

**Quotations for Small Purchases (QSP)  
CONDITIONS TO QUOTE -CONSTRUCTION**



**Solicitation No. QSP-24276-318      Date: November 4th, 2024**  
**Project Description: Modernization of One (1) - Two (2) Bedroom Dwelling Unit  
CA011005, El Pueblo Public Housing Development  
Unit 280, 805 El Pueblo Ave, Pittsburg, CA 94509**

**INTRODUCTION**

The Housing Authority of the County of Contra Costa (hereinafter, "HACCC") is a public entity that provides federally subsidized housing and housing assistance to low-income families, within the County of Contra Costa. HACCC is headed by an Executive Director (ED) and is governed by a five-person board of commissioners and is subject to the requirements of Title 24 of the Code of Federal Regulations (hereinafter, "CFR") and HACCC's procurement policy.

Currently, HACCC owns multi-family apartment complexes totaling 1,177 units and manages approximately 6,400 Section 8 – Housing Choice Vouchers. The Agency currently has approximately 85 employees.

In keeping with its mandate to provide efficient and effective services, HACCC is now soliciting Quotation for Small Purchases (QSP) from qualified, licensed, and insured entities to provide services to HACCC as listed below. All bids submitted in response to this solicitation must conform to all of the requirements and specifications outlined within this document and any designated attachments in its entirety.

PROCEDURE: Quoters must submit proposed pricing where provided on the eProcurement website. The Housing Authority of Contra Costa County (HACCC) will accept the proposed pricing via the eProcurement system only! HACCC will NOT accept proposed pricing verbally or by telephone!

- 1.0 HACCC CONTACT: All questions pertaining to this QSP shall be addressed via the eProcurement website (www.nahro.economicengine.com).
- 2.0 APPLICABILITY: By submitting a quote to HACCC, the firm or individual doing so (hereinafter, "the quoter") is automatically agreeing to abide by all terms and conditions listed herein, including those terms and conditions within the HUD document, *form HUD-5370-EZ (1/2014), General Contract Conditions for Small Construction/Development Contracts*, which is attached hereto.
- 3.0 HACCC RESERVATION OF RIGHTS: HACCC reserves the right to:
  - 3.1 Reject any or all quotes, to waive any informalities in the QSP process, or to terminate the QSP process at any time, if deemed by HACCC to be in the best interest of HACCC;
  - 3.2 Terminate a contract awarded pursuant to this QSP at any time for its convenience upon delivery of a 10-day written notice to the apparent or successful quoter;
  - 3.3 Determine the days, hours and locations that the successful quoter shall provide the items or services called for in this QSP;
  - 3.4 Reject and not consider any quote that does not, in the opinion of the Purchasing Agent (PA), meet the requirements of this QSP, including but not necessarily limited to incomplete quotes offering alternate (not including "or equal" items) or non-requested items or services.



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- 4.0 QUOTER'S RESPONSIBILITY: Each quoter must carefully review and comply with all instructions provided herein, provided within any named attachments and those provided within this QSP.
- 5.0 DEADLINE: Each quoter shall submit his/her proposed costs, prior to the posted deadline, as provided for herein. Whereas this is an informal solicitation process, HACCC reserves the right to extend the posted deadline at any time prior to the deadline, if, in the opinion of the PA, it is in the best interests of HACCC to do so. **Submit Quotes no later than 2:00 P.M. on Monday December 2nd, 2024**
- 5.1 BIDWALK: **November 18<sup>th</sup>, 2024, at 10:00 AM** , Unit 280, 805 El Pueblo Avenue, Pittsburg, CA 94565.
- 5.2 Pre-bid Bid Walk-Through Meeting: The scheduled pre-bid walk-through meeting identified on this page is pursuant to HUD regulation. **Attendance is not mandatory.** Many prospective bidders have previously responded to a QSP with a multi-tabbed submittal and feel comfortable in doing so without attending the pre-bid walk-through meeting. Typically, such meetings last 1 hour, though such is not guaranteed. The purpose of this meeting is to assist prospective bidders to have a full understanding of the QSP documents so that bidders feel confident in submitting an appropriate bid; therefore, at this meeting HACCC Project Manager will conduct a brief overview of the QSP documents, including the attachments. Whereas the purpose of this meeting is to view the buildings to be re-modeled and review the QSP documents. Attendees should bring a copy of the QSP documents to this meeting. **HACCC will not distribute any copies of the QSP documents at this meeting. Bidders can download a copy of the QSP from the eProcurement website for their use.**
- 5.3 PROJECT CONTACT INFORMATION:
- 5.3.1 Project Information: Ted Ancheta, Housing Rehabilitation Officer  
(925) 957-8035
- 5.3.2 Quotation Receipt: Julian S. Ignacio III, Purchasing Agent  
(925) 957-8000
- 6.0 HOLD PRICES/NON-ESCALATION: By submitting a quote, and whereas the quote sum submitted is a firm-fixed quote, each quoter thereby agrees to "hold" or not increase the proposed quote prices during the term of the work.
- 7.0 PURCHASE ORDER (PO): HACCC will procure the applicable goods or services by issuance of a PO (which shall have the same meaning as a "contract"). By submitting a quote, the successful quoter thereby agrees to confirm receipt of the PO in the manner directed by HACCC.



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- 7.1 AWARD CRITERIA: If an award is completed pursuant to this QSP, and unless otherwise instructed in writing by the PA, the award shall be made to the most responsive and responsible quoter that submits the lowest cost.
- 8.0 INVALID OR ALTERNATE QUOTES: Failure to complete and submit all required information, or to add any additional requirements not acceptable to HACCC, may invalidate the quote submitted. Furthermore, HACCC shall reserve the right to reject, without consideration, all quotes that do not meet the requirements of this QSP.
- 9.0 QUOTE COSTS: There shall be no obligation for HACCC to compensate any prospective quoter for any costs that their company or business may incur when responding to this QSP.
- 10.0 SHIPPING COSTS: Each quoted sum submitted shall include completion of the specified services at HACCC site or location, as specified within this QSP or on the PO issued.
- 11.0 ASSIGNMENT OF PERSONNEL: HACCC shall retain the right to demand and receive a change in personnel assigned by the successful quoter to provide services to HACCC if HACCC believes that such change is in the best interest of HACCC and the completion of the work or any provision of the items.
- 12.0 UNAUTHORIZED SUB-CONTRACTING PROHIBITED: The successful quoter shall not assign any right, nor delegate any duty for the work proposed pursuant to this QSP (including, but not limited to, selling or transferring the ensuing PO or contract) without the prior written consent of the PA. Any purported assignment of interest or delegation of duty, without the prior written consent of the PA shall be void and may result in the cancellation of the PO or the contract with HACCC.
- 13.0 LICENSING AND INSURANCE REQUIREMENTS: Prior to award (but not as a part of the quote submission) the *successful quoter* will be required to provide:
  - 13.1 An original certificate evidencing the quoter's current industrial (worker's compensation) insurance carrier and coverage amount;
  - 13.2 An original certificate evidencing General Liability coverage, naming HACCC as an additional insured, together with the appropriate endorsement to said policy reflecting the addition of HACCC as an additional insured under said policy (minimum of \$1,000,000 each occurrence, general aggregate minimum limit of \$1,000,000, together with damage to premises and fire damage of \$50,000 and medical expenses any one person of \$5,000), with a deductible of not greater than \$1,000;
  - 13.3 An original certificate showing the quoter's automobile insurance coverage in a combined single limit of \$500,000. For every vehicle utilized during the term of this



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program, when not owned by the entity, each vehicle must have evidence of automobile insurance coverage with limits of no less than \$50,000/\$100,000 and medical pay of \$5,000.

13.4 A copy of the quoter's business license allowing that entity to provide such services within the jurisdiction of the County of Contra Costa

13.5 A copy of the quoter's license issued by the State of California licensing authority allowing the quoter to provide the services detailed herein.

14.0 Documents that apply to this QSP:

14.1 This Conditions To Quote as noted on the internet eProcurement system; [www.nahro.economicengine.com](http://www.nahro.economicengine.com).

14.2 *form* HUD-5370-EZ (1/2014), General Contract Conditions for Small Construction/Development Contracts, (attached);

14.3 Applicable HUD Wage Rate Decision (attached).

14.4 A copy of 24 CFR 135, commonly known as Section 3 (included by reference--a copy will be delivered by HACCC to any firm upon submission to the PA of a written request for such). The successful quoter hereby agrees to comply with all requirements of the HUD Section 3 Program as detailed therein. If a bidder chooses to certify as a Section 3 quoter, he/she shall receive the preference noted therein. In any case, the successful quoter shall be required to, as detailed therein, "to the greatest extent feasible . . . provide economic opportunities to low- and very-low-income persons," meaning, if the successful quoter must hire anyone to help with the work, he/she must submit a work plan showing how he/she will give first preference to such jobs to Section 3 persons.

14.5 HACCC reserves the right to require the successful quoter/contractor to utilize any form required by HUD to complete the required work and by submitting his/her quote each contractor agrees to do so at no additional charge.

15.0 Technical Specifications or Scope of Work (SOW) that apply to this QSP:

15.1.1 The scope of work consists of rehabilitation work to modernize interior and exterior building components in one (1) of two units at a duplex building. Unit #280, located at El Pueblo Public Housing Development, 805 El Pueblo Avenue, in Pittsburg, CA. Unit #280 is a two (2)-bedroom unit. The work consist of all walls and ceiling (kitchen and bathroom ceiling shall remain with smooth finish) to receive new "medium orange peel" texture, one (1) coat of prime and two (2) coats of finish paint; new floor covers and base trims; new kitchen cabinets, countertops and accessories; clean-up and polishing of bathroom accessories; new water heater, clean up, maintenance, and repairs as needed



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of existing wall furnace unit, removal all existing windows and install new retro-fit aluminum frame retro-fit windows, PROFESSIONAL refinishing of existing tubs, cleaning, re-grouting, caulking and polishing of ceramic tile wainscot in a handicapped bathroom, replacing all electrical outlets in the kitchen and handicapped bathroom with GFCI outlets and bringing them to code standards; removal and replacement of electrical light fixtures; new combination smoke alarm and carbon monoxide detectors as per current uniform building code requirements; new plumbing and fixture in a handicapped kitchen, removal and replacement of all damaged interior door and fame with pre-hung interior doors; cleaning, preparing, priming and painting all interior surfaces of Unit #280, soft-wash all exterior surfaces of the duplex building, new insulations on all exposed perimeter walls including the wall between the kitchen and handicapped bathroom, installation of gypsum wall boards on all exposed interior and exterior walls, general cleanup of ground areas and fence surrounding Unit#280 and disposal of debris, prime and paint exterior storage shed, new wood gate, and other miscellaneous work as described in the work specifications (ATTACHMENT - 3). Replacements in kind are specified in the Product List Specification (ATTACHMENT - 6). All required building permits and other fees (business license) shall be borne by the contractor.

- 15.1.3 Contractor shall ensure that all electrical components must be tested for serviceability at completion and shall make proper recommendation to the Authority for necessary repairs or replacements as required.
- 15.1.4 Contractor shall ensure that all mechanical components must be tested for serviceability repairs or replacements as required.
- 15.1.5 Contractor shall ensure that all plumbing components must be tested for serviceability at completion and shall make proper recommendations to the Authority for necessary repairs or replacements as required.
- 15.1.6 The quality of workmanship of all repairs and/or the replacements **shall** match the original components or better.
- 15.1.7 The repairs and/or the replacements **shall** match the original components or better.
- 15.1.8 All completed repairs and/or replacements **must be** thoroughly complete for the unit to be ready for occupancy at final inspection.

15.1.9 ATTACHMENTS:

- 15.1.9.1 ATTACHMENT - 1, Vicinity Map
- 15.1.9.2 ATTACHMENT - 2, Site Development
- 15.1.9.3 ATTACHMENT - 3, Work Write Up Specifications
- 15.1.9.4 ATTACHMENT - 4, Architectural Plans



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- 15.1.9.5 ATTACHMENT - 5, Product List Specifications
- 15.1.9.6 ATTACHMENT - 6, Health and Safety Code – Smoke Detector, 12114 Residential Smoke and Carbon Monoxide Alarms – City of Pittsburg
- 15.1.9.7 ATTACHMENT - 7, form HUD-5370-EZ (1/2014), General Contract Conditions for Small Construction/Development Contracts
- 15.1.9.8 ATTACHMENT - 8, Section 3, 24 CFR 135
- 15.1.9.9 ATTACHMENT - 9, Applicable HUD Wage Rate

15.1.10 It shall be the contractor's responsibility to verify all dimensions and the exact amount and nature of the work. If any discrepancies are discovered by the contractor, it shall be the responsibility of the contractor to contact the Housing Authority of the County of Contra Costa prior to initiating any work. It shall be the contractor's responsibility to perform any or all field measurements.

**15.2 SPECIFICATIONS:**

**15.2.1 Building Codes:**

- 15.2.1.1 The contractor shall perform all the work in accordance with all applicable federal, state, and local building codes.
- 15.2.1.2 No portion of this specification shall be construed to direct the contractor to perform in a manner contradictory to building codes.
- 15.2.1.3 New components and materials specified shall be installed per manufacturer's recommendations and all local and state building codes.

**15.3 Project Security and Cleanup:**

- 15.3.1 Daily construction schedules shall be limited to between 7:30 AM to 4:30 PM, Monday through Thursday excluding all Fridays and major holidays.
- 15.3.2 No construction materials or construction debris shall be left outside except as approved by Housing Authority staff.
- 15.3.3 There shall be no disruptions of utilities and/or services to adjacent or neighboring tenants and will not be allowed.
- 15.3.4 All building materials, construction debris, and miscellaneous waste shall be removed from the surrounding grounds by the contractor upon completion of work.



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**15.4 CONSTRUCTION PERIOD:**

- 15.4.1 The construction period shall be for **SIXTY (60) CALENDAR DAYS** from notice to proceed.
- 15.4.2 Liquidated damages of \$200 per day shall be assessed for each calendar day beyond the contracted completion date, until actual completion and contract is fully satisfied.

**15.5 CLEAN-UP**

- 15.5.1 All building materials, construction debris, all damaged components as outlined in the work descriptions and miscellaneous waste throughout the work area shall be removed by the contractor upon completion of work and disposed off-site.



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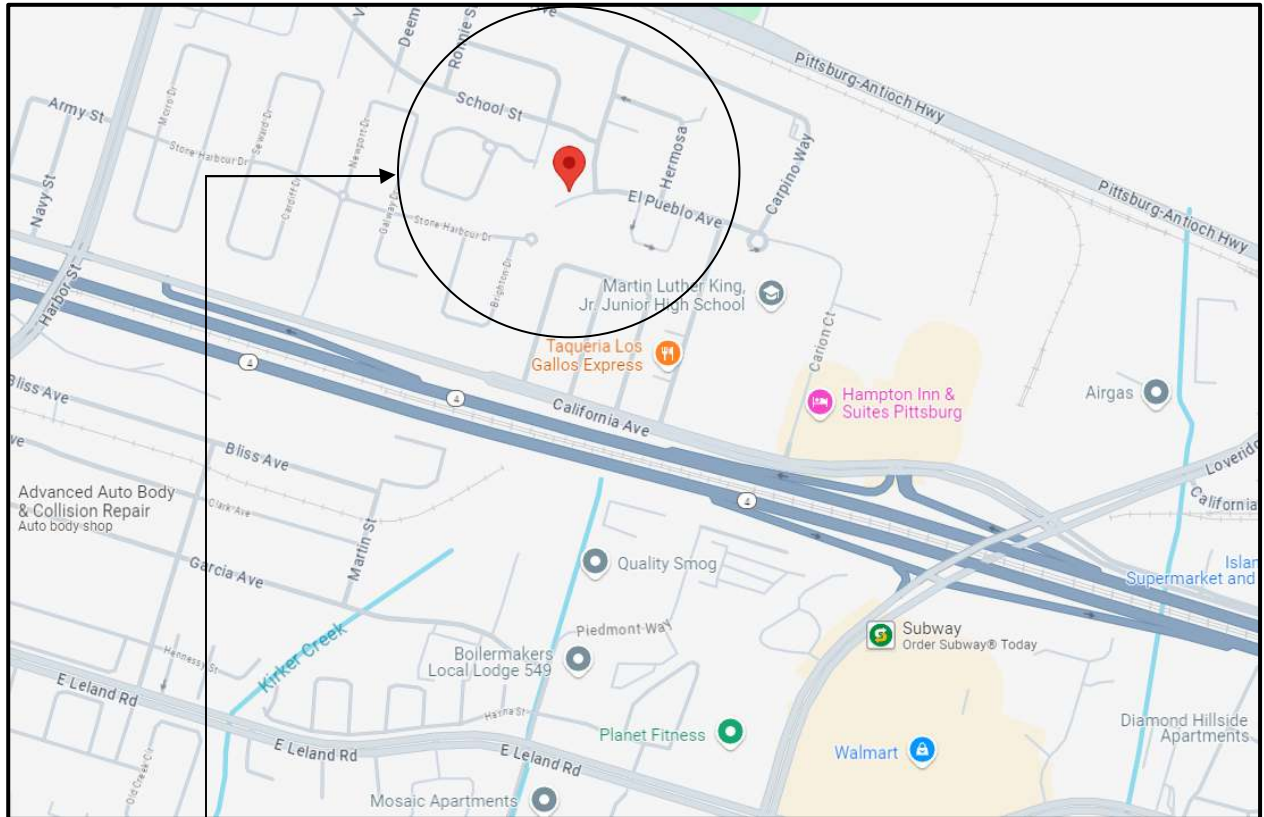
ATTACHMENT 1

Vicinity Map





## VICINITY MAP



UNIT 280, 805 EL PUEBLO AVENUE, PITTSBURG, CA 94565

### NOT TO SCALE

**NOTE:** This Vicinity Map is provided for reference only. It shall be the contractor's responsibility to verify all dimensions and the exactness of amount and nature of the work. If any discrepancies are discovered by the contractor, it shall be the responsibility of the contractor to contact the Housing Authority of the County of Contra Costa prior to initiating any work. It shall be the contractor's responsibility to perform any or all field measurements.

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ATTACHMENT 2

Site Development



# SITE DEVELOPMENT MAP



UNIT 280, 805 EL PUEBLO AVENUE, PITTSBURG, CA 94565

NOT TO SCALE

NOTE: This Site Development Map is provided for reference only. It shall be the contractor's responsibility to verify all dimensions and the exactness of amount and nature of the work. If any discrepancies are discovered by the contractor, it shall be the responsibility of the contractor to contact the Housing Authority of the County of Contra Costa prior to initiating any work. It shall be the contractor's responsibility to perform any or all field measurements.

