

The Silicon Valley Wire

The latest news from the electrical industry in Silicon Valley

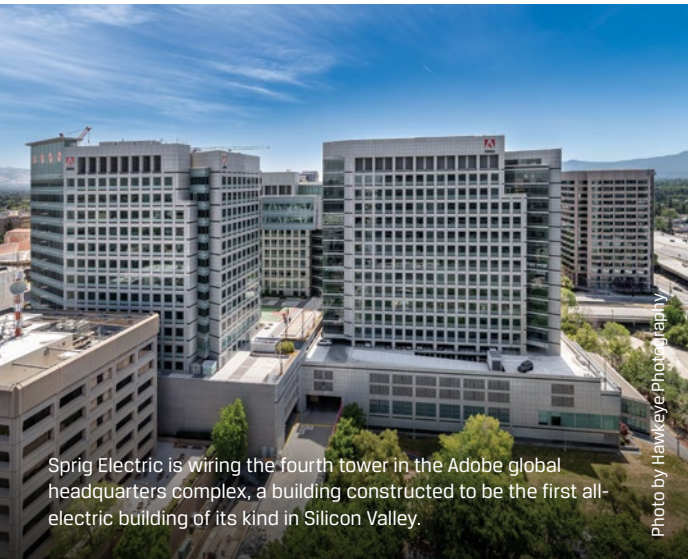
3rd Quarter 2022

Sprig Electric Wires Adobe North Tower, First All Electric Building Of Its Kind In Silicon Valley



Sprig Electric is wiring the 1.3 million square foot Adobe North Tower in downtown San Jose.

Sprig Electric is wiring the 1.3 million square foot Adobe North Tower, constructed to be the first all-electric building of its kind in Silicon Valley.



Sprig Electric is wiring the fourth tower in the Adobe global headquarters complex, a building constructed to be the first all-electric building of its kind in Silicon Valley.

Photo by Hawkeye Photography

The tower is located at 333 W. San Fernando Street, and is rising across the street from Adobe's existing three building headquarters at 345 Park Ave.

The 18-level tower, built to LEED gold specifications, will be connected to the other three Adobe towers in downtown San Jose through a pedestrian sky bridge to be installed to the south across West Fernando Valley Street. Project construction started on

the Adobe North Tower in mid 2019. Devcon is the General Contractor.

Adobe, headquartered in San Jose since 1994, is the city's largest employer. Adobe North Tower will enable Adobe to double its work force in San Jose, adding 4000 employees. The building has two sub stories (B1 and B2) for parking. Levels one through six are for parking and levels 7 through 18 are for offices for Adobe. The first

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Sprig Electric lifted a 100,000 pound generator into place -- the largest generator ever installed that high in the air.

Photo by Hawkeye Photography

Sprig Electric Wires Adobe North Tower, First All Electric Building Of Its Kind In Silicon Valley

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floor is designed to house a small retail space that includes a cafe space that is open to the public.

Sprig's contract includes core and shell electrical, tenant improvement (TI) electrical, and wiring the pedestrian sky bridge. Sprig's design build group, VDC (Virtual Design Crew), is responsible for the designing and building per the Basis of Design as agreed upon with Adobe.

For the core and shell electrical contract, Sprig Electric brought the electrical into the tower underground and took the conduit from PG&E's vault on the west side of the building. The power comes in from the vault at 12,000 kW to a main set of switch gear that Sprig Electric stepped down. Sprig

Electric ran the electrical switch gear up to the roof, where it is dispensed from the roof and bussed down the building.

