

The Silicon Valley Wire

The latest news from the electrical industry in Silicon Valley

1st Quarter 2022



MDE Electric, A Leader In The Multi-Family Market, Wires Hundreds Of New Apartments in Silicon Valley

MDE Electric, the largest multi-family electrical contractor in Northern California, plays a major role in the growth of multi-family housing in Silicon Valley.

Currently MDE is wiring The Gateway at Millbrae Station and Lawrence Station. The Gateway at Millbrae Station is a large residential/commercial project located at the Millbrae BART station. The Gateway is part of BART's initiative to encourage transit-oriented development. In addition to an office building and a hotel, the project

features 400 apartments, including 320 that are market-rate and 80 low-income veterans' apartments. The total square feet for the apartments is 500,000.

The apartments will be completed in August 2022, and leased in the early fall of 2022. The market-rate apartments include studios and 1,

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MDE wired an 80-unit building with affordable-rate apartments for military veterans, as part of the Gateway at Millbrae project

Photo by Hawkeye Photography

MDE Electric Wires New Apartments At The Gateway At Millbrae Station And Lawrence Station

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2, and 3 bedrooms. The veterans' apartments have studios and 1 and 2 bedroom units.

LPMD is the architect; The General Contractor is Blach-Cahill, a joint venture. The Developer is Republic Urban. Chris Rafter is the general manager of the project for MDE

Electric, and Jonathan Goldman is MDE's Director of Business Development. Electricians and technicians are from the International Brotherhood of Electrical Workers (IBEW) Local 617.

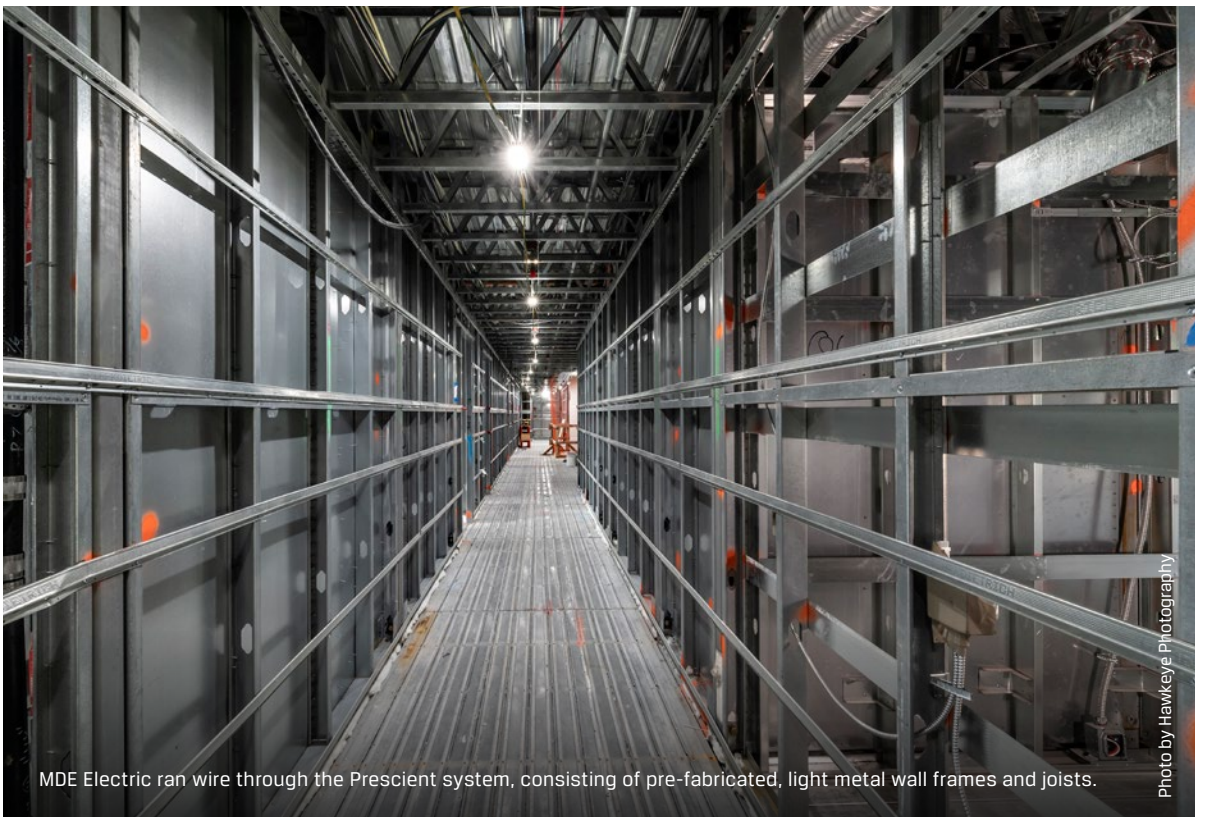
MDE wired both electrical and low voltage services for the two

apartment complexes. The \$20 million project is design build. The electrical is being wired by MDE North; Aspen Fire Alarm and Security, a division of MDE, is handling the low voltage, which includes the fire alarm system, access control, cameras, ERRCS, and two-way communication.



