

Item# 4

10/4/2022

Marisa Welling

From: Shandalov, Gary <Gary.Shandalov@otis.com>
Sent: Sunday, October 2, 2022 9:07 PM
To: Public Comment
Subject: Oct. 4th Council Agenda Item: Related Santa Clara / DIR Claim
Attachments: Otis Elevator Company.pdf

Hello,

I am reaching out regarding the October 4th Council item on Related Santa Clara and the DIR claim. Please see the attached letter in support of the Related Santa Clara project. We would appreciate it if our letter would be read during the public comment period.

Thank you!

Gary Shandalov
Regional Manager, Major Projects
M: +1 213.494.7170
Otis

POST MEETING MATERIAL

Otis Elevator Company
470 Lakeside Drive
Sunnyvale, CA 94085



September 30, 2022

Mayor Lisa Gillmor
Honorable Members of the Santa Clara City Council
1500 Warburton Ave
Santa Clara, CA 95050

Dear Mayor Gillmor and City Councilmembers,

My name is Gary Shandalov with Otis Elevator Company, and I am writing to you today to let you know that I strongly support the Related Santa Clara project. As a regional manager for major projects in California, including the Bay Area and Santa Clara, I confirm that our field team consists of Union Labor workers from this region (IUEC local 8).

Related's 240-acre project will provide numerous union jobs for the region. Jobs that will provide living wages and health benefits for more than a decade during construction of this project. The result is a significant contribution to the much-needed stability of the local economy and our community.

Otis is an iconic brand with a rich history. We are on the forefront of creating a connected urban world. We've helped build cities, transformed how people live and work, and revolutionized architecture itself.

Our team is proud to be part of the Related Santa Clara project and its positive impact on our community.

Sincerely,

Gary Shandalov

Gary Shandalov
Regional Manager, Major Projects
Otis Elevator Company

Marisa Welling

From: Paolo Degrassi <pdegrassi@rosendin.com>
Sent: Friday, September 30, 2022 3:25 PM
To: Public Comment
Subject: Related Support
Attachments: Related Santa Clara support.pdf

Please see the attached letter for support of Related engaging us in their project.

Thank you



Paolo Degrassi

President

D 408.534.2862 | M 562.237.1072

pdegrassi@rosendin.com



CA License #142881

This message and any attachments may contain confidential and/or privileged information for the sole use of the intended recipient(s). Any review or distribution by anyone other than the person for whom it was originally intended is strictly prohibited. If you have received this message in error, please contact the sender and delete all copies.



CA License: 142881

880 Mabury Road
San Jose, CA 95133
T: 408.286.2800
F: 408.297.4644

www.rosendin.com

LEAD. INSPIRE. BUILD.

September 30, 2022

Mayor Lisa Gillmor
Honorable Members of the Santa Clara City Council
1500 Warburton Ave
Santa Clara, CA 95050

Dear Mayor Gillmor and City Councilmembers,

Rosendin Electric is the largest employee-owned electrical contractor with headquarters in San Jose. We employ thousands of union workers and are proud to work with Related Santa Clara on this project.

Related Santa Clara is the largest mixed-use project in the state of California and will provide up to 10,000 union jobs, equating to one billion dollars in union wages over the next decade. These jobs will not only pay union wages, but they will also provide retirement and health benefits and create new apprentices, including women and minorities from our local community.

We are pleased that Related has committed to working with our fellow trade union contractors and subcontractors on this exciting project and look forward to this long-term collaboration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paolo Degrossi', with a long horizontal flourish extending to the right.

Paolo Degrossi
President
Rosendin Electric

Marisa Welling

From: Osama Martell <OMartell@foundationpile.com>
Sent: Friday, September 30, 2022 1:55 PM
To: Public Comment
Subject: (FCI Job 120 020) Oct. 4th Council Agenda Item: Related Santa Clara / DIR Claim
Attachments: FCI 09.28.2022.pdf

Good afternoon

In regards to the October 4th Council item on Related Santa Clara and the DIR claim, I feel it is important that I share the following. Please see the attached letter. As a union contractor I am issuing my support for the Related Santa Clara project. We would appreciate it if our letter would be read during the public comment period.