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**ATTACHMENT 3**

**Work Write Up Specification**



El Pueblo - Unit 280 (2 Bedroom)		Task
El Pueblo PHD (CA011005)		
WORK DESCRIPTIONS		
A GENERAL NOTES		
1	Through the entire construction period, contractor shall keep maintain and keep the interior and the immediate front, side and rear yard of each unit in a clean, orderly and free of any trash or debris accumulation.	√
2	At completion of construction, contractor shall clean the unit's interior, front and rear yards, removing debris and trash and disposing off-site. Mow and edge grass as required, trim shrubs and bushes.	√
3	At completion of construction, clean all new window glazing, frames and associated hardware.	√
4	Thoroughly clean all new interior wall and ceiling surfaces and all other wall and ceiling surfaces to remain ready to receive new medium orange peel, primer and finish paint. Furnish and apply one(1) coat of primer and two (2) coats of finish paint or more as necessary.	√
5	Contractor shall ensure all electrical components must be tested for serviceability at completion and must be in operable conditions. Contractor shall make proper recommendation to the Authority for necessary repairs or replacements as required, only as applicable.	√
6	Contractor shall ensure all mechanical components must be tested for serviceability at completion and must be in operable conditions. Contractor shall make proper recommendation to the Authority for necessary repairs or replacements as required, only as applicable.	√
7	Contractor shall ensure all plumbing components must be tested for serviceability at completion and must be in operable conditions. Contractor shall make proper recommendation to the Authority for necessary repairs or replacements as required, only as applicable.	√
8	All electrical outlet and switch cover plates shall be removed and replaced. Thoroughly clean and vacuum all boxes. Supply and install new electrical outlet and switch cover plates as per Product List Specifications.	√
9	All doors must be supplied and installed with new door stops. All doorstops shall be installed at bottom of wall.	√
10	All openable windows shall be installed with new 1" vinyl horizontal mini-blinds. Note: Exclude Bathroom window.	√

11	All bedroom(s) and hallway <u>must be installed</u> with <u>new (hardwired or battery operated to match existing) combination smoke alarm and carbon monoxide detector with a 10-year non-removable non-replaceable battery pack, and hardwired in parallel.</u> All work must be to code.	√
12	At new or existing water heater, shall be strapped to wall with <u>two (2)</u> seismic straps. The pilot light must be tested and shall be in operable conditions.	√
13	All <i>excess cable wires</i> must be removed from entire unit. All operable cable wires (TV and Telephone) shall be neatly rolled, zip-tied and tucked and terminated at point of entry and/or exit.	√
14	At completion of construction, all wall furnaces and thermostat controls must be tested and shall be in operable conditions.	√
15	At completion of construction, all electrical outlets must be tested and must be in operable conditions.	√
16	Throughout entire unit, thoroughly vacuum and clean all window tracks/troughs. Restore all windows and tracks/troughs to proper working order.	√
17	At completion of construction, all new as well as existing over-paint, splashes and spray on vertical, horizontal, metal hardware, metal finishing, glass, ceramic and other surfaces shall all be removed, thoroughly cleaned and polished to shine upon completion. Restore all surfaces to proper working order.	√
18	Throughout the entire unit, thoroughly clean and polish all existing and new finished metal, chrome, brass, stainless steel, and generally all plated finishing surfaces. Restore to proper working order.	√
19	Throughout the entire exterior of the building, clean and soft wash entire exterior of duplex building. Restore to proper working order.	√
20	Through the entire construction period, it shall be the contractor's responsibility to keep the property properly secured at all times. The contractor shall maintain and keep the interior and the property's surroundings in a clean, orderly and free of any trash or debris accumulation. It shall be the contractor's responsibility to clean and dispose any or all trash and debris, including all illegally dumped-disposed trash at within the property and its immediate surroundings throughout the entire duration of the contract.	√
22	Contractor shall properly dispose all construction debris at designated dump site/location.	√
<b>B COMMON ITEMS THROUGHOUT THE ENTIRE UNIT</b>		
<b>B.1 COMMON ITEMS TO UNIT OR AS INDICATED</b>		

1	Interior walls and ceilings: <b>Note: Existing drywalls/plasters to remain and shall be thoroughly cleaned, prepared and ready to receive new texture, prime and paint.</b> Where vertical and horizontal wood framing membranes are exposed, Supply and install new gypsum wall boards to match existing thickness of wall as close as practical. Tape, top and texture with medium orange peel ready to receive new paint finish, one (1) minimum prime coat and two (2) coats of finish paint or more as needed throughout the entire unit. See: Product List Specification. New prime and finish paint shall be uniform throughout.	√
3	Throughout the entire unit, supply and install resilient plank flooring as per Product List Specifications. New floor covers shall be installed per manufacturer's recommendations. In the bathroom, supply and install new sheet vinyl floor cover as per Product List Specifications. New sheet vinyl floor cover shall be installed per manufacturer's recommendation. Throughout the entire unit, clean and wax all existing resilient plank floor covers and restore to proper working order.	√
5	Throughout the entire unit, supply and install new 4" rubber covered base trims at the same location. New cove base trim shall be according to Product List Specifications. Restore to proper working order.	√
	Schedule:	√
	a. Living Room	√
	b. Kitchen	√
	c. Handicapped Bathroom	√
	c. Bedroom #1 & Closet	√
	d. Bedroom #2 & Closet	√
8	Throughout the entire unit, on all openable windows, supply and install new vinyl mini-blinds blinds. See: Product List Specifications.	√
	Schedule:	√
	a. Living Room	√
	b. Kitchen	√
	c. Bedroom	√
	d. Bedroom	√
9	At main entry door, thoroughly clean and polish existing door lock sets. Restore to proper working order.	√
10	At completion of unit, clean and polish all metal, chrome plated, stainless steel surfaces to shine.	√
11	Upon completion, throughout the entire unit, vacuum and clean all window tracks or troughs. Restore all windows tracks and troughs to proper working order.	√
<b>B.2 Masonry</b>		

1	Countertops: Furnish and install new 1" thick granite countertops and 4" backsplashes at kitchen as per plan and specifications. See Product List Specifications. Properly caulk and cement all joints, complete.	√
<b>B.3 Metals</b>		
1	At kitchen, furnish and install smooth finished stainless steel panel at wall above kitchen range per plan and specifications. See: Product List Specifications.	√
<b>B.4 Wood and Plastics</b>		
1	<b>Wall and Ceiling Framing:</b> Throughout the entire unit, verify all walls and ceiling cracks are present. Tape, top and texture to repair wall and ceiling and prepare ready to receive new prime and paint. Restore to proper working order.	√
2	<b>Closet poles, shelves and trims, In all bedroom closets, hallway closets, thoroughly clean and prepare ready to receive new prime and finish paint.</b> Restore to proper working order.	√
<b>Schedule:</b>		
	a. Bedroom Closets (P & S) (3)	√
	b. Hallway Linen and Pole Closet (P & S and/or Shelves)	√
3	Kitchen Cabinets: Furnish and install new kitchen cabinets per plan and specifications. See: Product List Specifications. At cabinets below sinks, tool-in sealant (MA recommends silicone or acrylic-modified silicone) along joints between cabinet bottom and cabinet walls and/or face frame, and between cabinet bottom and wall, if cabinet has no back panel. Cabinets to comply with CalGreen Requirements for low formaldehyde substrates, and low VOC coatings and sealants.	√
<b>B.5 Thermal and Moisture Protection</b>		
1	<b>Joints and Sealants:</b> Prior to painting or other finishing, clean and generally caulk all seams and joints throughout. This includes at joints where trim meets gypsum board. Adhesives, sealants and caulks shall be compliant with Volatile Organic Compounds (VOC) and other toxic compound limits.	√
<b>B.6 Doors and Windows</b>		
1	At bedroom #2, remove existing door and frame and dispose off-site. Supply and install new pre-hung interior hollow core door panel to match existing. Re-use existing hardware and door handle. Prepare door ready to receive new prime and finish paint. Restore to proper working order.	√
2	Doors and Hardware: All other door, thoroughly clean and prepare ready to receive new prime and finish paint. patch and repair as necessary. Restore to proper working order. Protect all hardware and door hand and lock sets. Clean and polish all existing hardware, door handles and lock sets. Restore to proper working order.	√



	Schedule:	
	Front Main Entry Door	√
	Side Entry Door	√
	Water Heater Closet Door	√
	Toilet & Bath Door	√
	Bedroom #1	√
	Bedroom #1 Bi-fold Closet Doors	√
3	At front and side entry doors, supply and install new weather-stripping and new door sweep.	√
4	<b>Clothes and Linen Closets:</b> Thoroughly clean all shelving(s) and poles ready to receive new prime and finish paint. See: Interior Paint. Restore to proper working order.	√
5	<b>Doors and Hardware:</b> At Front and side Entry Doors, remove screen doors, thoroughly clean and prepare ready to receive new exterior prime and finish paint. Prime and apply 2 coast of metal exterior paint "Rustoleum". Finish paint to match existing as close as is practical. Re-install screen door and restore to proper working order. See: Product List Specifications.	√
6	<b>Doors and Hardware:</b> Furnish and install new door stops at the bottom of all interior door, including two (2) Entry Doors. Restore to proper working order. See: Product List at all doors.	√
	Schedule:	
	Living Room - Main Entry Door	√
	Side Entry Door	√
	Bedroom #1	√
	Bedroom #1 Closet	√
	Bedroom #2	√
	Bedroom #2 Closet	√
	Toilet & Bath	√
	Hallway Linen Closet Polyurethane finish	√
	Water Heater Compartment Door	√

7	Remove and dispose Water Heater Compartment Door panel . Supply and install new hollow-core loved /vented door panel. All work must be to code. Reuse existing lever door handle and hardware. Prepare door ready to receive new prime and paint. Restore door to proper working order.	√
8	<b>Closet Doors:</b> At bedroom closet(s), remove existing hollow core door panels. Dispose off-site. Supply and install new interior hollow core bi-fold closet doors to match existing , re-sue existing hardware and door knobs. Prime and paint new door panels. Restore to proper working order.	√
	<b>Schedule:</b>	
	a. Bedroom #1 (Hollow core bi-fold closet door, to match existing). Restore to proper working order.	√
9	<b>Windows:</b> Remove all existing windows and dispose off site. Supply and install all new windows, fully weatherized, new windows shall be manufactured by "Milgard", with white vinyl frames and "clear/clear" dual glazing. Includes all new screen, per Product List Specifications. all windows shall be fully weatherized, tightly sealed and inside and out. All exterior seams at window frame and stucco wall shall be tightly caulked and sealed to eliminate gaps and water leaks. All work must be to code. <b>See: Common Items</b>	√
	<b>Schedule:</b>	
	Living Room	√
	Kitchen	√
	Bedroom #1	√
	Bedroom #2	√
	Toilet and Bath	√
10	<b>Doors and Hardware:</b> The main entry door panel shall remain. Existing door panel shall be cleaned, primed and painted as per Product List Specifications. Furnish and apply one (1) coat of prime and two (2) finish coats on all sides per Product List Specifications. Protect all hardware and door hand and lock sets. Polish existing main entry door locksets. See individual locations in the Scope of Work Schedule Matrix for specific locations where doors are new or existing are to be re-installed, repaired and/or refinished. Contractor shall contact project manager for paint schedules.	√
11	At front and rear entry doors, furnish and install new weather-stripping.	√
10	At front and rear entry doors, furnish and install new door sweep. <b>See: Doors and Windows.</b>	√
<b>B.7</b>	<b>Finishes</b>	
1	<b>Floor Coverings:</b> After all repairs, prepare all floor covers per manufacturer's installation instructions on cleaning and waxing. Furnish and apply wax/sealer throughout new floor covers. <b>See: Common Items.</b>	√

<b>B.8</b>	<b>Gypsum Wall and Ceiling Boards ( New or Patched)</b>	
1	Throughout the entire unit, where wall covers are removed and wall interior cavities are exposed, supply and install new R-rated wall batt insulations per Uniform Building Code. Supply and install new 5/8" thick gypsum wallboards or match existing thickness as close as practical. Tape, Top and ready to receive new texture, prime and paint. Restore to proper working order.	√
2	At all locations, replace/repair/patch all holes, cracks, missing or damaged gypsum board as needed and/or, as indicated in the drawings and specifications. Tape, Top, and/or texture, and prime as necessary ready to receive new finish paint. Restore wall to proper working order. <b>See: Common Items.</b>	√
	<b>Note:</b> Where gypsum board is patched in, cut existing to adjacent stud and/or provide blocking as required so that all edges of patched are supported.	√
	<b>Note:</b> Where cracks are repaired, use fiberglass tape to span cracks. If necessary, first open up cracks and fill with Fix-All or equivalent prior to taping.	√
	<b>Note:</b> Tape as required to receive new texture. New texture shall match new as per specification, blending in with new texture and adjacent areas for a consistent and continuous monolithic appearance.	√
	<b>Note:</b> At all locations, replace/repair/patch all holes, cracks, missing or damaged gypsum board as needed and as indicated in the drawings and specifications. Tape, Top, and/or texture, and prime as necessary ready to receive new finish paint. Restore wall to proper working order.	√
<b>B.8</b>	<b>Gypsum Wall and Ceiling Boards, Existing to Remain: Existing walls coated with smoke, but otherwise salvageable must be cleaned and treated prior to refinishing. Cleaning shall include:</b>	
1	Clean surfaces with dry cleaning sponges.	√
	<b>Note:</b> Wet clean with TSP or TSP-PF as applicable.	√
2	Patch dents, holes , scrapes, etc., and texture as required prior to priming and painting. <b>See: Painting</b>	√
<b>B.9</b>	<b>Painting</b>	
1	Interior walls and ceilings: Repair/Patch and/or Replace damaged interior walls. Includes all holes, cracks, water damaged gypsum wall and ceiling surfaces. Tape, and top as required. Throughout the unit, texture with medium size "orange peel", prime and prepare ready to receive new paint. Supply and apply 2 coats (or as needed) , finish paint per specification throughout the entire unit including interior surfaces of all closets, open shelves, and pantry closets. New finish paint shall be uniformed throughout. As required, all nylon surfaces shall be painted using nylon oil-based enamel paint; all metal surfaces shall be painted using metal oil-based paint. Bathroom to receive smooth finish.	√

2	<b>Painting, Interior:</b> Furnish and install new spray texture "medium orange peel" on all gypsum board surfaces per Product List Specifications. Properly mask items not to be textured. Texturing shall exclude Kitchen and Toilet & Bathroom wall and ceiling surfaces.	√
3	<b>Note:</b> Furnish and install new one (1) prime coat on all existing and new gypsum board wall surfaces, <u>including all surfaces behind where new base and wall cabinets will be installed shall all be prime coated prior to installation of new cabinets and/or appliances</u> , per Product List Specifications. Properly mask all components that does not require new texture.	√
4	<b>Painting, Interior:</b> At interior walls, clean off all construction dust and/or debris of new and existing walls. Furnish and apply new paint, minimum two (2) finish coats or additional coat as necessary to provide sufficient coverage throughout the entire unit, including interiors of closets, pantries (if required), etc., along with all associated trims. All metal surfaces shall be painted with metal-oil based enamel. <u>A smoke-blocking primer shall be used under two coats of semi-gloss interior paint, per Housing Authority standard.</u> All paints, stains and other coatings shall be compliant with VOC limits. Aerosol paints and other coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds. See Product List Specifications. Properly mask items that does not require new paint.	√
5	<b>Painting, Interior:</b> At existing cabinets, linen closet, and pantry cabinets to remain, clean, sand to smooth finish, and apply minimum of two coats of polyutherane finish, and polish to shine. Note: interior surfaces of cabinets to remain that are painted shall be clean, primed, and finished with two coats of Kelly-Moore - semi-gloss "Oxford Brown" finish paint. If cabinet has melamine interior finish. All surfaces shall be thoroughly cleaned and restored to proper working order. <u>Contractor shall use two coats of semi-gloss interior paint, per Housing Authority standard.</u> All paints, stains and other coatings shall be compliant with VOC limits. Aerosol paints and other coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds. Properly mask items not to be painted.	√
6	<b>Painting - Doors and Frames:</b> All existing door panels, frames and trims to remain shall be properly cleaned, thoroughly sanded to smooth surface and prepared ready to receive one (1) coat of primer and two (2) coats of finish paint. Supply and apply one (1) coat of primer and two(2) coats of finish paint per Product List Specifications. Properly mask items not to be painted. Restore to proper working order. <b>See: Doors and Hardware</b>	√
	Schedule	
	Living Room - Main Entry Door	√
	Side Entry Door	√
	Toilet and Bath Door	√
	Hallway Closet Door	√
	Water Heater Closet Door	√

	Bedroom #1	√
	Bedroom #1 Closet Doors	√
	Bedroom #2	√
	Bedroom #2 Closet Doors	√
	Note: Water Heater Compartment Door to be removed and replaced with vented door panel. RE-use hardware and door handle	√
<b>B.10</b>	<b>Specialties</b>	
1	<b>Bath Accessories:</b>	√
	Contractor shall thoroughly clean all toilet and bath accessories, including all toilet paper roller holder, grab bars, sink faucets, shower heads, faucets and mixers. Clean and polish. Restore to proper working order.	√
	b. Supply and install new soft ADA undersink -lavatory protector. See: Product List Specifications for materials.	√
	c. Clean and polish existing medicine cabinet. Supply and install adjustable glass or metal shelving, minimum 3 panels. Restore to proper working order.	√
	d. Supply and install new toothbrush, cup and soap holders to match existing at the same location. Restore to proper working order.	√
	e. Supply and install new shower curtain rod, includes shower curtains and hangers. See: Product List Specifications.	√
<b>B.11</b>	<b>Equipment</b>	
1	Appliances: Supply and install new vent hood to match existing. See: Product List Specifications, includes all new vent attachments.. Re-connect new exhaust vent to existing ductwork. Vent to exterior of building. All work must be to code. Restore vent hood to proper working order.	√
2	At wall over the countertop adjacent to the kitchen range and oven, supply and install new dedicated electrical wiring and switch for new overhead exhaust vent. All work must be to code.	√
	<b>Note:</b> HACCC (Owner) to furnish and install range and refrigerator.	
<b>B.12</b>	<b>Furnishings</b>	

1	<b>Window Coverings:</b> Throughout the entire unit, supply and install new vinyl horizontal mini-blinds as per <u>Product List Specifications</u> . See: <b>Common Items</b>	√
	Schedule:	
	Living Room	√
	Kitchen	√
	Bedroom #1	√
	Bedroom #2	√
<b>B.13</b>	<b>Mechanical and Plumbing</b>	
1	All plumbing system components (including waste piping) must be tested and must be in operable condition. Make repairs as needed for complete operation, and to meet applicable codes.	√
2	Remove and dispose existing water heater. Supply and install new water heater to match existing in gallons and size. make, model , and style. Re-connect all associated existing plumbing and mechanical (vent) and restore to proper working order. Test for full operation. All accessible hot water piping shall be insulated to meet Code.	√
3	All water heaters shall be seismically strapped to wall, minimum 2 seismic straps. Furnish and install two (2) new seismic strap at new water heater. All work must be to code.	√
4	At existing wall furnace, thoroughly clean and recondition existing wall furnace and thermostat control. All exposed metal casings and trims to be primed and painted to match interior paint finish. Restore to proper working order.	√
5	Furnish and install new kitchen sink and faucet, including undersink plumbing, complete. Install handicapped plumbing heat protector. All work must be to code.	√
	Schedule:	
	a. New Kitchen Sink. See Product List Specifications.	√
	b. New Kitchen Faucet- See: Product List Specifications.	√
<b>B.14</b>	<b>Electrical</b>	
1	In the kitchen and ADA bathroom, Remove all electrical outlets. Supply and install new GFCI outlets and properly grounded at the same locations. All work must be to code. Restore outlets to propworking order.	√
1	At all electrical switch and outlets, remove existing cover plates, thoroughly clean and vacuum all switch and outlet boxes. Supply and install new cover plates to match existing. See: Product List Specifications. All work must be to code. Restore electrical switches and outlets to proper working order.	√

2	Smoke Alarm and Carbon Monoxide Detector: Remove all existing smoke alarm and carbon monoxide detectors. Furnish and install new hardwired 120V local combination CO monitor/ionization type smoke detector/visual alarm units in the hallways, and in all bedrooms. as per fire and building code requirements. See Product List Specifications. Alarms shall be provided with a 10-year non-removable, non-replaceable battery back-up. Provide interconnect to annunciate in synch (parallel wiring) if more than one in each residential unit.	√
	Schedule:	
	Hallway - between hallway and living room area	√
	Bedroom #1	√
	Bedroom #2	√
3	Lighting Fixtures: Remove all existing ceiling and wall light fixtures. Furnish and install all new light fixtures (interior and exterior) at the same locations, per Product List Specifications.	√
	<b>Schedule:</b>	
	a. Living Room	√
	b. Kitchen	√
	c. Directly above kitchen sink at bottom of kitchen wall cabinet	√
	d. Hallway	√
	f. Toilet & Bath	√
	g. Bedroom #1	√
	h. Bedroom #2	√
5	Remove all excess cable wirings throughout entire unit or roll and zip-tie at interior point of entry.	√
6	<b>Electrical Utility Covers:</b> All plastic electrical utility cover plates shall be replaced with plastic utility cover plates. See Product List Specifications.	√
	<b>Schedule:</b>	
	a. Living Room	√
	b. Kitchen/Dining	√
	c. Toilet & Bath	√

		d. Bedroom #1	√
		e. Bedroom #2	√
	7	At toilet and bath, supply and install new ceiling vent exhaust fan with new dedicated electrical wiring and switch. All work must be to code.	√
<b>C PORCH, FRONT YARD, and REAR YARD</b>			
	1	Clean all debris and trash from front and rear yards, including top of roof. Dispose off-site. Mow and trim lawns at completion prior to unit turn over to owner.	√
	2	Remove existing screen door, thoroughly clean apply one coat of exterior metal paint "Rustoleu," primer and 2 finish coat of exterior metal paint "Rustoleum" to match existing. Restore door to proper working order. See: Product List Specifications. <b>See: Doors and Hardware</b>	√
<b>D LIVING ROOM</b>			
	1	At front door, Clean existing threshold. Restore threshold to proper working order.	√
	2	Remove existing ceiling light fixture. Supply and install new ceiling mount light fixture at the same location as per Product List Specifications or match existing as close as is practical. See Product List Specifications. Restore to proper working order. <b>See: Electrical</b>	√
	3	Clean and recondition existing wall furnace and thermostat control. All exposed metal casings and trims to be primed and painted to match interior paint finish. Restore to proper working order. <b>See: Mechanical and Plumbing</b>	√
	4	At front door and frame, clean and prepare exterior and interior door's surfaces, door frame and trims. Prime as necessary. Paint finish to match existing. Restore door to proper working order. See: Product List Specifications and Paint Color Schedule. <b>See: Doors and Hardware</b>	√
	5	Cut and cap existing cable wire to wall. <b>See: Electrical</b>	√
	6	Supply and install new window mini-blinds, per product list specifications. See: Product List Specifications. <b>See: Common Items</b>	√
	7	At exposed wall cavity, supply and install new R-rate wall batt insulation per code. All work must be to code.	√
	8	AT exposed wall, supply and install new 5/8 thick gypsum wall board or match exiting thickness. Tape , top, texture and prepare wall ready to receive new fime and paint finish. Restore wall to proper working order.	√
<b>E HANDICAPPED KITCHEN/DINING ROOM : SEE FLOOR PLANS</b>			
	1	At kitchen, exposed wall and floor surfaces shall be repaired, patched, textured, primed and painted prior to installation of new kitchen cabinets. Supply and install new kitchen cabinets to match existing sizes and configurations (depths, heights and lengths). See Plans. Contractor shall be responsible for measuring and verifying exact measurements prior to order and purchase of new cabinets. New kitchen cabinets shall conform to product specifications. Supply and install new under-sink plumbing. Seal and caulk all seams and joints. Restore kitchen cabinets, countertop, sink, faucet and under-sink plumbing to proper working order. All work must be to code. <b>See: Wood and Plastics</b>	√
	2	Supply and install new 1" thick granite countertop and backsplash to fit new kitchen base cabinets. Color and style by owner. See; Product List Specifications. <b>See: Masonry</b>	√