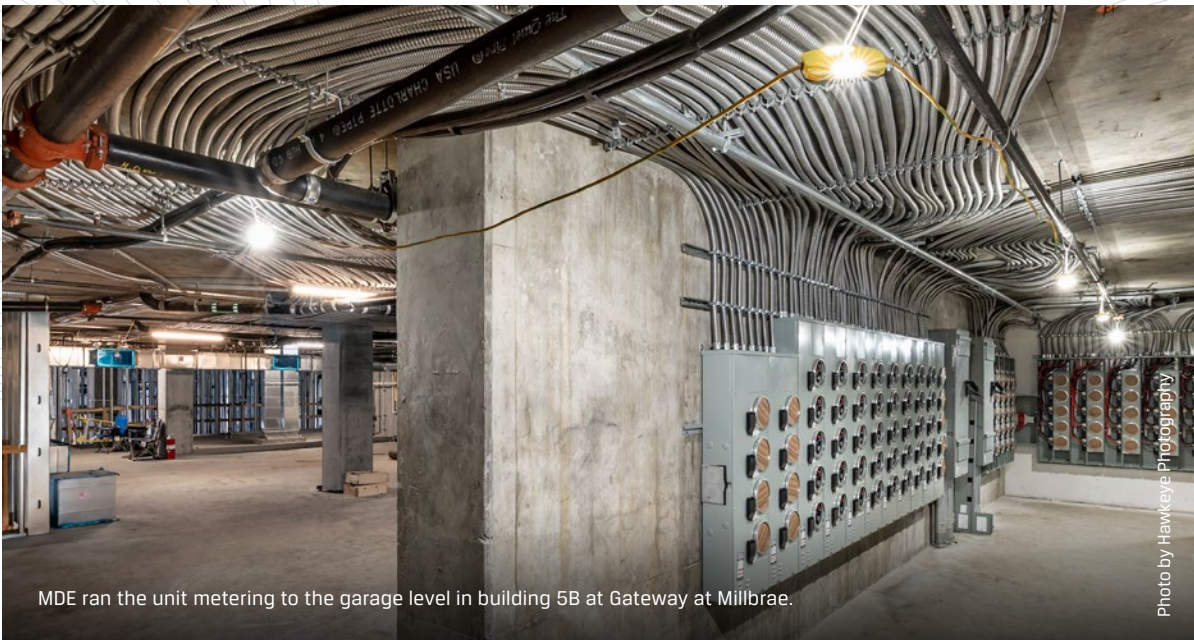
MDE brought power in to transformers at the garage level of building 5B at Gateway at Millbrae.

Photo by Hawkeye Photography



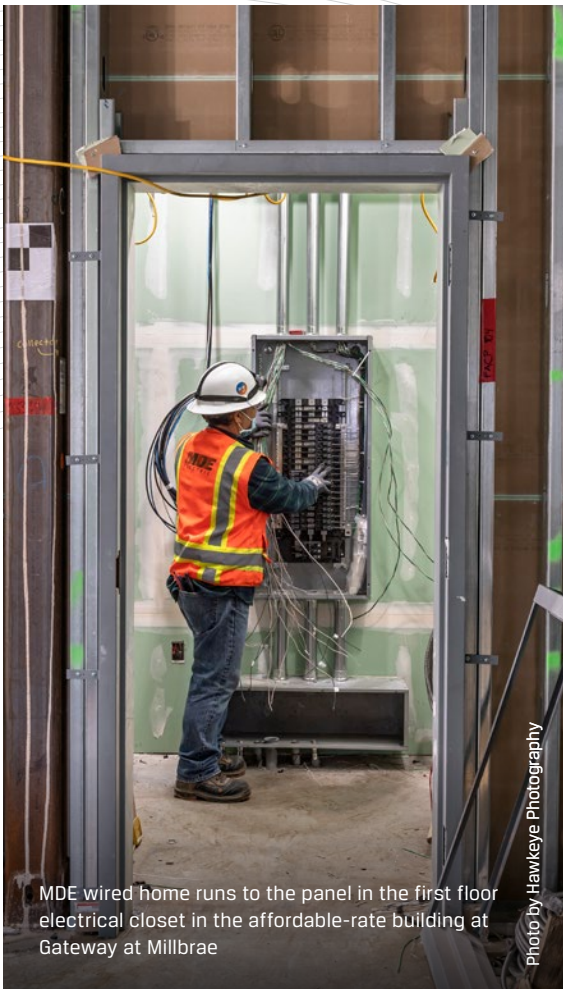
MDE Electric ran wire through the Prescient system, consisting of pre-fabricated, light metal wall frames and joists.

Photo by Hawkeye Photography



MDE ran the unit metering to the garage level in building 5B at Gateway at Millbrae.

Photo by Hawkeye Photography



MDE wired home runs to the panel in the first floor electrical closet in the affordable-rate building at Gateway at Millbrae

Photo by Hawkeye Photography



MDE's key team members at The Gateway at Millbrae Station, affordable rate building (back row L to R): Samantha Clarke, David Gonzales, Erik House, Raul Peña, Peter Howard, Nick Quigley, Ana Galvan, Peter Hanson, (front row L to R): Henry Ruiz, Greg Barrientes, Farid Abarca, Jake Guzman, Sam Imber

Photo by Hawkeye Photography

THE GATEWAY AT MILLBRAE STATION PROJECT TEAM

DEVELOPER:
Republic Urban Properties

GENERAL CONTRACTOR:
Blach/Cahill Joint Venture

ARCHITECT:
LPMD Architects

ELECTRICAL CONTRACTOR:
MDE Electric, Sunnyvale, CA

LOW VOLTAGE CONTRACTOR:
Aspen Fire Alarm and Security

ELECTRICAL PROJECT MANAGEMENT:
Chris Rafter, General Manager
Jonathan Goldman, Director of Business Development
Slobodan Bukashin, General Foreman for Market Rate Apartments
Raul Pena, General Foreman for Veterans Apartments
David Richards, Low Voltage Manager

