



November 22, 2022

Erin Smith, acting City Manager
City of Alameda
Alameda City Hall
2263 Santa Clara Ave
Alameda, CA 94501

Re: Lease For Building 360 – 1900 Skyhawk Street
Confirmation of Project Stabilization Agreement

Dear Ms. Smith:

The purpose of this letter is to confirm that Astra Space Operations, Inc. (“**Astra**”) and the Building and Construction Trades Council of Alameda County (“**BTC**”) have, as of November 22, 2022, entered into a Project Stabilization Agreement (the “**PSA**”).

The PSA is required pursuant to Section 26.4 of that certain lease agreement to be entered between Astra and the City of Alameda for Building 360, located at 1900 Skyhawk Street and is consistent with the requirements set forth in City of Alameda Resolution No. 15740 for a covered construction project.

Please direct any questions to Astra to Dani Gomes, Astra’s Director of Real Estate Development, by telephone at (408)515-4432 or email at dgomes@astra.com. Please direct any questions to the BTC to Andreas Cluver, BTC’s Secretary-Treasurer, by telephone at (510) 520-3811 or email at btca@btcalameda.org.

Thank you in advance for your consideration of this request.

Sincerely,

ASTRA SPACE OPERATIONS, LLC

DocuSigned by:

By: Martin Attig
Its: Chief Business Officer

CONFIRMED AND AGREED:

BUILDING AND CONSTRUCTION TRADES COUNCIL
OF ALAMEDA COUNTY


By: Andreas Cluver
Its: Secretary-Treasurer

PROJECT STABILIZATION AGREEMENT FOR ASTRA SPACE OPERATIONS, INC.

This Agreement is entered into this 22nd day of November, 2022, by and between Astra Space Operations, Inc. as Owner/Developer, and the Building and Construction Trades Council of Alameda County, AFL-CIO (“Council”), and the labor organizations affiliated with the Council that become signatory to this Agreement, acting on their own behalf and on behalf of their respective affiliates and member organizations (“Union(s)”).

This Agreement shall be binding, except as otherwise provided below, upon the Owner/Developer, General Contractor, Construction Manager, Project Manager, and any entity under which construction on the Project occurs, and upon all Contractors and subcontractors at all tiers who become signatory hereto by executing an Agreement To Be Bound as set forth in Appendix A, and upon the Council and all Unions that become signatory hereto.

PURPOSE

The purpose of this Agreement is to promote efficiency of Owner/Developer’s Project(s) at Building 360, 1900 Skyhawk Street, Alameda, California, as well as any other project that falls within the definition of “Project” in Section 1.10 below (a “Project” as defined herein) through the use of skilled labor resulting in quality construction outcomes, and to provide for the peaceful settlement of labor disputes and grievances without strikes, pickets or similar activity, or lockouts, causing disruptions to the construction process, thereby assuring the timely and economical completion of the Project.

The parties recognize the need for the timely and successful completion of the Project without interruption or delay. This Agreement is intended to promote efficient construction operations in a safe work environment, to ensure an adequate supply of skilled craftworkers, and to enhance this cooperative effort through the establishment of a framework for labor-management cooperation and stability.

A central purpose of the parties in executing this Agreement is to guarantee labor peace on the Project by minimizing the jobsite friction that could arise at a common-situs jobsite when union employees of different contractors are required to work alongside non-union employees in their own craft or in those other crafts with which they generally work in close proximity, performing work that is closely related and coordinated, thereby leading to labor disputes that could delay completion of the Project and cause disruption of the work. This Agreement accomplishes these objectives by requiring that all Covered Work be performed by workers who are Union(s) members. For any work that falls outside the scope of this Agreement or that is excluded from Covered Work, the Developer and/or Contractor(s) further protects itself from the potential effects of jobsite friction by prohibiting all strikes, picketing or similar activity for any reason whatsoever on the project.

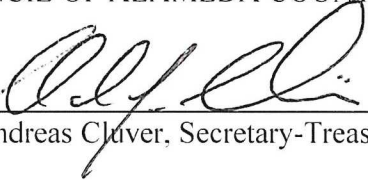
The parties agree that one of the primary purposes of this Agreement is to avoid the tensions that might arise on the Project if Union and non-union workers of different employers were to work side by side on the Project, potentially leading to labor disputes that could delay completion of the Project.

ASTRA SPACE OPERATIONS, INC.

DocuSigned by:
By: Martin Attig
Name: Martin Attig
Title: Chief Business Officer

Date: 11/22/2022

BUILDING AND CONSTRUCTION TRADES
COUNCIL OF ALAMEDA COUNTY

By: 
Andreas Cluver, Secretary-Treasurer