



JSL Construction, LLC.

Statement of Qualifications 2025

JSL Construction, LLC.

950 N Tustin Ave. Suite 122

Anaheim, CA 92807

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JSL Construction, LLC.

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Performance Indicators

Introduction

JSL Construction, LLC, established in 1989, is a distinguished construction company with a remarkable 33-year legacy of delivering exceptional results in the commercial, industrial, and residential sectors. JSL Construction is a certified minority contractor, reflecting our dedication to diversity and inclusion in the construction industry.

We have become a cornerstone in the construction industry, driven by a steadfast mission to meet and exceed clients' expectations. Our commitment to excellence is ingrained in our core values, emphasizing the delivery of outstanding service paired with impeccable finished results. We take great pride in servicing our customers with the highest standards in the industry.

As a full-service contractor, we take great pride in our ability to seamlessly navigate diverse construction landscapes. Whether it's commercial, industrial, or residential projects, JSL Construction excels in providing unparalleled quality workmanship, regardless of the project's scale.

Self-Performance

What sets JSL apart is our unique capability for self-performance across most trades. This, coupled with our unwavering dedication to quality workmanship, allows us to maintain a high standard of excellence and control over every aspect of the construction process.

JSL takes pride in self performing 60% of all of our contracts. JSL takes pride in our staff of operations managers, specialty artisans, superintendents, project managers and craftsmen, many of whom have been with the Company since the beginning. These levels of employee dedication and expertise have allowed us to perform every contract granted in a timely manner and with client satisfaction.

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Meet Our Team

Jason Scott Lopez - CEO & Owner



Jay, the dynamic owner of JSL Construction, grew up in Southern California where he was a star baseball player throughout high school. His career began in the security field, where he quickly ascended to coordinating over 45 team members, showcasing his natural talent for team building and leadership.

Transitioning into the construction industry, Jay initially obtained his painting contractor's license and soon became the president of the California Painting and Decorating Association. He later secured his general contractor's license, further solidifying his expertise. Over the past three decades, Jay has expanded JSL Construction's reach across five states: California, Arizona, Nevada, Utah, and Texas.

Under his visionary leadership, JSL (named after Jason Scott Lopez) has formed strategic partnerships with industry leaders such as Well Done 1, Coastal Construction & Consulting Inc., and Bedrock Building Group, driving its continued expansion across the United States. Jay's unwavering commitment to excellence and growth defines JSL's success.

Craig Shults - COO



Craig Shults brings over three decades of invaluable experience in the construction and real estate industries to his role as Chief Operating Officer at JSL Construction. With a track record of working alongside Fortune 500 and Fortune 100 companies, Craig is instrumental in the strategic financial management and negotiation processes that drive JSL's success.

Craig's expertise lies in negotiating complex contracts, orchestrating the scheduling of large-scale projects, and adeptly managing intricate Gantt charts. His deep understanding of financial institutions and markets ensures that JSL remains agile and competitive in a dynamic industry landscape.

Craig's role at JSL is pivotal, as he not only provides essential financial advice but also plays a key role in negotiating critical deals that propel the company forward. His collaborative approach and keen negotiation skills make him an vital asset to the JSL team.

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Vince Murdock - Director of Operations & Sales



Vince, the Director of Operations at JSL Construction, LLC, is a seasoned professional renowned for his excellence in diverse operational roles. With a comprehensive skill set, he excels in enhancing customer satisfaction, championing diversity and inclusion, maintaining stringent quality assurance standards, and overseeing robust safety protocols. Vince's strategic mindset and hands-on approach have consistently driven operational efficiency, fostering strong customer relationships and spearheading successful customer acquisition initiatives.

At JSL Construction, Vince's leadership has been pivotal in streamlining processes, optimizing performance, and ensuring the highest standards of service. His dedication to operational excellence and his commitment to creating an inclusive workplace make him an invaluable asset to the company.

Vince's proactive and innovative strategies continue to propel JSL Construction towards sustained growth and success, solidifying its reputation as a leader in the construction industry.

Collene Lopez - Finance Officer, Treasurer of the Board of Directors



With an impressive tenure of 30 years at JSL Construction, Collene serves as the Finance Officer and Treasurer of the Board of Directors, playing a pivotal role in the company's financial health and strategic decision-making. Her extensive experience and unwavering dedication have made her an indispensable asset to both the CEO and the Board.

Collene's expertise encompasses overseeing billing and payroll, ensuring financial accuracy and efficiency. She adeptly manages employees, fostering a productive and collaborative work environment. Her keen financial acumen allows her to appropriately allocate funds to various vendors, maintaining strong relationships and ensuring seamless operations.