ELECTRICIAN & TECHNICIAN INSTALLERS:
International Brotherhood of Electrical Workers (IBEW) Local 617, San Mateo

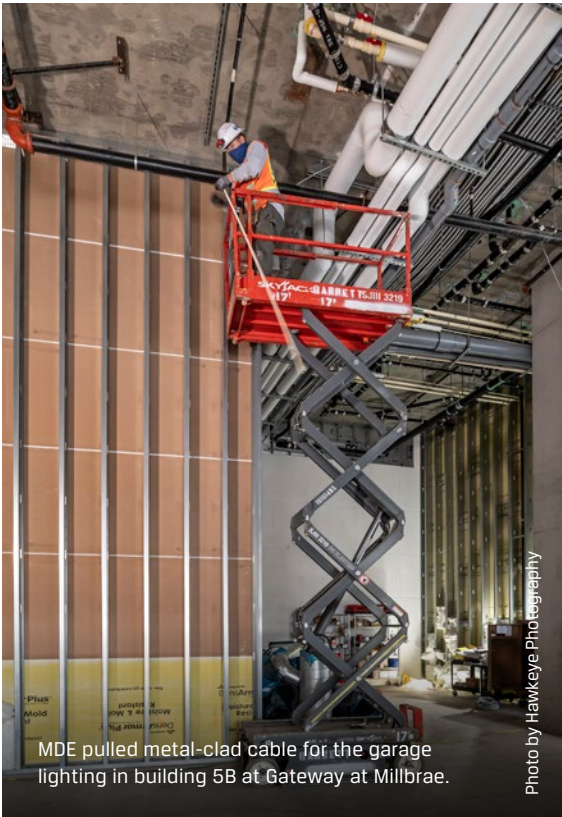
MDE'S ELECTRICAL SERVICES:
Electrical infrastructure, residential wiring, access control, security cameras, fire alarm system, two-way communications, EERC (emergency responder radio code), DAS and audio video.

Instead of the traditional wood framing materials, the apartments are constructed using the Prescient system, a new, prefabricated, light metal system which is bolted together on site. The Prescient system uses 5 stories of metal over one-story of concrete.

The market-rate apartments have a 3-story parking garage, with 5 stories of metal over that, built with the Prescient system. A car stacker system is available in

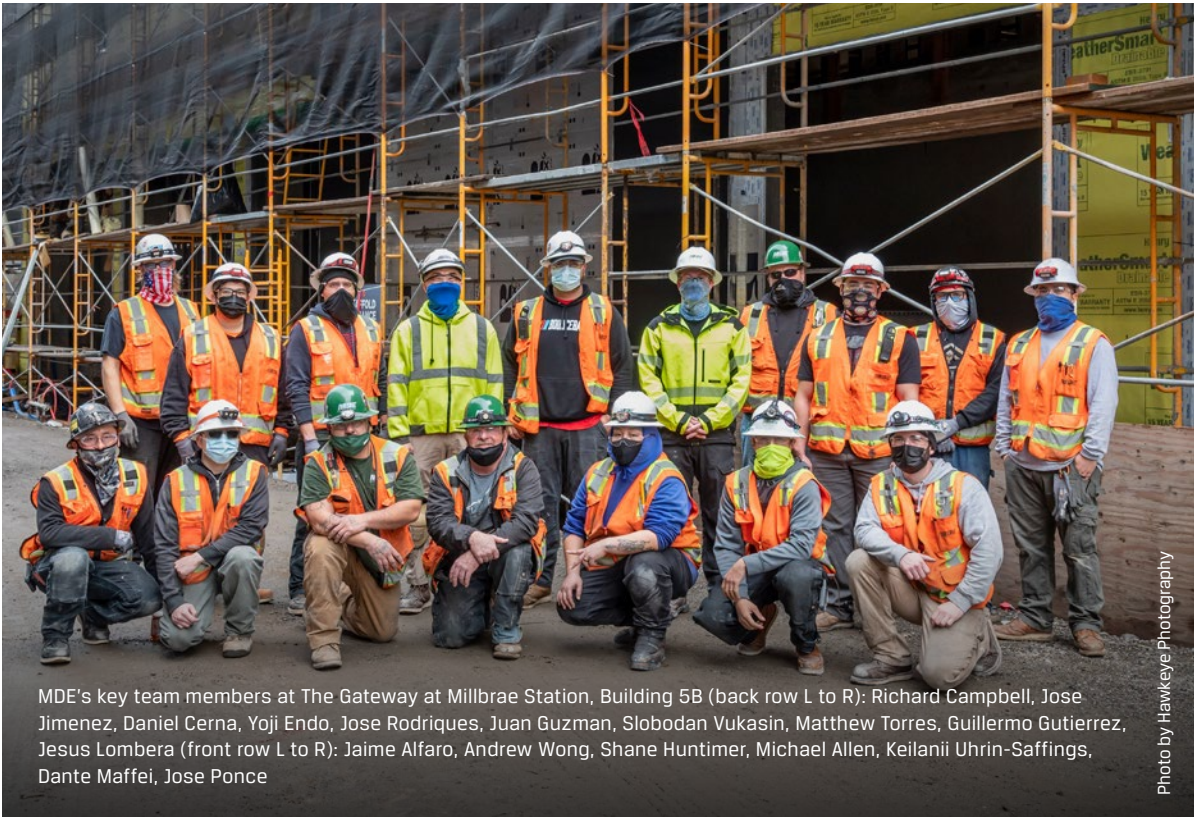
the garage, which doesn't have traditional parking spaces. The garage offers an individual sled for each car, or about 300 sleds. Electric vehicle chargers are installed on approximately ninety of the sleds.