3	Supply and install new single handle lever faucet and kitchen sink per Product List Specifications. See: Product List Specifications.	√
4	Remove existing ceiling mount fluorescent light fixture cover. Supply and install new ceiling mount light fixture at the same location. Restore to proper working order. Restore light fixture to proper working order. See: Product List Specifications. <b>See: Electrical</b>	√
5	Supply and install ___-inch wide overhead vent hood as per product specification, Includes all new vent attachments. Vent to exterior of building. All work must be to code. Restore vent hood to proper working order. <b>See: Equipment</b>	√
6	Range to be supplied by owner (HACCC).	√
7	Refrigerator to be supplied by owner (HACCC).	√
8	Supply and install new kitchen sink drain strainer(s) per product list.	√
9	Supply and Install new washing machine box and 220 electrical outlet at location per plan and specifications. Supply and install new dryer vent and vent to exterior of building. All work must be to code.	√
10	At walls behind and below existing base and wall cabinets, remove all existing wall coverings, all vertical and horizontal wood framing to remain, cleaned, and treated. If dry-rot are identified, Contractor shall notify HACCC's project manager prior to commencement of any related work. Otherwise, contractor will be solely responsible for all costs and materials related to any required repairs. Remove and replace and dry-rot. Thoroughly clean and apply copper green solution on new and existing membranes. Prepare wall ready to receive new gypsum wallboard, taped, topped and textured to match new medium orange peel wall and ceiling texture throughout the entire unit. Includes all necessary repairs at wall. Tape, top, texture and prime ready to receive new paint finish. Restore to proper working order.	√
11	Supply and install new window mini-blinds, per product list specifications. <b>See: Common Items</b>	√
12	At exposed wall cavity, supply and install new R-rate wall batt insulation per code. All work must be to code.	√
13	At exposed wall, supply and install new 5/8 thick gypsum wall board or match exiting thickness. Tape , top, texture and prepare wall ready to receive new prime and paint finish. Restore wall to proper working order.	√
<b>F HALLWAY</b>		
1	Clean and prepare existing stair treads and risers.	√
2	Supply and install new rubber treads as per product list specifications	√
3	Clean, prime and paint existing stair risers with Kelly-Moore Semi-Gloss, "Oxford Brown".	√
4	Supply and install new hand rails to match existing. Includes all hardware. All work must be to code. Restore to proper working order.	√

5	At hallway banister, clean and smooth out top of banister. Prime and paint to match interior paint finish.	√
6	Remove and replace existing wall furnace and thermostat control. Supply and install new wall furnace and thermostat control to match existing. Clean existing flue/vent and reconnect to new wall furnace. Restore to proper working order. All work must be to code. <b>See: Mechanical Plumbing</b>	√
7	Remove existing light fixture. Supply and install new light fixture to match existing. Restore to proper working order. <b>See: Electrical</b>	√
8	Supply and install new combination smoke alarm and carbon monoxide detector. All work must be code. <b>See: Electrical</b>	√
9	At hallway (linen) closet, supply and install new shelving to match existing. Clean and prepare ready to receive new prime and paint finish. Supply and install new prime and paint finish. Restore to proper working order.	√
10	At exposed wall, supply and install new 5/8 thick gypsum wall board or match exiting thickness. Tape , top, texture and prepare wall ready to receive new prime and paint finish. Restore wall to proper working order.	√
<b>H HANDICAPPED TOILET &amp; BATH</b>		
1	At tub and tile surround, clean and restore tub and surround to proper working order.	√
2	Supply and install new sheet vinyl floor cover as per Product List Specifications. Clean and wax ne floor cover. Restore to proper working order.	√
3	Supply and install new cove base trims per Product List Specifications. <b>See: Common items</b>	√
4	At interior walls and ceiling, clean and prepare all interior surfaces. Patch and repair all cracked and damaged wall surfaces. Tape, top, and re-finish surfaces to match the existing walls. Prepare and prime all surfaces ready for paint finish. Restore wall to proper working order. <b>See: Common Items; Painting</b>	√
5	Thoroughly clean and polish existing handicapped sink. Supply and install new heat protector at exposed undersink plumbing . Restore to proper working orer.	√
6	Thoroughly clean and polish existing medicine cabinet. Restore medicine cabinet to proper working order. <b>See: Product List Specifications. See: Specialties</b>	√
7	Remove existing electrical outlet and box. Supply and install new GFCI electrical outlet and box at the same location. All work must be to code. Restore to proper working order.	√
8	Clean and polish existing toilet paper holder. Restore to proper working order.	√
9	Clean polish existing towel bars (2). Restore towel bars to proper working order.	√

10	Supply and install new soap and toothbrush holders to match existing at the same location. Restore to proper working order. <b>See: Specialties</b>	√
11	At existing tub, PROFESSIONALLY (bathroom tub refinisher)refinish entire tub surface. Restore tub to proper working order.	√

**F BEDROOM #1 (Note: Bedrooms are numbered clockwise from approach of Living Room or Kitchen)**

1	Remove existing light fixture. Supply and install new ceiling-mount light fixture at the same location. Restore to proper working order. New light fixture(s) shall be according to product list specifications. Restore to proper working order. Restore to proper working order.	√
2	Remove existing combination smoke alarm and carbon monoxide detector. Supply and install new combination smoke alarms and carbon monoxide detector that shall displays the date of manufacture on the device, provide a place on the device where the date of installation can be written, incorporate a hush feature, incorporate an end-of-life feature that provides notice that the device needs to be replaced, and, if battery operated, contain a non-replaceable, non-removable battery that is capable of powering the smoke alarm for a minimum of 10 years. New smoke and carbon monoxide detectors shall be wired in parallel. All work must be to code. <b>See: Electrical</b>	√
3	At existing window sills, thorough clean and repair as necessary. Restore window sills to proper working order.	√
4	At closet, supply and install one (1) bi-fold hollow-core closet door to match existing bi-fold closet door panels and new hardware, complete with door knobs on both opposing bi-fold doors. Prime and prepare ready to receive new paint finish to match interior paint finish. Restore door to proper working order. <b>See: Doors and Hardware</b>	√
5	At bedroom privacy door, remove existing door and frame. Supply and install new pre-hung interior hollow core door to match existing. Includes all new hardware and door handle. Prime and paint new door. Restore door to proper working order. <b>See: Doors and Hardware</b>	√
6	Supply and install new window mini-blinds, per product list specifications. <b>See: Common Items</b>	√
7	At exposed wall cavity, supply and install new R-rate wall batt insulation per code. All work must be to code.	√
8	At exposed wall, supply and install new 5/8 thick gypsum wall board or match exiting thickness. Tape , top, texture and prepare wall ready to receive new prime and paint finish. Restore wall to proper working order.	√

**F BEDROOM #2 (Note: Bedrooms are numbered clockwise from approach of Living Room or Kitchen)**

1	Remove existing light fixture. Supply and install new ceiling-mount light fixture at the same location. Restore to proper working order. New light fixture(s) shall be according to product list specifications. Restore to proper working order. Restore to proper working order.	√
2	Remove existing combination smoke alarm and carbon monoxide detector. Supply and install new combination smoke alarms and carbon monoxide detector that shall displays the date of manufacture on the device, provide a place on the device where the date of installation can be written, incorporate a hush feature, incorporate an end-of-life feature that provides notice that the device needs to be replaced, and, if battery operated, contain a non-replaceable, non-removable battery that is capable of powering the smoke alarm for a minimum of 10 years. New smoke and carbon monoxide detectors shall be wired in parallel. All work must be to code. <b>See: Electrical</b>	1

	3	Remove existing window. Supply and install new window as per product list specifications. <b>See: Common Items</b>	
	4	At existing window sills, thorough clean and repair as necessary. Restore window sills to proper working order.	1
	5	Supply and install new window mini-blinds, per product list specifications. <b>See: Common Items</b>	
<b>I REAR YARD OR PATIO</b>			
	1	Supply and install new plastic coated/lined metal clothes lines to match existing. Restore clothesline to proper working order.	√
	2	Clean all debris and trash off rear yard. All vegetations shall be trimmed and/or mowed and disposed off-site, immediately prior to completion.	√
	3	Remove existing gate and dispose offsite. Supply and install new lockable gate per Product List Specifications. Includes all new hardware and lockable gate latch. Restore to proper working order.	√
	4	Powerwash and clean existing storage shed. Apply one (1) coat primer and two (2) coats of exterior finish paint to match existing. Restore to proper working order.	√
	5	Throughout the entire backyard fence, remove all tarp covers and dispose off-site. Repair any damaged fence boards to match existing. Restore fence to proper working order	√
	6	Remove existing gate and dispose offsite. Supply and install new lockable gate per Product List Specifications. Includes all new hardware and lockable gate latch. Restore to proper working order.	√

**Quotations for Small Purchases (QSP)  
CONDITIONS TO QUOTE -CONSTRUCTION**



**Solicitation No. QSP-24276-318      Date: November 4th, 2024**  
**Project Description: Modernization of One (1) - Two (2) Bedroom Dwelling Unit  
CA011005, El Pueblo Public Housing Development  
Unit 280, 805 El Pueblo Ave, Pittsburg, CA 94509**

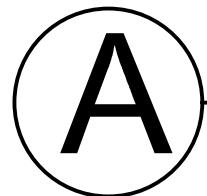
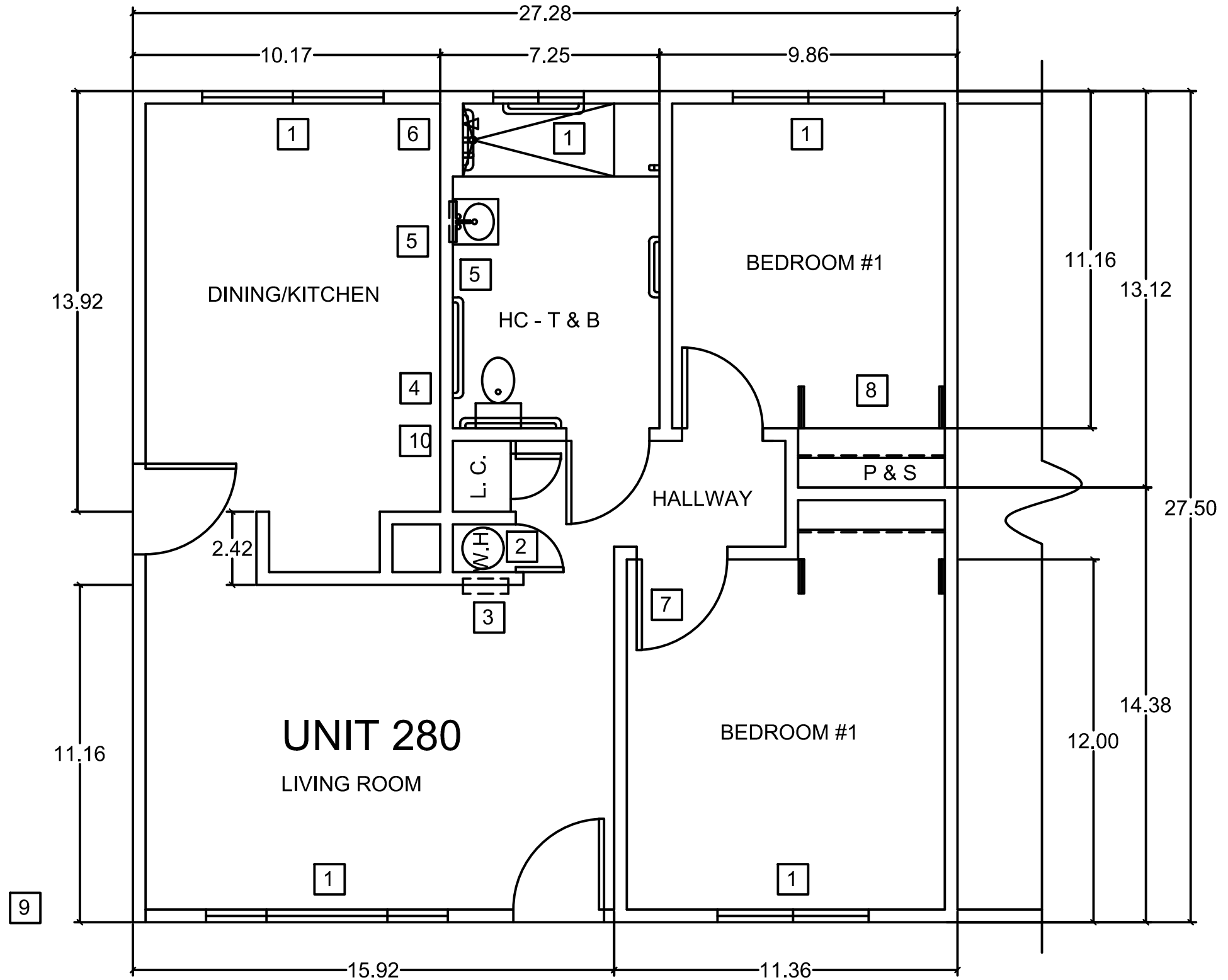
**ATTACHMENT 4**

**Architectural Plans**



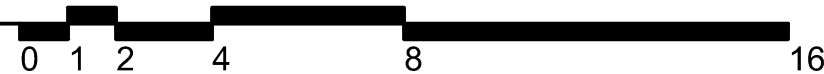
LEGEND: FLOOR PLAN DEMOLITION KEY NOTES:

- 1 Remove all existing windows and dispose off-site.
- 2 Remove existing water and dispose off-site
- 3 Repair and restore existing wall furnace.
- 4 Remove existing ceramic tiles backsplash and dispose off-site.
- 5 Remove all existing electrical outlets in the kitchen and handicapped bathroom and replace with GFCI outlets.
- 6 Remove existing exhaust vent and replace to match existing.
- 7 Remove existing door and replace to match existing. Re-use existing door hardware and handle.
- 8 Remove existing bi-fold closet doors and replace to match existing.
- 9 Remove existing wood side gate and latch, dispose off-site.
- 10 Remove existing ceramic tile backsplash and dispose off-site.



**EXISTING and DEMOLITION FLOOR PLAN - UNIT 280 (HANDICAPPED UNIT - TYPICAL)**

SCALE: 3" = 12' -0"

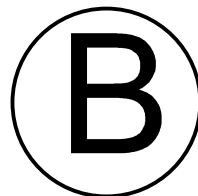
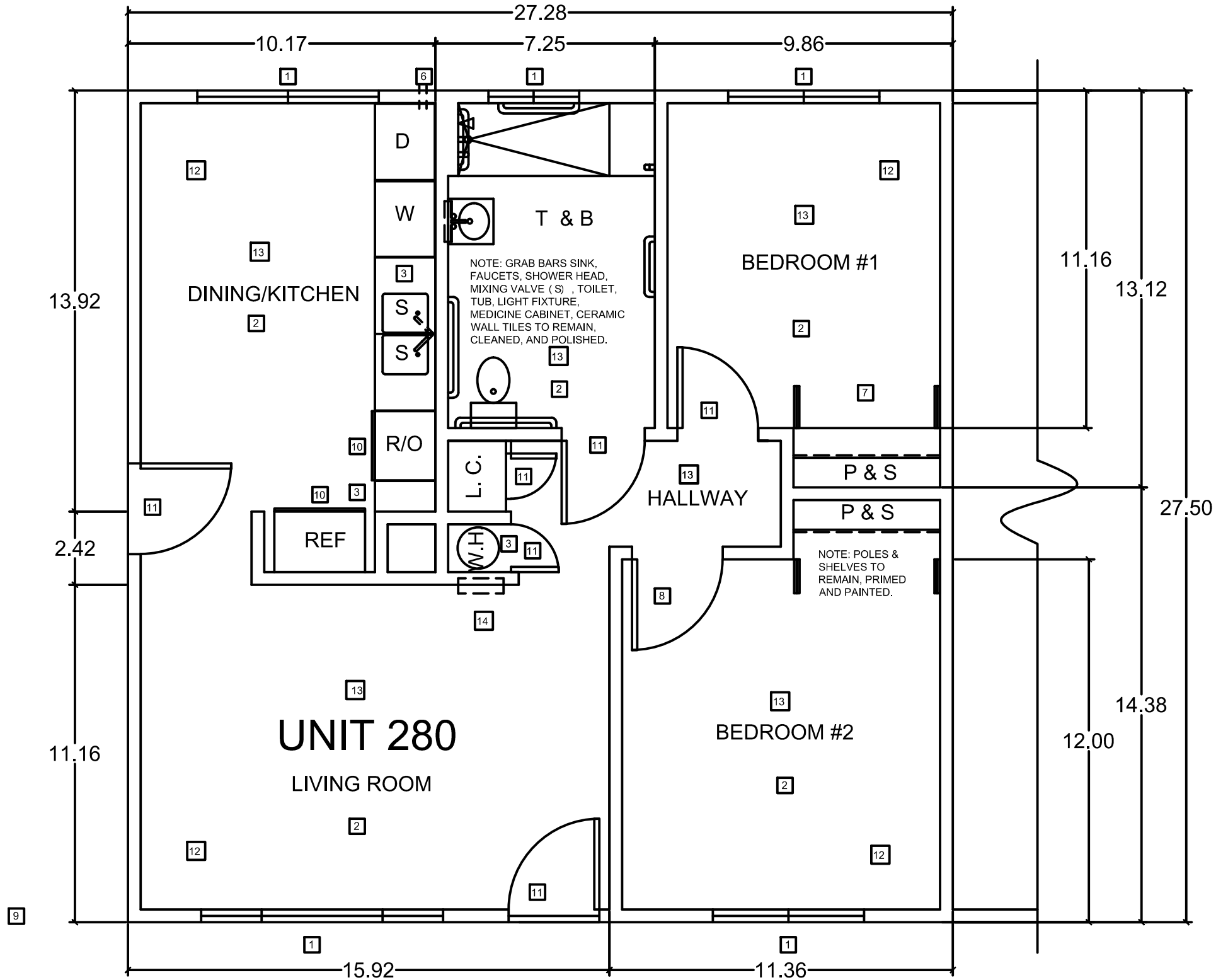


**FLOOR PLAN KEY NOTES:**

- 1 New window ( See: Attachment - Product List Specifications)
- 2 New Resilient Plank floor Covers ( See: Product List Specifications)
- 3 New Kitchen Cabinets, Countertop , and built-in adjustable shelf ( See Product List Specifications)
- 4 New Rubber Covered Base Trims ( See: Product List Specifications)
- 5 New Water Heater to match existing, double seismic straps , vent to terminate outside of the structure through the roof.
- 6 New Dryer Exhaust Vent to match existing.
- 7 New closet bi-fold doors at Bedroom # 1 complete with new hardware and door knobs to match existing.
- 8 New Hollow Core Door at Bedroom #1, complete with Re-use existing hardware and door lever handle. Match exiting as close as practical.
- 9 New side gate, Home Depot Kit, See Product List Specifications.
- 10 Range/Oven and Refrigerator to be supplied by Housing Authority.
- 11 Existing doors, harwares, door handles to remain, cleaned, and polished. Doors shall be cleaned, pimed and painted.
- 12 All exposed perimeter water to be insulated with batt insulation, wall-rated per Uniform Building Code.
- 13 All new gypsum wall board wall covers shall be textured with medium orange peel. All walls and ceiling shall receive 1 coat of primer paint and two finish costs . Restore all walls and ceiling to proper working order.
- 14 Thorough clean and refurbish existing wall furnace adn restore to proper working order. .