I am grateful for your time and appreciate your consideration.

Osama Martell
Foundation Constructors, Inc.
P.O. Box 97 | Oakley, CA 94561
T: 925-754-6633 | M: 510.427.8626





Corporate Office: P.O. Box 97, Oakley, CA 94561

Telephone: (925) 754-6633 Fax: (925) 625-5783

Foundation Constructors, Inc. License #: 270761A

Fontana Office: 8375 Almeria Ave, Fontana, CA 92335

Telephone: (909) 350-1584 Fax: (909) 350-0620

San Diego Office: 9560 Candida Street, San Diego, CA 92126

Foundation Pile, Inc. License #: 360640A

Website: www.foundationpiledriving.com

September 28, 2022

Mayor Lisa Gillmor
Honorable Members of the Santa Clara City Council
1500 Warburton Ave
Santa Clara, CA 95050

Dear Mayor Gillmor and City Councilmembers,

Many union members who live in the Santa Clara area work at my company. Together, we strongly support Related Santa Clara's 9.2 million square foot mixed-use development that will be constructed over the next ten years.

Related Santa Clara has committed to utilizing union labor. This development will create thousands of union jobs, equating to over \$1 billion in union wages over the life of its construction. These much-needed union construction jobs will pay living wages and provide opportunities for local apprentices to begin and continue their careers in construction. We are thrilled to have been awarded a contract and to be part of this visionary project.

Right now, we are facing an uncertain economic environment, and Related's commitment ensures that the workers who build this project will be paid area standard wages, receive healthcare and retirement benefits and participate in joint labor management apprentice programs. These partnerships are what allow us to retain an essential workforce of trained, skilled, and experienced construction workers in the Bay Area, who can perform at a high level and in a safe and timely manner. The result is high worker productivity and a career path for many Santa Clarans.

I know I speak on behalf of my entire team when I say that we are excited to support the Related Santa Clara project!

Sincerely,

DocuSigned by:

Osama Martell

79F9DC5D05344E8...

Osama Martell

Vice President, Operations

Foundation Constructors Inc.

Marisa Welling

From: Kristine Puccio <Kristine.Puccio@therma.com>
Sent: Friday, September 30, 2022 12:31 PM
To: Public Comment
Cc: Steve Conn
Subject: Oct. 4th Council Agenda Item: Related Santa Clara / DIR Claim
Attachments: Therma_Mechanical_Plumbing.pdf

Hello, I am reaching out regarding the October 4th Council item on Related Santa Clara and the DIR claim. Please see the attached letter in support of the Related Santa Clara project. We would appreciate it if our letter would be read during the public comment period.

Kind regards,



KRISTINE PUCCIO

o: 408.347.3400 | **c:** 408.318.9130

www.therma.com





1601 Las Plumas Ave
San Jose, CA 95133
www.therma.com

September 28, 2022

Mayor Lisa Gillmor
Honorable Members of the Santa Clara City Council
1500 Warburton Ave
Santa Clara, CA 95050

Dear Mayor Gillmor and City Councilmembers,

For over 50 years, Therma has continued to redefine the mechanical landscapes in the Santa Clara area. Our headquarters is local and we employ more than 1000 people in three regional offices, including Union Labor workers.

On behalf of my team, I wanted to let you know that we are in full support of the Related Santa Clara project. This 9.2 million square foot mixed-use development will have an incredible impact to the economy, the community, and the workers who get to be a part of the transformation of a vital part of Santa Clara.

Partnerships such as these create a path for hardworking people to start and continue their careers in the industry.