The electrical closets are located in the garage and the power runs from the closets into the various apartments. The unit metering is all at the garage level. There are remote closets at each level above the podium.



MDE pulled metal-clad cable for the garage lighting in building 5B at Gateway at Millbrae.

Photo by Hawkeye Photography



MDE's key team members at The Gateway at Millbrae Station, Building 5B (back row L to R): Richard Campbell, Jose Jimenez, Daniel Cerna, Yoji Endo, Jose Rodriques, Juan Guzman, Slobodan Vukasin, Matthew Torres, Guillermo Gutierrez, Jesus Lombero (front row L to R): Jaime Alfaro, Andrew Wong, Shane Huntimer, Michael Allen, Keilani Uhrin-Saffings, Dante Maffei, Jose Ponce

Photo by Hawkeye Photography



MDE completed the electrical wiring for building B at Lawrence Station, which has 251 apartments.

Photo by Hawkeye Photography

MDE Electric also is wiring 666 apartments in three buildings (A, B, and C) at Lawrence Station in Santa Clara.

MDE Electric began the \$20 million project in September 2018 and just finished wiring two of the buildings (B&C). Construction on Building A, which has 489 apartments, began in January 2022. MDE is wiring Building A on a design assist basis.

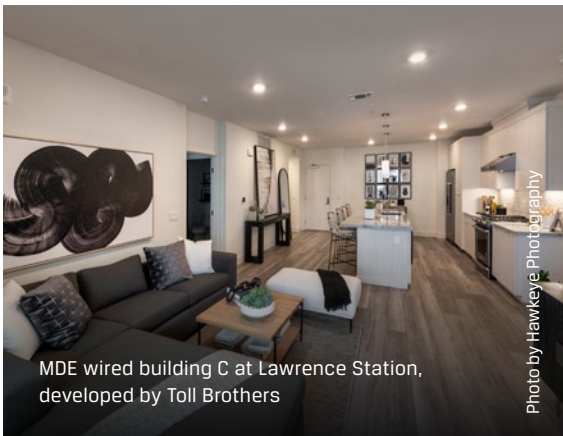
Unlike the Gateway at Millbrae Station, which has been constructed

with the light metal Prescient system, all the apartments at Lawrence Station are 5 stories of wood frame over one or two stories of concrete.

MDE completed the electrical wiring for building B, which has 251 apartments. For Building C, which has 126 apartments, MDE completed both the electrical and low voltage wiring, including the fire alarm system, access control, security system, ERRCS and two way communications.

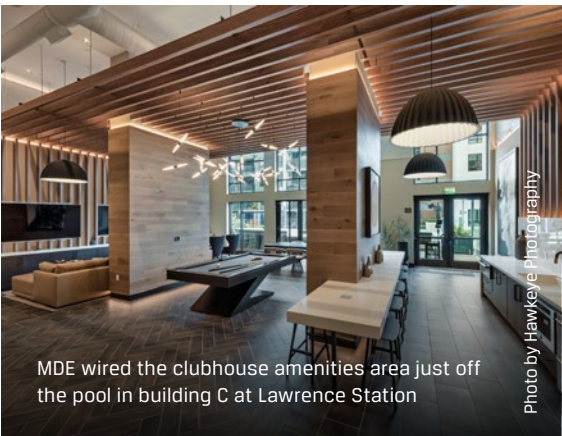
Each of the 3 apartment buildings at Lawrence Station has a pool and clubhouse equipped with fitness rooms. Summerhill is the Developer of Building A and B, with Michael Roberts as the General Contractor for both projects. The Developer and Builder for building C is Toll Brothers.

Omar Omeragic serves as the MDE general manager for the entire project. Jonathan Goldman is MDE's director of Business Development. Electricians and technicians are



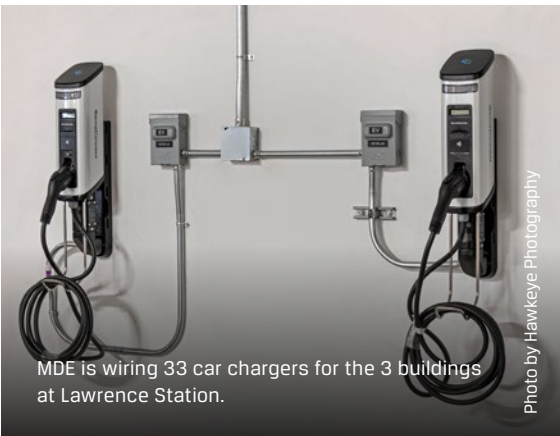
MDE wired building C at Lawrence Station, developed by Toll Brothers

