



SYNERGY

INCORPORATED

Executive Summary

INSPIRATION. INNOVATION. INTEGRITY.



OVER 29 YEARS OF QUALITY CONSTRUCTION

Founded on the principle of pairing quality with integrity, Synergy Inc. is a company that will work with you at every stage of the construction process in order to achieve your goals. We offer a wide array of project involvements including development and joint ventures, full design-build management, construction management and full service general contracting. At Synergy, we believe that the only way to keep up with ever changing market demands, is to be receptive and adapt to new construction technologies and always strive to find more efficiencies in the development and construction processes.

Our services include:

- Mixed-use Building Construction
- Multi-family Building Construction
- Commercial/Office/Retail Building Construction
- Multi-family Building Renovation
- Specialty and Tenant Improvement Construction
- Preconstruction and Construction Management Services
- Affordable and Market Rate Construction
- Preconstruction and Construction Management Services

Synergy has built over 8,000 multi-family units in the last decade alone, with an even mix of market rate and affordable housing with diverse subcontractor relationships. In our project portfolio, we have hand selected a variety of projects we have completed in the last 15 years.



"Synergy is more than a competent builder, they bring a positive and proactive attitude to the team that made any problem a breeze to solve. Synergy also looks forward during the project to visualize the most efficient strategy to build, point out potential roadblocks, and present quality alternatives that can save time and money."

*- Peter Stricker, AIA, Principal
Jackson Main Architecture*



OUR CULTURE

INSPIRATION. INNOVATION. INTEGRITY.

We are a family-owned company with a strong set of values matched only by the strength of our skills and relationships. Founded on the principle of pairing “Quality with Integrity,” Synergy Inc. is a general contractor that will work with you at every stage of the construction process in order to achieve your goals.

Synergy strives to perform beyond expectations with every project, from mixed-use, multi-family, and commercial general contracting to renovations and specialty projects. Our experienced team, advanced technology, and trusted contractors work together to make the extraordinary possible for our clients in Washington, Texas, California, Oregon, Arizona, and Idaho.

Backed by decades of successful projects from values as strong as the foundations we build, Synergy is a general contractor you can rely on to deliver quality at every stage of the construction process.

OUR SERVICES:

- Mixed-use Construction
- Multi-family Construction
- Commercial/Office/Retail
- Multi-family Renovation
- Specialty and Tenant Improvement Construction
- Preconstruction and Construction Management Services

OUR LEADERS



Pamela Stewart

Chairman of the Board/ Co-Founder

Pamela has over 30 years of experience in different facets of the construction industry. Pamela oversees all construction projects. Customer satisfaction and quality construction are both mandatory on all Synergy projects. Pamela monitors monthly site visits, as well as continuing contact with customers and architects, both during and after projects, to ensure open lines of communication.



Larry Stewart

Chairman of the Board/ Co-Founder

Larry co-founded Synergy Construction after working as a principal at a small commercial construction company for over 23 years. Bringing his considerable experience with him, Larry worked with Pam to create a true customer service firm built on a solid foundation of integrity and ethics. Together with Pamela, they worked to hire a team of people who share this value system both personally and professionally; they have successfully created a culture that rewards lasting relationships and always acting with integrity.



Justin Stewart

CEO/ Principal Partner

Justin has been involved in the construction industry his entire life. His extensive knowledge of all aspects of the construction industry was learned from hands-on-experience — he has worked as a laborer, carpenter, superintendent, project manager, and today, as Principal Partner and Executive Vice President. He has a bachelor's degree in Communication from the University of Arizona and is recognized by the USGBC as a LEED® Accredited Professional. Justin's broad experience in construction, his management skills, administrative training, and commitment to excellence make him an invaluable asset to the Synergy team.



Andy Nuessle

President- Synergy Modular

Andy has been in the construction industry for over 14 years. He has a multi-faceted career in construction, which includes hands on experience as a Superintendent, land development Project Manager, Land Acquisition Manager for a Fortune 500 company, General Manager for Synergy Construction and most recently President of Synergy Modular. He has been an integral part of the Synergy team for several years, helping to bring our dedication to "Quality with Integrity" to all phases of the company and projects we build.



Ryan Broms

Vice President of Development

Ryan has been involved in all aspects of real estate development for the past 14 years. His conservative and pragmatic approach to development was shaped by nearly a decade with one of the Pacific Northwest's most successful developers. Ryan has a bachelor's degree in Economics from the University of Washington and maintains a deep commitment to the community.



