



LANDMARK PROJECTS

WWW.STREAMLINEDRYWALL.COM



SETTING THE STANDARD IN DRYWALL EXCELLENCE

Streamline Drywall Inc., established in 2017 by visionary leader Triston Dion, is a premier San Francisco Certified Local Business Enterprise. Chief of Operations Dashaun Briant, a superintendent and safety expert, joins Triston in bringing over 40 years of combined field experience from the largest drywall subcontractors in the Bay Area. Our expertise in managing multi-million-dollar construction projects, sets us apart in the industry.

Our Expertise: Metal stud framing, drywall installation, and finishing.

Focus: Premier trade partner, known for excellence and reliability.

Our Vision: Transforming the Bay Area community through robust training programs based on team values, and partnerships with the North Coast States Carpenters Union / Wall and Ceiling Alliance.

Our Proven Process: Meticulous preparation ensures smooth project execution. By anticipating challenges and developing flexible strategies, we consistently deliver projects on time and within budget.

At Streamline Drywall Inc., we aim to deliver superior quality with efficient speed.



PRESIDENT OF STREAMLINE DRYWALL INC.

TRISTON FUENTE DION



STREAMLINE DRYWALL INC. PRODUCTS + SERVICES



LIGHT GAUGE METAL STUD FRAMING

Our Light Gauge Metal Stud Framing is perfect for large commercial projects. We use top-grade steel to create strong, precise frameworks for walls and partitions, ensuring durability and compliance with the highest industry standards. This method is ideal for complex architectural designs in commercial buildings.



GYPSUM BOARD ASSEMBLIES

Using high-quality, fire-resistant materials, we ensure durable and smooth surfaces that meet the highest industry standards. Our expert installation guarantees a flawless finish, enhancing both the safety and aesthetics of your interior environments, and providing long-lasting reliability for walls and ceilings.



EXTERIOR SHEATHING

For large commercial buildings, our Exterior Sheathing services provide essential protection and structural support. We use high-performance materials to enhance thermal efficiency and moisture resistance, creating a reliable barrier against the elements and ensuring the longevity of your project.



TAPING + FINISH

Our Taping + Finish services are designed to deliver seamless and smooth surfaces for large commercial projects. Utilizing top-grade materials and meticulous techniques, we ensure perfect joints and flawless finishes that enhance the overall aesthetics and durability of your interior spaces. Whether for walls or ceilings, our expert team provides a professional finish that stands the test of time.

TEAM LEADERS



PRINCIPAL
TRISTON DION



CHIEF OF OPERATIONS
DASHUAN BRIANT

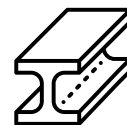


Specialized for Large-Scale Projects

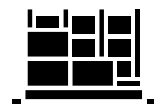
Our team of skilled laborers are organized into expert divisions, ready to tackle big commercial projects with power and precision.

SFO COURTYARD 3 CONNECTOR TERMINAL - POSITIVE REFERENCE

Streamline Drywall Inc. partnered with Nevell Group Inc. and Hensel Phelps as a Micro Local Business Enterprise (LBE) subcontractor on the SFO Courtyard 3 Connector Terminal project. Our role under the Labor Service Agreement included providing essential services to ensure the project's success.



LIGHT GAUGE METAL STUD FRAMING
Ensured structural integrity with high-quality steel framing.



EXTERIOR SHEATHING
Enhanced thermal efficiency and weather resistance.



INTERIOR GYPSUM BOARD
Delivered smooth, fire-resistant, and durable interior surfaces.



Thank you for your team's effort and execution on the Courtyard 3 Connector project. Your team was professional, trustworthy, and delivered high-quality work on the exterior façade. We look forward to working together with Streamline on future projects

Mark Carey

PROJECT SUPERINTENDENT

A handwritten signature in blue ink, appearing to read 'Mark Carey'.

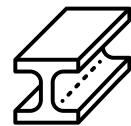


HENSEL PHELPS
Plan. Build. Manage.