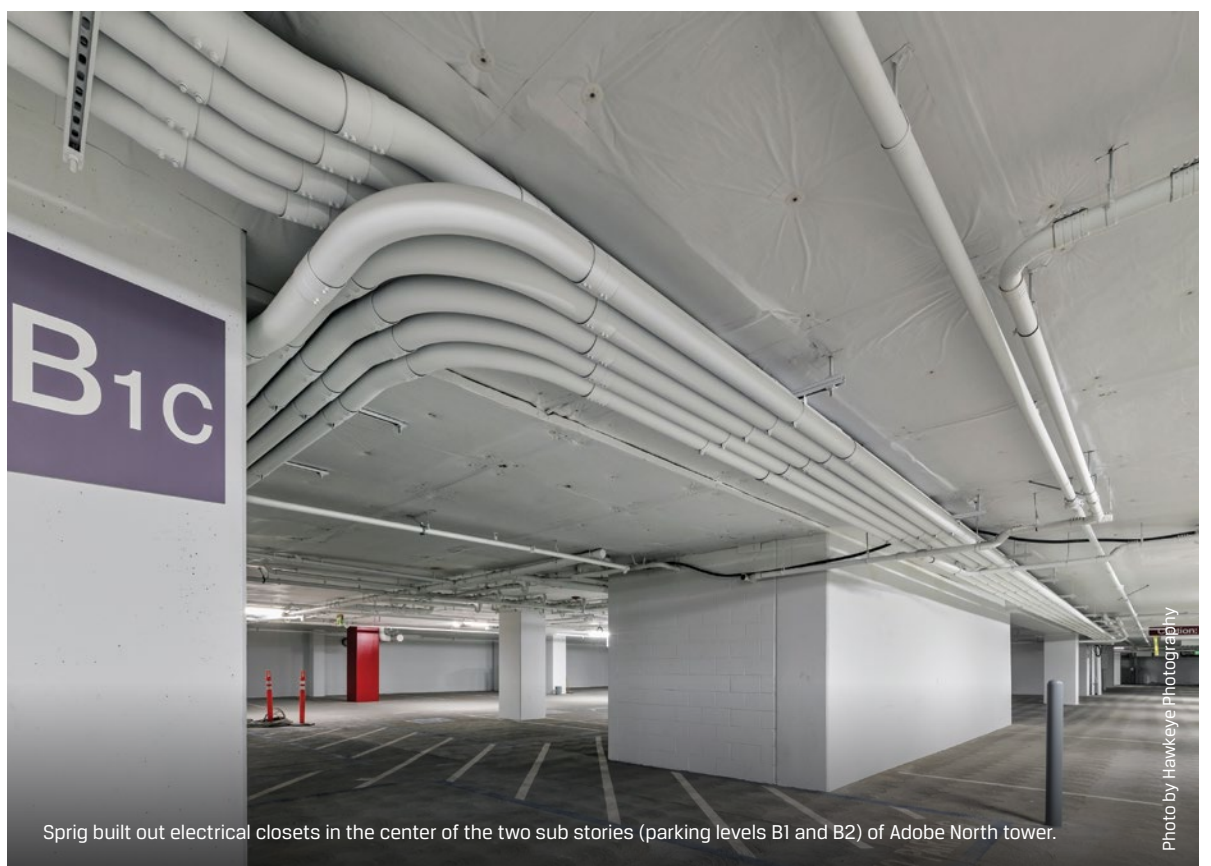
Along with the switchgear on the roof, there's a 100,000-pound generator that had to be lifted into place—the largest generator ever installed that high into the air. The 2,500-kW generator was disassembled and then the various parts were lifted onto the roof with a mobile crane. (A tower crane didn't have the reach or the weight capacity needed). There are also 3 substations mounted on the roof. They have floating slabs underneath each of the 3 substations so that noise doesn't transfer to the offices on floor 18.