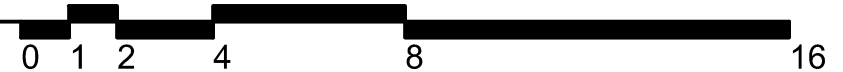
**FLOOR PLAN LEGEND:**

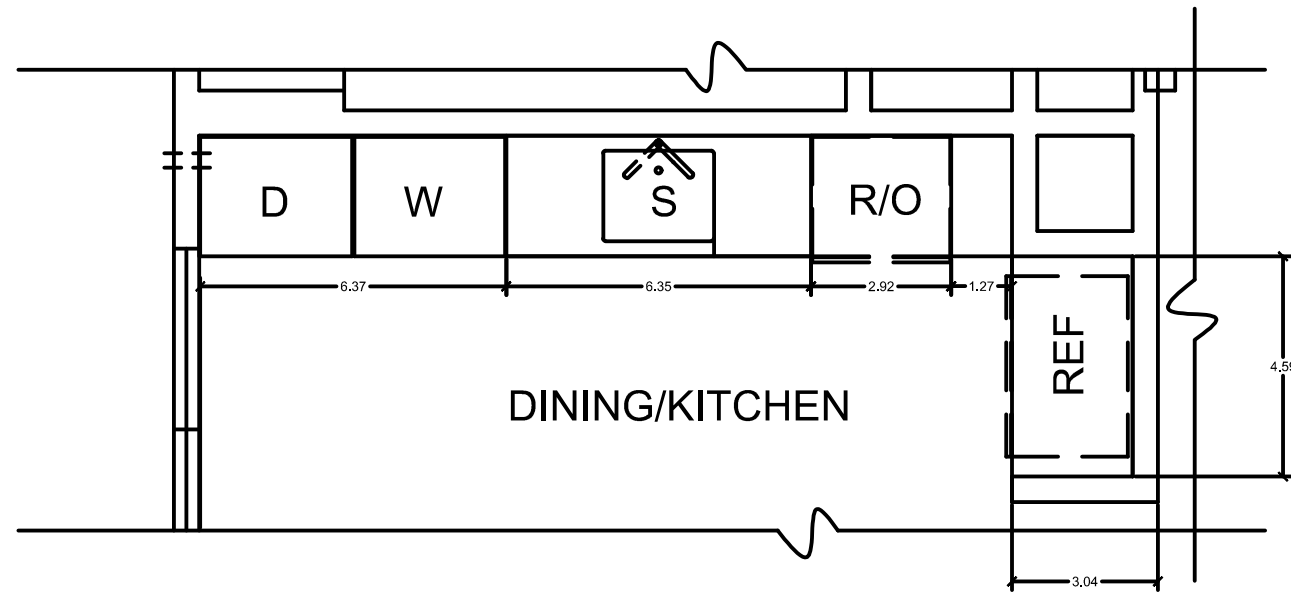
- T & B Toilet & Bath
- L. C. Linen Closet
- W. H. Water Heater
- P & S Pole & Shelf
- D Dryer
- W Washer
- S Sinks
- R/O Range /Oven



**REVISED FLOOR PLAN - UNIT 280 ( HANDICAPPED UNIT - TYPICAL)**

SCALE: 3" = 12' -0"

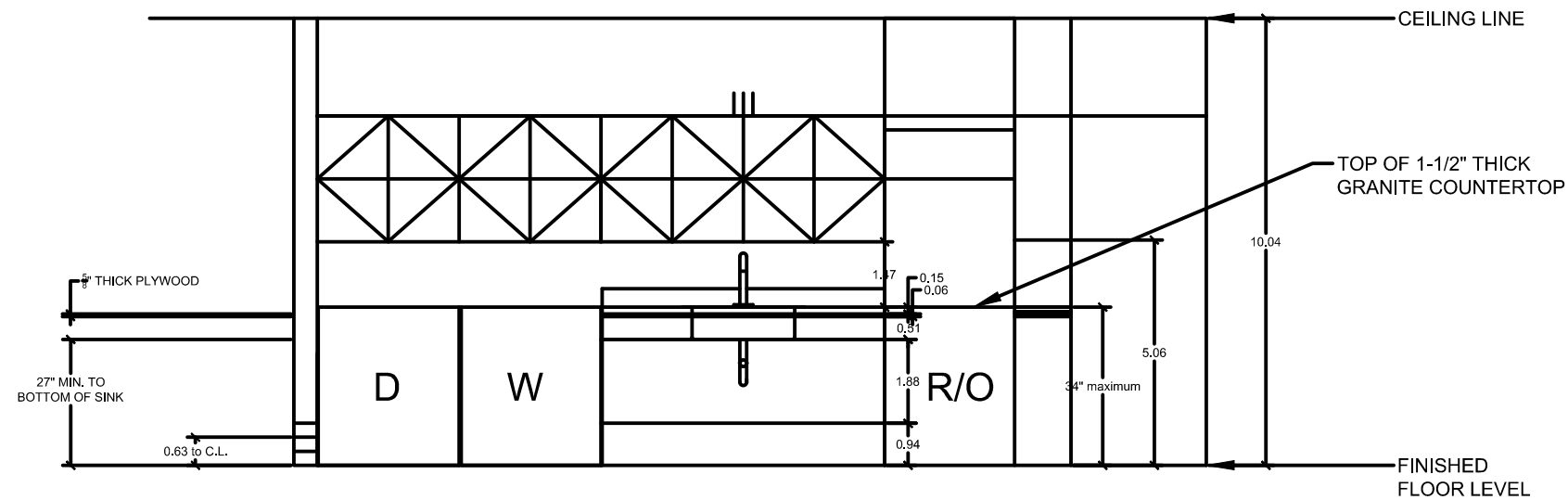




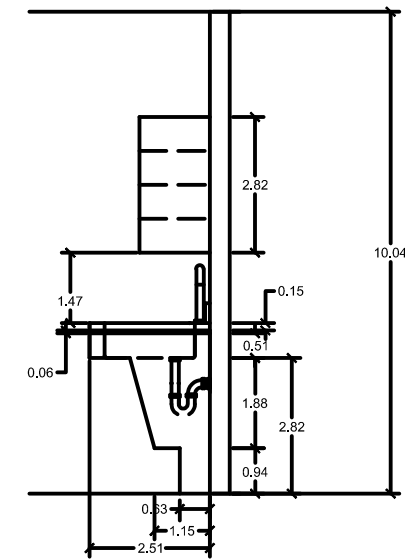
FLOOR PLAN LEGEND:

- D Dryer
- W Washer
- S Sinks
- R/O Range /Oven

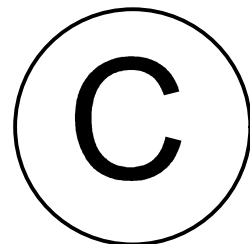
PLAN



FRONT ELEVATION



SIDE ELEVATION



KITCHEN ELEVATIONS - UNIT 280 (HANDICAPPED UNIT - TYPICAL)

SCALE: 3" = 12' -0"





**Quotations for Small Purchases (QSP)  
CONDITIONS TO QUOTE -CONSTRUCTION**



**Solicitation No. QSP-24276-318      Date: November 4th, 2024**  
**Project Description: Modernization of One (1) - Two (2) Bedroom Dwelling Unit  
CA011005, El Pueblo Public Housing Development  
Unit 280, 805 El Pueblo Ave, Pittsburg, CA 94509**

**ATTACHMENT 5**

**Product List Specifications**



**EL PUEBLO PUBLIC HOUSING DEVELOPMENT  
INTERIOR MODERNIZATION – PRODUCT LIST SPECIFICATIONS**

Item	Product Name, Data	HD Supply Cat # (If Applicable)
Windows	Milgard, dual glazed aluminum frame, retrofit	
Int. Pre-hung Doors	Pre-hung hollow-core – sized and hinged as required, flat panel	HD#205058 (or similar)
Interior Paint	Kelly-Moore, semi-gloss latex, Bone White & Oxford Brown	
Floor Cover Resilient Plank Flooring	"The Home Depot 6" x 36" "ALLURE" Plank GripStrip Resilient Plank Flooring. Style and Color: Khaki Oak, Khaki Oak 4 MIL x 6 in. W x 36 in. L Grip Strip Water Resistant Luxury Vinyl Plank Flooring.	Home Depot
Underlayment (thickness)	Varies ½ - 5/8"	
Rubber Base	Rubber Coved Base Trim, H40LA5P1000 – 6 62756 37075 4, Glossy Black	Home Depot SKU #976-967 (4-foot Strips) SKU 646-961 (120-ft roll)
Smoke/CM Detectors	KIDDE, 10-Year Worry Free Smoke & Carbon Monoxide Detector, Lithium Battery Powered with Photoelectric Sensor	Home Depot
Interior Light Fixtures	Kitchen Light Fixture – LED – 4 FT Mini LED Strip Light  26W fixture 2ea 13W bulb	HD-DSR94565  HD #324494
Screen/security Doors	Magnum series 30" and 36" Black	HD #848460
Kitchen Cabinets	Thomasville Elements Cabinetry, "Everly-Sterling", "Shaker" Full overlay, solid flat panel door, 5-piece drawer front, all plywood construction.	Home Depot
Kitchen Countertop	Stonemark Granite, 1-1/2" Granite Countertop and Backsplash "Carrara White Marble – Italy; Bullnose Edge Profile	Stonemark Granite with Stoneguard, Home Depot

Cabinet Pull or Handle (Kitchen & Bathroom)	New Age Products, Home Kitchen 1.46 in., Brushed Nickel Contemporary Square Cabinet Knob, Model #80241	Home Depot
Kitchen Sink	Single bowl, 25" x 22", S.S. 3-hole, 6" depth, stainless steel	
Kitchen Faucets	Delta Single Handle Faucet	HD #445030
Kitchen Hood Fan	Braun 30" white	
Water Heater 1- 2 Br.	Bradford White gas water heater 40 Gal, BU430T6FRN	
Water Heater 3 Br.	Bradford White gas water heater 40Gal, BU440T6FRN	
Wall Heaters	Williams 35K BTU, W3509622	
Mini blinds	1" vinyl mini blinds white 72"X48" 1" vinyl mini blinds white 24"X48"	HD #527450 HD #283618
Kitchen Light Fixture	Kitchen under cabinet light fixture HD-Part #180518	HD-Part #180518
Bedroom, Living Room, Kitchen Light Fixture		HD #326470
Rubber Stair Treads (two-storey only)	Manufacturer: ROPPE Make or Model: Vinyl Stair Treads #17 Quantity: 10/box or case Color: Brown Home Depot	2-3 weeks Delivery #428-8513FL
Interior Door Hardware	Passage Satin Chrome/Nickel Privacy Satin Chrome/Nickel	HD #899932 HD #899934
Bath Vanity	Thomasville Elements Cabinetry, "Everly-Sterling", "Shaker" style, solid flat panel door, all plywood construction.	Home Depot
Bath Vanity and Top	24W X 18-1/2D X 31-1/2 H white-one door Cm top, white	HD #404031 HD #404378

Bath fixtures	Bathroom fixture T12	HD #32695
Bath Faucets	Delta Single Handle Faucet	HD #CA40717
Angle Stops	5/8X3/8" OD compression quarter turn	HD #548710
Toilet	American Standard Cadet 3 round bowl	HD#404704
	American Standard Cadet 3 tank	HD#404702
Bathtub Splash Guards	White Bathtub Splash Guards	HD#405210
Screen Door	All Weather Steel Products, LLC., 4800 Series, Provincial style kick panel, push-button lock or match existing	
Outlet/Switch	Receptacle Wall Plates	HD #328270
Cover Plates	Switch Plate Cover	HD #328022
	Double gang Switch Plates	#329272
Doorstops	Finish Doorstop -Satin Nickel	# 167557
<u>Handy Shield MAXX</u> Soft ADA Under-Lavatory Protector Accessory	<u>Handy Shield MAXX</u> Soft ADA Under-Lavatory Protector Accessory	Home Depot
3-piece Tub and Shower Surround	Standard Unit Tub Surround: Manufactured by the Swan Corporation, Model #GN-58, three panel Veritek natural gloss composite, 58" high, tub surround system, white in color, minimum uniform thickness of 0.080", with molded in soap dish. No substitution. Provide window trim kit model #WTK-1 at all windows located in bathroom.	The Swan Corporation: Model #GN-58

Quotations for Small Purchases (QSP)  
CONDITIONS TO QUOTE -CONSTRUCTION



Solicitation No. QSP-24276-318 Date: November 4th, 2024  
Project Description: Modernization of One (1) - Two (2) Bedroom Dwelling Unit  
CA011005, El Pueblo Public Housing Development  
Unit 280, 805 El Pueblo Ave, Pittsburg, CA 94509

ATTACHMENT 6

City of Pittsburg  
AFFIDAVIT SELF-CERTIFICATION  
FOR COMPLIANCE OF SMOKE ALARMS AND  
CARBON MONOXIDE ALARMS





# City of Pittsburg

Community Development - Building Division

65 Civic Ave, Pittsburg CA 94565

Phone: (925) 252-4910

Fax: (925) 252-4814

## AFFIDAVIT SELF-CERTIFICATION FOR COMPLIANCE OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS

Property Address: \_\_\_\_\_

Permit Number: \_\_\_\_\_

Brief Job Description: \_\_\_\_\_

Number of smoke alarms in home: \_\_\_\_

Number of carbon monoxide alarms in home: \_\_\_\_

When alterations, repairs or additions requiring a permit occur, or sleeping rooms are created.

- Smoke alarms shall be 10 year type, installed in each sleeping room, and outside each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling, including basements and habitable attics as required by Section R314.3 of the 2016 California Building Code (CBC) and California Health and Safety Code Section 13113.7.
- For dwelling or sleeping units containing fuel burning appliances or having attached garages, carbon monoxide alarms shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms, adjacent to garage door if opens into home, and on each additional story of the dwelling, including basements as required by Section R315.2 of the 2016 California Residential Code (CRC) and Section 420.41 of the 2016 California Building Code (CBC).
- Multi-purpose alarms (combination carbon monoxide and smoke alarms) may be used.
- All alarms shall comply with requirements for listing and approval by the Office of the State Fire Marshal.

[http://osfm.fire.ca.gov/licensingsinglistings/licenselisting\\_bml\\_searchcotest.php](http://osfm.fire.ca.gov/licensingsinglistings/licenselisting_bml_searchcotest.php)

As owner of the above referenced property, I hereby certify that the smoke alarms and carbon monoxide alarms have been installed in accordance with the manufacturer's instructions and in compliance with the code sections referenced above.

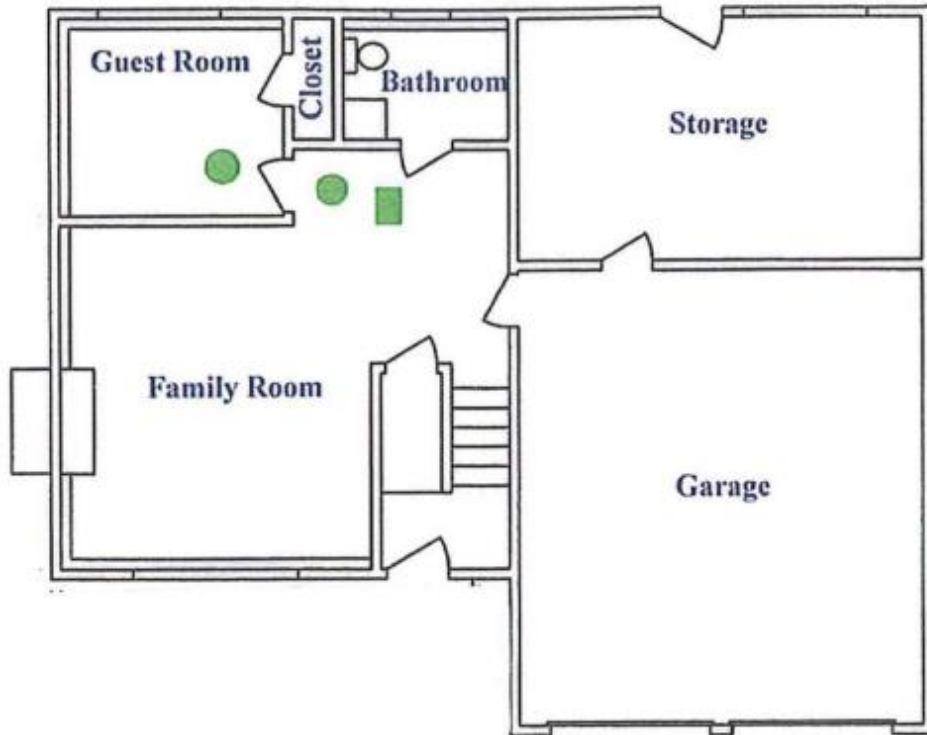
**I declare under penalty of perjury that the foregoing is true and correct, and that this declaration was executed on (Date) \_\_\_\_\_ at Pittsburg, California.**

**Owner's Name (printed/typed):** \_\_\_\_\_

**Signature of Owner:** \_\_\_\_\_

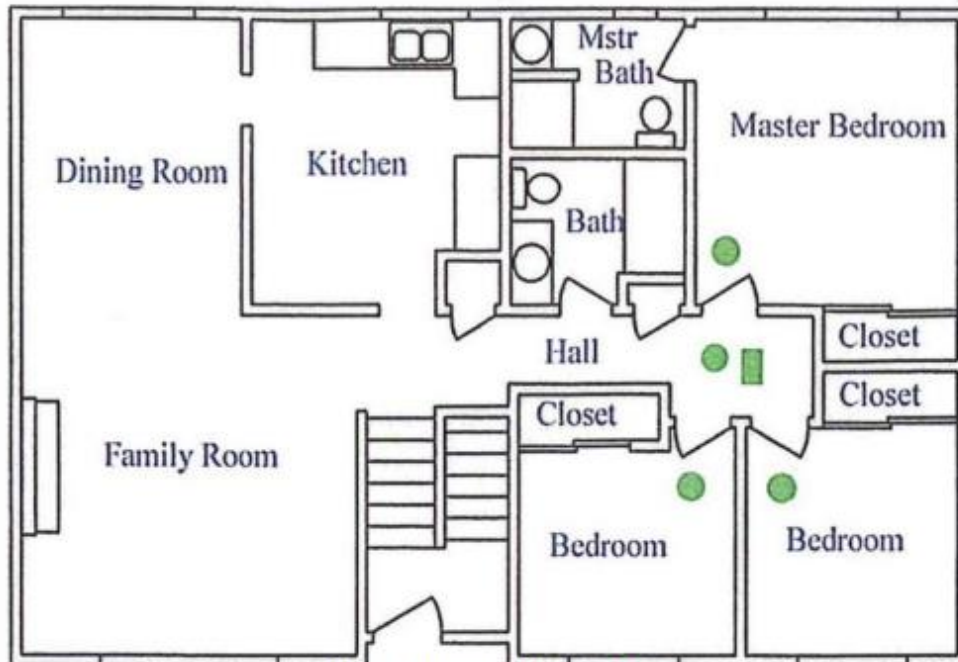
This affidavit must be returned to the City of Pittsburg building inspector prior to final inspection sign-off.

**SMOKE ALARM AND CARBON MONOXIDE ALARM LOCATIONS**



**FIRST FLOOR PLAN**

● = SMOKE ALARM    ■ = CARBON MONOXIDE ALARM



**SECOND FLOOR PLAN**

● = SMOKE ALARM    ■ = CARBON MONOXIDE ALARM

Quotations for Small Purchases (QSP)  
CONDITIONS TO QUOTE -CONSTRUCTION



Solicitation No. QSP-24276-318 Date: November 4th, 2024  
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CA011005, El Pueblo Public Housing Development  
Unit 280, 805 El Pueblo Ave, Pittsburg, CA 94509

ATTACHMENT 7

HUD-5370-EZ (1/2014), General Contract Conditions for Small  
Construction/Development Contracts





# General Contract Conditions for Small Construction/Development Contracts

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0157 (exp. 1/31/2027)

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## See Page 7 for Burden Statement

**Applicability.** The following contract clauses are applicable and must be inserted into **small construction/development contracts, greater than \$2,000 but not more than \$250,000.**

### 1. Definitions

Terms used in this form are the same as defined in form HUD-5370

### 2. Prohibition Against Liens

The Contractor is prohibited from placing a lien on the PHA's property. This prohibition shall apply to all subcontractors at any tier and all materials suppliers. The only liens on the PHA's property shall be the Declaration of Trust or other liens approved by HUD.

### 3. Disputes

- (a) Except for disputes arising under the **Labor Standards** clauses, all disputes arising under or relating to this contract, including any claims for damages for the alleged breach thereof which are not disposed of by agreement, shall be resolved under this clause.
- (b) All claims by the Contractor shall be made in writing and submitted to the Contracting Officer for a written decision. A claim by the PHA against the Contractor shall be subject to a written decision by the Contracting Officer.
- (c) The Contracting Officer shall, within 30 days after receipt of the request, decide the claim or notify the Contractor of the date by which the decision will be made.
- (d) The Contracting Officer's decision shall be final unless the Contractor (1) appeals in writing to a higher level in the PHA in accordance with the PHA's policy and procedures, (2) refers the appeal to an independent mediator or arbitrator, or (3) files suit in a court of competent jurisdiction. Such appeal must be made within 30 days after receipt of the Contracting Officer's decision.
- (e) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under or relating to the contract, and comply with any decision of the Contracting Officer.

### 4. Default

- (a) If the Contractor refuses or fails to prosecute the work, or any separable part thereof, with the diligence that will insure its completion within the time specified in this contract, or any extension thereof, or fails to complete said work within this time, the Contracting Officer may, by written notice to the Contractor, terminate the right to proceed with the work (or separable part of the work) that has been delayed. In the event, the PHA may take over the work and complete it by contract or otherwise, and may take possession of and use any materials, equipment, and plant on the work site necessary for completing the work. The Contractor and its sureties shall be liable for any damage to the PHA resulting from the Contractor's refusal or failure to complete the work within the specified time, whether or not the Contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred

- (b) The Contractor's right to proceed shall not be terminated or the Contractor charged with damages under this clause if —
  - (1) The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor; and
  - (2) The Contractor, within 10 days from the beginning of such delay notifies the Contracting Officer in writing of the causes of delay. The Contracting Officer shall ascertain the facts and the extent of the delay. If, in the judgment of the Contracting Officer, the findings of Fact warrant such action, time for completing the work shall be extended by written modification to the contract. The findings of the Contracting Officer shall be reduced to a written decision which shall be subject to the provisions of the **Disputes** clause of this contract
- (c) If, after termination of the Contractor's right to proceed, it is determined that the Contractor was not in default, or that the delay was excusable, the rights and obligation of the parties will be the same as if the termination had been for convenience of the PHA.

