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Irv Laxineta, President
Alpha Construction Company
14601 Aetna Street
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Re: General Contractor Alpha Construction

To Whom It May Concern,

I have worked with Alpha Construction for over 20 years. They were the general contractors on several buildings that I have designed. More recently they were the contractors on two buildings, Lime House (Cleveland Senior Villa), a 34 dwelling unit project completed in January 2003 and Fiesta House, a 50 dwelling unit project completed in March 2004. Lime House was competitively bid. Fiesta House was a negotiated bid, and they were involved early on in the working drawing phase.

They paid excellent attention to the project and joined with both the owner and the architect as a member of the development team. Their attitude was one of problem solving, not problem creation, and if the intention was there in the drawings, they assumed it was part of the contract. The result was not a contractor looking for change orders, but a contractor who requested few change orders, and a majority of those were a result of client requested changes or additions.

Their on site staff was conscientious and paid attention to detailing. The result was that their quality of workmanship was excellent. In several instances where they felt the workmanship was not up to standard, they would instruct subcontractors to correct the workmanship themselves.

I certainly will continue to work with Alpha Construction on future projects. I will also be recommending them to clients on future projects.

Regards,



John V. Mutlow FAIA