

US DEVELOPERS JOURNAL

FALL 2009

www.usdevelopersjournal.com



SWINERTON BUILDERS A LEEDING LIGHT IN INNOVATIVE CONSTRUCTION

THE MAGAZINE FOR CONSTRUCTION EXECUTIVES

A LEEDing Light in Innovative Construction

By A.J. Robinson

In any sort of construction project, management is crucial. Clients want projects — commercial, industrial or residential — done on schedule and at budget. San Francisco-headquartered Swinerton Builders is part of a family of companies with a long history of delivering just that: quality construction on time.

In a business climate that has companies closing daily, award-winning Swinerton Builders, in business since 1888, boasts rare staying power. Swinerton's quality and longevity manifests itself in its 3,000 employees and 21 offices, stretching from Texas to Hawaii. A premiere builder in the western U.S. with a highly structures methodology, the company's work arena includes commercial and tenant improvement, health care facilities, hotels, universities, education facilities and entertainment centers.



Getting the Right People for the Right Jobs

Any company is only as strong as its personnel. At Swinerton Builders, the senior staff actively searches for potential talent, beginning at college job fairs and developing new talent with its internship program, then easily attracting by the company's reputation as a top general contractor in the nation.

LEED Accredited Professional Suzanne Ives, a project manager, has been in the industry for seven years (previously with L.F. Driscoll Co. in Philadelphia). She finds her work very rewarding.

Ives is currently working on two company projects: the Air Handler 39 Project (which entails replacing an old air handler) and a Central Energy Plant for a hospital. She calls



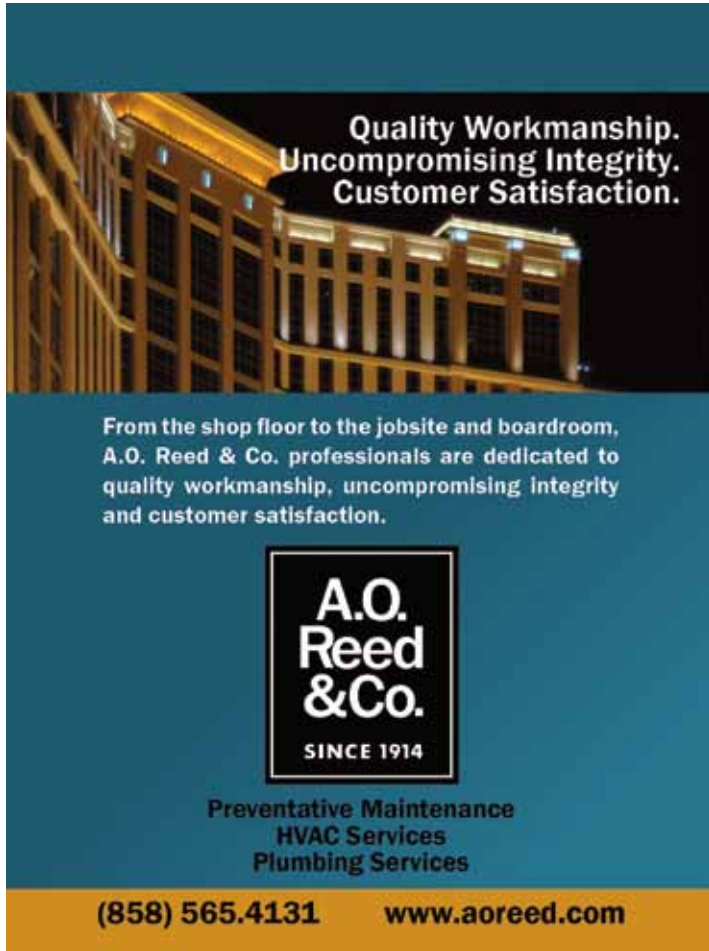
the latter one of the most interesting projects with which she's been involved; it's a very challenging job as it's on the side of a hill with a 22-percent grade. Swinerton Builders are upgrading all of the systems that run the hospital, and merging them so that they're centralized in one building. The project requires extensive planning, logistics and shutdowns of key systems – all while keeping the hospital running without significant interruption of services. Also, much of the work is near the hospital's loading dock, and it also has to stay in operation during the entire process. The project is scheduled to be completed September 2010.

Dealing with Subconsultants

Depending on the scale and complexity of a project, Swinerton Builders makes use of vendors and

"It's a very challenging job as it's on the side of a hill with a 22-percent grade. Swinerton Builders are upgrading all of the systems that run the hospital, and merging them so that they're centralized in one building. The project requires extensive planning, logistics and shutdowns of key systems – all while keeping the hospital running without significant interruption of services"

