

BEHIND THE BUILDER

A conversation with
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What are some of your most memorable tech TI and construction projects?

The Evergreen/San Jose Community College District's high-tech building was fun to work on. It's an anchor building on the San Jose campus and one of the first Design-Build delivery methods to be utilized in California. And of course there's our tech campus for Echelon Corp. It was a great experience to be part of a company's story and mission for their product.

For projects today, whether tenant improvements in an occupied building or a TI for a single tenant space, there is an expectation and acceptance for proactive planning, which the industry now calls 4D Scheduling. The idea is to model potential unplanned activities as part of the scheduling, with the result being early information that allows for best-case solutions.

What do you see now and ahead for construction preferences?

It's interesting to see changes in office space occupancy styles; there's really not just one right answer. It's part of a company's DNA and how leaders want their groups to interface. I see desire for group assembly areas for formal and informal presentations. This could be an interior or exterior space, landscaped courtyards or areas that are pre-planned for dual use. Bottom line is to remain as flexible as possible.

Where do you expect tech construction to grow the next 12 months?

I see the momentum moving south from the Peninsula, and with the super users consolidating into their new buildings, there will be the back-fill of those spaces for businesses that service those super users. Employers are keen to sustainable improvements, transportation options, and workforce housing locations. These factor into expansion or relocation, even more so with large tech companies such as Yahoo! declaring the need for face-to-face collaboration over telecommuting.

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