Therma is a member of the Legence family of companies with over five decades of expertise. Legence, a Blackstone portfolio company, is an Energy Transition Accelerator that provides advisory service and implementation focused on financing, designing, building, and servicing complex systems in mission-critical and high-performance facilities.

Thank you for your time.

Sincerely,

Mike Fisher
President
Therma Mechanical & Plumbing

Marisa Welling

From: Eimer, Steve <SEimer@Related.com>
Sent: Friday, September 30, 2022 4:26 PM
To: Public Comment
Cc: Ruth Shikada; Salamon, Valerie; Huynh, Lena
Subject: Oct. 4th Council Agenda Item: Related Santa Clara / DIR Claim
Attachments: Letter to Mayor and CC 220929.pdf

Hello,

I am reaching out regarding the October 4th Council item on Related Santa Clara and the DIR claim.

Please see the attached letter. I would like this letter to be put into the record and distributed to each City Council member and the Mayor.

Thank you,
Steve Eimer

The information contained in this message and any attachment(s) may be privileged, confidential, proprietary or otherwise protected from disclosure and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, copying or use of this message and any attachment is strictly prohibited and may be unlawful. If you have received this message in error, please notify us immediately by replying to this email and permanently delete the message from your computer. Nothing contained in this message and/or any attachment(s) constitutes a solicitation or an offer to buy or sell any securities.



September 29, 2022

Mayor Lisa Gillmor
Honorable Members of the Santa Clara City Council
1500 Warburton Avenue
Santa Clara, CA 95050

Dear Mayor Gillmor and City Councilmembers,

On behalf of Related Santa Clara, I am writing in response to an item on your agenda for October 4, 2022, regarding Related Santa Clara and the Department of Industrial Relations (DIR). Given the project's importance to the City, we felt it necessary to provide clarification about certain elements of our project in advance of the hearing.

9.2 Million Square Feet, Unanimously Approved in 2016

Related Santa Clara is a 9.2 million square foot development that will be constructed over the next decade, largely over the site of the City's former all-purpose landfill. This LEED-certified, mixed-use development will include office space, hotels, retail, restaurants, new parks and green space, and entertainment facilities adjacent to Levi's Stadium. The transformation of this former landfill will generate 1,680 residential units, 10 percent of which will be dedicated to critically needed affordable housing. As a result of Related's extensive investments and years of collaboration with state agencies, these housing units are the first to be approved by the state of California for construction on a landfill.

For various reasons - most importantly, the pandemic and a CEQA lawsuit filed by the city of San Jose - the timeline for construction has been lengthened. Nevertheless, Related remains committed to its plans and has already privately invested hundreds of millions of dollars in pre-development activities to convert the former landfill and municipal golf course into a premier mixed-use destination adjacent to an exciting sporting arena in the heart of Santa Clara.

Related Santa Clara is a Private Development

Some significant misinformation about the project and a petition involving Related Santa Clara and the City before the DIR has been circulated. Here are some relevant facts:

- Related Santa Clara is a private development. The project does not receive any subsidy from the City of Santa Clara and does not receive any "discounts" on the fair market value of the lease.
- The existence of a ground lease agreement between the City and Related does not negate the private character of the project. The only day-to-day control exercised by the City over the project will largely be the same regulatory authority that the City has over any development on private property.
- Related is not seeking any "exemptions" from prevailing wage law and has never sought preferential treatment. A third party has petitioned the DIR to wrongfully classify Related Santa Clara as a public works project. It simply is not.

- Even though Related Santa Clara is not a public works project, and thus prevailing wage law does not apply to it, the project will create up to 10,000 union jobs, equating to over \$1 billion in union wages over the life of its construction.
- In Phase 1 alone, more than \$300 million in contracts have already been awarded to 100 percent union contractors.
- Annual city revenues will exceed \$21 million at the completion of the City Center. Once completed, the project is expected to create 25,000 local jobs and nearly \$40 million in taxes, fees, and lease revenue annually.
- Revenues derived from property taxes, retail sales taxes, hotel taxes, and ground rent will generate \$34 million in annual revenues for the school district; VTA will see its annual revenues grow by \$16 million upon completion, and Santa Clara County's annual revenue will increase by \$18 million upon project completion.