The 12,000 kW ran up to the substations and then was



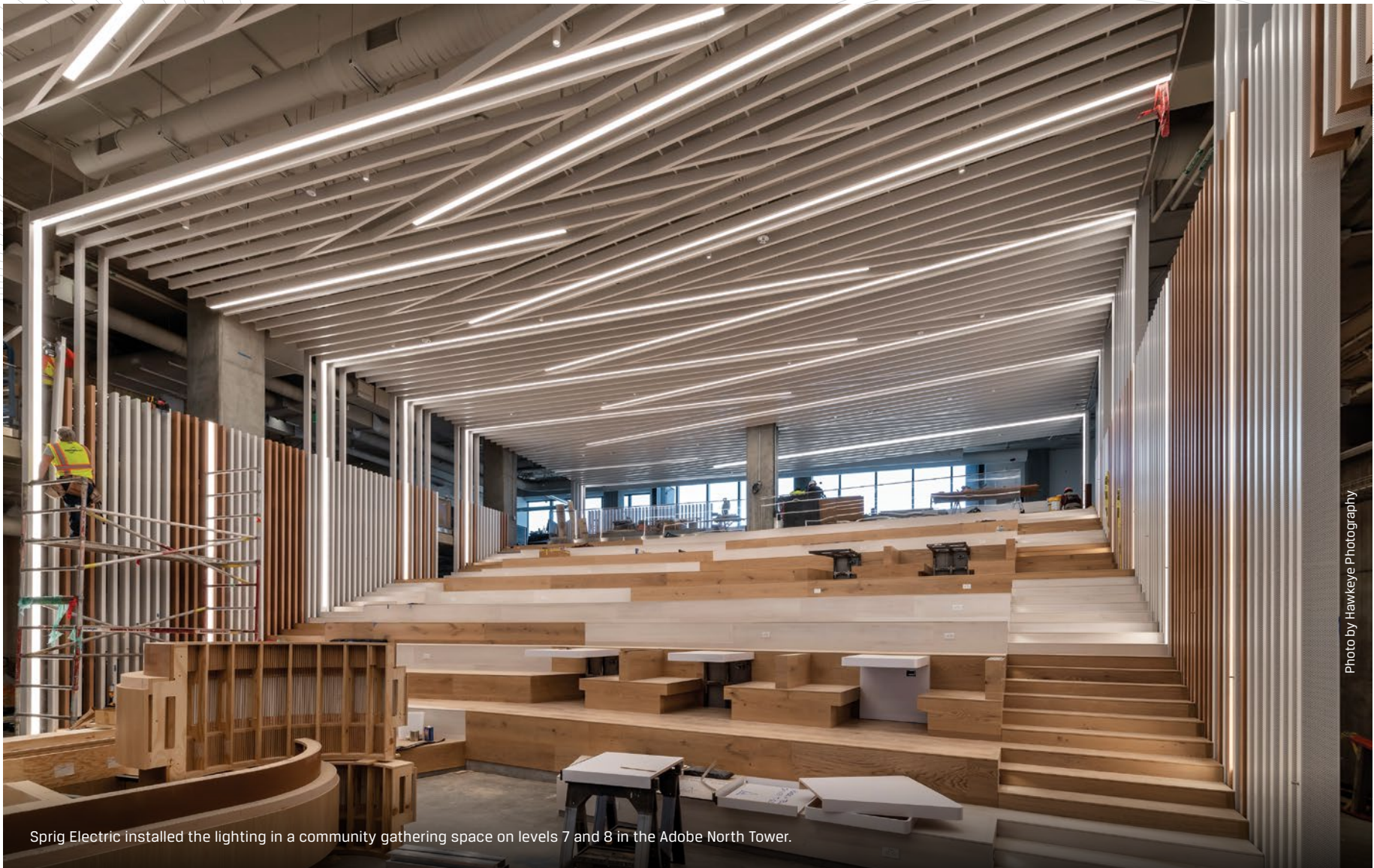
Sprig wired electrical closets on every floor of the Adobe North tower, most with adjacent IDF rooms.

Photo by Hawkeye Photography



Sprig built out electrical closets in the center of the two sub stories (parking levels B1 and B2) of Adobe North tower.

Photo by Hawkeye Photography



Sprig Electric installed the lighting in a community gathering space on levels 7 and 8 in the Adobe North Tower.

Photo by Hawkeye Photography

stepped down, coming to the individual electric rooms on the floors. There are electrical closets on every floor. Floors 7-18 have two closets on each floor and there is a closet in the center on all the garage levels. Most of the electrical closets have an IDF room directly next to them.

For the TI Electrical, Sprig Electric built out each floor to the specifications of the owner and tenant, Adobe. The project was drawn in Revit, which also produced BIM modeling. A lot of the work was designed in the virtual world of a BIM model.

The tenant improvements include a fire alarm system, an emergency responders radio system, and a two-way communication system for public safety. Archkey, parent company of Sprig Electric, performed much of the data communications cabling, including the cabling that's underneath the raised floor. There were over 10,000 data communication drops in the sound and communication system. Levels 7 and 8 include a community gathering space wired by Sprig Electric, which

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ADOBE NORTH TOWER PROJECT TEAM

OWNER'S (ADOBE) REPRESENTATIVE:

Sares Regis Group of Northern California

ARCHITECT:

Gensler

GENERAL CONTRACTOR:

Devcon Construction

ELECTRICAL CONTRACTOR:

Sprig Electric, an Archkey Solutions Company
 Ron Ingersoll, Project Executive overseeing the entire project
 Mark Harris, Project Manager overseeing the Core & Shell scope of work
 Mike Guarino, Project Manager overseeing the Tenant Improvement scope of work
 Alex Velasquez, Project Engineer
 Ashkan Kermaniyan, Director, VDC (Virtual Design Crew)
 Chris Corona, Area Superintendent
 Erik Beckman, Back-up Area Superintendent
 Jim Collins, Site Superintendent
 Kevin Miller, Core & Shell General Foreman
 Chris Ramirez, General Foreman, Lighting Scope of work and assisted on Core & Shell
 Lorenzo Mitchell, Primary/Temp Power General Foreman
 Tim Haskell, Fire Alarm and Technologies General Foreman

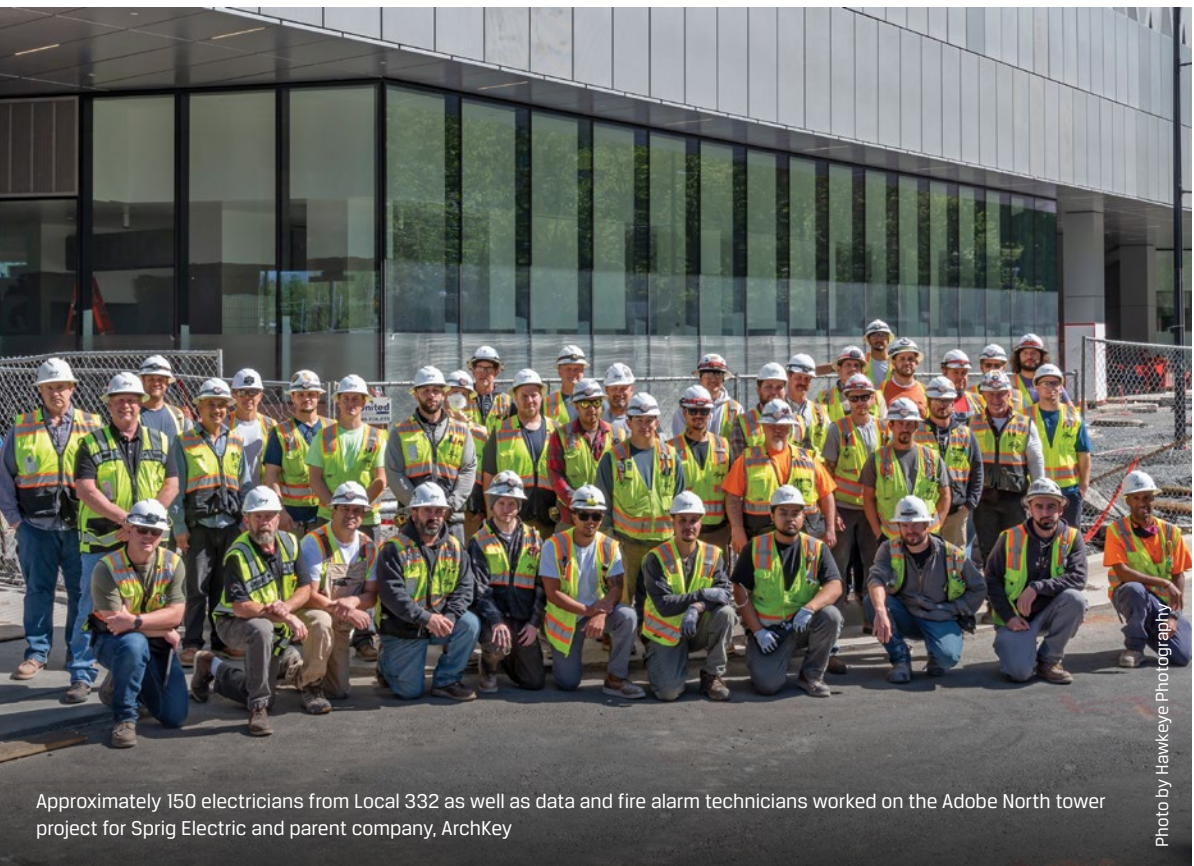
ELECTRICIANS AND TECHNICIANS:

130 from the International Brotherhood of Electrical Workers (IBEW) Local 332, San Jose



Sprig installed an advanced metering system so that information from every circuit in the building can be monitored.