Greg Tozer

Vice President of Operations- Austin

Greg has extensive experience as a high-end commercial construction operations executive managing cross-functional project leadership teams of 50+. He has worked on projects in 32 countries varying from luxury resorts and high-rise condominiums to secured military buildings renovations and contaminated soil clean ups. Greg has high performance standards for all aspects of construction with special attention towards safety, quality, and client satisfaction.



GREEN BUILDING

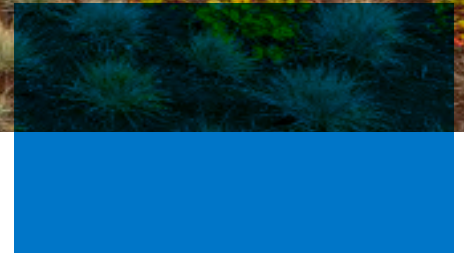
SUSTAINABILITY WITH STYLE

We have built nearly 5,000 sustainable multi-family units with certifications ranging from LEED® GOLD to Built Green™ 4-Star.

At Synergy, we believe sustainable design is imperative to provide a healthy future for our communities. As a company, our corporate plan includes efforts to usher in an era of sustainability, generating benefits to project owners, end users, and the larger community. As a general contractor, Synergy prefers to be involved in the design process so that the knowledge we have gained from our sustainable building practices can be incorporated in the building plans and specifications. On hard bid jobs, where the plans and specifications are already completed, Synergy still adds value by incorporating our knowledge of sustainable practices into carrying out the work.

Issues such as indoor air quality, waste management, and the tightness of the building envelope are factors that fall under the general contractor's domain, and Synergy has demonstrated success in each of these areas. In many cases, the only added cost to achieve sustainable building practices is extra effort.

We are a member of the US Green Building Council and **75% of our project managers are LEED® Accredited Professionals**. Our approach has been one of conservation and waste management control long before "green" designations became prevalent. We have facilitated the design and construction of numerous projects with Built Green, Evergreen, and/or LEED® certifications.



"Synergy's onsite team were true professionals in every facet; from the sub-bidding phase to the coordination and management of the subcontractors."

*- James Cassan
President, Dollar Development*



MODULAR CONSTRUCTION

Synergy has been working for the past several years to bring modular construction to market. We have developed relationships with the most innovative modular suppliers and built the processes necessary to implement a successful modular strategy. By committing to our modular strategy from the inception of each project, Synergy Development will be able to realize meaningful savings in cost and time.

As an example, a typical 150-unit site-built apartment project could take a minimum of 18-months from start of construction through completion. With our comprehensive modular strategy, we can reduce this timeline by six to nine months. This allows our developments to reach positive cash flow and distributions to our partners more quickly than a typical site-built project. In addition to the time savings, we anticipate we will realize up to 20% cost reduction on the vertical component of construction in certain markets. Our minimum expected reduction in vertical construction costs is 5%.





MODULAR CONSTRUCTION

HALF THE TIME. FIXED COST. BETTER QUALITY.

Imagine, your Student Housing development open a school year sooner than pro forma, your hotel open in half the time, your multi-family or mixed-use development not only complete, but leased and stabilized inside of 12-months from permit!

Run the numbers, toggle the variables, you might just break your tried and true financing model. But can the numbers be trusted? Finally, with turn-key, end-to-end controlled delivery, the answer is a confident yes.

The new-to-industry factory processes and precision tolerances bring a level of quality and consistency never before seen in multi-unit housing and hospitality. The structure is more robust, the sound attenuation between units is condominium quality, and with factory install, the finishes are better than you would expect.

TURN KEY MODULAR CONSTRUCTION

Solutions others can't provide including:

- Mid-high rise, non-combustible, steel full modular construction.
- Wood-frame full modular construction with party-wall STC ratings of 62+, utilizing industry leading Modular Enterprises.
- Most importantly, single point of contact end-to-end delivery, from initial design through occupancy.



