

The Silicon Valley Wire

The latest news from the electrical industry in Silicon Valley

4th Quarter 2016

MDE Electric Plays Leading Role In Multi-Family Market



MDE Electric wired the electrical infrastructure at the Charlotte Apartments in San Jose, which are part of a 295-acre Hitachi Master-Planned Community.

The growth of apartments is booming in Silicon Valley, propelled by the expansion of tech jobs and the rising need for housing.



MDE Electric Executive Team (Left To Right): Marshall Goldman, Founder/CEO; Jennifer Starbird, CFO; Mark Jones, President/COO; Jonathan Goldman, Director of Business Development

Enter MDE Electric, headquartered in Sunnyvale, the largest multi-family electrical contractor in Northern California, and one of the largest in the nation.

MDE Electric has played a major role in the growth of multi-family housing in Silicon Valley, wiring over 50,000 apartments and condo developments during the past few decades, and completing over 1,350 units in 2016. MDE Electric is currently working on over 1,800 additional apartment units in Silicon Valley, with another 1,000 units underway in San Francisco.

Founded in 1973 by Marshall Goldman and his father Harry, MDE Electric is a family business that prides itself on helping to create thriving places to live and on nurturing lasting relationships with clients and employees.



An MDE electrician installs electrical infrastructure at the Lexington Luxury Apartments in San Jose.

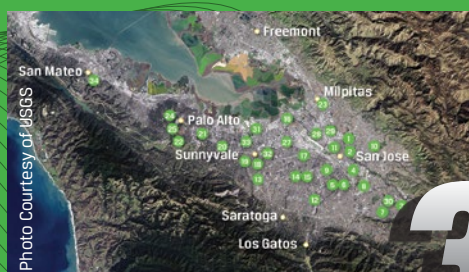
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MDE Electric wired phases one and two of the Hearth Apartments in Santa Clara, which consists of 289 and 259 units.

MDE Electric Completes Build Out Of Over 1,350 Multi-Family Units In 2016

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Marshall, together with his team, have grown MDE Electric into a powerhouse in the multi-family industry and have expanded the company's geographic reach by opening MDE North in San Francisco. MDE Electric is a signatory to the labor agreement between the National Electrical Contractors Association (NECA) and the International Brotherhood of Electrical Workers (IBEW) Local 332 in San Jose.

"As a union contractor, we are frequently tapped by developers for our experience and our expertise in being able to handle a number of large units," said Jonathan Goldman, Director of Business Development for MDE.

One of the developments MDE recently

wired is Vista 99 Apartments (also known as Tasman Apartments), located at 99 Vista Montana in the Renaissance neighborhood of San Jose, close to many high-tech companies and about a mile from Levi's® Stadium. This development, within walking distance to restaurants, parks, and nightlife, includes 554 market rate apartments.

Developed by Equity Residential and built by Palisade Builders, Vista 99 Apartments features 1, 2, and 3 bedroom apartments constructed in 4 levels of wood frame over two levels of concrete garage (one level underground and one level on grade). It offers luxurious living with its gourmet kitchens, high-end finishes, and a rooftop deck with pool and cabanas.

MDE performed both electrical infrastructure installation and low voltage service for the development, working on a plan-spec basis for the electrical and design-build for the low voltage. As with all the electrical services for these projects, MDE's electricians bring in power to the building from the transformer, buildout electrical closets (usually in the parking garage) and then run the power throughout the facility to the various apartments.

MDE also installed a number of low voltage systems at Vista 99 Apartments, including access control systems, security cameras, fire alarm systems, two way communication systems, and ERRC (emergency responder radio code systems).

