

**SPECTRUM**SS

FULL-SCOPE CONSTRUCTION BACKED BY

# Multi-Trade Licensure



# Who We Are

Spectrum SS is a multi-licensed, full-service construction company serving developers, institutions, and businesses across the Bay Area.

- 20+ years of experience
- Founded by David Chan
- Known for precision, transparency, and craftsmanship



# Our Vision

Our long-term vision is to grow Spectrum SS into a true one-stop shop where clients can buy, sell, and build with confidence, all under one roof. We aim to expand our capabilities and presence across California while staying true to the family-owned principles and personal service that set us apart.

Ultimately, we're building more than projects we're building a legacy to pass on to the next generation.



# Core Values

## Our Values Drive Every Project:

- **Commitment & Hard Work:** We show up and deliver, every time.
- **Transparency:** No surprises, just clear, honest communication.
- **Reliability:** We follow through, no matter the challenge.
- **Family-Oriented:** Respectful relationships built to last.

# Multi-License Advantage

## Why It Matters:

- All major trades handled in-house
- Fewer delays, faster timelines
- Full accountability and tighter quality control

### A – GENERAL ENGINEERING

Site work, grading, utilities,  
and infrastructure

### B – GENERAL BUILDING

Full-scope vertical  
construction and  
structural work

### C9 – DRYWALL

Installation, framing,  
taping, and  
finishing

### C10 – ELECTRICAL

Commercial and  
residential electrical  
systems

### C16 – FIRE PROTECTION

Design and installation of fire  
sprinkler systems

### C20 – HVAC

Heating, ventilation, and air  
conditioning

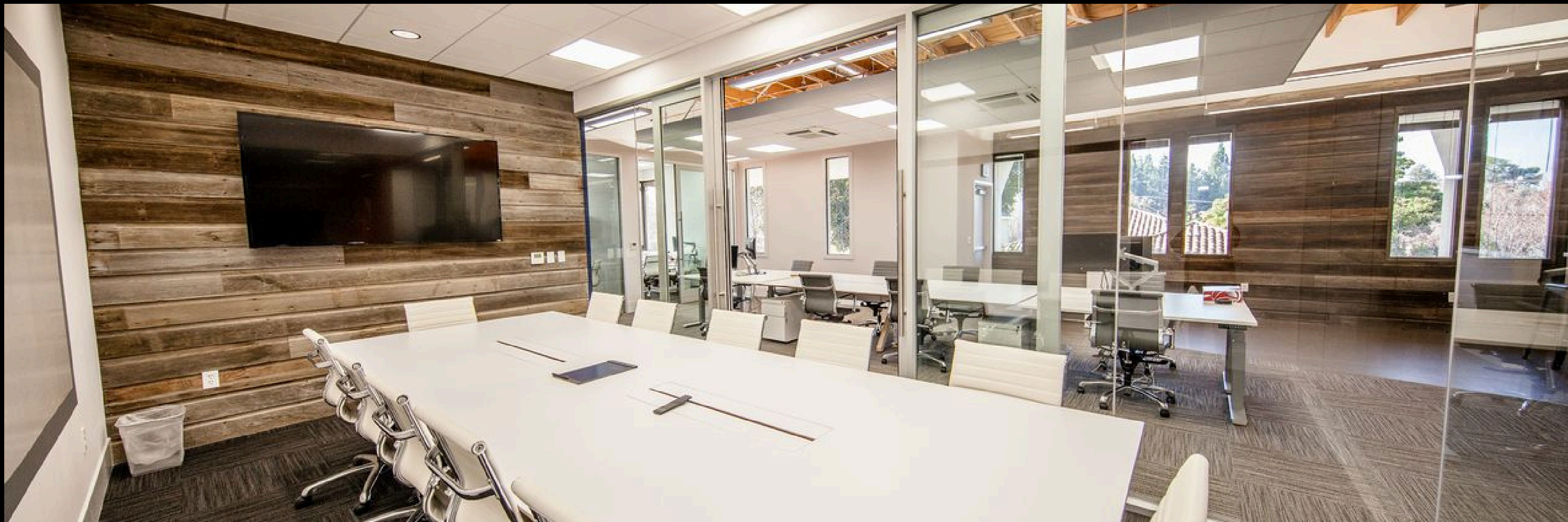
### C36 – PLUMBING

Full plumbing systems for ground-up  
and renovation projects

# Our Services

- Full-Service General Contracting
- Residential & Commercial Remodeling
- Painting
- Concrete Coatings
- Pressure Washing
- Drywall Installation & Repairs
- Wall Coverings
- Writeable Surfaces
- Electrical
- Mechanical
- HVAC
- Engineering
- Plumbing