### 5. Termination for Convenience

- (a) The Contracting Officer may terminate this contract in whole, or in part, whenever the Contracting Officer determines that such termination is in the best interest of the PHA. Any such termination shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which the performance of the work under the contract is terminated, and the date upon which such termination becomes effective.
- (b) If the performance of the work is terminated, either in whole or in part, the PHA shall be liable to the Contractor for reasonable and proper costs resulting from such termination upon the receipt by the PHA of a properly presented claim setting out in detail: (1) the total cost of the work performed to date of termination less the total amount of contract payments made to the Contractor; (2) the cost (including reasonable profit) of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, payment for which has not been made by the PHA to the Contractor or by the Contractor to the subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the PHA or assignee takes possession thereof or assumes responsibility therefore; (4) the actual or estimated cost of legal and accounting services reasonably necessary to prepare and present the termination claim to the PHA; and (5) an amount constituting a reasonable profit on the value of the work performed by the Contractor.
- (c) The Contracting Officer will act on the Contractor's claim within days (60 days unless otherwise indicated) of receipt of the Contractor's claim.
- (d) Any disputes with regard to this clause are expressly made subject to the provisions of the Disputes clause of this contract

### 6. Insurance

- (a) Before commencing work, the Contractor and each subcontractor shall furnish the PHA with certificates of insurance showing the following insurance is in force and will insure all operations under the Contract.

(1) Workers' Compensation, in accordance with state or Territorial Workers' Compensation laws.

(2) Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$ \_\_\_\_\_ [Contracting Officer insert amount] per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others. This shall cover the use of all equipment, hoists, and vehicles on the site(s) not covered by Automobile Liability under (3) below. If the Contractor has a "claims-made" policy, then the following additional requirements apply: the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract

(3) Automobile Liability on owned and non-owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$ \_\_\_\_\_ [Contracting Officer insert amount] per occurrence.

(b) Before commencing work, the Contractor shall furnish the PHA with a certificate of insurance evidencing that Builder's Risk (fire and extended coverage) Insurance on all work in place and/or materials stored at the building site(s), including foundations and building equipment, is in force. The Builder's Risk Insurance shall be for the benefit of the Contractor and the PHA as their interests may appear and each shall be named in the policy or policies as an insured. The Contractor in installing equipment supplied by the PHA shall carry insurance on such equipment from the time the Contractor takes possession thereof until the Contract work is accepted by the PHA. The Builder's Risk Insurance need not be carried on excavations, piers, footings, or foundations until such time as work on the superstructure is started. It need not be carried on landscape work. Policies shall furnish coverage at all times for the full cash value of all completed construction, as well as materials in place and/or stored at the site(s), whether or not partial payment has been made by the PHA. The Contractor may terminate this insurance on buildings as of the date taken over for occupancy by the PHA. The Contractor is not required to carry Builder's Risk Insurance for modernization work which does not involve structural alterations or additions and where the PHA's existing fire and extended coverage policy can be endorsed to include such work.

(c) All insurance shall be carried with companies which are financially responsible and admitted to do business in the State in which the project is located. If any such insurance is due to expire during the construction period, the Contractor (including subcontractors, as applicable) shall not permit the coverage to lapse and shall furnish evidence of coverage to the Contracting Officer. All certificates of insurance, as evidence of coverage, shall provide that no coverage may be canceled or non-renewed by the insurance company until at least 30 days prior written notice has been given to the Contracting Officer.

## 7. Contract Modifications

- (a) Only the Contracting Officer has authority to modify any term or condition of this contract. Any contract modification shall be authorized in writing.
- (b) The Contracting Officer may modify the contract unilaterally (1) pursuant to a specific authorization stated in a contract clause (e.g., Changes); or (2) for administrative matters which

do not change the rights or responsibilities of the parties (e.g., change in the PHA address). All other contract modifications shall be in the form of supplemental agreements signed by the Contractor and the Contracting Officer.

(c) When a proposed modification requires the approval of HUD prior to its issuance (e.g., a change order that exceeds the PHA's approved threshold), such modification shall not be effective until the required approval is received by the PHA.

## 8. Changes

(a) The Contracting Officer may, at any time, without notice to the sureties, by written order designated or indicated to be a change order, make changes in the work within the general scope of the contract including changes:

(1) In the specifications (including drawings and designs);

(2) In the method or manner of performance of the work;

(3) PHA-furnished facilities, equipment, materials, services, or site; or,

(4) Directing the acceleration in the performance of the work (b) Any other written order or oral order (which, as used in this paragraph (b), includes direction, instruction, interpretation, or determination) from the Contracting Officer that causes a change shall be treated as a change order under this clause; provided, that the Contractor gives the Contracting Officer written notice stating (1) the date, circumstances and source of the order and (2) that the Contractor regards the order as a change order.

(b) Except as provided in this clause, no order, statement or conduct of the Contracting Officer shall be treated as a change under this clause or entitle the Contractor to an equitable adjustment.

(c) Many change under this clause causes an increase or decrease in the Contractor's cost of, or the time required for the performance of any part of the work under this contract, whether or not changed by any such order, the Contracting Officer shall make an equitable adjustment and modify the contract in writing. However, except for an adjustment based on defective specifications, no proposal for any change under paragraph (b) above shall be allowed for any costs incurred more than 20 days (5 days for oral orders) before the Contractor gives written notice as required. In the case of defective specifications for which the PHA is responsible, the equitable adjustment shall include any increased cost reasonably incurred by the Contractor in attempting to comply with the defective specifications.

(d) The Contractor must assert its right to an adjustment under this clause within 30 days after (1) receipt of a written change order under paragraph (a) of this clause, or (2) the furnishing of a written notice under paragraph (b) of this clause, by submitting a written statement describing the general nature and the amount of the proposal. If the facts justify it, the Contracting Officer may extend the period for submission. The proposal may be included in the notice required under paragraph (b) above. No proposal by the Contractor for an equitable adjustment shall be allowed if asserted after final payment under this contract

(e) The Contractor's written proposal for equitable adjustment shall be submitted in the form of a lump sum proposal supported with an itemized breakdown of all increases and decreases in the contract in at least the following details:

(1) Direct Costs. Materials (list individual items, the quantity and unit cost of each, and the aggregate cost); Transportation and delivery costs associated with materials; Labor

breakdowns by hours or unit costs (identified with specific work to be performed); Construction equipment exclusively necessary for the change; Costs of preparation and/ or revision to shop drawings resulting from the change; Worker's Compensation and Public Liability Insurance; Employment taxes under FICA and FUTA; and, Bond Costs - when size of change warrants revision.

- (2) Indirect Costs. Indirect costs may include overhead, general and administrative expenses, and fringe benefits not normally treated as direct costs.
- (3) Profit. The amount of profit shall be negotiated and may vary according to the nature, extent, and complexity of the work required by the change.

(f) The allowability of the direct and indirect costs shall be determined in accordance with the Contract Cost Principles and Procedures for Commercial Firms in Part 31 of the Federal Acquisition Regulation (48 CFR 1-31), as implemented by HUD Handbook 2210.18, in effect on the date of this contract. The Contractor shall not be allowed a profit on the profit received by any subcontractor. Equitable adjustments for deleted work shall include a credit for profit and may include a credit for indirect costs. On proposals covering both increases and decreases in the amount of the contract, the application of indirect costs and profit shall be on the net-change in direct costs for the Contractor or subcontractor performing the work

(g) The Contractor shall include in the proposal its request for time extension (if any), and shall include sufficient information and dates to demonstrate whether and to what extent the change will delay the completion of the contract in its entirety.

(h) The Contracting Officer shall act on proposals within 30 days after their receipt, or notify the Contractor of the date when such action will be taken.

(i) Failure to reach an agreement on any proposal shall be a dispute under the clause entitled Disputes herein. Nothing in this clause, however, shall excuse the Contractor from proceeding with the contract as changed.

(j) Except in an emergency endangering life or property, no change shall be made by the Contractor without a prior order from the Contracting Officer.

#### 9. Examination and Retention of Contractor's Records

The HA, HUD, or Comptroller General of the United States, or any of their duly authorized representatives shall, until three years after final payment under this contract, have access to and the right to examine any of the Contractor's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.

#### 10. Rights in Data and Patent Rights (Ownership and Proprietary Interest)

The HA shall have exclusive ownership of, all proprietary interest in, and the right to full and exclusive possession of all information, materials, and documents discovered or produced by Contractor pursuant to the terms of this Contract, including but not limited to reports, memoranda or letters concerning the research and reporting tasks of this Contract.

#### 11. Energy Efficiency

The Contractor shall comply with all mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under this contract is performed.

#### 12. Procurement of Recovered Materials

(a) In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor shall procure items designated in the EPA guidelines that contain the highest percentage of recovered materials practicable unless the Contractor determines that such items: (1) are not reasonably available in a reasonable period of time; (2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or (3) are only available at an unreasonable price.

(b) Paragraph (a) of this clause shall apply to items purchased under this contract where: (1) the Contractor purchases in excess of \$10,000 of the item under this contract; or (2) during the preceding Federal fiscal year, the Contractor: (i) purchased any amount of the items for use under a contract that was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and (ii) purchased a total of in excess of \$10,000 of the item both under and outside that contract

#### 13. Training and Employment Opportunities for Residents in the Project Area (Section 3, HUD Act of 1968; 24 CFR 75)

(a) The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

(b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 75, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 75 regulations.

(c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 prioritization requirements, and shall state the minimum percentages of labor hour requirements established in the Benchmark Notice (FR-6085-N-04).

(d) The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 75.

(e) Noncompliance with HUD's regulations in 24 CFR Part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

(f) Contracts, subcontracts, grants, or subgrants subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)) or subject to tribal preference requirements as authorized under 101(k) of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4111(k)) must provide preferences in employment, training, and business opportunities to Indians and Indian organizations, and are therefore not subject to the requirements of 24 CFR Part 75.

#### 14. Labor Standards - Davis-Bacon and Related

If the total amount of this contract exceeds \$2,000, the Federal labor standards set forth in the clause below shall apply to the development or construction work to be performed under the contract.

*(1) Minimum wages—(i) Wage rates and fringe benefits.*

All laborers and mechanics employed or working upon the site of the work (or otherwise working in construction or development of the project under a development statute), will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of basic hourly wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. As provided in 29 CFR 5.5(d) and (e), the appropriate wage determinations are effective by operation of law even if they have not been attached to the contract. Contributions made or costs reasonably anticipated for bona fide fringe benefits under the Davis-Bacon Act (40 U.S.C. 3141(2)(B)) on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph (a)(1)(v) of these contract clauses; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics must be paid the appropriate wage rate and fringe benefits on the wage determination for the classifications(s) of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage

The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(E) The contracting officer must promptly notify the contractor of the action taken by the Wage and Hour Division under 29 CFR 5.5(a)(1)(iii)(C) and (D). The contractor must furnish a written copy of such determination to each affected worker or it must be posted as a part of the wage determination. The wage rate (including fringe benefits where appropriate) determined pursuant to 29 CFR 5.5(a)(1)(iii)(C) or (D) must be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iv) Fringe benefits not expressed as an hourly rate. Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor may either pay the benefit as stated in the wage determination or may pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(v) Unfunded plans. If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program. Provided, That the Secretary of Labor has found, upon the written request of the contractor, in accordance with the criteria set forth in 29 CFR 5.28, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

(vi) Interest. In the event of a failure to pay all or part of the wages required by the contract, the contractor will be required to pay interest on any underpayment of wages.

(2) Withholding—(i) Withholding requirements. The [write in name of Federal agency or the recipient of Federal assistance] may, upon its own action, or must, upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor so much of the accrued payments or advances as may be considered necessary to satisfy the liabilities of the prime contractor or any subcontractor for the full amount of wages and monetary relief, including interest, required by the clauses set forth in 29 CFR 5.5(a) for violations of this contract, or to satisfy any such liabilities required by any other Federal contract, or federally assisted contract subject to Davis-Bacon labor standards, that is held by the same prime contractor (as defined in 29 CFR 5.2). The necessary funds may be withheld from the contractor under this contract, any other Federal contract with the same prime contractor, or any other federally assisted contract that is subject to Davis-Bacon labor standards requirements and is held by the same prime contractor, regardless of whether the other contract was awarded or assisted by the same agency, and such funds may be used to satisfy the contractor liability for which the funds were withheld. In the event of a contractor's failure to pay any laborer or mechanic, including any apprentice or helper working on the site of the work (or otherwise working in construction or development of the project under a development statute) all or part of the wages required by the contract, or upon the contractor's failure to submit the required records as discussed in 29 CFR 5.5(a)(3)(iv), the [Agency] may on its own initiative and after written notice to the contractor, sponsor, applicant, owner, or other entity, as the case may be, take such action as may be necessary to cause the suspension of any further payment,

advance, or guarantee of funds until such violations have ceased.

(ii) Priority to withheld funds. The Department has priority to funds withheld or to be withheld in accordance with 29 CFR 5.5(a)(2)(i) or (b)(3)(i), or both, over claims to those funds by:

(A) A contractor's surety(ies), including without limitation performance bond sureties and payment bond sureties;

(B) A contracting agency for its procurement costs;

(C) A trustee(s) (either a court-appointed trustee or a U.S. trustee, or both) in bankruptcy of a contractor, or a contractor's bankruptcy estate;

(D) A contractor's assignee(s);

(E) A contractor's successor(s); or

(F) A claim asserted under the Prompt Payment Act, 31 U.S.C. 3901-3907.

(3) Records and certified payrolls—(i)

Basic record requirements—(A) Length of record

retention. All regular payrolls and other basic records must be maintained by the contractor and any subcontractor during the course of the work and preserved for all laborers and mechanics working at the site of the work (or otherwise working in construction or development of the project under a development statute) for a period of at least 3 years after all the work on the prime contract is completed.

(B) *Information required.* Such records must contain the name; Social Security number; last known address, telephone number, and email address of each such worker; each worker's correct classification(s) of work actually performed; hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in 40 U.S.C. 3141(2)(B) of the Davis-Bacon Act); daily and weekly number of hours actually worked in total and on each covered contract; deductions made; and actual wages paid.

(C) *Additional records relating to fringe benefits.* Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(v) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in 40 U.S.C. 3141(2)(B) of the Davis-Bacon Act, the contractor must maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits.

(D) *Additional records relating to apprenticeship.* Contractors with apprentices working under approved programs must maintain written evidence of the registration of apprenticeship programs, the registration of the apprentices, and the ratios and wage rates prescribed in the applicable programs.

(ii) *Certified payroll requirements—*(A) Frequency and method of submission. The contractor or subcontractor must submit weekly, for each week in which any DBA- or Related Acts-covered work is performed, certified payrolls to the [write in name of appropriate Federal agency] if the agency is a party to the contract, but if the agency is not such a party, the

case may be, that maintains such records, for transmission to the [write in name of agency]. The prime contractor is responsible for the submission of all certified payrolls by all subcontractors. A contracting agency or prime contractor may permit or require contractors to submit certified payrolls through an electronic system, as long as the electronic system requires a legally valid electronic signature; the system allows the contractor, the contracting agency, and the Department of Labor to access the certified payrolls upon request for at least 3 years after the work on the prime contract has been completed; and the contracting agency or prime contractor permits other methods of submission in situations where the contractor is unable or limited in its ability to use or access the electronic system.

(B) *Information required.* The certified payrolls submitted must set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i)(B), except that full Social Security numbers and last known addresses, telephone numbers, and email addresses must not be included on weekly transmittals. Instead, the certified payrolls need only include an individually identifying number for each worker (e.g., the last four digits of the worker's Social Security number). The required weekly certified payroll information may be submitted using Optional Form WH-347 or in any other format desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at <https://www.dol.gov/sites/dolgov/files/WHD/legacy/files/wh347.pdf> or its successor website. It is not a violation of this section for a prime contractor to require a subcontractor to provide full Social Security numbers and last known addresses, telephone numbers, and email addresses to the prime contractor for its own records, without weekly submission by the subcontractor to the sponsoring government agency (or the applicant, sponsor, owner, or other entity, as the case may be, that maintains such records).

(C) *Statement of Compliance.* Each certified payroll submitted must be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor, or the contractor's or subcontractor's agent who pays or supervises the payment of the persons working on the contract, and must certify the following:

(1) That the certified payroll for the payroll period contains the information required to be provided under 29 CFR 5.5(a)(3)(ii), the appropriate information and basic records are being maintained under 29 CFR 5.5(a)(3)(i), and such information and records are correct and complete;

(2) That each laborer or mechanic (including each helper and apprentice) working on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR part 3; and

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification(s) of work actually performed, as specified in the applicable wage determination incorporated into the contract.

(D) *Use of Optional Form WH-347.* The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 will satisfy the requirement for submission of the "Statement of Compliance" required by 29 CFR 5.5(a)(3)(ii) (C).

(E) *Signature.* The signature by the contractor, subcontractor, or the contractor's or subcontractor's agent must be an original handwritten signature or a legally valid electronic signature.

(F) *Falsification.* The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under 18 U.S.C. 1001 and 31 U.S.C. 3729.

(G) *Length of certified payroll retention.* The contractor or subcontractor must preserve all certified payrolls during the course of the work and for a period of 3 years after all the work on the prime contract is completed.

(iii) Contracts, subcontracts, and related documents. The contractor or subcontractor must maintain this contract or subcontract and related documents including, without limitation, bids, proposals, amendments, modifications, and extensions. The contractor or subcontractor must preserve these contracts, subcontracts, and related documents during the course of the work and for a period of 3 years after all the work on the prime contract is completed.

(iv) *Required disclosures and access—*(A) Required record disclosures and access to workers. The contractor or subcontractor must make the records required under 29 CFR 5.5(a)(3)(i)–(iii), and any other documents that the [write the name of the agency] or the Department of Labor deems necessary to determine compliance with the labor standards provisions of any of the applicable statutes referenced by 29 CFR 5.1, available for inspection, copying, or transcription by authorized representatives of the [write the name of the agency] or the Department of Labor, and must permit such representatives to interview workers during working hours on the job.

(B) *Sanctions for non-compliance with records and worker access requirements.* If the contractor or subcontractor fails to submit the required records or to make them available, or refuses to permit worker interviews during working hours on the job, the Federal agency may, after written notice to the contractor or sponsor, applicant, owner, or other entity, as the case may be, that maintains such records or that employs such workers, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available, or to permit worker interviews during working hours on the job, may be grounds for debarment action pursuant to 29 CFR 5.12. In addition, any contractor or other person that fails to submit the required records or make those records available to WHD within the time WHD requests that the records be produced will be precluded from introducing as evidence in an administrative proceeding under 29 CFR part 6 any of the required records that were not provided or made available to WHD. WHD will take into consideration a reasonable request from the contractor or person for an extension of the time for submission of records. WHD will determine the reasonableness of the request and may consider, among other things, the location of the records and the volume of production.

(C) *Required information disclosures.* Contractors and subcontractors must maintain the full Social Security number and last known address, telephone number, and email address of each covered worker, and must provide them upon request to the [write in name of appropriate Federal agency] if the agency is a party to the contract, or to the Wage and Hour Division of the Department of Labor. If the Federal agency is not such a party to the contract, the contractor, subcontractor, or both, must, upon request, provide the full Social Security number and last known address, telephone number, and email address of each covered worker to the applicant, sponsor, owner, or other entity, as the case may be, that maintains such records, for transmission to the [write in name of agency], the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or other compliance action.

(4) *Apprentices and equal employment opportunity—*(i) *Apprentices—*(A) *Rate of pay.* Apprentices will be permitted to work at less than the predetermined rate for the work they perform when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship (OA), or with a State Apprenticeship Agency recognized by the OA. A person who is not individually registered in the program, but who has

been certified by the OA or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice, will be permitted to work at less than the predetermined rate for the work they perform in the first 90 days of probationary employment as an apprentice in such a program. In the event the OA or a State Apprenticeship Agency recognized by the OA withdraws approval of an apprenticeship program, the contractor will no longer be permitted to use apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(B) *Fringe benefits.* Apprentices must be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringe benefits must be paid in accordance with that determination.

(C) *Apprenticeship ratio.* The allowable ratio of apprentices to journeyworkers on the job site in any craft classification must not be greater than the ratio permitted to the contractor as to the entire work force under the registered program or the ratio applicable to the locality of the project pursuant to 29 CFR 5.5(a)(4)(i)(D). Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in 29 CFR 5.5(a)(4)(i)(A), must be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under this section must be paid not less than the applicable wage rate on the wage determination for the work actually performed.