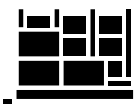


MISSION ROCK - POSITIVE REFERENCES

Streamline Drywall Inc. partnered with Anning-Johnson Company and Swinerton on the landmark Mission Rock project in San Francisco. Our team provided critical drywall and framing services, including precision steel frame installations, advanced sheathing, and premium gypsum board finishes. This collaboration allowed us to deliver exceptional results, reflecting the high standards of the Mission Rock development.



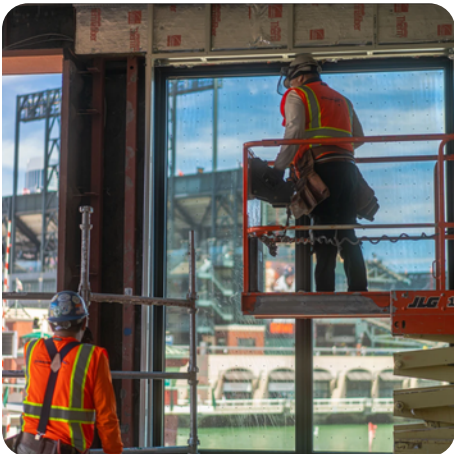
LIGHT GAUGE METAL STUD FRAMING
ENSURED STRUCTURAL INTEGRITY WITH HIGH-QUALITY STEEL FRAMING.



EXTERIOR SHEATHING
Enhanced thermal efficiency and weather resistance.



INTERIOR GYPSUM BOARD
Delivered smooth, fire-resistant, and durable interior surfaces.



Streamline Drywall Inc. collaborated with Anning-Johnson Company on the Mission Rock project in San Francisco, delivering exceptional quality and professionalism. Our team consistently met daily goals with passion and seamless communication. We value this partnership and look forward to future collaborations.

Ray D. Smith

SR. PROJECT MANAGER

ANNING-JOHNSON COMPANY

R.D. Smith



Swinerton GC and Drywall divisions partnered with Streamline Drywall on the Mission Rock Parcel A project in San Francisco. Under a labor service agreement, five Streamline field team members effectively worked with the Swinerton team to complete all assigned tasks.

Christina Pantera

PROJECT EXECUTIVE

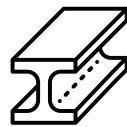
SWINERTON

CPantera



CAHILL OFFICE RENOVATION - POSITIVE REFERENCE

Streamline Drywall joined forces with Cahill Contractors to transform their 22nd-floor office, combining modern functionality with elevated aesthetics. As a local union contractor, Streamline Drywall showcased the value of San Francisco’s skilled workforce in the commercial sector. The renovation enhanced the workspace with structural integrity and refined finishes, creating an environment that boosts productivity and aligns with Cahill’s dedication to quality and innovation.



INTERIOR LIGHT GAUGE METAL STUD FRAMING
Ensured structural integrity with high-quality steel framing.



TAPING & FINISH
Delivered smooth and professional finishes, ensuring the office space met the highest standards of workmanship and design



INTERIOR GYPSUM BOARD
Installed structural framing and high-quality gypsum board for the office interiors, providing a solid and durable foundation.



Streamline Drywall was an outstanding partner for our office remodel. Triston and his team delivered high-quality work on schedule, with impressive attention to detail and open communication throughout. Their reliability and professionalism made the project seamless—an ideal choice for any business seeking efficient, top-tier results.

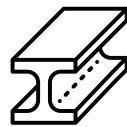
Steve Wellman Jr.

GENERAL SUPERINTENDENT

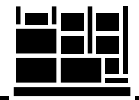


447 MINNA 2ND + 3RD FLOOR TENANT IMPROVEMENT - POSITIVE REFERENCE

Located a block and a half south of the Powell Street BART station, the historic Dempster Building at 447 Minna Street offers affordable workspace (performance, exhibition, meeting and office spaces) to arts and culture groups ranging from youth arts and music education to local Filipino arts and community-based organizations.



LIGHT GAUGE METAL STUD FRAMING
Ensured structural integrity with high-quality steel framing.



EXTERIOR SHEATHING
Enhanced thermal efficiency and weather resistance.



INTERIOR GYPSUM BOARD
Delivered smooth, fire-resistant, and durable interior surfaces.



