Institutional Building Construction
- 236115** - New Single-Family Housing Construction (Except For-Sale Builders)
- 236116** - New Multifamily Housing Construction (Except For-Sale Builders)
- 236117** - New Housing For-Sale Builders
- 236210** - Industrial Building Construction
- 236118** - Residential Remodelers
- 238110** - Poured Concrete Foundation and Structure Contractors
- 238150** - Glass and Glazing Contractors
- 238160** - Roofing Contractors
- 238170** - Siding Contractors
- 238120** - Structural Steel and Precast Concrete Contractors
- 238130** - Framing Contractors
- 238140** - Masonry Contractors
- 238340** - Tile and Terrazzo Contractors
- 238350** - Finish Carpentry Contractors
- 238190** - Site Preparation Contractors
- 238210** - Electrical Contractors and Other Wiring Installation Contractors
- 238220** - Plumbing, Heating, and Air-Conditioning Contractors
- 238990** - All Other Speciality Trade Contractors
- 423610** - Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers



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