Collene's profound impact on JSL Construction extends beyond her financial duties. Her strategic insights and steadfast commitment to excellence have been instrumental in driving the company's success and upholding its reputation for reliability and integrity in the industry. Her valued contributions continue to shape the future of JSL Construction.

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Tina Poe - Exec. Asst. to the CEO

As the dedicated Executive Assistant to the CEO of JSL Construction since 2005, Tina embodies unparalleled professionalism and efficiency. She seamlessly manages both personal and business calendars, ensuring the CEO's schedule aligns flawlessly with the company's strategic objectives.

Tina's multifaceted role encompasses crucial financial responsibilities, including overseeing accounts payable and receivable, as well as managing customer relations and scheduling appointments with finesse and precision. Her meticulous attention to detail extends to purchasing materials, handling contractor license renewals, insurance and bond renewals, and obtaining city licenses, essential for the company's seamless operations.

Moreover, Tina plays a pivotal role in maintaining subcontractor compliance and vendor relations, ensuring adherence to corporate standards and client expectations. Her unwavering dedication and comprehensive expertise make her indispensable to the CEO, contributing significantly to JSL Construction's success and reputation for excellence in the construction industry.

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Key Personnel

Executive Staff

Jason Scott Lopez - CEO, Chairman of the Board of Directors
Collene Lopez - Finance Officer, Treasurer of the Board of Directors
Craig Shults - COO
Vince Murdock - Director of Operations & Sales

Office Staff

Tina Poe - Exec. Asst. to the CEO
Mellissa Allgood - Bookkeeper
Salmaan Mirza - Operations Manager
Jahna Flood-Victorino - Nevada
Administrator

Regional Field Personnel

Dell Flood-Victorino - Nevada Director of Construction & Operations
25 years of experience in all aspects of construction overseeing production and quality control, ensuring job timelines.

Justin - AZ Director of Construction & Operations
30 years of experience in all aspects of construction overseeing production and quality control, ensuring job timelines.

Bilal Farakhan - Texas Director of Construction & Operations
15 years of experience in all aspects of construction overseeing production and quality control, ensuring job timelines.

Field Personnel

Jared Lopez - Field Operations Manager
Gonzalo (Mario) Martinez - General Superintendent
Joe Wadginski - General Superintendent
Nick Marshall - General Superintendent
Francisco Leon - Specialty Coatings Manager
Samuel Lamar - Field Team
John Cantu - Western Regional Sales Associate
Dave Lopez - Sales Team
Frank Muraca - Sales Team

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Company Information

Organization:

JSL Construction, LLC.

- **Owners:**

Jason Scott Lopez

- **Licensing:**

Contractors License B & C33

Financial Institution:

J. P. Morgan Chase Bank

Bonding Company:

Merchants Bonding Company

- **Bond Number:**

CA5889329

- **Bond Amount:**

\$25,000

- **Effective Date:**

4/28/2024

Insurance Agent:

Orr & Associates Insurance Services

28780 Single Oak Dr Ste 255, Temecula, CA 92590

- **Legally Doing Business in California:**

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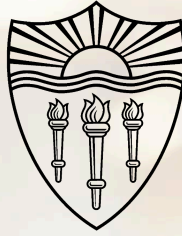
Service Areas

- California
- Nevada
- Arizona
- Utah
- Texas

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Work Experience



USC



American West Properties

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Allensworth, CA Corcoran, CA Fresno, CA Hanford,
CA Turlock/Denair, CA Wasco, CA Merced, CA

JSL Construction played a crucial role in enhancing the infrastructure and safety of Amtrak's facilities through a comprehensive scope of work. Our team executed meticulous miscellaneous painting tasks, including the revitalization of bollards, light poles, and shelters, significantly improving the visual appeal and durability of these elements. We also undertook restriping platforms, ensuring clear and precise demarcations that enhance passenger safety and operational efficiency. Additionally, we performed minor asphalt and sealcoat work, contributing to the longevity and reliability of the surfaces used by Amtrak's patrons and staff.

Our scope extended to the replacement of detectable warning panels, a vital safety feature for visually impaired passengers, and the upgrade of various lights, including those in parking lots and canopies, to improve visibility and security. JSL Construction also addressed graffiti removal, maintaining a clean and welcoming environment. Furthermore, we handled essential electrical tasks, ensuring all systems functioned optimally. This comprehensive scope of work underscores our commitment to supporting Amtrak in providing safe, reliable, and aesthetically pleasing facilities for its passengers.

Contract Value: \$285,115.44

Verizon

Verizon Communications Inc.