Photo by Hawkeye Photography



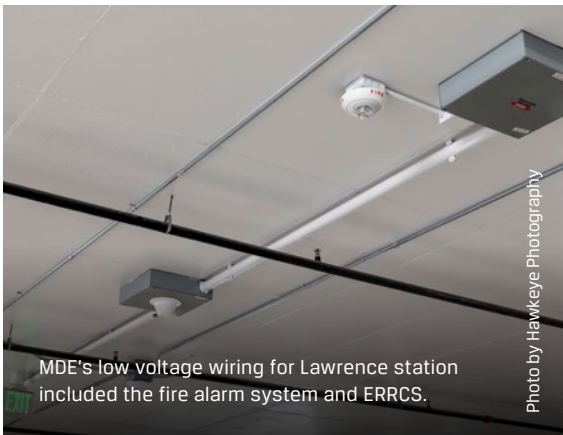
MDE wired the clubhouse amenities area just off the pool in building C at Lawrence Station

Photo by Hawkeye Photography



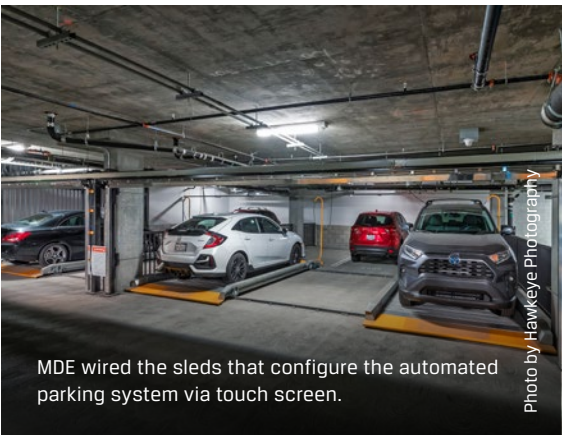
MDE is wiring 33 car chargers for the 3 buildings at Lawrence Station.

Photo by Hawkeye Photography



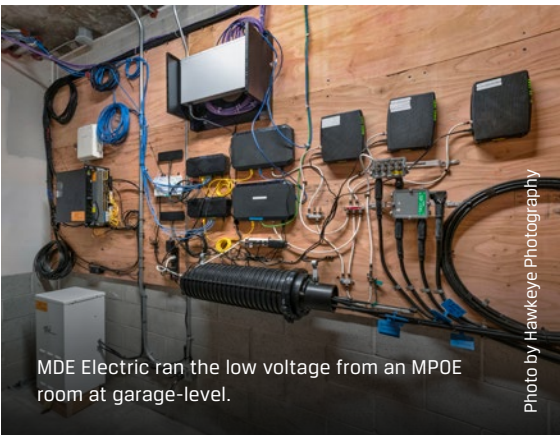
MDE's low voltage wiring for Lawrence station included the fire alarm system and ERRCS.

Photo by Hawkeye Photography



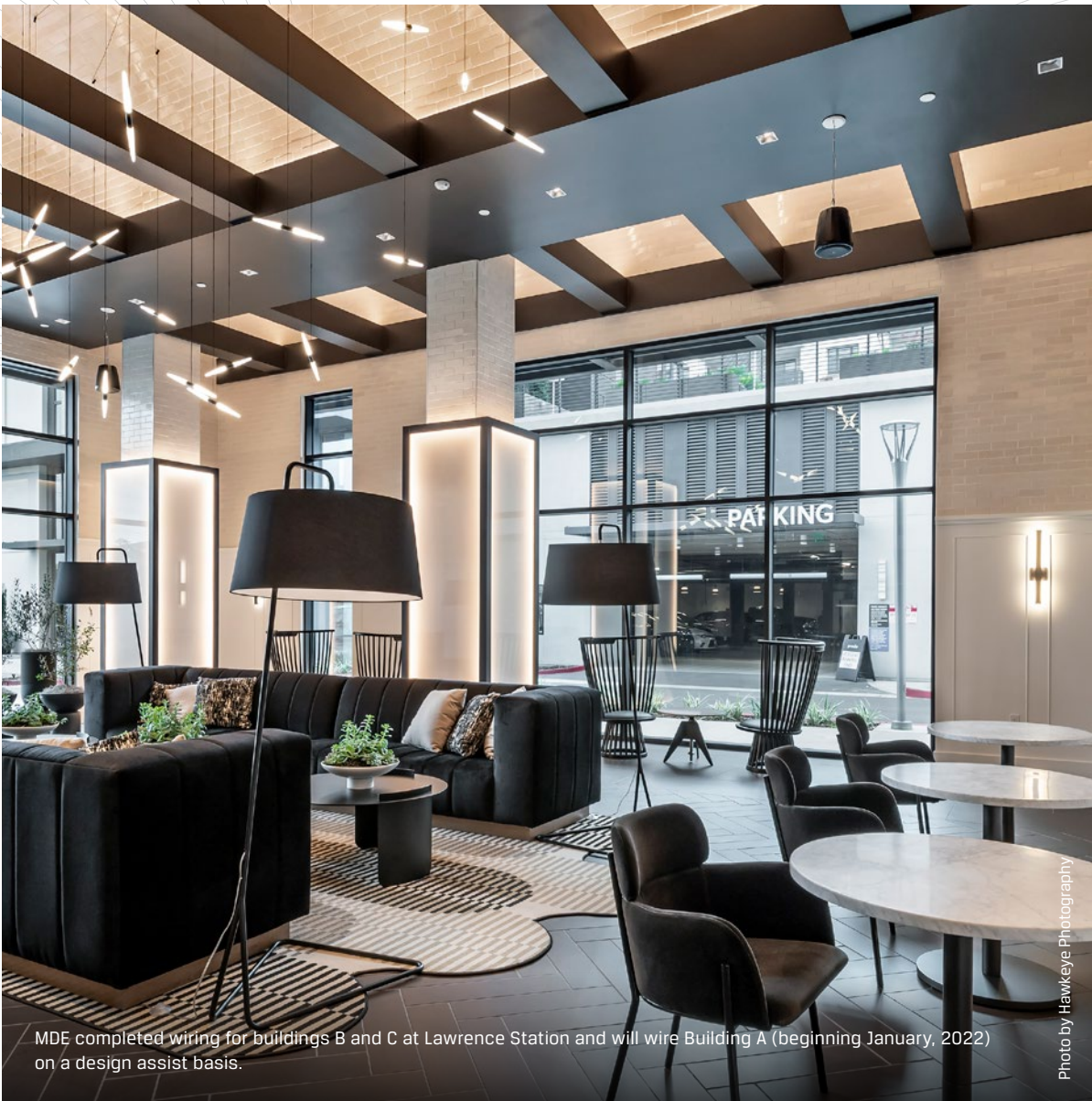
MDE wired the sleds that configure the automated parking system via touch screen.