BENEFITS OF MODULAR CONSTRUCTION

- Guaranteed pricing
 - Reduced pricing risk associated with vertical construction
- Speed to market
 - Up to a 50% reduction in total construction timeline
 - 95% completion in factory
- Flexible design and use
 - Hospitality
 - Multifamily
 - Student Housing
 - Office and Retail
- Integrated Design, 3D Modeling and Engineering
 - All work on one set of “drawings”
 - Streamlined process
 - Eliminates scope gaps
- Full code compliance
- Improved seismic performance
- Capable of stacking up to 30 stories
- Eliminates delays caused by weather, labor shortages, change orders
- Climate controlled manufacturing of each module
- Higher level of quality control and tighter build tolerances with manufacturing of units
- Minimizes on-site construction and exposure to labor shortages and schedule delays
- Much Less material waste during manufacturing than on-site construction methods



Fabricators weld the VectorBloc into place.



Modular frames take shape.



MEP systems, walls and glass are added.



Modules easily stack on-site.



The building is complete.

PROJECT PORTFOLIO | MODULAR



Cheatham Street Flats

Student Housing Project

Type: Volumetric Steel Modular Construction

Location: San Marcos, TX

Status/ Year: Under Construction, Expected Completion Dec 2019

New construction of a four over one podium mixed-use Student Housing apartment building, built using volumetric commercial steel modular construction. The structure consists of 143 units equating to 243 beds, dedicated to student housing. Additionally, on the ground level is approximately 2,856 s/f of retail space and 2,136 s/f of restaurant space, with two levels of underground parking. The modular units were produced out of Killeen, TX.



Twin Lakes Landing

Affordable Housing Project

Type: Volumetric Commercial Modular Construction

Location: Marysville, WA

Year Complete: Oct 2017

New construction of 50 affordable housing units as well as a sizable community space and offices in six two-story buildings. Built using volumetric commercial modular construction methods which allowed simultaneous construction of the on-site civil, utility and site improvements while the buildings were constructed in a temperature controlled facility in Boise, ID.



Reliance Metalcenter

Type: Volumetric Steel Modular Construction

Location: San Antonio, TX

Status/ Year: Under Construction, Expected Completion July 2020

New single story construction of 9,000 s/f of office space, built using volumetric commercial steel modular construction methods. While the site conditions created logistical constraints due to it being an active fabrication plant and the shared site access with day to day trucking activities, the projects proximity to the modular production facility has allowed for as-needed delivery of the modules. This has effectively eliminating the need for onsite or nearby storage of the units for this project. This project also includes the extensive remodel of the existing office facilities.



Crest Steel

Type: Volumetric Steel Modular Construction

Location: Riverside, California

Status/ Year: Pre-construction, Expected Completion April 2020

New single story construction of 12,324 s/f of office space, built using volumetric commercial steel modular construction methods.

PROJECT PORTFOLIO

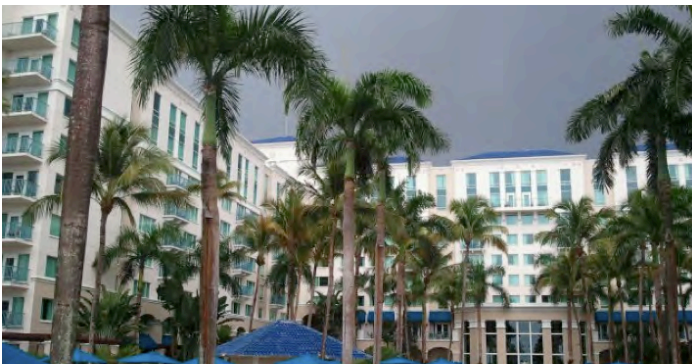
HOTEL EXPERIENCE



Grand Sierra Lodge
Mammoth lakes, CA



Monte Lago Village Resort & Village
Henderson, NV



The Ritz-Carlton San Juan
San Juan, Puerto Rico



The Pinnacle Honolulu, HI
Honolulu, HI

PROJECT PORTFOLIO | MULTI-FAMILY \$30+ MILLION



Woodin Creek Village

Type: Multi-family new construction

Location: Woodinville, WA

Year Complete: Dec 2016

Construction of 237 new housing units in ten separate structures along with 2 four story concrete parking garages. Seven of the buildings are steel framed and three are wood framed. This is phase one of a projected five phase development that will include 1000 apartments, 50,000 square feet of commercial space, and improvements to the roadway, stream, and trail.



Birch Creek Apartments- BUILT GREEN™ 4-STAR

Affordable Housing Project

Type: Renovation

Location: Kent, WA

Year Complete: May 2010

Receiving the nation's first four star Built Green designation for a multi-family renovation, the Birch Creek project included demolition and removal of 60 units, major renovations to 264 units of multi-family housing, and the creation of parks and smaller play areas. The occupied renovation portion of construction involved 34 buildings and approximately 271,000 sq ft. This project was recently named Washington State's recycler of the year by WSRA.