CAST (Community Arts Stabilization Trust) worked with Streamline Drywall on our 447 Minna fit-out project in San Francisco, California. We constructed a high-end community flex space as well as a state-of-the-art dance studio. The Streamline team was highly professional, timely, and executed great work that exceeded expectations. I look forward to partnering with Streamline on many projects in the future.

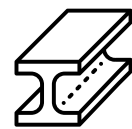
Yi Zhong

PROJECT MANAGER

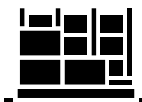


HUNTERS POINT SHIPYARD BLOCK 52-54 - POSITIVE REFERENCE

Streamline Drywall Inc. partnered with BGI | Nibbi on the Hunters Point Shipyard Block 52-54 affordable housing project in San Francisco, CA. Our team was recognized for our excellent field execution, adaptability, and professional approach, which ensured a safe, productive, and timely completion of the project. We delivered high-quality drywall solutions, effectively communicated with all stakeholders, and played a crucial role in accelerating the overall construction schedule. This collaboration highlights our commitment to excellence, and our ability to meet the needs of both clients and the local community in large-scale developments.



LIGHT GAUGE METAL STUD FRAMING
Ensured structural integrity with high-quality steel framing.



EXTERIOR SHEATHING
Enhanced thermal efficiency and weather resistance.



INTERIOR GYPSUM BOARD
Delivered smooth, fire-resistant, and durable interior surfaces.



Streamline Drywall has been an excellent partner on the Hunters Point Shipyard project. Their team demonstrated outstanding field execution, adaptability, and professionalism, consistently exceeding expectations. Their high-quality work and effective communication have been invaluable to our project's success

James Girk

SUPERINTENDENT



BUILDING TYPES

Streamline Drywall Inc. provides expert drywall and framing services for a wide array of commercial building types. From public works and airports to hotels, condos, and high-profile commercial spaces, we deliver top-quality, durable, and aesthetically pleasing solutions tailored to meet the unique needs of each project.



PUBLIC WORKS



HOTELS & CONDOS



AIRPORTS



TENANT IMPROVEMENT



HIGH PROFILE COMMERCIAL
USES

CERTIFICATIONS

Streamline Drywall Inc. holds a range of prestigious certifications, showcasing our commitment to quality, safety, and excellence in the construction industry:



C-9 DRYWALL CONTRACTOR

Licensed as a C-9 Drywall Contractor, confirming our expertise and qualification in delivering top-quality drywall services.



SMALL BUSINESS ENTERPRISE

Certified as a Small Business Enterprise, showcasing our ability to deliver personalized and efficient services tailored to client needs.



LOCAL BUSINESS ENTERPRISE

Recognized as a certified Local Business Enterprise, demonstrating our commitment to local economic growth and community engagement.



SFMTA DBE CERTIFICATION

Streamline Drywall Inc. is certified as a Disadvantaged Business Enterprise (DBE) by the SFMTA, enhancing our participation in public works projects and commitment to excellence.



MINORITY BUSINESS ENTERPRISE

Certified as a Minority Business Enterprise, highlighting our dedication to diversity and inclusion within the industry.

