

# SWENSON

TRADITION. INNOVATION. INTEGRITY.



SINCE 1977



# TRADITION

## THE SWENSON LEGACY TIMELINE

- 1916** Carl N Swenson comes to the United States from Sweden and starts building homes, schools and small offices in the San Joaquin Valley.
- 1926** Carl moves to San Jose and founds Carl N Swenson Co. (CNS). CNS builds the 10-story San Jose Medical-Dental Building, one of San Jose's first skyscrapers.
- 1931** CNS breaks ground on the historic De Anza Hotel.
- 1939** CNS builds a variety of military projects including several wind tunnels and lab facilities for NASA at Moffett Field.
- 1958** CNS builds the San Jose City Hall and Civic Center.
- 1961** Barry Swenson starts Green Valley Corporation (GVC), a landscape maintenance company. GVC is the parent company of Barry Swenson Builder (BSB).
- 1965** CNS builds the San Jose Mercury News headquarters, the Swig Dormitories at Santa Clara University and the Dominican Hospital of Santa Cruz. Barry Swenson's design-build firm, Barry Swenson Builder (BSB) is building traction. CNS completes projects for General Motors (NUMMI), Lockheed and NASA. BSB completes a 130,000 SF office and manufacturing building for IBM.
- 1986** BSB completes the first historic rehabilitation project of the Moir Building in downtown San Jose.
- 1990** BSB opens the BSB Santa Cruz office following the 1989 Loma Prieta earthquake. BSB completes the renovation of the historic De Anza Hotel and the St George Residences, the first reconstruction project in Santa Cruz.
- 1992** Case Swenson starts Swenson Development & Construction (SDC).
- 1994** BSB completes the Hayes Mansion, the first public/private partnership with the City of San Jose. BSB completes its first build-to-suit project for FedEx in Santa Clara, builds the campus headquarters for Raytec in Santa Cruz and builds the University Town Center, the mixed use building for UC Santa Cruz.
- 2002** SB builds Century Center Infill Apartments in downtown San Jose for Saratoga Capital.
- 2003** BSB builds the Echelon Corporation headquarters in San Jose and completes the first design-build education center in San Jose, the San Jose City College High Tech Center.
- 2005** BSB completes the Gordon Biersch Brewery headquarters in San Jose and receives the "Golden Nugget Award" for its historic re-use in the Saratoga Retirement Community project. Green Business Quarterly recognizes BSB for its design -build approach and focus on transit-oriented development. The Valley Life Quarterly names Barry Swenson "The Prince of Valley Real Estate."
- 2006** BSB builds the Vendome Place Apartments, the first high-density high-rise residential project in San Jose and wins Business Journal's "Best Project of the Year" award.
- 2007** BSB completes the construction of City Heights, downtown San Jose's first high-rise residential condominium project.

# THE FUTURE IS HERE

Our dedication to Tradition, Innovation and Integrity enables SWENSON to consistently rank as one of the top real estate development and construction firms in Northern California. For four generations, spanning nearly 100 years, our creative designs have provided the highest value to our clients, partners and communities.

**Dedicated to quality, innovation and customer satisfaction, SWENSON is building today's skylines and planning for the designs and structures of tomorrow.**

From multi-family, high-density apartments and condominiums to industrial parks, hotels and retail centers, SWENSON has built many of the structures in which we live, work and play.

Whether the project you have in mind is for business or pleasure, the SWENSON team of development, architecture and construction experts will work with you to make it a reality.



## THE SWENSON ADVANTAGE

SWENSON takes a personalized approach to our development projects, from concept to completion. We also offer a range of large-company capabilities and hands-on expertise combined with small-company personal service, reliability and responsiveness.

<b>2008</b>	BSB completes the Versailles Luxury Retirement Community project in San Mateo and the Skyline Apartments, the transit-oriented development at the Tamien Station.	Apartment for Federal Realty Investment Trust. The Capitol-Soquel Chamber of Commerce names BSB "Business of the Year". BSB completes the LEED Platinum Phase I & II of Union City's Mid-Pen Affordable Housing. SDC renovates public schools in Sunnyvale and Willow Glen.	Jose. BSB is tapped to build the new Bay 101 Card Club & Restaurant in San Jose.
<b>2009</b>	BSB launches "Landmaker," its innovative design approach for structural concrete buildings. Barry Swenson named to San Jose Mercury News' "Power 10 of Silicon Valley's most influential citizens". BSB acknowledged as the "Fifth largest General Contractor in the Bay Area." SDC completes the Los Gatos/Monte Sereno Police Department Operations Building in Los Gatos.	<b>2012</b> BSB receives its first Greentrip Certification of 2012 for its Vendome Development Phases II - IV projects and completes the San Lorenzo Valley USD project.	<b>2016</b> BSB awarded patent for its Landmaker Structural System, is listed as one of the largest family owned businesses in the Bay Area, and finishes construction on the Century Center Towers Project for Essex Property Trust.
<b>2010</b>	BSB CFO Lee Ann Woodard wins Silicon Valley Business Journal's "CFO of the Year" award. BSB is also honored with "The Developer of the Year" award. SDC completes the San Jose Fire Station #2 Rebuild project on Alum Rock Avenue, San Jose.	<b>2013</b> Case Swenson becomes President of Barry Swenson Builder. BSB breaks ground on the Elkhorn Apartments for Essex Property Trust, the 347-unit Centerra Apartment Tower for Simeon Properties / PNC Bank, a Hilton Homewood Suites in Palo Alto and a Marriott Townplace Suites in Santa Clara.	<b>2017</b> BSB formally changes its name to SWENSON, in honor of its family history of building in Northern California. Swenson embarks on the Graduate, a student housing tower in Downtown San Jose, and the Aptos Village project in Aptos, CA. Two additional towers break ground this year as SWENSON solidifies its commitment to expertise in Type-1 development.
<b>2011</b>	BSB receives philanthropy award as top contributor, donating over \$500,000 to numerous Silicon Valley non-profit organizations. BSB completes the San Pedro Square Market and the LeVare at Santana Row Luxury	<b>2014</b> BSB completes construction of the 175 Room Marriott Residence Inn and the 146 Room Marriott Springhill Suites in San Jose.	<b>2018</b> Case Swenson awarded Boy Scouts Distinguished Citizen of the Year.
		<b>2015</b> BSB completes the Meridian @ Midtown Project for Republic Urban along with the expansion of the Atrium Senior Living in San	<b>2018</b> Completed N San Pedro Sreetscapes, Butterfield Retirement and Five55 Pacific.
			<b>2019</b> Completed Chiquita Grove Homes, Alice Street and Riviera.