Potala Place Everett- LEED® SILVER

Type: Mixed-use new construction

Location: Everett, WA

Year Complete: Sept 2015

Potala Place Everett is an upscale mixed-use property located in Everett. The project has a total of 376,156 sq ft which includes a 50,000 sq ft indoor farmers market - the Market at Potala Place. In addition to the year-round market, the project will include 220 luxury apartments and a 110-unit Hampton Inn by Hilton, both offering spectacular views of the Puget Sound.



Aviara Apartments- LEED® SILVER

Type: Mixed-use new construction

Location: Mercer Island, WA

Year Complete: April 2013

Located on Mercer Island, the Aviara Apartments project consists of four levels of luxury residential units, constructed above 17,000 square feet of grade-level retail space, and two levels of below-grade parking. The new building has 166 residential units consisting of 26 different floor plans and 312 total parking spaces, with 85 set aside for business customers.

PROJECT PORTFOLIO | MULTI-FAMILY \$20-\$30 MILLION



HUB U District Student Housing

Type: Student Housing
Location: University District, Seattle, WA
Year Complete: Sept 2017

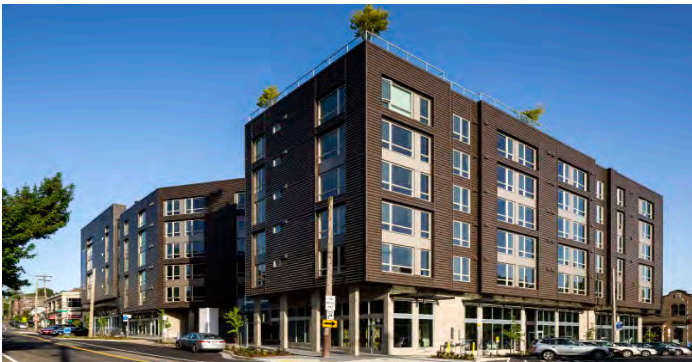
Construction of 111 units of student housing with parking and ground floor retail. The building consists of three levels of concrete construction with 7 floors of wood framing above. The project includes high end finishes and amenities including fitness, steam room, hot tub, and roof top lounge.



Mercer II

Type: Mixed-use new construction
Location: Mercer Island, WA
Year Complete: May 2014

The Mercer II project involved the new construction of 85 apartment units along with 2,000 square feet of commercial space located on Mercer Island. The development consists of four levels of living space constructed above two levels of underground parking garage. The building construction consists of concrete post-tensioned slabs throughout the structure and the residential units consist of steel framing.



VIVA

Type: Mixed-use new construction
Location: Seattle, WA
Year Complete: April 2014

This project involved the construction of a new 105-unit apartment building located at the intersection of Union and Madison streets in Seattle, WA. The building has two levels of parking with five levels of apartments constructed above. The building structure consists of concrete foundations and parking structure including post tensioned concrete with five wood-framed floors above.



The Artiste Apartments

Type: Mixed-use new construction
Location: Seattle, WA
Year Complete: June 2012

New construction of 148 units of residential over two levels of underground parking and commercial space. The complex is a mix of studio, 1 bedroom and 2 bedroom units, and has two levels of underground parking along with a large area for bicycle parking. The building features a furnished central courtyard with a water feature, a large rooftop green space and pavers, a luxurious lobby with high-end finishes, and an exercise room.

PROJECT PORTFOLIO | MULTI-FAMILY UNDER \$20 MILLION



Fox & Finch Apartments

Type: Mixed-use new construction

Location: Seattle, WA

Year Complete: Sept 2017

New construction of a 7-story above grade plus basement, mixed-use 49 unit apartment building in the heart of the bustling South Lake Union neighborhood of Seattle. Surrounded by Amazon's campus and directly abutting another building, this project is another demonstration of our experience with the tightest urban sites.



Twin Lakes Landing (Modular Construction)

Affordable Housing Project

Type: Volumetric Commercial Modular Construction

Location: Marysville, WA

Year Complete: Oct 2017

New construction of 50 affordable housing units as well as a sizable community space and offices in six two-story buildings. Built using volumetric commercial modular construction methods which allowed simultaneous construction of the on-site civil, utility and site improvements while the buildings were constructed in a temperature controlled facility in Boise, ID.