Photo by Hawkeye Photography



Approximately 150 electricians from Local 332 as well as data and fire alarm technicians worked on the Adobe North tower project for Sprig Electric and parent company, ArchKey

Photo by Hawkeye Photography



Mid-State Electric removed the previously installed electrical for several buildings and designed and installed an upgraded system as part of a tenant improvement on the Cadence campus.

Photo by Hawkeye Photography

Mid-State Electric, Inc. Wires Headquarters and Several Other Buildings on Cadence Campus in San Jose

Mid-State Electric, Inc. is rewiring the headquarters for Building 5 on the Cadence Campus at 2655 Seely Avenue in San Jose. The \$4.6 million design build electrical improvement to Building 5 is part of an overall campus upgrade for Cadence Design Systems that Mid-State Electric is coordinating.

Building 5, which has two floors, is the 2nd building improvement completed by Mid-state; they also rewired building 11 on the campus. The campus contains 7 buildings, including buildings 5, 6, 7, 8, 9, 10 and 11. Mid-State has begun the renovation of building 9, and will eventually modify all the buildings. The General Contractor is Gilbane Building Company.

Building 5, which serves as the executive headquarters, was originally constructed in 1992, and first remodeled in 2008. For the current tenant improvement, all the electrical devices were removed from the roof and the interior of the building. Mid-State's design build team then redesigned the electrical and reinstalled it for the interior of the building. The expected completion date for the new design build is July 2022. Mid-State



Mid-State Electric powered the rooftop HVAC units as part of the electrical overhaul for several buildings on the Cadence Design Systems campus.

Photo by Hawkeye Photography



Mid-State installed the pathways, raceways and low voltage infrastructure for the tenant improvement on the Cadence campus.

Photo by Hawkeye Photography



Mid-State Electric began the electrical upgrade for Cadence with building 9 in July, 2021 and will ultimately overhaul the electrical for seven buildings total.

Photo by Paul Doyle

began the project in July 2021.

For the electrical redesign and installation, Mid-State built out 3 new electrical rooms. The main electrical room is in the southwest corner on the first floor, where the power comes in. Mid-State updated everything from the branch circuit for the new electrical installation. After the redesign, they installed the new wiring.

Mid-State Electric installed new panels, new breakers, new light fixtures and new lighting control devices. Mid-State installed all new conduit pathways and wiring systems, new floor boxes, new poke through devices, and new furniture feeds. They also installed new power

feeding, new heating systems, new air conditioning systems, and new water heating systems.

Mid-State worked with Integrated Communication Systems on the fire alarm system installation. They also installed the pathways, raceways and infrastructure for the security system, telecom, and AV. They wired the voice data infrastructure, the conduit pathways and the underground installation for the floor boxes. There are 306 telecom drops (153 for each of the two floors).

15 technicians and electricians, all from the International Brotherhood of Electrical Workers (IBEW) Local 332 worked on the project.

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CADENCE CAMPUS, BUILDING 5
PROJECT TEAM

OWNER:
Cadence Design Systems
Building 5, 2655 Seely Avenue
Main Headquarters for San Jose Campus

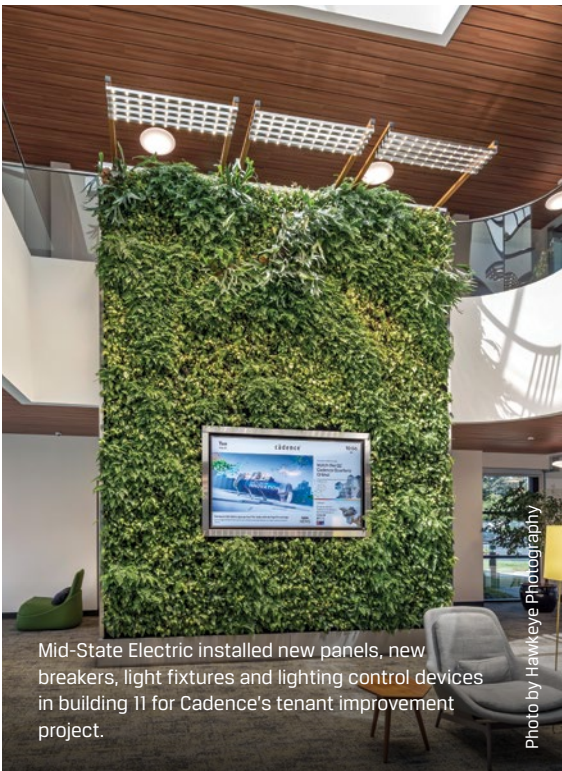
ARCHITECT:
RMW Architecture and Interiors