All told, Related Santa Clara will generate more than \$126 million in annual revenues for the City of Santa Clara and other local agencies and jurisdictions while delivering hundreds of homes and creating a vibrant world-class destination.

We appreciate the opportunity to provide you with this information about what will soon be the state's largest mixed-use project. We look forward to our continued collaboration and are excited to bring jobs, housing, and an economic boon to the City of Santa Clara.

Sincerely,



Stephen Eimer
EVP & Co-managing Partner
Related Santa Clara



Kenneth Himmel
CEO & Co-managing Partner
Related Santa Clara

Marisa Welling

From: Matthew Ishmael <mishmael@standarddrywall.com>
Sent: Monday, October 3, 2022 9:36 AM
To: Public Comment
Subject: Oct. 4th Council Agenda Item: Related Santa Clara / DIR Claim
Attachments: Standard_Drywall_CC_Letter_10_03_2022.pdf

Hello,

I am reaching out regarding the October 4th Council item on Related Santa Clara and the DIR claim. Please see the attached letter, we are a union contractor, in support of the Related Santa Clara project. We would appreciate it if our letter would be read during the public comment period.

Thanks,

Matt

Matthew Ishmael | Director of Corporate Operations
Standard Drywall Inc. | Founded in 1955
6691 Brisa Street Livermore, CA 94550-2505
P 951.751.8942
mishmael@standarddrywall.com | www.standarddrywall.com
CALIFORNIA | NEVADA | TEXAS | UTAH | WYOMING





September 30, 2022

Mayor Lisa Gillmor
Honorable Members of the Santa Clara City Council
1500 Warburton Ave
Santa Clara, CA 95050

Re: Related Santa Clara Project

Dear Mayor Gillmor and City Council Members,

As the Executive Vice President of Standard Drywall, we are proud to work with Related Santa Clara on this monumental project. We are a proud union contractor and are pleased this project will provide good-paying union jobs for over a decade.

Despite the challenges of the pandemic, Related remains committed to this project and anticipates spending a billion dollars on union wages over the course of construction. This equates to thousands of union jobs that will come with retirement and health benefits. This will also provide a gateway for new apprentices, including women and minorities from our local community, to begin a career in construction.

I strongly support the Related Santa Clara project, which will ensure the creation of thousands of trade construction job opportunities for years to come.

Sincerely,



Blaine Caya
Executive Vice President
Standard Drywall, Inc.

Marisa Welling

From: Ryan Cavanaugh <rcavanaugh@murraycompany.com>
Sent: Friday, September 30, 2022 2:07 PM
To: Public Comment
Cc: Terry James
Subject: Oct. 4th Council Agenda Item: Related Santa Clara / DIR Claim
Attachments: Murray Plumbing Heating Corporation.pdf

Hello,

I am reaching out regarding the October 4th Council item on Related Santa Clara and the DIR claim. Please see the attached letter in support of the Related Santa Clara project. We would appreciate it if our letter would be read during the public comment period.

Thanks,



Ryan Cavanaugh
President - Southern California
O: (310) 637-1500 | M: (714) 853-0660
rcavanaugh@murraycompany.com

Corporate Headquarters
18414 South Santa Fe Avenue, Rancho Dominguez, CA 90221
www.murraycompany.com



 Please consider the environment before printing this e-mail

CONFIDENTIAL

This e-mail and any files transmitted with it are the property of Murray Company, are confidential and are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipients or otherwise have reason to believe that you have received this e-mail in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited.



Murray Company

MECHANICAL CONTRACTORS

September 28, 2022

Mayor Lisa Gillmor
Honorable Members of the Santa Clara City Council
1500 Warburton Ave
Santa Clara, CA 95050

Dear Mayor Gillmor and City Councilmembers,

Our company employs construction workers in Santa Clara and the greater Bay Area.

