

**From:** [Phan, Johnny](#)  
**To:** [Downtown West Project](#)  
**Subject:** FW: Preliminary Drafts- Exhibit G  
**Date:** Tuesday, April 6, 2021 2:43:08 PM  
**Attachments:** [03.03.2021 - Downtown West DA Supplier Diversity Provision-c.docx](#)

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**From:** Phan, Johnny  
**Sent:** Wednesday, March 3, 2021 3:27 PM  
**To:** Gregg Miller <[gmliller@coblenzlaw.com](mailto:gmliller@coblenzlaw.com)>  
**Subject:** Preliminary Drafts- Exhibit G

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**Local and Minority Business Enterprises**

1. Project Construction. For the construction of the commercial office buildings within the Project, Developer will use Good Faith Efforts to achieve an overall LBE, DBE, MBE, WBE, and/or LGBTBE, DOBE, and/or SD/VBO participation goal of 10% of the total cost of all Contracts for a commercial office building to be awarded to contractors, subcontractors, suppliers, and/or consultants that qualify as a LBE, DBE, MBE, WBE, LGBTBE, DOBE, and/or SD/VBO. To advance this goal, Developer will include in its construction contracts for each commercial office building a requirement that the contractor shall use Good Faith Efforts to contract with subcontractors, suppliers, and other businesses that qualify as a LBE, DBE, MBE, WBE, LGBTBE, DOBE, and/or SD/VOB. Good Faith Efforts should include notification of contracting opportunities in construction and Disadvantaged Business Enterprise publications and hosting of Development Construction Fairs.

2. Project Operation. In advance of the issuance of a temporary certificate of occupancy for a commercial office Building in the Project, as long as Google LLC, Alphabet Inc., or any of their affiliate companies occupies commercial office space in the Project during the Term, Google shall use, or cause its affiliate company to use in context to the opening of each commercial office building, Good Faith Efforts:

- a. to hire contractors, subcontractors, suppliers, and/or consultants that qualify as a LBEs, DBEs, MBEs, WBEs, LGBTBEs, DOBEs, and/or SD/VOBs for ongoing service contracts (e.g. maintenance, janitorial, landscaping, security etc.) related to Google's commercial office buildings.
- b. Google, its vendors, Alphabet, and/or their affiliated companies to host two (2) times per year on a semi-annual basis, an informational session targeted to LBEs, DBE, MBEs, WBEs, LGBTBEs, DOBE, and SD/VOBs interested in providing goods and services to Google's commercial office buildings.

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This text is just explanatory notes that didn't fit in the Comment side Bar>

The City of San Jose does both of these outreach efforts:

Examples of Publications:

- DBE Good Faith Effort- ([https://www.dbegoodfaith.com/index-google-landing.php?state=general&gclid=CjwKCAiA1eKBBhBZEiwAX3gqlwEfBQvn6tRtN7sw3hi0Eci34xXFhswnmYixpG4f3ISOWnGx\\_wfKMh0CfhkQAvD\\_BwE](https://www.dbegoodfaith.com/index-google-landing.php?state=general&gclid=CjwKCAiA1eKBBhBZEiwAX3gqlwEfBQvn6tRtN7sw3hi0Eci34xXFhswnmYixpG4f3ISOWnGx_wfKMh0CfhkQAvD_BwE))
- Caltrans Database (<https://dot.ca.gov/programs/civil-rights/dbe-search>)
- Construction Star (<https://www.constar1.com/>)
- Other construction trade focused journals

Development Construction Fairs- Large developers with multiple phases can have meetings requesting contractors and employees to participate in the upcoming opportunities. Contractors and employers are provided with project information, contact information, and coordination with

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**Confidential and Proprietary Business / Siting Information**

**Pre-Decisional Draft – For Review Only**

the developer. Additionally, the Developer builds a list of potential subcontractors to send out RFP/RFQs. No mandates to use the proposals/quotes received from the participants from the fairs, however, it would increase the number of potential proposal/quotes and (fingers crossed) a local business is the lowest.

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Either in this exhibit, or in the relevant section of the DA that discusses the City requirement for annual DA review, we should include “that Google will provide the City with data on achievement of goals and Good Faith Efforts describe in Exhibit G.”