(D) *Reciprocity of ratios and wage rates.* Where a contractor is performing construction on a project in a locality other than the locality in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyworker's hourly rate) applicable within the locality in which the construction is being performed must be observed. If there is no applicable ratio or wage rate for the locality of the project, the ratio and wage rate specified in the contractor's registered program must be observed.

(ii) *Equal employment opportunity.* The use of apprentices and journeyworkers under this part must be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

(5) *Compliance with Copeland Act requirements.* The contractor shall comply with the requirements of 29 CFR part 3, which are incorporated by reference in this contract.

(6) *Subcontracts.* The contractor or subcontractor must insert in any subcontracts the clauses contained in 29 CFR 5.5(a)(1) through (11), along with the applicable wage determination(s) and such other clauses or contract modifications as the [write in the name of the Federal agency] may by appropriate instructions require, and a clause requiring the subcontractors to include these clauses and wage determination(s) in any lower tier subcontracts. The prime contractor is responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this section. In the event of any violations of these clauses, the prime contractor and any subcontractor(s) responsible will be liable for any unpaid wages and monetary relief, including interest from the date of the underpayment or loss, due to any workers of lower-tier subcontractors, and may be subject to debarment, as appropriate.

(7) *Contract termination: debarment.* A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

(8) *Compliance with Davis-Bacon and Related Act requirements.* All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.

(9) *Disputes concerning labor standards.* Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

(10) *Certification of eligibility.* (i) By entering into this contract, the contractor certifies that neither it nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of 40 U.S.C. 3144(b) or 29 CFR 5.12(a).

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of 40 U.S.C. 3144(b) or 29 CFR 5.12(a).

(iii) The penalty for making false statements is prescribed in the U.S. Code, Title 18 Crimes and Criminal Procedure, 18 U.S.C. 1001.

(11) *Anti-retaliation.* It is unlawful for any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, or to cause any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, a ny worker or job applicant for:

(i) Notifying any contractor of any conduct which the worker reasonably believes constitutes a violation of the DBA, Related Acts, or 29 CFR parts 1, 3, or 5;

(ii) Filing any complaint, initiating or causing to be initiated any proceeding, or otherwise asserting or seeking to assert on behalf of themselves or others any right or protection under the DBA, Related Acts, or 29 CFR parts 1, 3, or 5;

(iii) Cooperating in any investigation or other compliance action, or testifying in any proceeding under the DBA, Related Acts, or 29 CFR parts 1, 3, or 5;

(iv) Informing any other person about their rights under the DBA, Related Acts, or 29 CFR parts 1, 3, or 5.

(b) *Contract Work Hours and Safety Standards Act (CWHSSA).* The Agency Head must cause or require the contracting officer to insert the following clauses set forth in 29 CFR 5.5(b)(1), (2), (3), (4), and (5) in full, or (for contracts covered by the Federal Acquisition Regulation) by reference, in any contract in an amount in excess of \$100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses must be inserted in addition to the clauses required by 29 CFR 5.5(a) or 4.6. As used in this paragraph, the terms "laborers and mechanics" include watchpersons and guards.

(1) *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in 29 CFR 5.5(b) (1) the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages and interest from the date of the underpayment. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchpersons and guards, employed in violation of the clause set forth in 29 CFR 5.5 (b)(1), in the sum of \$31 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in 29 CFR 5.5(b)(1).

(3) *Withholding for unpaid wages and liquidated damages—(i) Withholding process.* The [write in the name of the Federal agency or the recipient of Federal assistance] may, upon its own action, or must, upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor so much of the accrued payments or advances as may be considered necessary to satisfy the liabilities of the prime contractor or any subcontractor for any unpaid wages; monetary relief, including interest; and liquidated damages required by the clauses set forth in 29 CFR 5.5(b) on this contract, any other Federal contract with the same prime contractor, or any other federally assisted contract subject to the Contract Work Hours and Safety Standards Act that is held by the same prime contractor (as defined in 29 CFR 5.2). The necessary funds may be withheld from the contractor under this contract, any other Federal contract with the same prime contractor, or any other federally assisted contract that is subject to the Contract Work Hours and Safety Standards Act and is held by the same prime contractor, regardless of whether the other contract was awarded or assisted by the same agency, and such funds may be used to satisfy the contractor liability for which the funds were withheld.

(ii) *Priority to withheld funds.* The Department has priority to funds withheld or to be withheld in accordance with 29 CFR 5.5(a) (2)(i) or (b)(3)(i), or both, over claims to those funds by:

(A) A contractor's surety(ies), including without limitation performance bond sureties and payment bond sureties;

(B) A contracting agency for its procurement costs;

(C) A trustee(s) (either a court-appointed trustee or a U.S.

trustee, or both) in bankruptcy of a contractor, or a contractor's bankruptcy estate;

(D) A contractor's assignee(s);

(E) A contractor's successor(s); or

(F) A claim asserted under the Prompt Payment Act, 31 U.S.C.

3901-3907. (4) *Subcontracts.* The contractor or subcontractor must insert in any subcontracts the clauses set forth in 29 CFR 5.5(b)(1) through (5) and a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor is responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in 29 CFR 5.5(b)(1) through (5). In the event of any violations of these clauses, the prime contractor and any subcontractor(s) responsible will be liable for any unpaid wages and monetary relief, including interest from the date of the underpayment or loss, due to any workers of lower-tier subcontractors, and associated liquidated damages and may be subject to debarment, as appropriate.

(5) *Anti-retaliation.* It is unlawful for any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, or to cause any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, any worker or job applicant for:

(i) Notifying any contractor of any conduct which the worker reasonably believes constitutes a violation of the Contract Work Hours and Safety Standards Act (CWHSSA) or its implementing regulations in 29 CFR part 5;

(ii) Filing any complaint, initiating or causing to be initiated any proceeding, or otherwise asserting or seeking to assert on behalf of themselves or others any right or protection under CWHSSA or 29 CFR part 5;

(iii) Cooperating in any investigation or other compliance action, or testifying in any proceeding under CWHSSA or 29 CFR part 5; or

(iv) Informing any other person about their rights under CWHSSA or 29 CFR part 5.

(c) *CWHSSA required records clause.* In addition to the clauses contained in 29 CFR 5.5(b), in any contract subject only to the Contract Work Hours and Safety Standards Act and not to any of the other laws referenced by 29 CFR 5.1, the Agency Head must cause or require the contracting officer to insert a clause requiring that the contractor or subcontractor must maintain regular payrolls and other basic records during the course of the work and must preserve them for a period of 3 years after all the work on the prime contract is completed for all laborers and mechanics, including guards and watchpersons, working on the contract. Such records must contain the name; last known address, telephone number, and email address; and social security number of each such worker; each worker's correct classification(s) of work actually performed; hourly rates of wages paid; daily and weekly number of hours actually worked; deductions made; and actual wages paid. Further, the Agency Head must cause or require the contracting officer to insert in any such contract a clause providing that the records to be maintained under this

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paragraph must be made available by the contractor or subcontractor for inspection, copying, or transcription by authorized representatives of the (write the name of agency) and the Department of Labor, and the contractor or subcontractor will permit such representatives to interview workers during working hours on the job.

(d) *Incorporation of contract clauses and wage determinations by reference.* Although agencies are required to insert the contract clauses set forth in this section, along with appropriate wage determinations, in full into covered contracts, and contractors and subcontractors are required to insert them in any lower-tier subcontracts, the incorporation by reference of the required contract clauses and appropriate wage determinations will be given the same force and effect as if they were inserted in full text.

(e) *Incorporation by operation of law.* The contract clauses set forth in this section (or their equivalent under the Federal Acquisition Regulation), along with the correct wage determinations will be considered to be a part of every prime contract required by the applicable statutes referenced by 29 CFR 5.1 to include such clauses, and will be effective by operation of law, whether or not they are included or incorporated by reference into such contract, unless the Administrator grants a variance, tolerance, or exemption from the application of this paragraph. Where the clauses and applicable wage determinations are effective by operation of law under this paragraph, the prime contractor must be compensated for any resulting increase in wages in accordance with applicable law.

**Public reporting burden for this collection of information is estimated to average 1 hour. This includes the time for collecting, reviewing, and reporting the data. The information requested is required to obtain a benefit. This form includes those clauses required by OMB's common rule on grantee procurement, implemented at HUD in 2 CFR 200, and those requirements set forth in Section 3 of the Housing and Urban Development Act of 1968 and its amendment by the Housing and Community Development Act of 1992, implemented by HUD at 24 CFR Part 75. The form is required for construction contracts awarded by Public Housing Agencies (PHAs). The form is used by Housing Authorities in solicitations to provide necessary contract clauses. If the form were not used, PHAs would be unable to enforce their contracts. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.**



**Quotations for Small Purchases (QSP)  
CONDITIONS TO QUOTE -CONSTRUCTION**



**Solicitation No. QSP-24276-318      Date: November 4th, 2024**  
**Project Description: Modernization of One (1) - Two (2) Bedroom Dwelling Unit  
CA011005, El Pueblo Public Housing Development  
Unit 280, 805 El Pueblo Ave, Pittsburg, CA 94509**

**ATTACHMENT 8**

**Section 3, 24 CFR 135**



## Section 3 Business Preference Documentation Information & Forms (Optional Item)

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### *Employment Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968*

#### SECTION 3 RESIDENT MEANS:

- (1) A Contra Costa County public housing resident; or
- (2) An individual who resides in the County of Contra Costa:
  - (i) A low-income person, as this term is defined in section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2)). Section 3(b)(2) of the 1937 Act defines this term to mean families (including single persons) whose incomes do not exceed 80 per centum of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 80 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of prevailing levels of construction costs or unusually high or low-income families; or
  - (ii) A very low-income person, as this term is defined in section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2)). Section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2)) defines this term to mean families (including single persons) whose incomes do not exceed 50 per centum of the median family income for the area, as determined by the Secretary with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 50 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes.

#### ADDITIONAL REQUIREMENTS UNDER SECTION 3

This contract is subject to the following conditions under Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3):

- A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
- C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles

## Section 3 Business Preference Documentation Information & Forms (Optional Item)

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subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

- D. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
- E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 125.
- F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD-assisted contracts.
- G. With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

### ECONOMIC OPPORTUNITIES POLICY

Section 3 of the Federal Housing Act of 1968, as amended, (hereinafter referred to as "Section 3") requires that economic opportunities generated by certain U.S. Department of Housing and Urban Development financial assistance for housing and community development programs shall, to the greatest extent feasible, be given to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to businesses that provide economic opportunities for these persons. Pursuant to Section 3 of the Housing Act of 1968, as amended, and 24 CFR part 135, the Housing Authority of the County of Contra Costa has adopted an Economic Opportunities Policy. It is the intent of the policy to comply fully with Section 3; and by publication of this policy, the Housing Authority of the County of Contra Costa wishes to provide direction for application of this policy. It is the policy of the Housing Authority of the County of Contra Costa to provide to the greatest extent feasible economic opportunities to low- and very low income persons residing in the Contra Costa metropolitan area (as defined in § 135.5 of 24 CFR part 135 and to businesses meeting the definition of "Section 3 business concern" as defined by 24 CFR part 135. In furtherance of this policy, the Housing Authority of the County of Contra Costa shall develop programs and procedures necessary to implement this policy covering all procurement contracts where labor-and/or professional services are provided, in order to achieve the goals outlined below. This policy does not apply to contractors who only furnish materials or supplies, and do not undertake work, as in the installation of the material or equipment.

## Section 3 Business Preference Documentation Information & Forms (Optional Item)

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### NUMERICAL GOALS

All contractors undertaking Section 3 covered projects and Section 3 covered activities on behalf of the Housing Authority of the County of Contra Costa are expected to meet the requirements of Section 3. Any contractor (whether or not they meet the definition of a Section 3 business), to demonstrate compliance with the "greatest extent feasible" requirement of Section 3, must meet the numerical goals set forth below for providing training, employment and contracting opportunities to Section 3 residents and Section 3 business concerns. In meeting the goals, contractors are to apply a system of priority selection from among those Section 3 residents eligible pursuant to § 135.35, 24 CFR part 135:

First priority - residents of the development where the work is to be performed.

Second priority - other residents of the Housing Authority of the County of Contra Costa public housing developments.

Third priority - other residents of Contra Costa County who are participants of HUD Youthbuild programs being carried out in the County of Contra Costa.

Fourth priority - other persons from the Contra Costa County metropolitan area who meet the definition of Section 3 Residents contained in § 135.5 of 24 CFR part 135.

### EMPLOYMENT GOALS

All contractors will seek to the greatest extent feasible to achieve a level of 30% of all new hires to be low- or very low-income residents of the Contra Costa County metropolitan area.

### CONTRACTING PREFERENCE FOR SECTION 3 BUSINESS CONCERNS

Preferences shall be awarded to Section 3 business concerns according to the following system:

- Small Purchases - For Section 3 covered contracts aggregating no more than \$25,000, the Authority shall follow its small purchase procedures as outlined in its procurement policy:
  1. Where the Section 3 covered contract is to be awarded based upon the lowest price, the contract shall be awarded to the qualified Section 3 business concern with the lowest responsive quotation, if it is reasonable and no more than 10 percent higher than the quotation of the lowest responsive quotation from any qualified source. If no responsive quotation by a qualified Section 3 business concern is within 10 percent of the lowest responsive quotation from any qualified source the award shall be made to the source with the lowest quotation.
  2. Where the Section 3 covered contract is to be awarded based on factors other than price, a request for quotations shall be issued by developing the particulars of the solicitation, including a rating system for the assignment of points to evaluate the merits of each quotation. The solicitation shall identify all factors to be considered, including price or cost. The rating system shall provide for a range of 15 to 25 percent of the total number of available rating points to be set aside for the provision of preference for Section 3 business concerns. The purchase order shall be awarded the responsible firm whose quotation is the most advantageous, considering price and all other factors specified in the rating system.

## Section 3 Business Preference Documentation Information & Forms (Optional Item)

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- Competitive Bids - Bids shall be solicited from all business (Section 3 business concerns and non-Section 3 business concerns). An award shall be made to the qualified Section 3 business concern with the highest priority ranking (as defined in 24 CFR part 135) and with the lowest responsive bid if that bid:
  - A. is within the maximum total contract price established in the Authority's budget for the specific project for which bids are being taken, and
  - B. is not more that "X" higher than the total bid price of the lowest responsive bid from any responsible bidder. "X" is determined as follows:

“X”=lesser of:

~~When the lowest responsive bid is less than \$100,000 ..... 10% of that bid or \$9,000~~

When the lowest responsive bid is:

At least \$100,000, but less than \$200,000 .....	9% of that bid, or \$16,000
At least \$200,000, but less than \$300,000 .....	8% of that bid, or \$21,000
At least \$300,000, but less than \$400,000 .....	7% of that bid, or \$24,000
At least \$400,000, but less than \$500,000 .....	6% of that bid, or \$25,000
At least \$500,000, but less than \$1 million.....	5% of that bid, or \$40,000
At least \$1 million, but less than \$2 million .....	4% of that bid, or \$60,000
At least \$2 million, but less than \$4 million .....	3% of that bid, or \$80,000
At least \$4 million, but less than \$7 million .....	2% of that bid, or \$105,000
\$7 million or more .....	1-1/2% of the lowest responsive bid, with no dollar limit

If no responsive bid by a Section 3 business concern meets the requirements of paragraph 1 of this section, the contract shall be awarded to a responsible bidder with the lowest responsive bid.

In both paragraphs 1 and 2 above, a bidder, to be considered as responsible, must demonstrate compliance with the "greatest extent feasible" requirement of Section 3.

Competitive Proposals - When utilizing the competitive proposal process in compliance with its procurement policy, from 15% to 25% of the total number of available points shall be awarded for compliance with Section 3 on Section 3 covered contracts.

**PROPOSALS FROM FIRMS NOT DEMONSTRATING COMPLIANCE WITH THE "GREATEST EXTENT FEASIBLE" REQUIREMENT OF SECTION 3 SHALL NOT BE CONSIDERED RESPONSIBLE.**

### MONITORING

The Authority requires that all contractors of Section 3 covered contracts will make periodic reports outlining their performance with regard to the meeting of Section 3 goals. The Authority will monitor contractors on the accomplishment of goals both by review of reports and through independent interviews and audits of payroll information.

## Section 3 Business Preference Documentation Information & Forms (Optional Item)

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### SANCTIONS

Any noncompliance will result first in an attempt to bring about compliance informally. Continuing noncompliance by a contractor may result in the application of appropriate sanctions which may include termination of the contract for default, withholding of funds; and, pursuant to HUD regulations, debarment and limited denial of participation.

(Optional Item)

**CERTIFICATION FOR BUSINESS CONCERNS SEEKING SECTION 3 BUSINESS PREFERENCE  
IN CONTRACTING AND DEMONSTRATION OF CAPABILITY**

NAME OF BUSINESS: \_\_\_\_\_

ADDRESS OF BUSINESS: \_\_\_\_\_

TYPE OF BUSINESS:     Corporation     Partnership     Sole Proprietorship     Joint Venture

Attached is the following documentation as evidence of status:

**For business claiming status as a Section 3 resident-owned Enterprise:**

Copy of resident lease     Other evidence     Copy of evidence of participation in a public assistance program

**For the business entity as applicable:**

- |  |   |
|--|---|
| <input type="checkbox"/> Copy of Articles of Incorporation                                       | <input type="checkbox"/> Certificate of Good Standing |
| <input type="checkbox"/> Assumed Business Name Certificate                                       | <input type="checkbox"/> Partnership Agreement        |
| <input type="checkbox"/> List of owners/stockholder and % of each                                | <input type="checkbox"/> Corporation Annual Report    |
| <input type="checkbox"/> Latest Board minutes appointing officers                                | <input type="checkbox"/> Additional documentation     |
| <input type="checkbox"/> Organization chart with names and titles and brief functional statement |   |

**For business claiming Section 3 status by subcontracting 25% of the dollar awarded to qualified Section 3 business:**

List of subcontracted Section 3 business and subcontract amount

**For business claiming Section 3 status, claiming at least 30% of their workforce are currently Section 3 residents or were Section 3 eligible residents within 3 years of date of first employment with the business:**

- |  |   |
|--|---|
| <input type="checkbox"/> List of all current full time employees                           | <input type="checkbox"/> List of all employees claiming Section 3 status                                |
| <input type="checkbox"/> PHA Residential lease (less than 3 years from date of employment) | <input type="checkbox"/> Other evidence of Section 3 status (less than 3 years from date of employment) |

**Evidence of ability to perform successfully under the terms and conditions of the proposed contract:**

- |   |  |
|---|--|
| <input type="checkbox"/> Current financial statement    | <input type="checkbox"/> List of owned equipment                                       |
| <input type="checkbox"/> Statement of ability to comply | <input type="checkbox"/> List of all contracts for the past 2 years with public policy |

**Corporate Seal**

\_\_\_\_\_  
Authorizing Name and Signature

\_\_\_\_\_  
Notary

\_\_\_\_\_  
Title

My term expires: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

**SUGGESTED AFFIRMATIVE ACTION PLAN FOR UTILIZATION OF PROJECT AREA BUSINESSES**

Number Of All Contracts Proposed: \_\_\_\_\_

Name Of Company: \_\_\_\_\_

Dollar Value Of All Contracts Proposed: \_\_\_\_\_

Project: \_\_\_\_\_

To The Greatest Extent Feasible, Contracts Will Be Awarded Through Negotiation Or Bid To Qualified Project Area Businesses.

Goal Of These Contracts For Project Area Businesses:

PROPOSED TYPE OF CONTRACT	APPROX. COST	PROPOSED TYPE OF CONTRACT	APPROX. COST

Outline The Program To Achieve These Goals For Economically And Socially Disadvantaged:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**NOTE: To Complete The Affirmative Action Plan, Follow Steps Outlines In Attached Exhibit.**

DATE: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name



**SUGGESTED AFFIRMATIVE ACTION PLAN FOR UTILIZATION OF PROJECT AREA BUSINESSES  
(cont'd)**

SUGGESTED SECTION 3 PRELIMINARY WORKFORCE STATEMENT UTILIZATION OF LOWER INCOME PROJECT AREA RESIDENTS AS REGULAR, PERMANENT EMPLOYEES, TRAINEES, APPRENTICES.

COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PROJECT: \_\_\_\_\_

	PRESENT PERMANENT EMPLOYEES (At Time of Contract Signing)	SECTION 3 WORKFORCE PROJECTION (Residents)	TOTAL PROJECTED WORKFORCE INCREASE
TRAINEES			
APPRENTICES			
JOURNEYPERSONS			
LABORERS			
SUPERVISORY			
SUPERINTENDENT			
PROFESSIONAL			
CLERICAL			

**NOTE: RESIDENTS ARE THOSE LOWER INCOME PROJECT AREA RESIDENTS WHO HAVE BEEN QUALIFIED AS ELIGIBLE.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

## SECTION 3 BUSINESS PREFERENCE CLAUSE

*This contract is subject to the following conditions under Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3).*

- A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- B. The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 135 regulations.
- C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor or organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- D. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon finding that the subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.
- E. The contractor will certify that any vacant employment positions, including training positions that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 135.
- F. Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
- G. With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprise. Parties to this contract that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

## PREFERENCE FOR SECTION 3 BUSINESS CONCERNS IN CONTRACTING OPPORTUNITIES

HACCC has established the following priority for preference when providing contracting opportunities to Section 3 Businesses:

### Priority I

#### Category 1a Business

Business concerns that are 51 percent or more owned by residents of the housing development or developments for which the Section 3-covered assistance is expended.