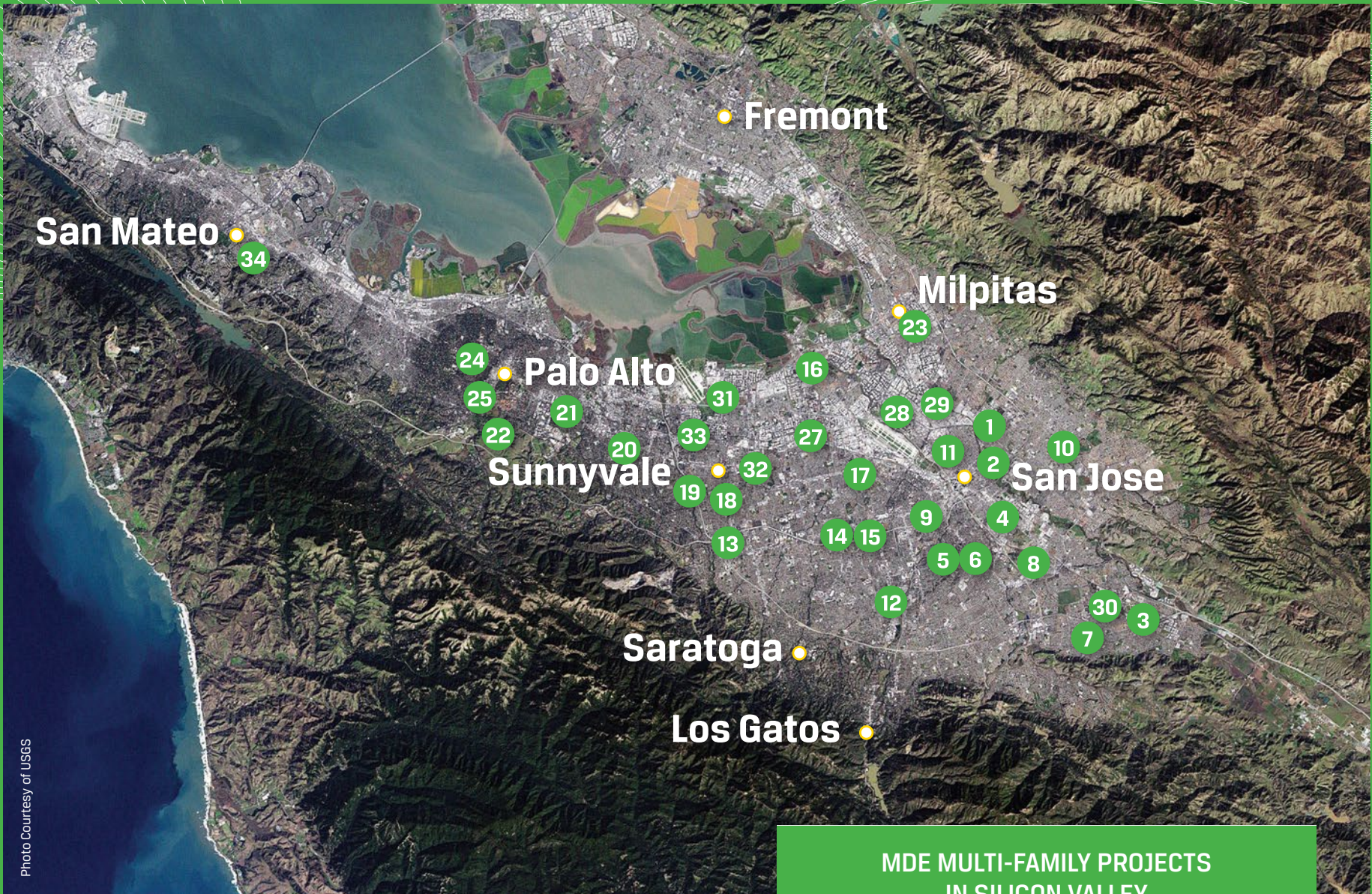
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MDE Electric wired the Lexington Apartments in San Jose, including the recreation lounge area and kitchen.



MDE Electric wired the electrical infrastructure for the Hearth Apartments in Santa Clara, including rooftop fire pit, gas grills and deck.



The multi-family market is expected to continue to grow, as the Silicon Valley/San Francisco area expands faster than any other major region in the state.

Silicon Valley's Multi-Family Housing Market Booms!

Multi-family housing in Silicon Valley is booming, as job growth outpaces housing availability. Employment gains have been strong in Silicon Valley in the last 24 months, with employment growth at 8.7%.

To offset the growing need for housing, the *San Jose Mercury News* estimates that some 5,866 new rental units are scheduled for completion in 2016 in the San Jose Metropolitan area, which includes Santa Clara and San Benito counties. (4,077 units in San Jose; 445 in Santa Clara; 378 in Milpitas; 378 in Mountain View; 378 in Sunnyvale; 128 in Morgan Hill and 82 in Palo Alto).