Photo by Hawkeye Photography



MDE Electric ran the low voltage from an MP0E room at garage-level.

Photo by Hawkeye Photography



MDE completed wiring for buildings B and C at Lawrence Station and will wire Building A (beginning January, 2022) on a design assist basis.

Photo by Hawkeye Photography

from the International Brotherhood of Electrical Workers (IBEW) Local 332 in San Jose.

Each of the apartment buildings at Lawrence Station has a 50-spot stacked parking garage system, as well as static parking spots, which include 33 car chargers. The car chargers have a dynamic load sharing system that splits the power between the charging units, based on the demand.

Electricity is pulled into the garage from the transformer and then runs through the wiring to various individual apartments. There are IDF rooms in the garage stacked all the way up, as well as sound and communication closets.

For more information about MDE Electric, please contact Jonathan Goldman, Director of Business Development, at 408-616-1402 or email jgoldman@mde-electric.com.



MDE wired the the unit meters in the garage of building C at Lawrence Station

Photo by Hawkeye Photography

LAWRENCE STATION PROJECT TEAM

DEVELOPER:
Summerhill Developers, Building A and B
Toll Brothers, Building C

GENERAL CONTRACTOR:
Michael Roberts Contractor,
Building A and B
Toll Brothers, Building C

ARCHITECT:
KTTY

ELECTRICAL CONTRACTOR:
MDE Electric,
Sunnyvale, CA

LOW VOLTAGE CONTRACTOR:
Aspen Fire Alarm and Security

ELECTRICAL PROJECT MANAGEMENT:
Omar Omeragic, General Manager
Jonathan Goldman, Director of
Business Development
Ricardo Vargas, General Superintendent
Jason Biretta, Foreman
Mike Brister, Low Voltage Manager

ELECTRICIAN & TECHNICIAN INSTALLERS:
International Brotherhood of Electrical
Workers (IBEW) Local 332, San Jose

MDE'S ELECTRICAL SERVICES:
Electrical infrastructure, residential wiring,
access control, security cameras, fire
alarm system, two-way communications,
EERC (emergency responder radio
code), DAS and audio video



MDE wired and installed a touch screen access control and security system in the buildings at Lawrence Station

Photo by Hawkeye Photography



MDE's key team members for Lawrence Station (L to R): Roderick Samaniego, Ricardo Vargas, Jason Biretta

Photo by Hawkeye Photography



Intrepid Electronics Wires A Unique Fire Alarm System To 20 Buildings At LifeMoves Mountain View, An Interim Housing Community For People Experiencing Homelessness

Intrepid Electronics has installed a unique fire alarm system at LifeMoves Mountain View, a 100-unit interim housing community for unhoused people in Mountain View.

Instead of being constructed to serve one building, as is usually the case, the fire alarm system was networked to a number of buildings. The system was then linked together back to one control panel. Intrepid Electronics began the project last December (2020) and finished it in April 2021. The budget was \$200,000.

The interim housing community was developed by LifeMoves, a non-profit organization, in cooperation with the City. LifeMoves Mountain View

has beds to serve 124 people.

Intrepid Electronics served as a technical advisor and subcontractor on the fire alarm project to Rosendin Electric, the company that installed the electrical services. The fire system installation meets national fire code standards as well as local codes.

"Usually there is a fire alarm system in one building," said CC Biggs, vice president of Intrepid Electronics.

"Normally fire alarm wires don't ever





Photo by Hawkeye Photography

Intrepid Electronics wired and installed the fire alarm system in 22 individual buildings on the LifeMoves property.

INTREPID ELECTRONICS TEAM LIST LIFEMOVES, MOUNTAIN VIEW, MOUNTAIN VIEW, CA

- CLIENT:**
LifeMoves
Joanne Price, Vice President
David Borcean, Director Construction
- DEVELOPER:**
Sares Regis Group:
Keith Brown, Senior Vice President
Ken Rakestraw, Assistant Vice President
Thor Hoskins, Project Manager
- GENERAL CONTRACTOR:**
XL Construction
Milenko Dugorepec, Project manager
Brian Kitchen, Superintendent
Jake Adams, Project Engineer
- ARCHITECT:**
The Offices of Charles Bloszies Architects
Charles Bloszie
- ELECTRICAL CONTRACTOR:**
Rosendin Electric
Angela Rundle, Division Manager
Ryan Gill, Project Executive
Justin Smith, Project Manager
Tod Devlin, Superintendent
Bryan Kamperman, General Foreman
- FIRE ALARM CONTRACTOR:**
Intrepid Electronics
Kurt Brinkman, CEO
CC Biggs, Vice President
Robert Wilhelm, Senior Systems Technician
Daniel Tate, Senior Systems Designer
John Elias, Technician
- TECHNICIANS:**
International Brotherhood of Electrical Workers (IBEW) Local 332, San Jose

leave a building. "There are over 20 buildings on this site, so installation was tricky. It's not a single building; it's a group of modular structures that were assembled on site. There are 22 individual buildings that were networked and linked together via wiring back to one control panel."