### Priority II

#### Category 1b Business

Business concerns whose workforce includes 30 percent of residents of the housing development for which the Section 3-covered assistance is expended, or within three (3) years of the date of first employment with the business concern, were residents of the Section 3-covered housing development.

### Priority III

#### Category 2a Business

Business concerns that are 51 percent or more owned by residents of any other housing development or developments.

### Priority IV

#### Category 2b Business

Business concerns whose workforce includes 30 percent of residents of any other public housing development or developments, or within three (3) years of the date of first employment with the business concern, were "Section 3" residents of any other public housing development.

### Priority V

#### Category 3 Business

Business concerns participating in HUD Youth-build programs being carried out in the metropolitan area in which the Section 3-covered assistance is expended.

### Priority VI

#### Category 4a Business

Business concerns that are 51 percent or more owned by Section 3 residents in the metropolitan area, or whose permanent, full-time workforce includes no less than 30 percent of Section 3 residents in the metropolitan area, or within three (3) years of the date of employment with the business concern, were Section 3 residents in the metropolitan area.

### Priority VII

#### Category 4b Business

Business concerns that subcontract in excess of 25 percent of the total amount of subcontracts to Section 3 business concerns.

### Eligibility for Preference

A business concern seeking to qualify for a Section 3 contracting preference shall certify or submit evidence that the business concern is a Section business concern.

HUD directs within 24 CFR 135 that HACCC may make award to qualified Section 3 business concern with the highest priority ranking and with the lowest responsive bid if that bid is:

- (a) within the maximum total contract price established by HACCC; or
- (b) not more than “X” higher than the total bid price of the lowest responsive bid from any responsible bidder. “X” is determined as follows:

“X” = LESSOR OF:	
When the lowest responsive bid is less than \$100,000	10% of that bid, or \$9,000.00
When the lowest responsive bid is at least:	
\$100,000.00, but less than \$200,000.00	9% of that bid, or \$16,000.00
\$200,000.00, but less than \$300,000.00	8% of that bid, or \$21,000.00
\$300,000.00, but less than \$400,000.00	7% of that bid, or \$24,000.00
\$400,000.00, but less than \$500,000.00	6% of that bid, or \$25,000.00
\$500,000.00, but less than \$1,000,000.00	5% of that bid, or \$40,000.00
\$1,000,000.00, but less than \$2,000,000.00	4% of that bid, or \$60,000.00
\$2,000,000.00, but less than \$4,000,000.00	3% of that bid, or \$80,000.00
\$4,000,000.00, but less than \$7,000,000.00	2% of that bid, or \$105,000.00
\$7,000,000.00, or more	1.5% of the lowest responsive and responsible bid with no dollar limit

**Quotations for Small Purchases (QSP)  
CONDITIONS TO QUOTE -CONSTRUCTION**



**Solicitation No. QSP-24276-318      Date: November 4th, 2024**  
**Project Description: Modernization of One (1) - Two (2) Bedroom Dwelling Unit  
CA011005, El Pueblo Public Housing Development  
Unit 280, 805 El Pueblo Ave, Pittsburg, CA 94509**

**ATTACHMENT 9**

**Applicable HUD Wage Rate**



"General Decision Number: CA20240019 10/18/2024

Superseded General Decision Number: CA20230019

State: California

Construction Type: Residential

Counties: Alameda, Contra Costa, El Dorado, Marin, Monterey, Napa, Placer, Sacramento, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma, Sutter, Yolo and Yuba Counties in California.

RESIDENTIAL CONSTRUCTION PROJECTS (including single family homes and apartments up to and including 4 stories)

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 14026 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$17.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2024.</li></ul>
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 13658 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$12.90 per hour (or the applicable wage rate listed on this wage determination,</li></ul>

if it is higher) for all hours spent performing on that contract in 2024.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/05/2024
1	01/12/2024
2	01/19/2024
3	01/26/2024
4	02/09/2024
5	02/16/2024
6	02/23/2024
7	03/01/2024
8	03/08/2024
9	04/12/2024
10	04/26/2024
11	05/24/2024
12	07/05/2024
13	07/12/2024
14	07/19/2024
15	07/26/2024
16	08/23/2024
17	09/06/2024
18	09/13/2024
19	09/20/2024
20	10/18/2024

ASBE0016-002 01/01/2024

AREA 1: ALAMEDA, CONTRA COSTA, MARIN, NAPA, SAN FRANCISCO, SAN MATEO & SANTA CLARA COUNTIES

AREA 2: EL DORADO, MONTEREY, PLACER, SACRAMENTO, SAN BENITO, SANTA CRUZ, SOLANO, SONOMA, SUTTER, YOLO, & YUBA COUNTIES

Rates Fringes

Asbestos Workers/Insulator  
(Includes the application of  
all insulating materials,  
protective coverings,  
coatings, and finishes to all  
types of mechanical systems)

Area 1.....\$ 84.76 25.07  
Area 2.....\$ 64.56 25.07

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\* ASBE0016-009 05/01/2024

AREA 1: EL DORADO, MONTEREY, PLACER, SACRAMENTO, SAN BENITO,  
SANTA CRUZ, SOLANO, SANOMA, SUTTER, YOLO & YUBA COUNTIES

AREA 2: ALAMEDA, CONTRA COSTA, MARIN, NAPA, SAN FRANCISCO, SAN  
MATEO & SANTA CLARA COUNTIES

Rates Fringes

Asbestos Removal  
worker/hazardous material  
handler (Includes  
preparation, wetting,  
stripping, removal,  
scrapping, vacuuming, bagging  
and disposing of all  
insulation materials from  
mechanical systems, whether  
they contain asbestos or not)

Area 1.....\$ 34.56 11.40  
Area 2.....\$ 36.53 9.27

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BRCA0003-001 08/01/2023

Rates Fringes

MARBLE FINISHER.....\$ 41.18 18.58

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BRCA0003-002 05/01/2024

Rates Fringes

BRICKLAYER

( 7) Marin, Napa, San  
Francisco, San Mateo,  
Solano, Sonoma.....\$ 57.02 28.50



( 8) Alameda, Contra Costa, San Benito, Santa Clara.....	\$ 56.94	26.28
( 9) El Dorado, Placer, Sacramento, Sutter.....	\$ 52.76	25.01
(16) Monterey, Santa Cruz...	\$ 54.18	27.82

SPECIALTY PAY:

- (A) Underground work such as tunnel work, sewer work, manholes, catch basins, sewer pipes and telephone conduit shall be paid \$1.25 per hour above the regular rate. Work in direct contact with raw sewage shall receive \$1.25 per hour in addition to the above.
- (B) Operating a saw or grinder shall receive \$1.25 per hour above the regular rate.
- (C) Guniting nozzle person shall receive \$1.25 per hour above the regular rate.

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BRCA0003-007 07/01/2023

	Rates	Fringes
TERRAZZO FINISHER.....	\$ 43.90	19.51
TERRAZZO WORKER.....	\$ 59.06	28.31

FOOTNOTE: Base machine operator: \$1.00 per hour additional.

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BRCA0003-009 08/01/2023

	Rates	Fringes
MARBLE MASON.....	\$ 60.20	28.82

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BRCA0003-012 04/01/2024

	Rates	Fringes
TILE FINISHER Alameda, Contra Costa, Marin, Monterey, Napa, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano.....	\$ 37.75	19.28
El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba.....	\$ 35.00	17.44
Sonoma.....	\$ 35.78	19.23

Tile Layer

Alameda, Contra Costa, Marin, Monterrey, Napa, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano.....	\$ 59.92	22.62
El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba.....	\$ 55.55	21.08
Sonoma.....	\$ 56.79	22.54

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 CARP0022-001 07/01/2023

San Francisco County

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 60.39	33.52
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 60.54	33.52
Journeyman Carpenter.....	\$ 60.39	33.52
Millwright.....	\$ 60.49	35.11

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 CARP0035-005 07/01/2021

AREA 1: Alameda, Contra Costa, Marin, Napa, San Francisco, San  
 Mateo, Santa Clara, Solano & Sonoma Counties

AREA 2: Monterey, San Benito & Santa Cruz Counties

AREA 4: El Dorado, Placer, Sacramento, Sutter, Yolo, & Yuba  
 Counties

	Rates	Fringes
Drywall Installers/Lathers:		
Area 1.....	\$ 54.85	31.93
Area 2.....	\$ 48.97	31.93
Area 4.....	\$ 48.12	31.93
Drywall Stocker/Scraper		
Area 1.....	\$ 27.43	18.58
Area 2.....	\$ 24.49	18.58
Area 4.....	\$ 24.07	18.58

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CARP0035-009 07/01/2020

Marin County

	Rates	Fringes
CARPENTER		
Bridge Builder/Highway Carpenter.....	\$ 52.65	30.82
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 52.80	30.82
Journeyman Carpenter.....	\$ 52.65	30.82
Millwright.....	\$ 52.75	32.41

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CARP0046-001 07/01/2023

El Dorado (West), Placer (West), Sacramento and Yolo Counties

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 60.39	33.52
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 54.66	33.52
Journeyman Carpenter.....	\$ 54.51	33.52
Millwright.....	\$ 57.01	35.11

Footnote: Placer County (West) includes territory West of and including Highway 49 and El Dorado County (West) includes territory West of and including Highway 49 and territory inside the city limits of Placerville.

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CARP0046-003 07/01/2023

El Dorado (East), Placer (East), Sutter and Yuba Counties

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 60.39	33.52

Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 53.31	33.52
Journeyman Carpenter.....	\$ 53.16	33.52
Millwright.....	\$ 55.66	35.11

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 CARP0152-001 07/01/2020

Contra Costa County

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 52.65	30.82
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 52.80	30.82
Journeyman Carpenter.....	\$ 52.65	30.82
Millwright.....	\$ 52.75	32.41

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 CARP0180-001 07/01/2021

Solano County

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 54.85	31.49
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 55.00	31.49
Journeyman Carpenter.....	\$ 54.85	31.49
Millwright.....	\$ 54.95	33.08

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 CARP0217-001 07/01/2023

San Mateo County

	Rates	Fringes
Carpenters		

Bridge Builder/Highway Carpenter.....	\$ 60.39	33.52
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 60.54	33.52
Journeyman Carpenter.....	\$ 60.39	33.52
Millwright.....	\$ 60.49	35.11

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 CARP0405-001 07/01/2021

Santa Clara County

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 54.85	31.49
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 55.00	31.49
Journeyman Carpenter.....	\$ 54.85	31.49
Millwright.....	\$ 54.95	33.08

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 CARP0405-002 07/01/2021

San Benito County

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 54.85	31.49
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 49.12	31.49
Journeyman Carpenter.....	\$ 48.97	31.49
Millwright.....	\$ 51.47	33.08

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 CARP0505-001 07/01/2021

Santa Cruz County

Rates	Fringes
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Carpenters

Bridge Builder/Highway Carpenter.....	\$ 54.85	31.49
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 49.12	31.49
Journeyman Carpenter.....	\$ 48.97	31.49
Millwright.....	\$ 51.47	33.08

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CARP0605-001 07/01/2021

Monterey County

Rates Fringes

Carpenters

Bridge Builder/Highway Carpenter.....	\$ 54.85	31.49
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 49.12	31.49
Journeyman Carpenter.....	\$ 48.97	31.49
Millwright.....	\$ 51.47	33.08

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CARP0713-001 07/01/2021

Alameda County

Rates Fringes

Carpenters

Bridge Builder/Highway Carpenter.....	\$ 54.85	31.49
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 55.00	31.49
Journeyman Carpenter.....	\$ 54.85	31.49
Millwright.....	\$ 54.95	33.08

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CARP0751-001 07/01/2021

Napa and Sonoma Counties

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 54.85	31.49
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 55.00	31.49
Journeyman Carpenter.....	\$ 54.85	31.49
Millwright.....	\$ 54.95	33.08

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ELEC0006-003 11/01/2023

SAN FRANCISCO COUNTY

	Rates	Fringes
Sound & Communications		
Installer.....	\$ 51.68	3%+24.65
Technician.....	\$ 59.43	3%+24.65

SCOPE OF WORK: Including any data system whose only function is to transmit or receive information; excluding all other data systems or multiple systems which include control function or power supply; inclusion or exclusion of terminations and testings of conductors determined by their function; excluding fire alarm work when installed in raceways (including wire and cable pulling) and when performed on new or major remodel building projects or jobs; excluding installation of raceway systems, line voltage work, industrial work, life-safety systems (all buildings having floors located more than 75' above the lowest floor level having building access); excluding energy management systems.

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ELEC0006-005 06/01/2024

SAN FRANCISCO COUNTY

	Rates	Fringes
ELECTRICIAN.....	\$ 54.75	3%+22.33

Work on residential wood frame remodel and repair in all wood-constructed buildings not to exceed 24 living units;

and new wood frame single structure 1 or 2 family houses,  
 or on all wood- constructed buildings not to exceed 20  
 living units under 1 roof excluding projects or tracts  
 containing more than 2 houses, or more than 1 building

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 ELEC0006-009 06/01/2024

SAN FRANCISCO COUNTY:

	Rates	Fringes
ELECTRICIAN		
All other work.....	\$ 91.25	3%+45.315

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 ELEC0180-002 12/01/2023

NAPA & SOLANO COUNTIES

	Rates	Fringes
ELECTRICIAN.....	\$ 38.50	21.16

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 ELEC0234-002 12/25/2023

MONTEREY, SAN BENITO, AND SANTA CRUZ COUNTIES:

	Rates	Fringes
ELECTRICIAN		
Zone A.....	\$ 65.16	29.55
Zone B.....	\$ 71.68	29.75

Zone A: All of Santa Cruz, Monterey, and San Benito Counties  
 within 25 air miles of Highway 1 and Dolan Road in Moss  
 Landing, and an area extending 5 miles east and west of  
 Highway 101 South to the San Luis Obispo County Line

Zone B: Any area outside of Zone A

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 ELEC0234-004 12/01/2021

MONTEREY, SAN BENITO, AND SANTA CRUZ COUNTIES

	Rates	Fringes
Sound & Communications		
Installer.....	\$ 47.93	24.09



Technician.....\$ 55.12                   24.30

SCOPE OF WORK: Including any data system whose only function is to transmit or receive information; excluding all other data systems or multiple systems which include control function or power supply; inclusion or exclusion of terminations and testings of conductors determined by their function; excluding fire alarm work when installed in raceways (including wire and cable pulling) and when performed on new or major remodel building projects or jobs; excluding installation of raceway systems, line voltage work, industrial work, life-safety systems (all buildings having floors located more than 75' above the lowest floor level having building access); excluding energy management systems.

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ELEC0302-002 02/27/2023

CONTRA COSTA COUNTY

	Rates	Fringes
CABLE SPLICER.....	\$ 68.92	32.67
ELECTRICIAN.....	\$ 61.26	32.44

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ELEC0302-004 12/01/2023

CONTRA COSTA COUNTY

	Rates	Fringes
Sound & Communications		
Installer.....	\$ 48.44	27.60
Technician.....	\$ 55.71	27.82

SCOPE OF WORK: Including any data system whose only function is to transmit or receive information; excluding all other data systems or multiple systems which include control function or power supply; inclusion or exclusion of terminations and testings of conductors determined by their function; excluding fire alarm work when installed in raceways (including wire and cable pulling) and when performed on new or major remodel building projects or jobs; excluding installation of raceway systems, line voltage work, industrial work, life-safety systems (all buildings having floors located more than 75' above the lowest floor level having building access); excluding energy management systems.

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ELEC0332-002 06/01/2024

SANTA CLARA COUNTY

	Rates	Fringes
ELECTRICIAN.....	\$ 45.25	22.43

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ELEC0332-004 12/01/2023

SANTA CLARA COUNTY

	Rates	Fringes
Sound & Communications		
Installer.....	\$ 53.18	27.745
Technician.....	\$ 61.16	27.985

SCOPE OF WORK: Including any data system whose only function is to transmit or receive information; excluding all other data systems or multiple systems which include control function or power supply; inclusion or exclusion of terminations and testings of conductors determined by their function; excluding fire alarm work when installed in raceways (including wire and cable pulling) and when performed on new or major remodel building projects or jobs; excluding installation of raceway systems, line voltage work, industrial work, life-safety systems (all buildings having floors located more than 75' above the lowest floor level having building access); excluding energy management systems.

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ELEC0340-001 02/01/2016

EL DORADO, PLACER, SACRAMENTO, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
ELECTRICIAN		
Four stories.....	\$ 39.06	24.51
Work on single family homes and apartments up to and including 3 stories.....	\$ 23.10	12.48

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ELEC0340-004 02/01/2018

COLUSA, PLACER, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
Sound & Communications		
Installer.....	\$ 29.35	3%+15.35
Technician.....	\$ 33.75	3%+15.35

SCOPE OF WORK: Including any data system whose only function is to transmit or receive information; excluding all other data systems or multiple systems which include control function or power supply; inclusion or exclusion of terminations and testings of conductors determined by their function; excluding fire alarm work when installed in raceways (including wire and cable pulling) and when performed on new or major remodel building projects or jobs; excluding installation of raceway systems, line voltage work, industrial work, life-safety systems (all buildings having floors located more than 75' above the lowest floor level having building access); excluding energy management systems.

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 ELEC0401-006 01/01/2021

EL DORADO AND PLACER COUNTIES

	Rates	Fringes
ELECTRICIAN.....	\$ 31.88	3%+7.50

ZONE PAY:  
 Zone 1 - 0 to 70 miles \$0.00 Per Hour  
 Zone 2 - 70 to 90 miles \$5.00 Per Hour  
 Zone 3 - 91 miles and over \$7.00 Per Hour

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 ELEC0551-003 12/01/2023

MARIN AND SONOMA COUNTIES:

	Rates	Fringes
ELECTRICIAN.....	\$ 38.50	21.16

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 ELEC0595-004 06/01/2024

ALAMEDA COUNTY

	Rates	Fringes
CABLE SPLICER.....	\$ 84.18	3%+44.68
ELECTRICIAN.....	\$ 73.20	3%+44.68

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 ELEC0595-007 11/01/2023

ALAMEDA COUNTY

	Rates	Fringes
Sound & Communications		
Installer.....	\$ 51.18	3%+24.15
Technician.....	\$ 58.86	3%+24.15

SCOPE OF WORK: Including any data system whose only function is to transmit or receive information; excluding all other data systems or multiple systems which include control function or power supply; inclusion or exclusion of terminations and testings of conductors determined by their function; excluding fire alarm work when installed in raceways (including wire and cable pulling) and when performed on new or major remodel building projects or jobs; excluding installation of raceway systems, line voltage work, industrial work, life-safety systems (all buildings having floors located more than 75' above the lowest floor level having building access); excluding energy management systems.

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 ELEC0617-002 06/01/2024

SAN MATEO COUNTY

	Rates	Fringes
ELECTRICIAN.....	\$ 82.00	48.05

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 ELEV0008-001 01/01/2024

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 80.76	37.885+a+b

FOOTNOTE:

- a. PAID VACATION: Employer contributes 8% of regular hourly rate as vacation pay credit for employees with more than 5 years of service, and 6% for 6 months to 5 years of service.
- b. PAID HOLIDAYS: New Year's Day, Memorial Day, Independence

Day, Labor Day, Veterans' Day, Thanksgiving Day, Friday after Thanksgiving, and Christmas Day.

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ENGI0003-009 06/29/2020

EL DORADO, MONTEREY, NAPA, PLACER, SACRAMENTO, SAN BENITO, SANTA CRUZ, SONOMA, SUTTER, YOLO AND YUBA COUNTIES

""AREA 1"" WAGE RATES ARE LISTED BELOW

""AREA 2"" RECEIVES AN ADDITIONAL \$2.00 PER HOUR ABOVE AREA 1 RATES.

SEE AREA DESCRIPTIONS BELOW

	Rates	Fringes
OPERATOR: Power Equipment (AREA 1:)		
GROUP 1.....	\$ 51.42	31.15
GROUP 2.....	\$ 49.89	31.15
GROUP 3.....	\$ 48.41	31.15
GROUP 4.....	\$ 47.03	31.15
GROUP 5.....	\$ 45.76	31.15
GROUP 6.....	\$ 44.44	31.15
GROUP 7.....	\$ 43.30	31.15
GROUP 8.....	\$ 42.16	31.15
GROUP 8-A.....	\$ 39.95	31.15
OPERATOR: Power Equipment (Cranes and Attachments - AREA 1:)		
GROUP 1		
Cranes.....	\$ 52.30	31.15
Oiler.....	\$ 43.79	31.15
Truck crane oiler.....	\$ 46.08	31.15
GROUP 2		
Cranes.....	\$ 50.54	31.15
Oiler.....	\$ 42.83	31.15
Truck crane oiler.....	\$ 45.07	31.15
GROUP 3		
Cranes.....	\$ 48.80	31.15
Hydraulic.....	\$ 44.44	31.15
Oiler.....	\$ 42.55	31.15
Truck crane oiler.....	\$ 44.83	31.15
GROUP 4		
Cranes.....	\$ 45.76	31.15

FOOTNOTE: Work suspended by ropes or cables, or work on a Yo-Yo Cat: \$.60 per hour additional.