GENERAL CONTRACTOR:
Gilbane Building Company
Travis Cotti, Project Manager
Mark Kaiser, Superintendent

ELECTRICAL CONTRACTOR:
Mid-State Electric, Inc.
Vince Latona, Project Manager
Paul Escobar, General Superintendent
Joe Lovecchio, General Foreman

FIRE ALARM CONTRACTOR:
Integrated Communication Systems (ICS)
Amir Mohammadian, Fire Systems
Group Sales Manager

ELECTRICIANS AND TECHNICIANS:
15 from the International
Brotherhood of Electrical Workers
(IBEW) Local 332, San Jose



Mid-State Electric installed new panels, new breakers, light fixtures and lighting control devices in building 11 for Cadence's tenant improvement project.

Photo by Hawkeye Photography



Mid-State Electric has technicians and electricians from IBEW Local 332 working on the Cadence tenant improvement project.

Photo by CH Reynolds



Mid-State Electric Wires Headquarters and Several Other Buildings on Cadence Campus in San Jose

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Vince Latona was the project manager, with Paul Escobar serving as general Superintendent and Joe Lovecchio completing the trio as the General Foreman. Vince, Paul and Joe also comprised the design build team and completed all the design build drawings.

Mid-State is also working on a new parking garage for Cadence, which is between buildings 7 and 8. In addition to

working on the remainder of the buildings on campus and the parking garage, they are also designing and installing new site work, including outdoor work pods, recreational areas, an amphitheater, solar installations, and outdoor eateries. They are adding bocce ball courts and lights around the basketball and volleyball courts throughout the campus.

The biggest challenge to the work,

according to Vince Latona, was the supply chain issues caused by Covid-19. Latona said it was difficult to obtain materials, including lighting controls and circuit breakers, and anything else considered a specialty item. He said the lead time for acquiring these materials went from 3 weeks to an average of 17 weeks. It was also difficult to coordinate with all the different trades in a small space, he said.





Mid-State Electric, Inc. installed new light fixtures and lighting control devices for all spaces within Building 5 including dining rooms and other common areas.

Photo by Hawkeye Photography



Mid-State Electric, Inc. has completed the redesign and installation of the electrical systems in Building 11 on the Cadence Design Systems campus.

Photo by Hawkeye Photography



Mid-State worked with ICS-Integrated Communications Systems on the fire alarm installation for the Cadence campus tenant improvement.

Photo by Hawkeye Photography



Mid-State Electric, Inc. has completed the redesign and installation of the electrical systems in Building 11 on the Cadence Design Systems campus.

Photo by Hawkeye Photography



Mid-State Electric, Inc. installed lighting control devices and fixtures for interior spaces as well as outdoor work pods and recreational areas.

Photo by Hawkeye Photography

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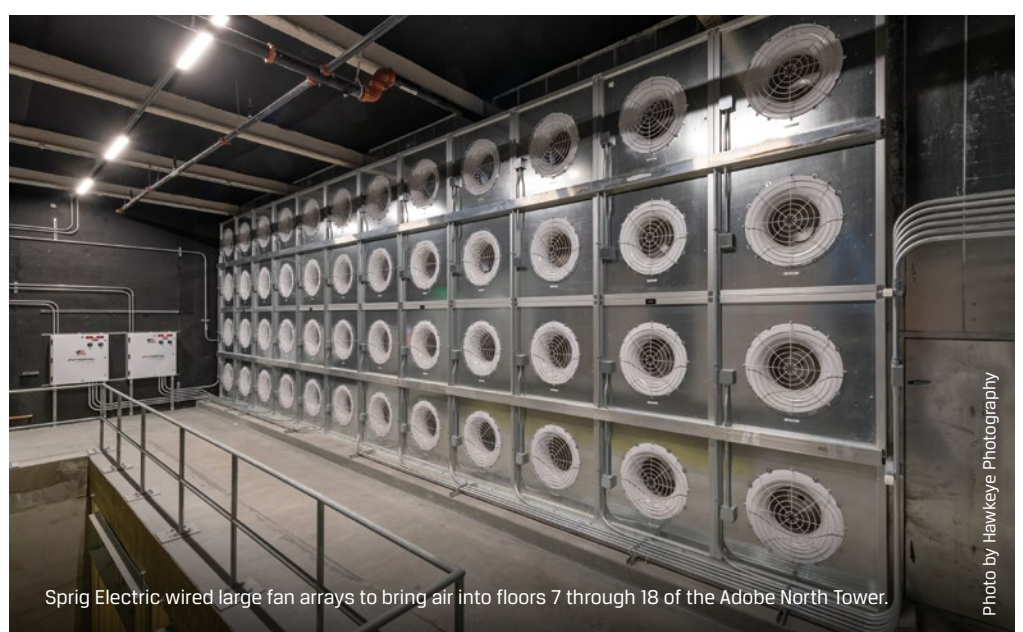
Sprig Electric will wire a pedestrian sky bridge featuring which will connect the new tower with an existing building at Adobe's global HQ, as seen in this Design Concept Rendering.