Biggs said in a typical building, the site is graded and made level, then the concrete is put down, the building is put up, and then the fire alarm system is installed. "Not so here," he said. "These are pre-built units." There are living units, the office/ kitchen area, and the family units— three different categories of buildings. All are by different manufacturers.

"We had to coordinate with the different manufacturers for the specific items that were needed in those buildings. In a residential unit, which is a 10 x 10

area, you need something different than you need in the office area," he said.

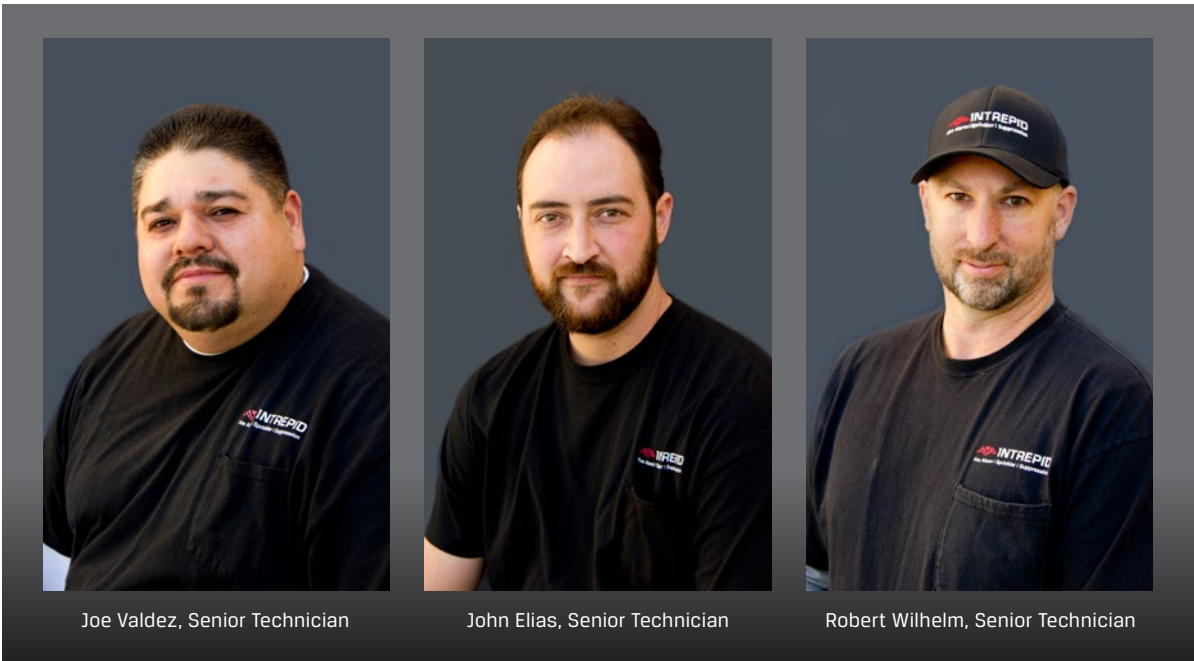
"All the electricity is running in pipes under the buildings; they had to connect the pipes. They did the site grading and then they put in the underground utilities. And then they put the low voltage utilities on top of that," said Biggs. "Gravel was put down and the trailers set up, and then we connected all those underground conduits because there are 20 buildings and none of them are contiguous.

"Once the trailers were set up and connected we only had a week and a half to do our fire alarm system." Technicians from the International Brotherhood of Electrical Workers (IBEW) Local 332 connected the conduits back to the central panels. "95% of the work was done once the trailer was set up, so the schedule



MDE brought the conduits for the fire alarms system from all the buildings to the main panel via a gutter can.