**We provide tailored construction solutions for:**

- **Residential Construction:** Homes, ADUs, multi-unit builds, renovations
- **Commercial Real Estate:** Offices, retail centers, investment properties
- **Multi-Family Housing:** Apartments, condos, common areas
- **Hospitality:** Hotels, restaurants, event spaces
- **Education & Institutional:** Schools, community centers, public agencies
- **Retail & Franchises:** Scalable, branded buildouts

**Industries  
Served**

# Why Clients Choose Us

- **Multi-License, Self-Performing Advantage:** No subcontractor hand-offs
- **Strategic Mindset:** We think like developers — ROI-focused and scalable
- **Proven Legacy:** 20+ years of successful delivery across sectors
- **Transparent Communication:** Clear timelines and ongoing updates





# Our Process

- 1. Initial Consultation:** Understand goals, budget, and timeline.
- 2. Planning & Permits:** Secure permits, source materials, schedule trades.
- 3. Execution:** In-house crews handle every step, ensuring consistency.
- 4. Final Walkthrough:** Ensure quality and client satisfaction, with ongoing support available.



# Our Projects

Explore our portfolio to see how we've helped clients across the Bay Area turn ideas into impactful, built environments.

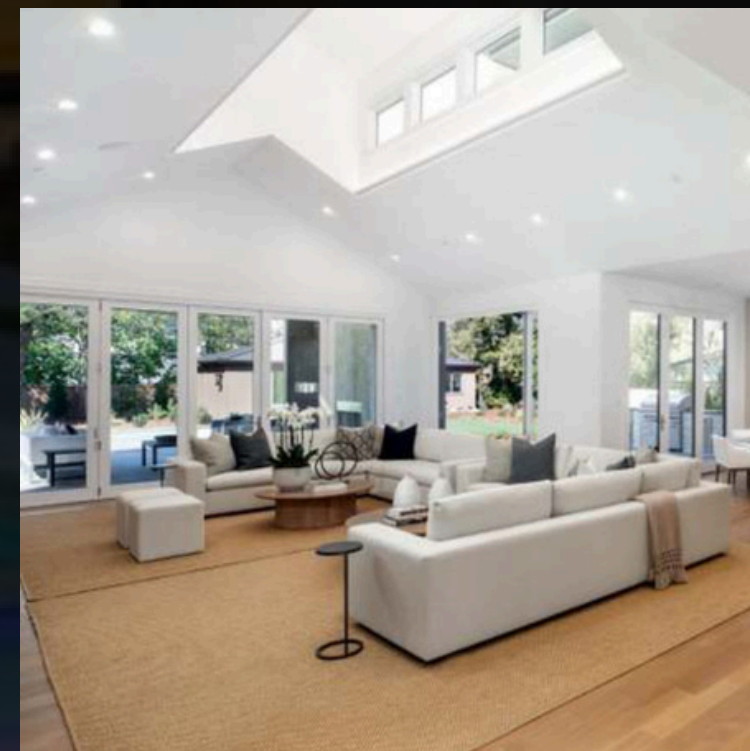
# Villa Cielo, Atherton

## This project showcases:

- Tailored design solutions that meet the client's lifestyle and needs
- Premium materials ensuring durability and long-lasting beauty
- Expert execution from planning to completion

## This luxurious 10,000 sq ft residence features:

- 6 bedrooms and 8 bathrooms designed for comfort and privacy
- An ADU for flexible living or guest accommodation
- A sparkling pool for relaxation and entertaining
- A wine cellar for the discerning collector
- A state-of-the-art home theater for immersive experiences



# Villa Terrana, Atherton

## Key features of this project include:

- **Custom finishes** tailored to enhance both style and functionality
- **Meticulous craftsmanship** that reflects our commitment to excellence
- **Streamlined project delivery** with attention to timelines and detail

## This 3,000 sq ft residence features:

- **3 bedrooms and 5 bathrooms** designed for comfort and privacy
- An **in-house office** for flexible work-from-home needs
- **Stunning landscaped grounds** enhancing both beauty and functionality