VIVA

Affordable Housing Project

Type: Multi-family affordable housing project

Location: Bellevue, WA

Year Complete: April 2015

New construction of 5 levels of affordable workforce housing over one level of parking totaling 57 units. 12 of the units are reserved for homeless families, 8 units for veterans, and 3 units for families with children having developmental disabilities. Built on a tight infill site in the heart of Downtown Bellevue, the funding for this project included low income housing tax credits, federal AHP, and the state housing trust funds.



Potala Village- BUILT GREEN™ 3-STAR

Type: Mixed-use new construction

Location: Everett, WA

Year Complete: Jan 2011

Located in downtown Everett, Potala Village is the first multi-family project in the county to earn a certified Built Green designation. The 4-story podium style building consists of 108 residential units, 15,000 sq. ft. of retail space, 2 levels of underground parking, and multiple P.T. decks. Proactive management played an integral role in the early completion of the building, significantly under budget.

PROJECT PORTFOLIO | MULTI-FAMILY UNDER \$20 MILLION



Salmon Creek @ Greenbridge- BUILT GREEN™ 3-STAR

Type: Mixed-use new construction

Location: Seattle, WA

Year Complete: Sept 2009

This Built Green certified project consists of 14 wood-framed multiple story structures is divided between two non-contiguous residential blocks and includes 88 individual living units above 9,500 SF of retail commercial space. These 88 colorful, energy-efficient apartments are part of the Greenbridge 96-acre master-planned community.



Compass Veterans Center

Affordable Housing Project

Type: Multi-family new construction

Location: Renton, WA

Year Complete: Sept 2010

This spectacular 59-unit building provides support services for former homeless veterans and their families. Construction consisted of four stories of wood framing built atop a post tension deck. In order to meet funding requirements the Synergy team was able to shorten the already tight build schedule by 2 months while finishing within budget.



Green River Homes

Affordable Housing Renovation Project

Type: Multi-family renovation

Location: Auburn, WA

Year Complete: Jan 2013

New construction of 5 levels of affordable workforce housing over one level of parking totaling 57 units. 12 of the units are reserved for homeless families, 8 units for veterans, and 3 units for families with children having developmental disabilities. Built on a tight infill site in the heart of Downtown Bellevue, the funding for this project included low income housing tax credits, federal AHP, and the state housing trust funds.



YWCA Passage Point Supportive Housing

Affordable Housing Renovation Project

Type: Multi-family renovation

Location: Maple Valley, WA

Year Complete: July 2011

Passage Point Supportive Housing consists of the total renovation of the former King County Cedar Hills Alcohol Treatment Facility. Construction featured the renovation of six existing buildings into 46 individual modern apartments and administrative support space. This facility will allow the YWCA to provide housing for parents coming out of the prison system to reunite with their children.

PROJECT PORTFOLIO | MULTI-FAMILY UNDER \$20 MILLION



Drivers Club

Type: Commercial
Location: Redmond, WA
Year Complete: October 2018

A members-only social club for automotive enthusiasts located in Redmond, WA. Drivers Club is a 50,000 SQFT manufactured steel building that includes secure luxury vehicle storage, a clubhouse and concierge services. The clubhouse features a large member lounge and outdoor patio that overlooks the cars below as well as a flexible floor plan and purpose built prep kitchen. On the same site is the Metro Auto Park building which is a 18,000 SQFT manufactured steel building and consists of an auto detail shop and car stackers for additional storage.



Cascade Skagit Health Alliance

National Excellence in Construction Pyramid Award Winner

Type: Commercial/ Medical
Location: Arlington, WA
Year Complete: Jan 2012

The national award-winning project consists of construction of a new 41,980 square foot, two story, outpatient state-of-the-art medical facility. The new building is structural steel framed with a combination of brick veneer, Trespa exterior cladding panels and exterior glass curtain wall system. Facilities include urgent care, MRI imaging, full service pharmacy with drive through, laboratory, primary care, and oncology infusion.



Newcastle Library- LEED® SILVER

Type: Commercial construction
Location: Newcastle, WA
Year Complete: Nov 2012

New construction of a 12,500 sq ft library in Newcastle. The construction includes slab-on-grade and concrete walls at the parking level; post-tensioned flooring system, metal framed exterior and interior walls, steel bar joists, and a metal deck. The building will utilize a ground source heating system, radiant heated and cooled flooring and a pre-vegetated mat green roof system.