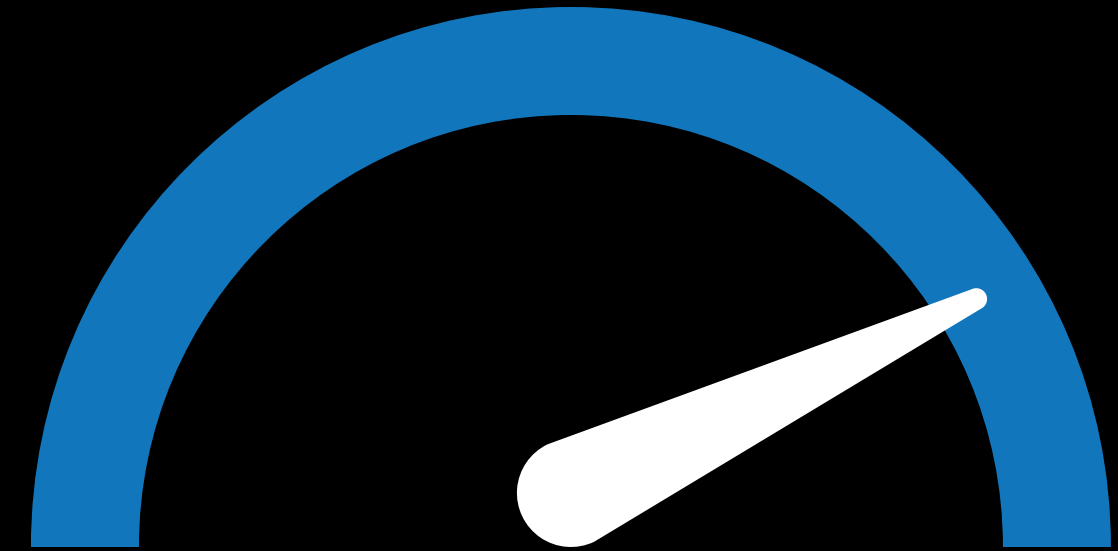


UNION CERTIFICATION

Signatory to Carpenters Local 68L of Northern California, ensuring our workforce adheres to top industry standards for skill and safety.

ON-TIME PROJECT COMPLETION RATE

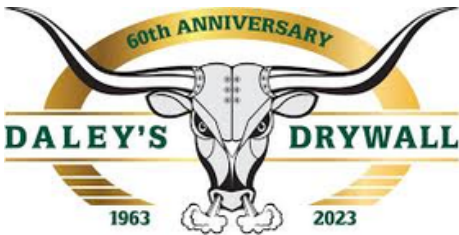
With a strong focus on efficiency and reliability, Streamline Drywall Inc. boasts an impressive on-time project completion rate, ensuring that our clients' deadlines are consistently met with precision and professionalism.