Placerville, CA Modesto, CA Palo Alto, CA Gilroy,
CA Salinas, CA Monterey, CA Fontana, CA Chino,
CA
West Covina, CA Commerce, CA Orange, CA
Santee, CA
San Diego, CA



For our project with Verizon, JSL Construction executed a comprehensive scope of work to ensure the facility's restroom and kitchen areas met the highest standards of accessibility and functionality. Maintaining restroom accessibility during business hours was paramount, reflecting our commitment to minimizing disruptions for Verizon's employees and customers. We meticulously removed all floor materials, baseboards, and old acrovyn from walls, ensuring a clean slate for the installation of new, high-quality materials. Key fixtures, such as toilets and soap dispensers, were carefully removed and saved for reinstallation, adhering to ADA requirements.

We installed new ceramic flooring and baseboards, ensuring the proper reinstallation of existing floor drain covers. Our team patched and painted walls and ceilings to meet Verizon's specifications, providing a refreshed and polished appearance. The installation of new acrovyn on walls and the careful reinstallation of grab bars at ADA standard height ensured both safety and compliance. Our attention to detail extended to the installation of various dispensers in the restroom and kitchen areas, including paper towel, toilet seat cover, sanitary napkin, and GOJO soap dispensers, all adhering to ADA requirements.

Additionally, we upgraded restroom cabinets, trimmed doors, replaced p-traps, and installed double wax rings to complete the renovation. Throughout the project, JSL Construction's meticulous planning and execution ensured Verizon's facility enhancements were completed efficiently and to the highest standards, reinforcing our reputation for excellence and reliability in commercial construction.

Contract Value: \$121,950

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Prologis

Prologis, Inc.



Vernon, CA JSL Construction was entrusted with a comprehensive cleaning and maintenance project for Prologis, addressing critical elements to ensure the facility's optimal functionality and aesthetics. Our team expertly removed dust from lights, walls, and roll-up doors, utilizing specialized equipment to thoroughly blow dust out of the entire warehouse, which included the strategic use of lifts. This meticulous process ensured a pristine environment, essential for maintaining high operational standards.

In addition to the extensive cleaning, we undertook crucial repair and replacement tasks within the facility. We removed and replaced two damaged bathroom metal partitions, as well as a 4x8 piece of damaged FRP, ensuring these areas met Prologis' high standards. Our team also replaced hinges and lock sets, enhancing the security and usability of the facilities. Furthermore, we addressed the replacement of damaged foil and missing sections, reinstating these elements with precision, which included the use of lifts to ensure thorough and accurate placement.

To enhance the visual appeal and structural integrity of the facility, JSL Construction provided spot or full priming and finishing coats on various surfaces. This included handrails, tilt-up walls, stucco, masonry, doors, door frames, bay doors, gutters, downspouts, sheet metal, fascia, and trim. Our team also meticulously painted doors, beams, posts, trim, siding, and hardboard, reinforcing the facility's durability and aesthetic appeal. This comprehensive scope of work was vital in maintaining Prologis' standards of excellence and operational efficiency.

Contract Value: \$489,982.68

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Link Properties



City of Industry, CA For Link Properties, JSL Construction executed a comprehensive scope of work that not only enhanced the functionality of their facilities but also elevated their aesthetic appeal. From mobilization and lifts to meticulous painting of poles, walls, and roll-up doors, every detail was carefully attended to. The removal of electrical components and patching of wall imperfections ensured a pristine finish, reflecting JSL's commitment to quality craftsmanship.

Furthermore, the transformation extended to Link Properties' breakroom, where new millwork, countertops, and appliances were seamlessly integrated. The installation of on-demand hot water heaters underscored our dedication to enhancing the convenience and comfort of their workspace. Additionally, JSL meticulously cleaned windows and floors, leaving no detail overlooked.

Through meticulous planning and execution, JSL Construction not only met but exceeded Link Properties' expectations, delivering a project that not only met their functional needs but also enhanced the overall aesthetic and functionality of their facilities.

Contract Value: \$404,482.68

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Specialties and NAICS Codes

Trade Specialties

- Design/Build

Providing design and construction services.

- Remodel & Installation

Altering an exterior or interior structure from the original construction & physical assembly of a system or supporting infrastructure at its operating location.

- Tenant Improvements/ Multi-Tenant Repair & Remodel

Any changes or repairs that a landlord makes to the property as a part of the lease agreement.

- Tenant Build Outs

The construction activities executed to a commercial building space, to make it functional for a tenant.

- Ground Up Construction

Starting from an undeveloped parcel of land and ending with a new, ready-to-use structure.