In this issue, The Silicon Valley Wire focuses on several IBEW-NECA electrical contractors that are major players in building out the multi-family market.

The leader in multi-family electrical construction in Silicon Valley is MDE Electric. MDE estimates it has completed over 50,000 multi-family units in the last few decades. Some of MDE's

latest multi-family projects, include Vista 99 in San Jose, Hearth Apartments in Santa Clara, Charlotte Park in San Jose, and San Jose's Lexington Luxury Apartments.

Sprig Electric, one of the largest electrical contractors in Silicon Valley, also works in the multi-family arena, as do Cupertino Electric and Redwood Electric. Sprig Electric's multi-family project at 1095 West El Camino is profiled on pages 6-7.

The multi-family market is expected to continue to grow, as the Silicon Valley/ San Francisco area expands faster than any other major region in the state. The region now has over 746,000 technology jobs. Where will all these people live and how will they do it affordably? The growth in multi-family housing is a start!

MDE MULTI-FAMILY PROJECTS IN SILICON VALLEY	
RECENTLY COMPLETED:	
SAN JOSE 1. Belovida Apartments, 185 Units 2. Brookwood Terrace Apartments, 84 Units 3. Charlotte Drive, 200 Units 4. Corde Terra Apartments, 201 Units 5. Fruitdale Block C1, 117 Units 6. Fruitdale Block E, 80 Units 7. Lexington Affordable, 134 Units 8. Orvieto Apartments, 92 Units 9. Tasman Apartments, 554 Units 10. Taylor Oaks, 60 Units 11. Workforce Housing, 60 Units	MILPITAS 15. Apex Apartments, 366 Units SANTA CLARA 16. The Gallery (North Building), 289 Units 17. The Gallery (South Building), 272 Units 18. Vista Montana, 444 Units 19. Presidio, 40 Units SUNNYVALE 20. Fair Oaks Garage 21. Sunnyvale Senior Apartments, 124 Units MOUNTAIN VIEW 22. North Park, 134 Units 23. Plymouth Colony Apartments, 108 Units PALO ALTO 24. Altaire Walk Apartments, 103 Units 25. Tree House Apartments, 60 Units FOSTER CITY 26. Triton Esplanade, 300 Units 27. Evelyn Apartments, 140 Units
IN PROGRESS:	
SAN JOSE 28. 515 Lincoln, 190 Units 29. Laurel Grove, 82 Units 30. Lexington Luxury, 376 Units MOUNTAIN VIEW 31. 500 Ferguson Drive, 394 Units	SUNNYVALE 32. Weddell Apartments, 205 Units 33. Monticello Apartments, 184 Units SAN MATEO 34. Station Park Green, 121 Units



MDE Electric Lexington Luxury Apartment project team members include: **BACK ROW:** Juan Quintero, Kaleb Deaver, Ricky Tactay, Justin Jimenez, Trancito Estrada, Raul Mendoza, Ernesto Velasco **MIDDLE ROW:** Roderick Samaniego, Aaron Jelovic, Jason Bireta, Ricardo Vargas, Leonardo Ramirez, Jeff Hammond, Orlando Valencia **KNEELING LEFT TO RIGHT:** Justin Sotelo, Eric Souza, Roberto Uribe, Russell Jones, Andrew Gawaldo, Conner Lung

MDE Electric Installed AV And DAS Systems To Facilitate Wireless Access At Vista 99 Apartments

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MDE also installed the audio-video systems and distributed antenna systems (DAS) to facilitate wireless access throughout the facility.

Installing the ERRC systems in apartment developments often poses a challenge because of constantly changing municipal code requirements regarding radio frequencies. MDE Electric is updating the Vista 99 Apartments ERRC system after code requirements changed after the first installation, according to Jim Norkoli, MDE division manager for fire/life safety and security.

MDE Electric also just finished wiring the Hearth Apartments (also known as the Gallery at Central Park), a market rate complex with many amenities sitting on the site of the former Kaiser Hospital across from Santa Clara’s Central Park. Developed by Prometheus, these 1 and 2 bedroom units were constructed in two phases of 289 units and 259 units by Deacon Construction.