98%

ON-TIME
PROJECT COMPLETION

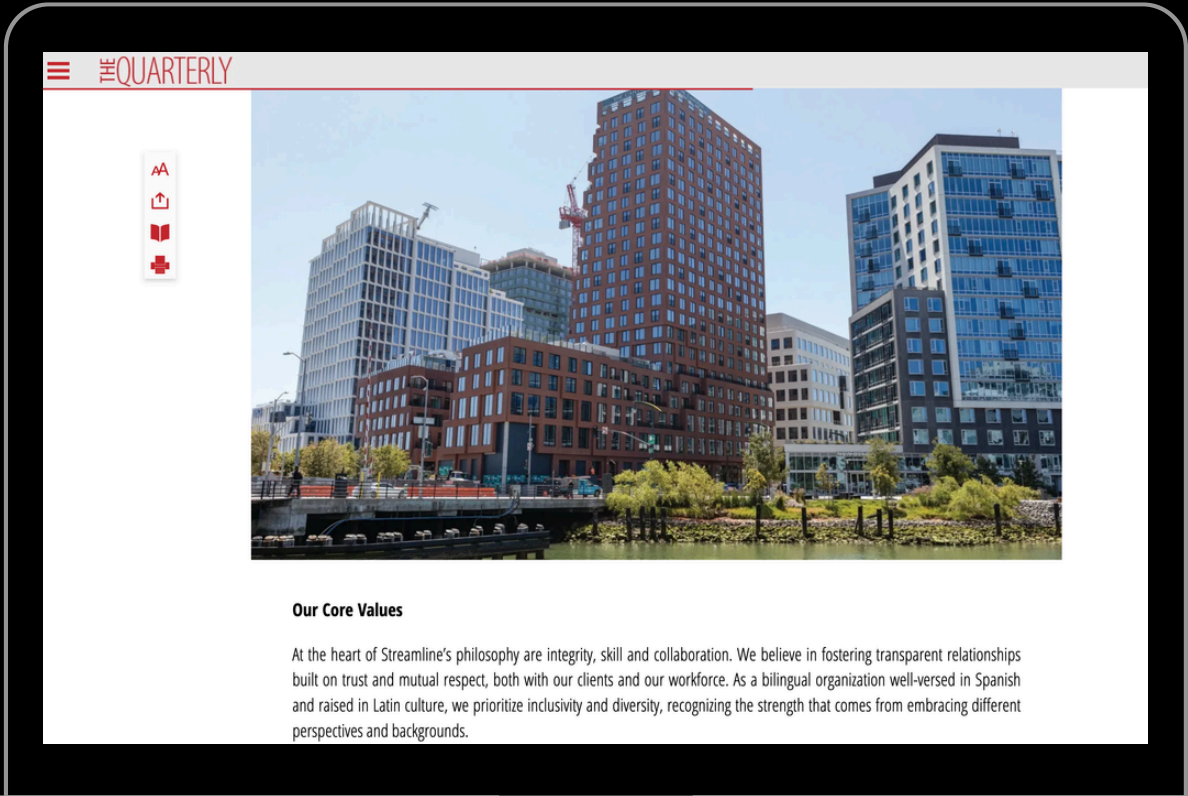
TRUSTED BY THE BEST



READ ABOUT US IN...

Streamline Drywall Inc. was featured in the Spring 2024 edition of "The Quarterly." The spotlight highlights Streamline's journey from humble beginnings to becoming a prominent subcontractor in the San Francisco Bay Area.

The article emphasizes their dedication to quality, integrity, and community, detailing their specialization in metal stud framing, drywall/gypsum board assemblies, and exterior sheathing. It also celebrates their commitment to ethical practices, diversity, and nurturing future talent through apprenticeship programs. Key projects like the SFO Courtyard 3 Connector terminal and the Mission Rock development are also highlighted.





CONTACT US

For unparalleled drywall and framing services, get in touch with Streamline Drywall Inc. Our team is ready to assist you with your commercial construction needs and ensure your projects are completed to the highest standards. Connect with us today to discuss how we can help bring your vision to life.



707-853-7113



streamlinedrywall.com



triston@streamlinedrywall.com



**88 Howard St. #1609
San Francisco, CA 94105**





CERTIFIED PROFILE

Streamline Drywall Inc. is proud to be recognized and certified by leading industry authorities. Our credentials underscore our commitment to excellence, quality, and integrity in every project we undertake. With a proven track record and a dedication to upholding the highest standards, we are equipped to deliver outstanding results in all work districts and regions. Trust in our certified expertise to bring your construction visions to life.

COMMODITY CODES

NAICS 238310 - Drywall and Insulation Contractors

WORK DISTRICTS

San Francisco Bay Area

CUCP Public Directory Certification Number: 52219

CERTIFICATION INFORMATION

Certifying Agency: San Francisco Municipal Transportation Agency

Certification Type: DBE - Disadvantaged Business Enterprise

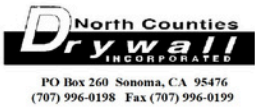
Certified Business Description: NAICS 238310: Drywall and Insulation Contractors

SBE: Small Business Enterprise From DGS (California Department Of General Services)

NORTH COUNTIES DRYWALL

Streamline Drywall Incorporated as a partner under a labor service agreement worked out as planned for us at project 1515 S Van Ness. The communication was clear and transparency was high. The expectations that were agreed upon and set from the beginning seemed to be something that was taken seriously and the desire to perform was present.

Streamline’s employees gelled well with NCD, and the integration was natural with no additional headaches. In speaking with our site Foreman on a few different occasions about Streamlines labor services, he typically had positive things to say on how the day in, day out operations were going on the job site. Which was always good to hear positive feedback.



To Whom It May Concern:

Streamline Drywall Incorporated as a partner under a labor service agreement worked out as planned for us at project 1515 S Van Ness. The communication was clear and transparency was high. The expectations that were agreed upon and set from the beginning seemed to be something that was taken seriously and the desire to perform was present. Streamline’s employees gelled well with NCD, and the integration was natural with no additional headaches. In speaking with our site Foreman on a few different occasions about Streamlines labor services, he typically had positive things to say on how the day in, day out operations were going on the job site. Which was always good to hear positive feedback.