THE GRAD STUDENT HOUSING  
DOWNTOWN SAN JOSE, CA



## CAMPUS HOUSING FOR THE CORPORATE WORLD

A sustainable strategy for urbanizing cities in the Bay Area. Much like student housing on university campuses, corporate campus housing is revolutionizing the way cities plan for future population growth and how they limit the carbon footprint of the municipality.

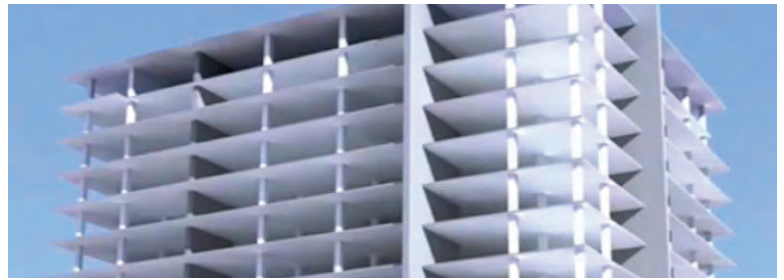
# INNOVATION

# CREATING VALUE THROUGH INNOVATION

At the forefront of every SWENSON project is a commitment to innovation and sustainable practices. From our patented Landmaker™ structural system and high-density transit-oriented developments, to mixed use and alternative energy projects, SWENSON remains on the leading edge.

We strive to find innovative solutions for every opportunity and it is our ability to excel in all aspects of building and development that sets us apart. Whether it's a ground up project, or an extensive renovation, our Design-Build approach creates value throughout the project life cycle.

SWENSON's innovation has been consistently recognized by industry partners over the years and our numerous awards including "Developer of the Year" and "Business of Year" are a testament to our success.



## LANDMAKER STRUCTURAL SYSTEM™

### A SUSTAINABLE, COST EFFECTIVE STRUCTURAL SYSTEM

The Landmaker Structural System is the result of extensive research and development in an effort to create the most reliable, affordable solution to the unique seismic requirements of today's mid and high-rise structures.



### ALTERNATIVE ENERGY PROJECTS

SWENSON maintains a long-term vision for its portfolio, and consistently shares best practices with its partners. SWENSON has constructed some of the largest solar installations in the Bay Area.





YMCA CAMP CAMPBELL, SANTA CRUZ

MAGICAL BRIDGE PLAYGROUND, PALO ALTO



INTEGRITY

# GIVING BACK TO THE COMMUNITY WHERE WE LIVE, WORK AND PLAY

Community outreach and involvement by the people of SWENSON is as diverse and far-reaching as the greater San Jose / Silicon Valley area itself. We provide assistance in all areas, but our focus is on helping local children as well as those with disabilities.

As an example of its commitment to children of all abilities, SWENSON built Magical Bridge Playground at Mitchell Park in Palo Alto. This innovative and inclusive park is the nation's first playground designed specifically for the disabled, enabling everyone to play together.



## COMMUNITY PARTNERS



YMCA CAMP CAMPBELL

# SWENSON

## COMPREHENSIVE SERVICES — FROM CONCEPT TO COMPLETION

### WIDE-RANGING CAPABILITY, LOCAL SERVICE

Throughout Northern California, our wide range of construction and development services is backed by four decades of resources, referrals and sound business practices.

The value our clients receive is a combination of large-company capabilities and hands-on expertise with small-company personal service, reliability and responsiveness. We take a personalized approach to our complete range of development and construction services, from concept to completion.

Our services are tailored to fit the unique needs of each client:

#### Development Consulting

Our team of experts transforms the complexity of real estate development into an art form.

#### Construction Management

Your project will be on time and on budget through collaboration, attention to detail, field-proven techniques and an unsurpassed work ethic.

#### General Contracting

We are an established, trusted general contractor for every type and size of construction activity, from high-density residential to tenant improvements.

#### Design-Build

We have pioneered a process that achieves a perfect balance of timing, cost, coordination, function, maintainability, efficiency, and delivery for a particular project.



For one hundred years, the Swenson family has been a dynamic partner in building California. Four generations of expertise, along with a proven Design-Develop-Build platform, deliver an unparalleled level of creative design, quality developments and efficient construction practices. Throughout the Golden State, the wide range of construction and development services by SWENSON is backed by decades of resources and sound business practices that have made the storied company a respected leader in the community. For more on the legacy development company, please visit [swenson.com](http://swenson.com).