Hearth Apartments was built in an increasingly favored multi-family configuration called the Texas Wrap, which includes a multi-story

garage surrounded by multi-levels of wood frame apartments. Hearth Apartments has a garage, and 4 levels of apartments, which features a rooftop pool, fire pits, gas grills and deck, lounge, a common area and theater, along with a fitness room.

MDE Electric performed all the electrical and low voltage work for the complex, including an access control system, two-way communication system, fire alarm system, and emergency radio system. The access control system was designed to use key fobs for access.



MDE Electric wired the Vista 99 Apartments in San Jose, which includes 554 market rate apartments and is located about a mile from Levi’s® Stadium.



MDE Electric installed all electrical and low voltage wiring at Lexington Affordable Apartments, including the lounge.



MDE Electric installed a number of low voltage systems at the Vista 99 Apartments in San Jose, including access control systems, security cameras, fire alarm systems, two way communication systems and emergency responder radio code systems.



MDE Electric performed all wiring services at the Charlotte Apartments in San Jose, which includes 4 levels of wood frame apartments.



MDE Electric wired both phase one and two of the Hearth Apartments in Santa Clara (also known as the Gallery at Central Park), which features many amenities.

The key fob is a round proximity reader that fits onto a key ring and provides access to both residential and public doors.

MDE also recently wired 5875 Charlotte Drive in San Jose, which includes 200 affordable 1 and 2 bedroom apartments, developed by Roem Corporation and constructed by Roem Builders. Charlotte Drive is part of a 295-acre Hitachi Master-Planned Community which includes a large development of condos, apartments and townhomes built to be energy efficient.

Designed as a Texas wrap, the Charlotte Apartments development features a multi-level garage surrounded by 4 levels of wood frame apartments. MDE Electric performed all wiring services,

including an access control system, security cameras, an emergency radio system, a fire alarm system, and a two-way communications system.

MDE recently finished wiring another affordable complex, the Lexington Affordable Apartments, which includes 134 units in San Jose. It was developed by Roem Corporation and constructed by Roem Builders. Lexington Affordable Apartments is also designed as a Texas wrap, with garage parking surrounded by 5 tiers of apartments.

MDE installed all electrical and low voltage wiring for the project, including fire alarm systems, the access control system with camera license plate recognition cameras, and a two-way communications system.



MDE Electric installed all electrical and low voltage wiring at Lexington Affordable Apartments, including fire alarm systems, access control system with camera license plate recognition cameras, and a two-way communications system.

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MDE Electric wired the electrical infrastructure for the Hearth Apartments in Santa Clara, including a lounge, common area and theater, along with a fitness room.



The Hearth Apartments in Santa Clara includes a full-length pool on the rooftop, surrounded by fire pits, gas grills and an expansive deck.



Sprig Electric built out the electrical infrastructure for the new 384,481-sq.-ft. multi-family project which includes 82 one-bedroom units and 74 two-bedroom units.

Sprig Electric Builds Out Multi-Family Development At 1095 W. El Camino

Sprig Electric has just wired 1095 W. El Camino, a new multi-family high density residential development located on the site of a former car dealership near downtown Sunnyvale. The four-acre site had been a Chrysler car dealership since the 1970s.



Sprig Electric built out the infrastructure for all the electrical rooms adjacent to the garage.



Sprig Electric installed LED lighting with motion sensors on every fixture throughout the two-level underground parking garage.