Overall, the LSA agreement between NCD and Streamline Drywall was a success, and it allowed us to step outside the box and work together to meet a common goal. I can see NCD and Streamline working again soon and continuing our partnership on jobs in the San Francisco Bay Area.

Thank you,
Ryan O'Connor / General Superintendent

CLEARSTORY TRACKING TEMPLATE

TIME AND MATERIAL TAG

EX00178

Title: Streamline Drywall labor
Project Name: 1515 S. Van Ness
Project Address: 1515 Van Ness Avenue
San Francisco, CA 94109
Date(s) of Work Performed: 04/07/2026
Streamline Drywall, Inc. Job Number: 05-2026
Cost Code:
Customer Job Number:
Customer Reference Number:
Customer Information

Our Information

Streamline Drywall, Inc.
88 Howard St. #1609
San Francisco, CA 94105
Phone:(707)-853-7113

North Counties Drywall, Inc.
21775 8th Street East
Sonoma, CA 95476
Phone:(707)-996-0198

Description of the Work

Hanging drywall and metal stud framing

Labor

Worker Name / Description	Quantity of Worker	ST	OT	DT	POT	PDT	Total
Apprentice fourth period	1	8					8
Journeyman	4	8					32
Foreman	1	8					8
Total Labor:	6	48	0	0	0	0	48

Terms & Conditions

Digitally Signed by:

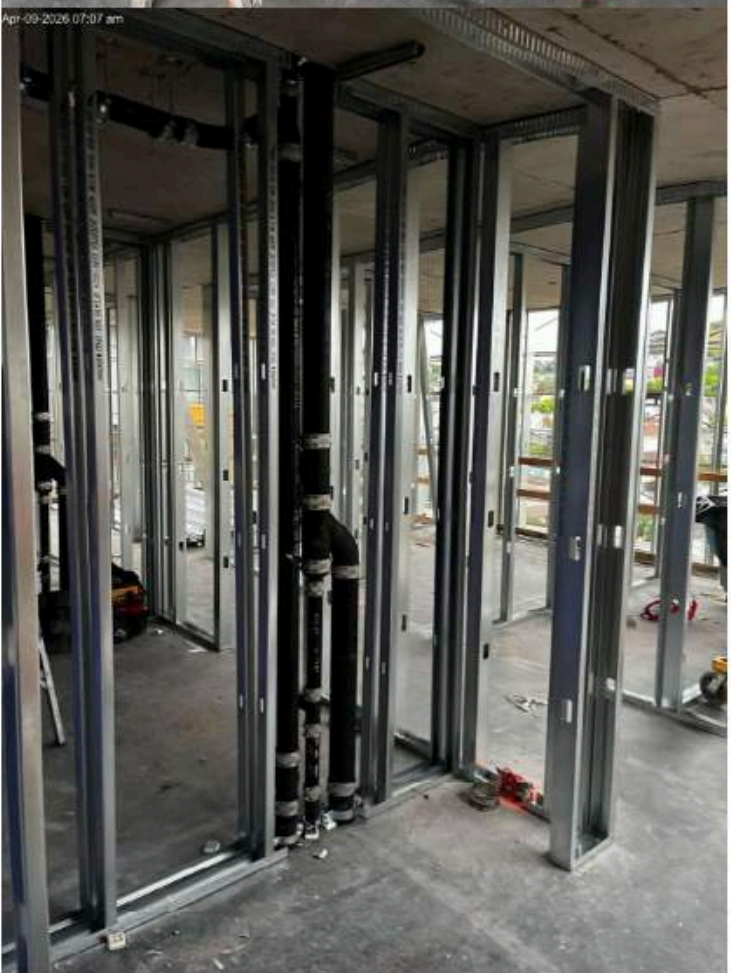
Name: Dashaun Briant
Company: Streamline Drywall, Inc.

Date Signed:
Apr 8, 2026 05:35 AM PDT

Digitally Signed by:

Name: James Bowman
Company: North Counties Drywall, Inc.