- Restaurant Remodel Program Work

To make changes or improvements to the physical space or layout of the restaurant.

- Demolition

Safely and efficiently tearing down buildings, bridges, streets, railroads, foundations, etc.

- Carpet Repair & Install

Carefully cutting out the damaged area of carpet and replacing it with a patch of donor carpet of the same size.

- Tile Installation

Preparing the surface, cutting and measuring the tile, and then installing it.

- Interior & Exterior Paint

Applying paint or any other protective substance to the exterior or interior surfaces of a house or any other building.

- Masonry Installation

Building a structure with brick, stone, or similar material, including mortar plastering which are often laid in, bound and pasted together by mortar.

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- Commercial & Corporate Renovations

Performing CAPEX and brand renovations for commercial and corporate entities.

- Concrete Repair & Installation

Construction of mass foundations, vaults, concrete structures, abutments, bridges, slabs, walls, walks, and paving.

- Electrical

Connecting or disconnecting electricity supply wiring to and from electrical equipment

- Plumbing

The installation, repair, and maintenance of pipes, fixtures, and other systems used for water distribution and sewage disposal in buildings.

- Drywall

Installing drywall, a large, rigid sheet of material used to construct walls and ceilings without plaster or mortar.

- Texture /Stucco

Applying appropriate materials over interior and exterior surfaces to accomplish a particular appearance of a finished product

NAICS Codes

- 541410 - Design
- 236118 - Remodel
- 238910 - Demolition
- 238110 - Foundation/Concrete
- 238390 - Finishing Contractor
- 238330 - Flooring Contractor
- 238340 - Tile Installation
- 238320 - Painting and Wall Covering Contractors.
- 238220 - Carpeting Installation
- 238320 - Interior & Exterior Paint
- 238140 - Masonry Installation

- 238910 - Site Preparation
- 236220 - Commercial & Institutional Construction
- 238210 - Electrical
- 238220 - Plumbing & Heating
- 562910 - Remediation

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Liability Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/11/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Orr & Associates Insurance Services 28780 Single Oak Dr Ste 255 Temecula CA 92590		CONTACT NAME: Certificates PHONE (AG, No. Ext): 800-311-3081 FAX (AG, No.): 800-474-3003 E-MAIL ADDRESS: certs@orrandassociates.com	
INSURED JSL Construction LLC 950 N. Tustin Ave St 122 Anaheim CA 92807		INSURER(S) AFFORDING COVERAGE	
License: 0253453 JSLCONS-03		INSURER A: Associated Industries Ins. Co.	NAIC# 23140
		INSURER B: Clear Spring Property & Cas Co	15563
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES CERTIFICATE NUMBER: 1998515951 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE LTR	TYPE OF INSURANCE	ADOL. ENDD	NUMB. RYGG	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			AES121371302	8/30/2023	8/30/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000 COMBINED SINGLE LIMIT (EA ACCIDENT) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accidnt) \$ PROPERTY DAMAGE (Per accidnt) \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						EACH OCCURRENCE \$ AGGREGATE \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED. <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	CWC02744400	12/27/2023	12/27/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER EL EACH ACCIDENT \$ 1,000,000 EL DISEASE - EA EMPLOYEE \$ 1,000,000 EL DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Certificate is subject to policy limits, conditions and exclusions.
 Evidence of Coverage

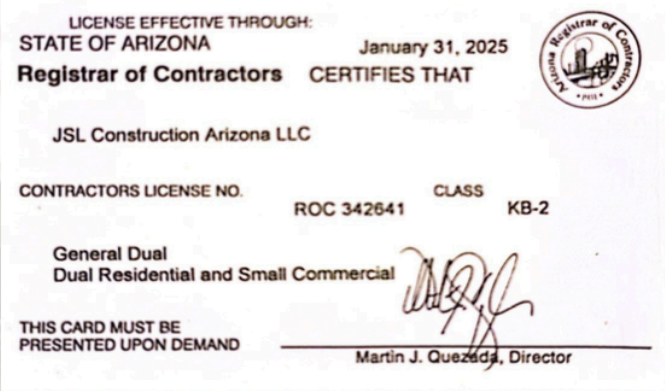
CERTIFICATE HOLDER Evidence of Coverage	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Classifications and Certifications

- State of CA Contractors License #967759B LC
- State of CA Contractors License #961159-C-33
- Certified Contractor for Andersen Windows & Doors
- Certified Minority Owned Business
- Top 1% Rated by BuildZoom
- Prior President of PDCA
- Member of BOMA



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Affiliates



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