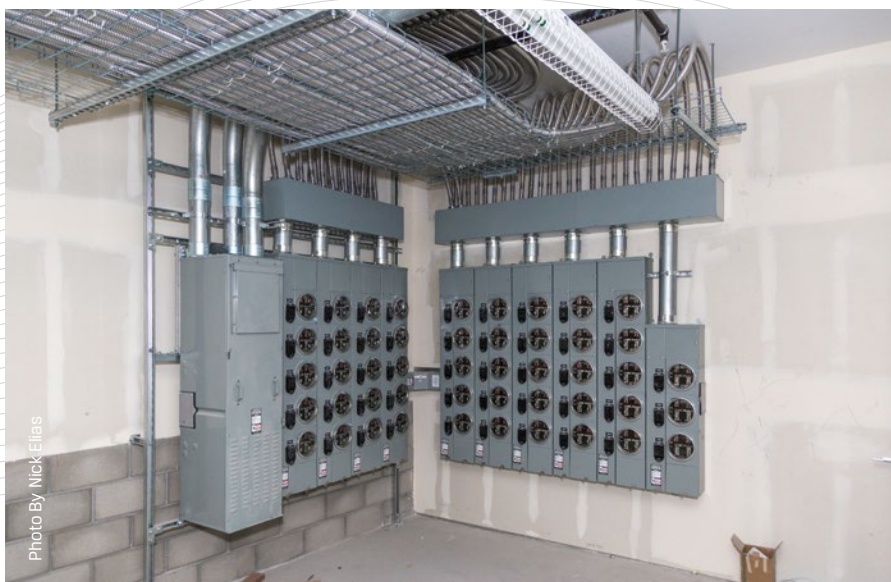
The 1095 W. El Camino apartments, developed and constructed by The Sobrato Organization, include 156 apartment units. It is within walking distance to downtown Sunnyvale. Sunnyvale has been one of the Silicon Valley's hottest commercial office markets in recent years, with Apple, Google and others coming into the area. That migration is causing an increased demand for housing nearby.



Sprig Electric built out the infrastructure for the new 384,481-sq.-ft. multi-family project. The 4-story development, which is constructed with a wood frame stucco exterior, includes 82 one-bedroom units and 74 two-bedroom units. The project is built around a central podium and features an underground parking garage with space for 400 cars, a clubroom, resident



Sprig Electric provided the electrical service into each apartment in the 4-story development in Sunnyvale.



Sprig Electric built out the electrical rooms adjacent to the garage.



Sprig Electric provided the electrical service for the HVAC into all the buildings and into each apartment unit.

lounge, fitness center, pool, and leasing office. Some 40 members of the International Brotherhood of Electrical Workers (IBEW) Local 332 worked on the development.

The Sobrato Organization is constructing an adjoining commercial office building on the site to house the Palo Alto Medical Foundation's Sunnyvale eye care center.

Sprig Electric Project Manager Paul Leshinsky said the \$3.5 million electrical project was one of several that Sprig Electric has recently completed with the Sobrato Organization. Other Sobrato projects wired by Sprig Electric include the Race Street Apartments in San Jose and the Rivera Terrace Apartments in Los Gatos. Sprig Electric has also installed electrical infrastructure for several other multi-family developers including the Northpoint Apartments and 500 Folsom Apartments in San Francisco.

Sprig Electric provided the electrical service into all the buildings and into each apartment unit, and also installed conduit and infrastructure for the fire alarm and low voltage wiring systems. Sprig Electric installed LED lighting with motion sensors on every fixture throughout the two-level underground parking garage.

Sprig Electric built out the infrastructure for all the electrical rooms that are adjacent to the garage. In addition, Sprig Electric wired the two-level fitness facility, including a 3,000-sq.-ft. clubroom and kitchen for residents, the residents lounge, the leasing office, the pool vestibule with a dog wash area and several onsite car chargers.

For more information about Sprig Electric and its services, contact AJ Ramirez, Marketing (aramirez@sprigelectric.com) or call (408) 298-3134 x 448.

1095 WEST EL CAMINO, SUNNYVALE HIGH DENSITY RESIDENTIAL PROJECT TEAM:

OWNER AND DEVELOPER:
The Sobrato Organization, Cupertino

ARCHITECT:
KTY Architecture + Planning, San Francisco

GENERAL CONTRACTOR:
The Sobrato Organization, Cupertino

ELECTRICAL CONTRACTOR:
Sprig Electric, San Jose

ELECTRICAL ENGINEER:
Belden Consulting Engineers, Pleasanton

PROJECT MANAGER:
Paul Leshinsky, Sprig Electric

FOREMAN:
Steve Sparks, Sprig Electric

ELECTRICIANS:
40 Residential Electricians and Inside Wiremen from the International Brotherhood of Electrical Workers (IBEW) Local 332 in San Jose



The project is built around a central podium and features an underground parking garage with space for 400 cars, a clubroom, resident lounge, fitness center, pool, and leasing office.



The \$3.5 million electrical project was recently completed with The Sobrato Organization.