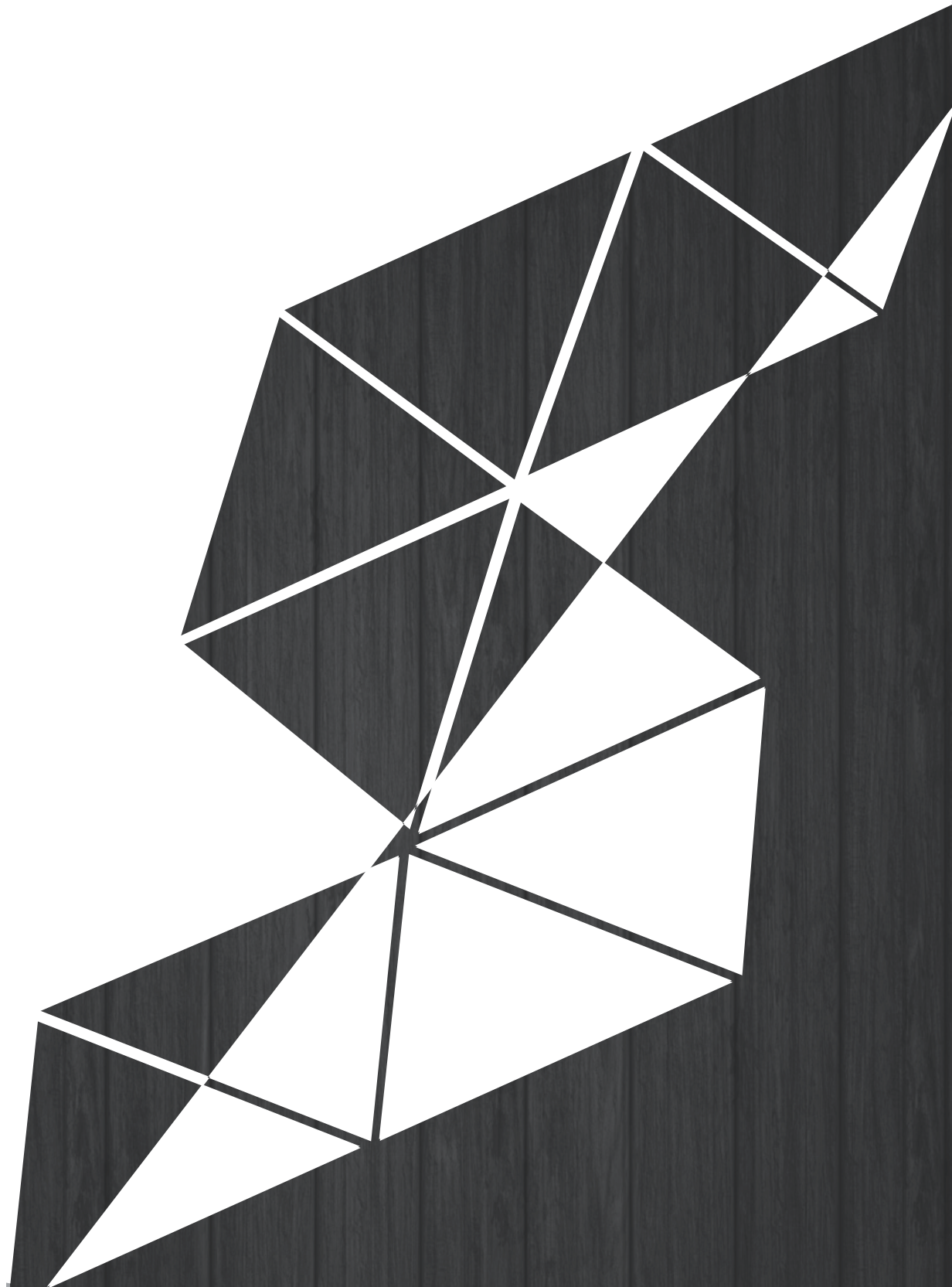


Fire Station #30- LEED® GOLD

National Excellence in Construction Eagle Award Winner

Type: Commercial
Location: Seattle, WA
Year Complete: March 2011

This national award-winning project involved first demolishing the existing station and then construction the new, 9,121 square-foot station on a very tight site. Fire station #30 is LEED® Gold certified and includes geothermal mechanical systems and copper siding.





SYNERGY
CONSTRUCTION

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