Rendering by Devcon Construction

is a large, open auditorium space where corporate presentations are made.

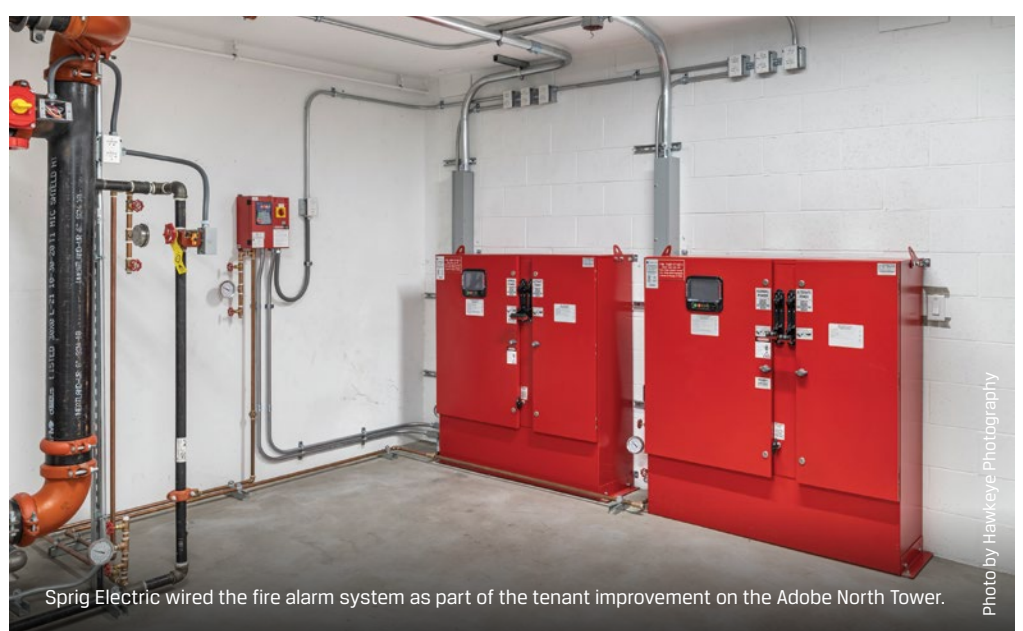
Sprig Electric also installed an advanced metering system within the 18 levels that monitors all the electrical and water in the building. The system is a premier metering system in Silicon Valley, and monitors water pumps, fuel pumps, fans, cooling towers, HVAC, air handling units, air conditioning units, and power from all the panels. Sprig Electric worked with Veris Meters on metering the water flow, including water usage in the bathrooms. Sprig is also metering the lighting on each floor, and all the power on every floor. Information from each circuit that is monitored goes to the building management system.

Sprig Electric also has a contract to connect the sky bridge. The bridge originates in the North Tower and expansion joints connect the bridge from the new building into an existing building. The bridge features trees on the walkway that are illuminated with different colors.



Sprig Electric wired large fan arrays to bring air into floors 7 through 18 of the Adobe North Tower.

Photo by Hawkeye Photography



Sprig Electric wired the fire alarm system as part of the tenant improvement on the Adobe North Tower.

Photo by Hawkeye Photography