Sprig Electric installed LED lighting around the exterior of the property.

MDE ELECTRIC MULTI-FAMILY APARTMENTS PROJECT TEAMS				
APARTMENT BUILDING	VISTA 99 APARTMENTS SAN JOSE 554 UNITS	HEARTH APARTMENTS SANTA CLARA 548 UNITS	CHARLOTTE APARTMENTS SAN JOSE 200 UNITS	LEXINGTON APARTMENTS SAN JOSE 134 AFFORDABLE UNITS 387 LUXURY UNITS
DEVELOPER	Equity Residential San Francisco, CA	Prometheus San Mateo, CA	Roem Development Santa Clara, CA	Roem Development Santa Clara, CA
GENERAL CONTRACTOR	Palisade Builders Campbell, CA	Deacon Construction Pleasanton, CA	Roem Builders Santa Clara, CA	Roem Builders Santa Clara, CA
ELECTRICAL CONTRACTOR	MDE Electric Sunnyvale, CA	MDE Electric Sunnyvale, CA	MDE Electric Sunnyvale, CA	MDE Electric Sunnyvale, CA
LOW VOLTAGE ELECTRICAL CONTRACTOR	MDE Electric Sunnyvale, CA	MDE Electric Sunnyvale, CA	MDE Electric Sunnyvale, CA	MDE Electric Sunnyvale, CA
ELECTRICAL PROJECT MANAGEMENT TEAM	<ul style="list-style-type: none">- Omar Omeragic, Residential Project Superintendent- Ricardo Vargas, Residential Foreman- Jim Norkoli, Division Manager, Fire/Life Safety and Security- Jeremy Parker, AV Foreman	<ul style="list-style-type: none">- Omar Omeragic, Residential Project Superintendent- Josh Cipolla, Residential Foreman- Jim Norkoli, Division Manager, Fire/Life Safety and Security- Juan Quintero, Fire/Life Safety and Security Foreman	<ul style="list-style-type: none">- Omar Omeragic, Residential Project Superintendent- Josh Rose, Residential Foreman- Jim Norkoli, Division Manager, Fire/Life Safety and Security- Raul Mendoza, Low Voltage Foreman	<ul style="list-style-type: none">- Omar Omeragic, Residential Project Superintendent- Roderick Samaniego, Residential Foreman- Jim Norkoli, Division Manager, Fire/Life Safety and Security- Juan Quintero, Low Voltage Foreman
ELECTRICIANS	IBEW Local 332 San Jose, CA	IBEW Local 332 San Jose, CA	IBEW Local 332 San Jose, CA	IBEW Local 332 San Jose, CA
MDE ELECTRIC SERVICES	Electrical infrastructure, residential wiring, access control, security cameras, fire alarm system, two-way communications, emergency responder radio code (EERC), DAS, and audio video.	Electrical infrastructure, residential wiring, access control, security cameras, fire alarm system, two-way communications, emergency responder radio code (EERC)	Electrical infrastructure, residential wiring, access control, security cameras, fire alarm system, two-way communications, emergency responder radio code (EERC), DAS, and audio video.	Electrical infrastructure, residential wiring, Access control, security cameras including license plate recognition cameras, fire alarm system, two-way communications.

MDE Electric Is The Largest Multi-Family Electrical Contractor In Northern California

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MDE Electric is currently wiring the Lexington Luxury Apartments on an adjacent site in San Jose, a market rate development which will be completed in the spring of 2017. This 387 unit apartment complex features a 6-tier garage surrounded by 5 levels of wood frame apartments designed in the Texas wrap style. Amenities include a pool and clubhouse, with a lounge, gameroom, and Wi-Fi.

For more information about MDE Electric and its services, contact Jonathan Goldman, Director of Business Development (jgoldman@mde-electric.com) or call (408) 616-1402.



MDE Electric wired the Lexington Apartments in San Jose, including the recreation lounge area and kitchen.



MDE Electric built out the electrical infrastructure of the 548 units at the Hearth Apartments in Santa Clara, including the kitchen, dining and living rooms.



Designed as a Texas wrap, the Charlotte Apartments in San Jose features a garage with 4 tiers of parking surrounded by 4 levels of wood frame apartments.