Date Signed:
Apr 8, 2026 09:20 AM PDT



LOCAL BUSINESS ENTERPRISE CERTIFICATION

Streamline Drywall Inc. has been officially recertified as a Minority-Owned San Francisco Local Business Enterprise (LBE) by the City Administrator's Office, Contract Monitoring Division. This certification, valid for three years, highlights our commitment to diversity and inclusion within the construction industry. It grants us eligibility for a 10 percent discount on all bids and proposals with the City and County of San Francisco, enhancing our competitiveness and enabling us to secure more contracts.

Our classification as a Micro Local Business Enterprise also allows us to bid on Set Aside Program contracts specifically designated for such businesses. This certification underscores our compliance with Chapter 14B of the San Francisco Administrative Code, ensuring our adherence to local business regulations and standards.

We remain dedicated to maintaining our certified status and upholding the highest standards of business practice. This recognition not only reinforces our position in the market but also affirms our ongoing commitment to contributing positively to the local economy and community.

For further details or to verify our certification, please contact the Contract Monitoring Division or visit their website at www.sfgov.org/cmd.

City & County of San Francisco
Daniel Lurie, Mayor



Office of the City Administrator
Carmen Chu, City Administrator

Contract Monitoring Division
Regina Chan, Director

NOTICE OF CERTIFICATION

November 25, 2025

TRISTON WILLIAMS
Streamline Drywall Inc
88 Howard Street #1609
San Francisco, CA 94105

District 6

Certification Summary

Bidder/Supplier Number: 0000038582

Letter Type: Recertification

Certification Type: LBE

Certification Start and Expiration:
11/25/2025 through 11/30/2028

Dear TRISTON WILLIAMS,

CMD is pleased to inform you that your business Streamline Drywall Inc has been certified as an MBE Local Business Enterprise by the Contract Monitoring Division of the City and County of San Francisco Administrative Code Chapter 14B Program. Your firm has been granted LBE certification which is valid until 11/30/2028.

CERTIFICATION CATEGORY AND SIZE

Streamline Drywall Inc is now listed in the LBE Directory of certified firms at <https://sfcitypartner.sfgov.org/lbedirectory> under the following certification category/ies:

MICRO
CN008 Drywall (C-9)

Begins: 11/25/2025 Expires: 11/30/2028

Please note: Streamline Drywall Inc must continuously meet the certification requirements during the certification period. CMD reserves the right to request additional information and may suspend or revoke this certification if the certification was obtained by false, misleading, or incorrect information. Certification is subject to review at any time and on-site visits may be required.

HOW TO USE YOUR CERTIFICATION

As a certified firm, your business may be entitled to a bid discount or rating bonus when bidding as a prime contractor on City contracts. In addition, you now have access to subcontracting opportunities on City contracts that are exclusive to certified LBEs. Additional information about contracting opportunities, including forecasted opportunities, is available at <https://sf.gov/contracting>.

MAINTAIN YOUR CERTIFICATION

- **Report changes to your business to CMD:** You are required to notify CMD at lbecert@sfgov.org within 10 days of any changes that could affect your business's certification status, including changes to your firm name, address, ownership, management, or control.
- **Manage your certification expiration:** Recertification is required to maintain your status as a certified firm. CMD recommends applying for recertification at least sixty (60) days prior to the expiration date 11/30/2028. All recertification applications must be reviewed. Please allow sufficient time for the application review. Firms that do not recertify prior to their certification expiration date are removed from the LBE directory.

Congratulations on becoming a certified firm. Please contact CMD with any questions at lbecert@sfgov.org.

Sincerely,

Regina Chan
Director of Contract Monitoring Division

Certification number: 100000000005867

DGS

CALIFORNIA DEPARTMENT OF GENERAL SERVICES

Streamline Drywall is certified by the California Department of General Services (DGS), an agency that manages state contracts and ensures projects meet high standards. This certification shows our commitment to quality, compliance, and following industry best practices. DGS connects businesses like ours with government projects, creating opportunities to contribute to important state initiatives. With this certification, we are proud to deliver reliable, professional results and maintain accountability in every project we take on.



Office of Small Business & DVBE Services

Certification ID: 2036520

Legal Business Name:
Streamline Drywall Inc.