—Suzanne Ives



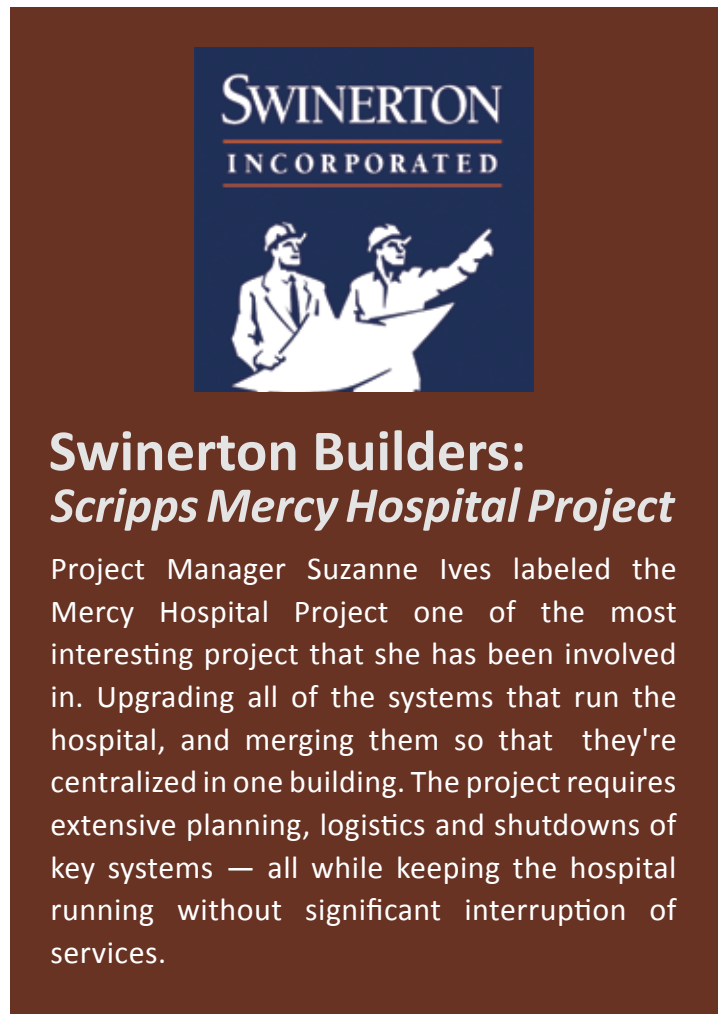
**Quality Workmanship.
Uncompromising Integrity.
Customer Satisfaction.**

From the shop floor to the jobsite and boardroom, A.O. Reed & Co. professionals are dedicated to quality workmanship, uncompromising integrity and customer satisfaction.

A.O. Reed & Co.
SINCE 1914

Preventative Maintenance
HVAC Services
Plumbing Services

(858) 565.4131 www.aoreed.com



**SWINERTON
INCORPORATED**

**Swinerton Builders:
*Scripps Mercy Hospital Project***

Project Manager Suzanne Ives labeled the Mercy Hospital Project one of the most interesting project that she has been involved in. Upgrading all of the systems that run the hospital, and merging them so that they're centralized in one building. The project requires extensive planning, logistics and shutdowns of key systems — all while keeping the hospital running without significant interruption of services.



Johnson, Finch & McClure
CONSTRUCTION, INC.

With the dedication of more than 30 years in the Construction Industry, JFM has a diverse portfolio of experience. A relentless pursuit to provide the highest level of product and service to our customers, has made JFM a leader in the Construction Industry.

PRODUCTS

- Drywall & Metal Stud Framing
- Doors, Frames & Hardware
- Acoustic Ceilings & Wall Panels

Experience. Quality. Integrity. Service.

9749 Cactus Street | Lakeside, California 92040 | (619) 938-9727 | www.jfmcom.com

JFM has vast experience in commercial sectors:

- Educational Facilities
- Office Buildings
- Tenant Improvements
- Design Build
- Local, State & Federal Projects
- High Rise Residential Construction
- Retail Centers
- Hospitality & Entertainment

consultants. On the Central Energy Plant Project the company is holding rough carpentry and some infection control in-house, while the rest has been subbed out to some 30 subcontractors. But Swinerton Builders doesn't play favorites; it selects the right subcontractor based upon previous performance. Swinerton is also loathe to change subcontractors in the middle of a job. So, if there's any trouble with a subcontractor – for whatever reason – the company uses multiple meetings and “hand holding,” to get through the job as replacement is just not cost-effective.

LEED-ing the Way

In terms of embracing the new green building practices, Swinerton Builders



is at the forefront, and dedicated to expanding its green builds in the future. The company is just finishing up the very green Riverpark Tower II development located in downtown San Jose, California. The building, designed by HKS Architects, is LEED Gold certified, the first such building in the city's main business area. Building Design & Construction magazine calls Swinerton one of the best green design firms. More than a quarter of the company's staff is LEED Accredited, an extremely large percentage of such professionals, as far as general contractors. Swinerton Builders continues its dedication to green building with a current job roster of 72 LEED-certified projects.

The company has also worked on a number of high-tech projects. On San Diego's Valley View Casino, Swinerton Builders used the latest in computer drafting software to create a 3-D model of the site. As the property was on a hillside, the placement of the foundation was going to entail substantial excavation – if the building had been constructed as originally designed. By using the 3-D model, the company was able to reduce the need for a lot of excavation.

As for the future, Ives sees continued company success as Swinerton Builders focuses on staying green, continually using the latest technology and increasing its presence building for the healthcare industry.▪

COMPANY AT A GLANCE

Established : 1888

Swinerton Employees : 3,000

Project Manager : Suzanne Ives

www.swinerton.com

SWINERTON BUILDERS

260 TOWNSEND ST.
SAN FRANCISCO, CA 94107
UNITED STATES
WWW.SWINERTON.COM