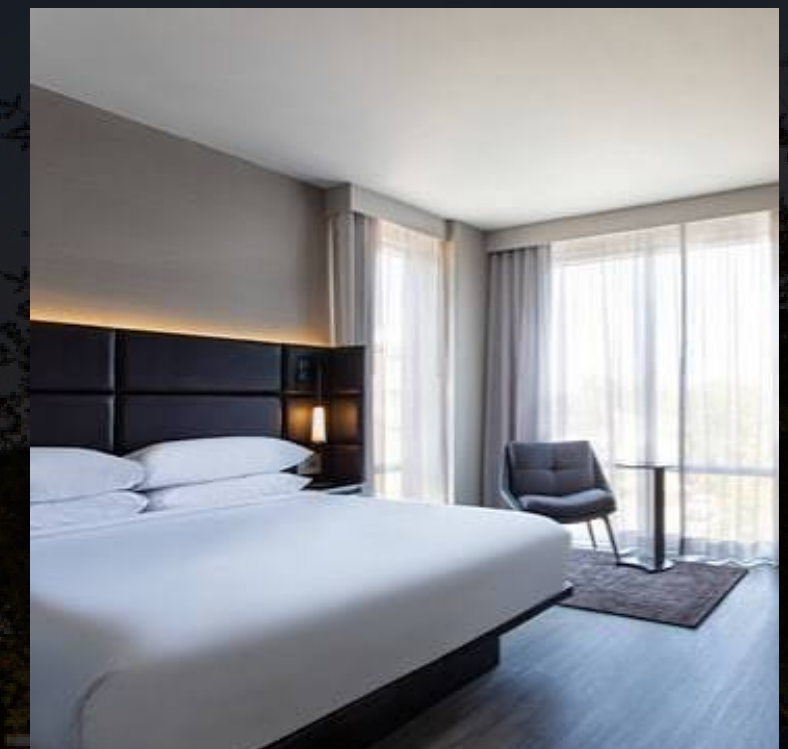
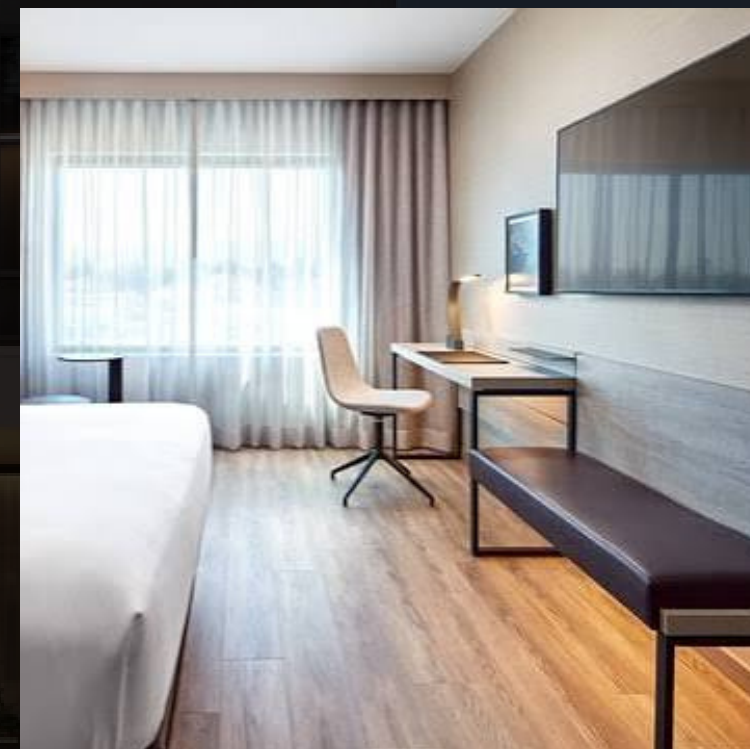
# AC Marriott Hotel, Palo Alto

## Highlights of the project include:

- **Premium interior finishes** that embody the sleek, modern AC Marriott brand
- **Precision construction** to meet strict hospitality requirements and timelines
- **Collaborative project management** ensuring seamless coordination from start to finish

## This 144-room hotel features:

- A swimming pool for guest relaxation and leisure
- A playground catering to families
- A versatile meeting room for business events
- A salon providing premium guest services



# Merrill Senior Housing Apartments, Oakland

## Key aspects of this project include:

- **Accessible design features** to support safe and independent living
- **High-quality finishes** that combine durability with a welcoming atmosphere
- **Efficient project delivery** aligned with client goals and community needs

## This development features 127 livable rooms and includes:


- An outdoor patio for relaxation and socializing
- A banquet room for community events
- An outdoor courtyard with turf and mini putt-putt for recreation






# Start Your Next Project With a Smarter Construction Partner

Ready to start your next project? From site development to commercial buildouts or remodels, Spectrum SS helps you build with confidence.

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