I am writing to you today in full support of Related Santa Clara's mixed-use development that will bring world-class entertainment, hospitality, shopping, dining, and office to The Mission City.

Related will use union labor to build their massive project, which will create thousands of much-needed union construction jobs that pay living wages for more than a decade.

Work of this magnitude means Silicon Valley construction workers will have stability in the area over the next ten years, reducing or eliminating travel and commutes for local tradesmen.

And the number of construction jobs projected for Related Santa Clara translates into strong apprenticeship ratios that should help grow and strengthen the trades over the next two decades!

As an organization whose mission is to better the lives of men and women by providing its members with jobs that pay living wages and a path for local apprentices to begin and continue their careers in construction, we proudly support the Related Santa Clara project and are pleased to forge a partnership that will allow us to provide opportunities like these for years to come.

We need to look to the future as our economy starts to recover and focus on what is good for the community - and this project has that vision.

Sincerely,

Ryan Cavanaugh
President SoCal
Murray Plumbing & Heating Corporation

Terry James
President NorCal
Murray Plumbing & Heating Corporation

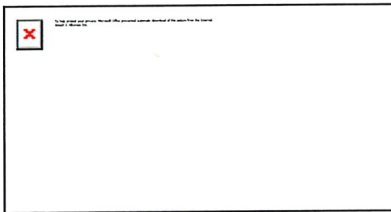
Marisa Welling

From: Phillip Albanese <palbanese@jjalbanese.com>
Sent: Friday, September 30, 2022 1:28 PM
To: Public Comment
Subject: Oct. 4th Council Agenda Item: Related Santa Clara / DIR Claim
Attachments: 9-30-22_JJA RELATED.pdf

Hello,

I am reaching out regarding the October 4th Council Item on Related Santa Clara and the DIR claim. Please see the attached letter in support of the Related Santa Clara project. We would appreciate it if our letter would be read during the public comment period.

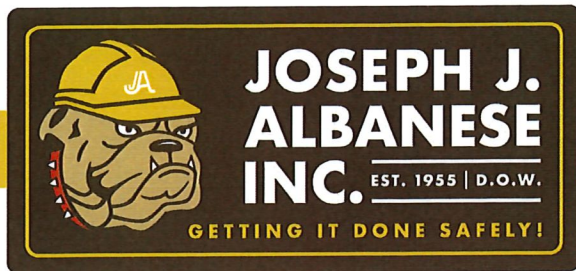
Thank you for your consideration.



www.jjalbanese.com

Phillip Albanese | President & CEO
Joseph J. Albanese, Inc.
408 200-4147 **direct** | 408-639-8511 **mobile**
408-727-5700 **main**
palbanese@jjalbanese.com
CA LIC# 299880





851 Martin Ave.
Santa Clara, CA 95050
408.727.5700
CA LIC# 299880

September 30, 2022

Mayor Lisa Gillmor
Honorable Members of the Santa Clara City Council
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: Related Santa Clara Project

Dear Mayor Gillmor and City Councilmembers,

My name is Phillip Albanese; I am a third generation owner of Joseph J. Albanese, Inc. We are a proud Santa Clara company and have been operating from there since our founding in 1955.

Joseph J. Albanese, Inc. is signatory to affiliated unions with their trade and employment in Santa Clara. Our company is signatory to the local Laborers', Carpenters', Operating Engineers', Cement Masons', Iron Workers', Bricklayers', and Piledrivers' unions. I strongly support the Related Santa Clara project, which will ensure the creation of thousands of trade construction job opportunities. These jobs will pay union wages with retirement and health benefits as well as provide a gateway for new apprentices, including women and minorities from our local community, to begin a career in construction. Given the magnitude of this project and the numerous jobs that will be created, it is not surprising that the city council unanimously approved the project in 2016.