Doing Business As (DBA) Name 1:

Doing Business As (DBA) Name 2:

Address:
88 Howard St.
#1609
San Francisco
CA 94105

Email Address:
triston@streamlinedrywall.com

Business Web Page:
www.streamlinedrywall.com

Business Phone Number:
17078537113

Business Fax Number:

Business Types:
Construction , Service

Certification Type	Status	From
SB-PW	Approved	11/18/2024

BOND PREQUALIFICATION CONFIRMATION

Streamline Drywall has solid financial backing from The Gray Insurance Company, which has supported us since 2022 with up to \$6 million for individual projects and \$10 million on aggregate work programs in total for multiple projects. This gives us the resources to manage big jobs and complete them on schedule. When you work with us, you can expect fewer delays and more reliability. We also make sure all our agreements are legitimate, with verified signatures and proper authorization, so you can trust that everything is in order. Our partnership with Gray Insurance shows our commitment to quality, making us a dependable choice for your project.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Calaveras)

On May 28, 2026 before me, Sarah Pflug, Notary Public
(insert name and title of the officer)

personally appeared Jocelyn Y. Quirt
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~are~~
subscribed to the within instrument as
~~his/her/their~~ authorized capacity(ies),
person~~(s)~~, or the entity upon behalf of

I certify under PENALTY OF PERJURY
that the foregoing is true and correct.

WITNESS my hand and official seal.


SURETY

Signature *Sarah Pflug*

May 28, 2026

May 28, 2026

Attn: John A. Jones
Swinerton Builders
825 Chadbourne Road
Fairfield, CA. 94534

Contractor: Streamline Drywall, Inc.
88 Howard Street #1609
San Francisco, CA 94105

This letter confirms that Streamline Drywall, Inc. is a valued surety customer of United Fire & Casualty Company ("United Fire"). United Fire is licensed to conduct business in all states and is listed on the U.S. Department of the Treasury's Listing of Approved Sureties (Department Circular 570), with an underwriting limitation of \$60,779,000. United Fire is rated "A- (Excellent)" by A.M. Best Company.

United Fire has provided surety bonds for Streamline Drywall, Inc. since 2026. United Fire will consider performance and payment bonds on individual projects up to \$6,000,000 and on aggregate work programs around \$10,000,000 and would be willing to consider a larger surety program subject to standard underwriting.

Any consideration of performance and payment bonds is contingent upon our satisfactory review of contract documents, financial information, and other pertinent underwriting materials at the time such bonds are requested. Please note that any bonding arrangement is strictly between United Fire & Casualty Company and Streamline Drywall, Inc. United Fire assumes no liability to you or any third party based upon this letter, including if we elect not to issue bond/s.

If you have any questions or comments, please feel free to contact us at (800) 332-7977.

Sincerely,

Surety Department

Jocelyn Y. Quirt, Attorney-in-Fact

HOME OFFICE: 118 Second Avenue SE | PO Box 73909 | Cedar Rapids, Iowa 52407-3909 | P: 800-332-7977 | F: 888-726-9738 | ufginsurance.com

ufg INSURANCE

UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX
FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA
CERTIFIED COPY OF POWER OF ATTORNEY
(original on file at Home Office of Company - See Certification)

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa, United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

JOCELYN Y. QUINT, INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed \$25,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby

The Authority hereby granted shall expire the 15th day of April, 2025

This Power of Attorney is made and executed pursuant to and by authority of the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

United Fire & Casualty Company
United Fire & Indemnity Company
Financial Pacific Insurance Company

By: [Signature] Vice President

Saylor, State of Iowa, that she is a Vice President of United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa, and that she signed her name to the said instrument and that she signed her name to the said instrument and that she signed her name to the said instrument.

Notary Public
My commission expires: 04/23/2027

Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company the foregoing copy of the Power of Attorney and affidavit, and true and correct copy of the ORIGINALS ON FILE IN THE OF, and of the whole of the said originals, and that the said

State seal of the said Corporations

By: [Signature] Assistant Secretary, UFG & UFI & FPIC

THANK YOU FOR THE OPPORTUNITY



WWW.STREAMLINEDRYWALL.COM