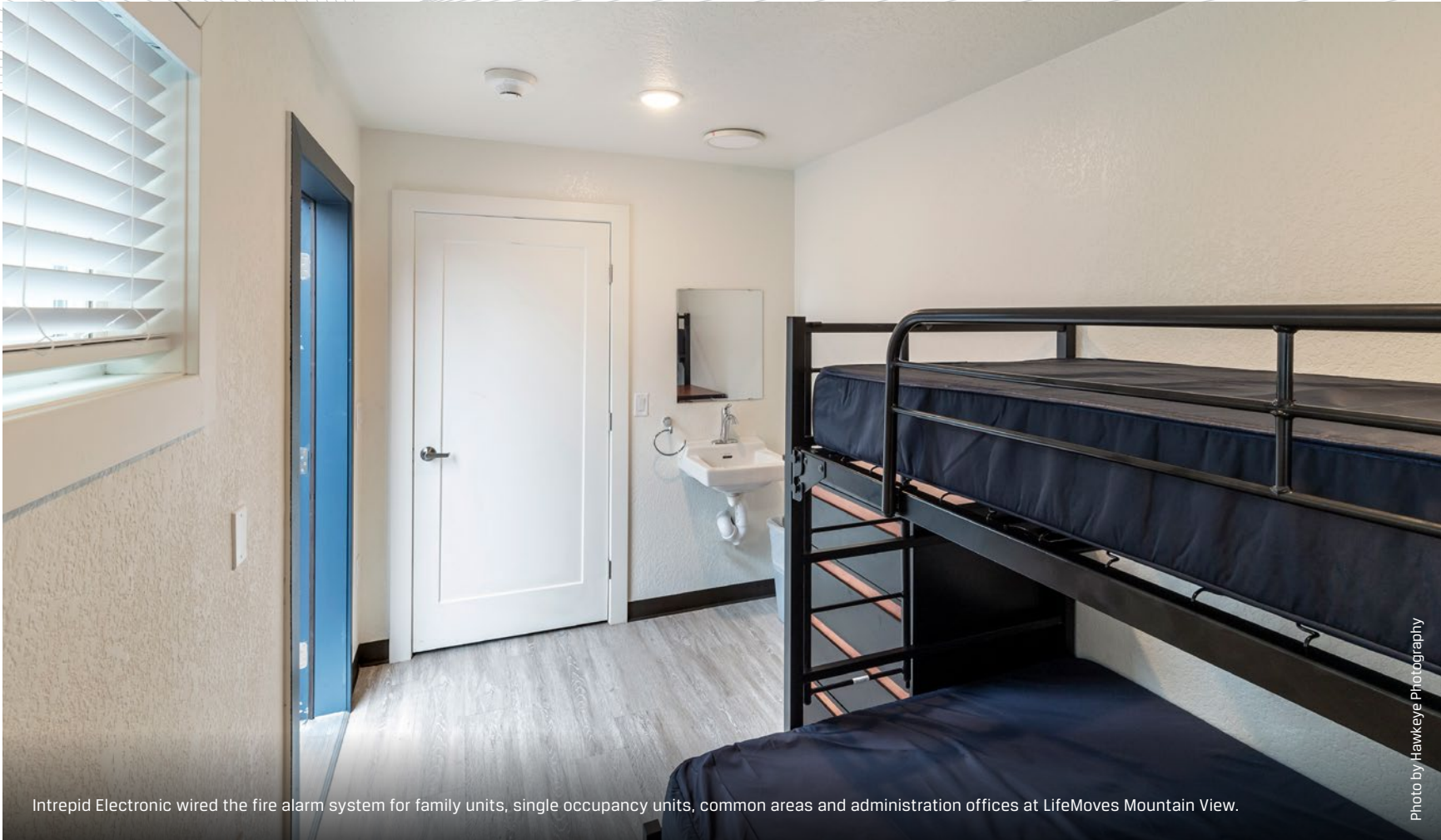
Photo by Hawkeye Photography



Joe Valdez, Senior Technician

John Elias, Senior Technician

Robert Wilhelm, Senior Technician



Intrepid Electronic wired the fire alarm system for family units, single occupancy units, common areas and administration offices at LifeMoves Mountain View.

Photo by Hawkeye Photography

Intrepid Electronics Wires A Unique Fire Alarm System

CONTINUED FROM PAGE 7

was very compressed," he said.

"Once the trailers were set, we had 10 days to get everything connected and ready for final inspection," said Biggs.

The residential units are required to have smoke detectors and carbon monoxide detectors in the residential units. These detectors are in the center of the room. There is a sprinkler system monitoring each individual building.

Biggs said that when the trailers were sitting in staging, Intrepid Electronics was able to get into the trailers and pre-install devices in the trailer.

"Interconnecting these buildings is all underground in conduit with surge suppressor devices all over."

Biggs said the system runs into the security office into a gutter can on the exterior where the conduits are brought in from all the other buildings underground. The gutter can is the central connection point right to the fire alarm control panel.

"Each of the individual units is connected via underground cable that goes back to the security trailer," he said. "Once it hits the building, there are demarcation boxes there.

We bring the underground into those and then we transition in those boxes to the other type of wire that was used on the inside of the building when they prefabricated it. So they showed up on the site with the boxes and the wire installed in them. All we had to do is bring the underground to them, make the connection and then install our devices."

For more information about Intrepid Electronics and its services, contact CC Biggs, Vice President at 408.687.6999 or email ccbiggs@intrepidelectronics.com



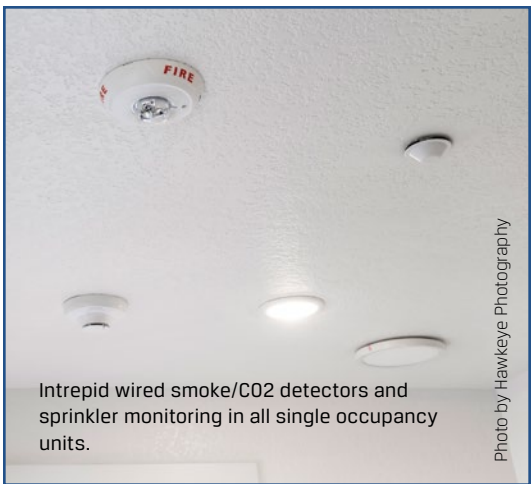
Intrepid Electronics wired strobe lights on the exterior of each residential unit as part of the fire alarm system.

Photo by Hawkeye Photography



Intrepid wired smoke/CO2 detectors and sprinkler monitoring in all single occupancy units.

Photo by Hawkeye Photography



Intrepid wired smoke/CO2 detectors and sprinkler monitoring in all single occupancy units.

Photo by Hawkeye Photography