We are very pleased that Related has committed to working with our membership and fellow trade union contractors and subcontractors on this exciting project. We are proud of our partnership with Related Santa Clara and are looking forward to this long-term collaboration.

Let's work together to bring this project to fruition!

Sincerely,

Joseph J. Albanese, Inc.
Phillip J. Albanese
President & Chief Executive Officer

www.jjalbanese.com

Marisa Welling

From: Andrea Schleicher <Andrea.Schleicher@DBMGlobal.com>
Sent: Friday, September 30, 2022 12:14 PM
To: Public Comment
Subject: Oct. 4th Council Agenda Item: Related Santa Clara / DIR Claim
Attachments: Schuff Steel.pdf

Hello,

I am reaching out regarding the October 4th Council item on Related Santa Clara and the DIR claim. Please see the attached letter in support of the Related Santa Clara project. We would appreciate it if our letter would be read during the public comment period.

Kind regards,

Andrea Schleicher | Executive Assistant
3020 E. Camelback Rd., Suite 100, Phoenix, AZ 85016
Office: 602.251.0354 | Mobile: 602.309.1635
andrea.schleicher@dbmglobal.com | www.dbmglobal.com



BUILDING HISTORY



September 28, 2022

Mayor Lisa Gillmor
Honorable Members of the Santa Clara City Council
1500 Warburton Ave
Santa Clara, CA 95050

Dear Mayor Gillmor and City Councilmembers,

I'm writing to you today, as CEO & Chairman of Schuff Steel. We are one of the largest and most experienced structural steel fabricators and erectors in our industry. Our company represents many skilled and talented union labor workers in Santa Clara and the surrounding area.

Our team is the key to our success. We are a company that has helped bring many projects to life. Being a partner in Related Santa Clara's long-term development provides an important sense of stability over the next ten years for us, and for other union contractors in our industry.

Related's large-scale project will create many jobs and allow us to build a team that invites community involvement by employing a diverse group of vendors and subcontractors, including those that qualify as Minority Business Enterprise and Women-Owned Business Enterprise.

We look forward to being part of this amazing destination in Santa Clara!

Sincerely,

A handwritten signature in black ink, appearing to read 'Rustin Roach'.

Rustin Roach
President & CEO
Schuff Steel

Marisa Welling

From: Jose Alvarez Toledo <jalvarez@largoconcrete.com>
Sent: Friday, September 30, 2022 5:43 PM
To: Public Comment
Cc: Phil Carnathan
Subject: Oct. 4th Council Agenda Item: Related Santa Clara / DIR Claim
Attachments: Largo Concrete CC Letter.pdf

Hello,

I am reaching out regarding the October 4th Council item on Related Santa Clara and the DIR claim. Please see the attached letter in support of the Related Santa Clara project. We would appreciate it if our letter would be read during the public comment period.

Regards,

Jose Alvarez Toledo

Estimator



891 W. Hamilton Ave, Campbell, CA 95008

Mobile: 669-888-4189

www.largoconcrete.com | jalvarez@largoconcrete.com



LARGO

CONCRETE, INC.

License #592909

September 29, 2022

Mayor Lisa Gillmor
Honorable Members of the Santa Clara City Council
1500 Warburton Ave
Santa Clara, CA 95050

Dear Mayor Gillmor and City Councilmembers,

I am reaching out on behalf of Largo Concrete Inc., a proud union contractor in Silicon Valley. We are pleased to partner with Related Santa Clara which will provide thousands of trade construction job opportunities for years to come.

This transformational project, which was unanimously approved by the City Council, will provide good union wages and benefits for thousands of local residents. Related Santa Clara will also allow for new apprentices, including women and minorities from our local community, to begin a career in construction.

We strongly support Related Santa Clara and look forward to working on this project for the next several years.

Sincerely,

Phillip Carnathan
Vice President
Largo Concrete, Inc.