#### POWER EQUIPMENT OPERATOR CLASSIFICATIONS

GROUP 1: Operator of helicopter (when used in erection work); Hydraulic excavator, 7 cu. yds. and over; Power shovels, over 7 cu. yds.

GROUP 2: Highline cableway; Hydraulic excavator, 3-1/2 cu. yds. up to 7 cu. yds.; Licensed construction work boat operator, on site; Power blade operator (finish); Power shovels, over 1 cu. yd. up to and including 7 cu. yds. m.r.c.

GROUP 3: Asphalt milling machine; Cable backhoe; Combination backhoe and loader over 3/4 cu. yds.; Continuous flight tie back machine assistant to engineer or mechanic; Crane mounted continuous flight tie back machine, tonnage to apply; Crane mounted drill attachment, tonnage to apply; Dozer, slope brd; Gradall; Hydraulic excavator, up to 3 1/2 cu. yds.; Loader 4 cu. yds. and over; Long reach excavator; Multiple engine scraper (when used as push pull); Power shovels, up to and including 1 cu. yd.; Pre-stress wire wrapping machine; Side boom cat, 572 or larger; Track loader 4 cu. yds. and over; Wheel excavator (up to and including 750 cu. yds. per hour)

GROUP 4: Asphalt plant engineer/box person; Chicago boom; Combination backhoe and loader up to and including 3/4 cu. yd.; Concrete batch plant (wet or dry); Dozer and/or push cat; Pull-type elevating loader; Gradesetter, grade checker (GPS, mechanical or otherwise); Grooving and grinding machine; Heading shield operator; Heavy-duty drilling equipment, Hughes, LDH, Watson 3000 or similar; Heavy-duty repairperson and/or welder; Lime spreader; Loader under 4 cu. yds.; Lubrication and service engineer (mobile and grease rack); Mechanical finishers or spreader machine (asphalt, Barber-Greene and similar); Miller Formless M-9000 slope paver or similar; Portable crushing and screening plants; Power blade support; Roller operator, asphalt; Rubber-tired scraper, self-loading (paddle-wheels, etc.); Rubber-tired earthmoving equipment (scrapers); Slip form paver (concrete); Small tractor with drag; Soil stabilizer (P & H or equal); Spider plow and spider puller; Tubex pile rig; Unlicensed construction work boat operator, on site; Timber skidder; Track loader up to 4 yds.; Tractor-drawn scraper; Tractor, compressor drill combination; Welder; Woods-Mixer (and other similar Pugmill equipment)

GROUP 5: Cast-in-place pipe laying machine; Combination slusher

and motor operator; Concrete conveyor or concrete pump, truck or equipment mounted; Concrete conveyor, building site; Concrete pump or pumpcrete gun; Drilling equipment, Watson 2000, Texoma 700 or similar; Drilling and boring machinery, horizontal (not to apply to waterliners, wagon drills or jackhammers); Concrete mixer/all; Person and/or material hoist; Mechanical finishers (concrete) (Clary, Johnson, Bidwell Bridge Deck or similar types); Mechanical burm, curb and/or curb and gutter machine, concrete or asphalt); Mine or shaft hoist; Portable crusher; Power jumbo operator (setting slip-forms, etc., in tunnels); Screed (automatic or manual); Self-propelled compactor with dozer; Tractor with boom D6 or smaller; Trenching machine, maximum digging capacity over 5 ft. depth; Vermeer T-600B rock cutter or similar

GROUP 6: Armor-Coater (or similar); Ballast jack tamper; Boom-type backfilling machine; Assistant plant engineer; Bridge and/or gantry crane; Chemical grouting machine, truck-mounted; Chip spreading machine operator; Concrete saw (self-propelled unit on streets, highways, airports and canals); Deck engineer; Drilling equipment Texoma 600, Hughes 200 Series or similar up to and including 30 ft. m.r.c.; Drill doctor; Helicopter radio operator; Hydro-hammer or similar; Line master; Skidsteer loader, Bobcat larger than 743 series or similar (with attachments); Locomotive; Lull hi-lift or similar; Oiler, truck mounted equipment; Pavement breaker, truck-mounted, with compressor combination; Paving fabric installation and/or laying machine; Pipe bending machine (pipelines only); Pipe wrapping machine (tractor propelled and supported); Screed (except asphaltic concrete paving); Self-propelled pipeline wrapping machine; Tractor; Self-loading chipper; Concrete barrier moving machine

GROUP 7: Ballast regulator; Boom truck or dual-purpose A-frame truck, non-rotating - under 15 tons; Cary lift or similar; Combination slurry mixer and/or cleaner; Drilling equipment, 20 ft. and under m.r.c.; Firetender (hot plant); Grouting machine operator; Highline cableway signalperson; Stationary belt loader (Kolman or similar); Lift slab machine (Vagtborg and similar types); Maginnes internal full slab vibrator; Material hoist (1 drum); Mechanical trench shield; Pavement breaker with or without compressor combination); Pipe cleaning machine (tractor propelled and supported); Post driver; Roller (except asphalt); Chip Seal; Self-propelled automatically applied concrete curing machine (on streets, highways, airports and canals); Self-propelled compactor (without dozer); Signalperson; Slip-form pumps (lifting device for concrete forms); Tie spacer; Tower mobile; Trenching machine, maximum digging capacity up to and including 5 ft. depth; Truck-type

loader

GROUP 8: Bit sharpener; Boiler tender; Box operator; Brakeperson; Combination mixer and compressor (shotcrete/gunite); Compressor operator; Deckhand; Fire tender; Forklift (under 20 ft.); Generator; Gunite/shotcrete equipment operator; Hydraulic monitor; Ken seal machine (or similar); Mixermobile; Oiler; Pump operator; Refrigeration plant; Reservoir-debris tug (self-propelled floating); Ross Carrier (construction site); Rotomist operator; Self-propelled tape machine; Shuttlecar; Self-propelled power sweeper operator (includes vacuum sweeper); Slusher operator; Surface heater; Switchperson; Tar pot firetender; Tugger hoist, single drum; Vacuum cooling plant; Welding machine (powered other than by electricity)

GROUP 8-A: Elevator operator; Skidsteer loader-Bobcat 743 series or smaller, and similar (without attachments); Mini excavator under 25 H.P. (backhoe-trencher); Tub grinder wood chipper

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ALL CRANES AND ATTACHMENTS

GROUP 1: Clamshell and dragline over 7 cu. yds.; Crane, over 100 tons; Derrick, over 100 tons; Derrick barge pedestal-mounted, over 100 tons; Self-propelled boom-type lifting device, over 100 tons

GROUP 2: Clamshell and dragline over 1 cu. yd. up to and including 7 cu. yds.; Crane, over 45 tons up to and including 100 tons; Derrick barge, 100 tons and under; Self-propelled boom-type lifting device, over 45 tons; Tower crane

GROUP 3: Clamshell and dragline up to and including 1 cu. yd.; Cranes 45 tons and under; Self-propelled boom-type lifting device 45 tons and under;

GROUP 4: Boom Truck or dual purpose A-frame truck, non-rotating over 15 tons; Truck-mounted rotating telescopic boom type lifting device, Manitex or similar (boom truck) over 15 tons; Truck-mounted rotating telescopic boom type lifting device, Manitex or similar (boom truck) - under 15 tons;

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AREA DESCRIPTIONS:

POWER EQUIPMENT OPERATORS, CRANES AND ATTACHMENTS, TUNNEL AND



UNDERGROUND [These areas do not apply to Piledrivers and Steel Erectors]

AREA 1: ALAMEDA, CONTRA COSTA, MARIN, NAPA, SACRAMENTO, SAN BENITO, SAN FRANCISCO, SANTA CLARA, SANTA CRUZ, SOLANO, YOLO, AND YUBA COUNTIES

THE REMAINING COUNTIES ARE SPLIT BETWEEN AREA 1 AND AREA 2 AS NOTED BELOW:

ELDORADO COUNTY:

Area 1: North Central part

Area 2: Remainder

MONTEREY COUNTY

Area 1: Remainder

Area 2: Southwestern part

PLACER COUNTY:

Area 1: All but the Central portion

Area 2: Remainder

PLUMAS COUNTY:

Area 1: Western portion

Area 2: Remainder

SHASTA COUNTY:

Area 1: All but the Northeastern corner

Area 2: Remainder

SIERRA COUNTY:

Area 1: Western part

Area 2: Remainder

SISKIYOU COUNTY:

Area 1: Central part

Area 2: Remainder

SONOMA COUNTY:

Area 1: All but the Northwestern corner

Area 2: Remainder

TEHAMA COUNTY:

Area 1: All but the Western border with Mendocino & Trinity Counties

Area 2: Remainder

TRINITY COUNTY:

Area 1: East Central part and the Northeaster border with Shasta County

Area 2: Remainder

TULARE COUNTY;

Area 1: Remainder

Area 2: Eastern part

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ENGI0003-010 06/26/2017

ALAMEDA, CONTRA COSTA, MARIN, SAN FRANCISCO, SAN MATEO, SANTA CLARA AND SOLANO COUNTIES

""AREA 1"" WAGE RATES ARE LISTED BELOW

""AREA 2"" RECEIVES AN ADDITIONAL \$2.00 PER HOUR ABOVE AREA 1 RATES.

SEE AREA DESCRIPTIONS BELOW

	Rates	Fringes
OPERATOR: Power Equipment (AREA 1:)		
GROUP 1.....	\$ 43.25	30.39
GROUP 2.....	\$ 41.80	30.39
GROUP 3.....	\$ 40.40	30.39
GROUP 4.....	\$ 39.07	30.39
GROUP 5.....	\$ 37.86	30.39
GROUP 6.....	\$ 36.59	30.39
GROUP 7.....	\$ 35.50	30.39
GROUP 8.....	\$ 34.00	30.39
GROUP 8-A.....	\$ 32.30	30.39
OPERATOR: Power Equipment (Cranes and Attachments - AREA 1:)		
GROUP 1		
Cranes.....	\$ 44.85	28.03
Oiler.....	\$ 35.59	28.03
Truck crane oiler.....	\$ 38.05	28.03
GROUP 2		
Cranes.....	\$ 42.41	28.03
Oiler.....	\$ 35.34	28.03
Truck crane oiler.....	\$ 37.83	28.03
GROUP 3		
Cranes.....	\$ 40.77	28.03

Hydraulic.....	\$ 37.20	28.03
Oiler.....	\$ 35.11	28.03
Truck crane oiler.....	\$ 37.58	28.03
GROUP 4		
Cranes.....	\$ 37.86	28.03

FOOTNOTE: Work suspended by ropes or cables, or work on a Yo-Yo Cat: \$.60 per hour additional.

#### POWER EQUIPMENT OPERATOR CLASSIFICATIONS

GROUP 1: Operator of helicopter (when used in erection work); Hydraulic excavator, 7 cu. yds. and over; Power shovels, over 7 cu. yds.

GROUP 2: Highline cableway; Hydraulic excavator, 3-1/2 cu. yds. up to 7 cu. yds.; Licensed construction work boat operator, on site; Power blade operator (finish); Power shovels, over 1 cu. yd. up to and including 7 cu. yds. m.r.c.

GROUP 3: Asphalt milling machine; Cable backhoe; Combination backhoe and loader over 3/4 cu. yds.; Continuous flight tie back machine assistant to engineer or mechanic; Crane mounted continuous flight tie back machine, tonnage to apply; Crane mounted drill attachment, tonnage to apply; Dozer, slope brd; Gradall; Hydraulic excavator, up to 3 1/2 cu. yds.; Loader 4 cu. yds. and over; Long reach excavator; Multiple engine scraper (when used as push pull); Power shovels, up to and including 1 cu. yd.; Pre-stress wire wrapping machine; Side boom cat, 572 or larger; Track loader 4 cu. yds. and over; Wheel excavator (up to and including 750 cu. yds. per hour)

GROUP 4: Asphalt plant engineer/box person; Chicago boom; Combination backhoe and loader up to and including 3/4 cu. yd.; Concrete batch plant (wet or dry); Dozer and/or push cat; Pull-type elevating loader; Gradesetter, grade checker (GPS, mechanical or otherwise); Grooving and grinding machine; Heading shield operator; Heavy-duty drilling equipment, Hughes, LDH, Watson 3000 or similar; Heavy-duty repairperson and/or welder; Lime spreader; Loader under 4 cu. yds.; Lubrication and service engineer (mobile and grease rack); Mechanical finishers or spreader machine (asphalt, Barber-Greene and similar); Miller Formless M-9000 slope paver or similar; Portable crushing and screening plants; Power blade support; Roller operator, asphalt; Rubber-tired scraper, self-loading (paddle-wheels, etc.); Rubber-tired earthmoving equipment (scrapers); Slip form paver (concrete); Small tractor with drag; Soil stabilizer (P & H or equal); Spider plow and spider

puller; Tubex pile rig; Unlicensed construction work boat operator, on site; Timber skidder; Track loader up to 4 yds.; Tractor-drawn scraper; Tractor, compressor drill combination; Welder; Woods-Mixer (and other similar Pugmill equipment)

GROUP 5: Cast-in-place pipe laying machine; Combination slusher and motor operator; Concrete conveyor or concrete pump, truck or equipment mounted; Concrete conveyor, building site; Concrete pump or pumpcrete gun; Drilling equipment, Watson 2000, Texoma 700 or similar; Drilling and boring machinery, horizontal (not to apply to waterliners, wagon drills or jackhammers); Concrete mixer/all; Person and/or material hoist; Mechanical finishers (concrete) (Clary, Johnson, Bidwell Bridge Deck or similar types); Mechanical burm, curb and/or curb and gutter machine, concrete or asphalt); Mine or shaft hoist; Portable crusher; Power jumbo operator (setting slip-forms, etc., in tunnels); Screed (automatic or manual); Self-propelled compactor with dozer; Tractor with boom D6 or smaller; Trenching machine, maximum digging capacity over 5 ft. depth; Vermeer T-600B rock cutter or similar

GROUP 6: Armor-Coater (or similar); Ballast jack tamper; Boom-type backfilling machine; Assistant plant engineer; Bridge and/or gantry crane; Chemical grouting machine, truck-mounted; Chip spreading machine operator; Concrete saw (self-propelled unit on streets, highways, airports and canals); Deck engineer; Drilling equipment Texoma 600, Hughes 200 Series or similar up to and including 30 ft. m.r.c.; Drill doctor; Helicopter radio operator; Hydro-hammer or similar; Line master; Skidsteer loader, Bobcat larger than 743 series or similar (with attachments); Locomotive; Lull hi-lift or similar; Oiler, truck mounted equipment; Pavement breaker, truck-mounted, with compressor combination; Paving fabric installation and/or laying machine; Pipe bending machine (pipelines only); Pipe wrapping machine (tractor propelled and supported); Screed (except asphaltic concrete paving); Self-propelled pipeline wrapping machine; Tractor; Self-loading chipper; Concrete barrier moving machine

GROUP 7: Ballast regulator; Boom truck or dual-purpose A-frame truck, non-rotating - under 15 tons; Cary lift or similar; Combination slurry mixer and/or cleaner; Drilling equipment, 20 ft. and under m.r.c.; Firetender (hot plant); Grouting machine operator; Highline cableway signaller; Stationary belt loader (Kolman or similar); Lift slab machine (Vagtborg and similar types); Maginnes internal full slab vibrator; Material hoist (1 drum); Mechanical trench shield; Pavement breaker with or without compressor combination); Pipe cleaning machine (tractor propelled and supported); Post driver; Roller (except

asphalt); Chip Seal; Self-propelled automatically applied concrete curing machine (on streets, highways, airports and canals); Self-propelled compactor (without dozer); Signalperson; Slip-form pumps (lifting device for concrete forms); Tie spacer; Tower mobile; Trenching machine, maximum digging capacity up to and including 5 ft. depth; Truck- type loader

GROUP 8: Bit sharpener; Boiler tender; Box operator; Brakeperson; Combination mixer and compressor (shotcrete/gunite); Compressor operator; Deckhand; Fire tender; Forklift (under 20 ft.); Generator; Gunite/shotcrete equipment operator; Hydraulic monitor; Ken seal machine (or similar); Mixermobile; Oiler; Pump operator; Refrigeration plant; Reservoir-debris tug (self- propelled floating); Ross Carrier (construction site); Rotomist operator; Self-propelled tape machine; Shuttlecar; Self-propelled power sweeper operator (includes vacuum sweeper); Slusher operator; Surface heater; Switchperson; Tar pot firetender; Tugger hoist, single drum; Vacuum cooling plant; Welding machine (powered other than by electricity)

GROUP 8-A: Elevator operator; Skidsteer loader-Bobcat 743 series or smaller, and similar (without attachments); Mini excavator under 25 H.P. (backhoe-trencher); Tub grinder wood chipper

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ALL CRANES AND ATTACHMENTS

GROUP 1: Clamshell and dragline over 7 cu. yds.; Crane, over 100 tons; Derrick, over 100 tons; Derrick barge pedestal-mounted, over 100 tons; Self-propelled boom-type lifting device, over 100 tons

GROUP 2: Clamshell and dragline over 1 cu. yd. up to and including 7 cu. yds.; Crane, over 45 tons up to and including 100 tons; Derrick barge, 100 tons and under; Self-propelled boom-type lifting device, over 45 tons; Tower crane

GROUP 3: Clamshell and dragline up to and including 1 cu. yd.; Cranes 45 tons and under; Self-propelled boom-type lifting device 45 tons and under;

GROUP 4: Boom Truck or dual purpose A-frame truck, non-rotating over 15 tons; Truck-mounted rotating telescopic boom type lifting device, Manitex or similar (boom truck) over 15 tons; Truck-mounted rotating telescopic boom type lifting device,

Manitex or similar (boom truck) - under 15 tons;

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AREA DESCRIPTIONS:

POWER EQUIPMENT OPERATORS, CRANES AND ATTACHMENTS, TUNNEL AND UNDERGROUND [These areas do not apply to Piledrivers and Steel Erectors]

AREA 1: ALAMEDA, CONTRA COSTA, MARIN, NAPA, SACRAMENTO, SAN BENITO, SAN FRANCISCO, SANTA CLARA, SANTA CRUZ, SOLANO, YOLO, AND YUBA COUNTIES

THE REMAINING COUNTIES ARE SPLIT BETWEEN AREA 1 AND AREA 2 AS NOTED BELOW:

ELDORADO COUNTY:

Area 1: North Central part

Area 2: Remainder

MONTEREY COUNTY

Area 1: Remainder

Area 2: Southwestern part

PLACER COUNTY:

Area 1: All but the Central portion

Area 2: Remainder

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ENGI0003-011 07/01/2024

SEE AREA DESCRIPTIONS BELOW

	Rates	Fringes
OPERATOR: Power Equipment (LANDSCAPE WORK ONLY)		
GROUP 1		
AREA 1.....	\$ 52.40	28.52
AREA 2.....	\$ 54.40	28.52
GROUP 2		
AREA 1.....	\$ 48.80	28.52
AREA 2.....	\$ 50.80	28.52
GROUP 3		
AREA 1.....	\$ 44.19	28.52
AREA 2.....	\$ 46.19	28.52

GROUP DESCRIPTIONS:

GROUP 1: Landscape Finish Grade Operator: All finish grade work regardless of equipment used, and all equipment with a rating more than 65 HP.

GROUP 2: Landscape Operator up to 65 HP: All equipment with a manufacturer's rating of 65 HP or less except equipment covered by Group 1 or Group 3. The following equipment shall be included except when used for finish work as long as manufacturer's rating is 65 HP or less: A-Frame and Winch Truck, Backhoe, Forklift, Hydragraphic Seeder Machine, Roller, Rubber-Tired and Track Earthmoving Equipment, Skiploader, Straw Blowers, and Trencher 31 HP up to 65 HP.

GROUP 3: Landscae Utility Operator: Small Rubber-Tired Tractor, Trencher Under 31 HP.

AREA DESCRIPTIONS:

AREA 1: ALAMEDA, CONTRA COSTA, MARIN, NAPA, SACRAMENTO, SAN BENITO, SAN FRANCISCO, SANTA CLARA, SANTA CRUZ, SOLANO, YOLO, AND YUBA COUNTIES

THE REMAINING COUNTIES ARE SPLIT BETWEEN AREA 1 AND AREA 2 AS NOTED BELOW:

ELDORADO COUNTY:

Area 1: North Central part

Area 2: Remainder

MONTEREY COUNTY

Area 1: Remainder

Area 2: Southwestern part

PLACER COUNTY:

Area 1: All but the Central portion

Area 2: Remainder

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IRON0377-001 01/01/2024

ALAMEDA, CONTRA COSTA, SAN MATEO, SANTA CLARA COUNTIES

Rates

Fringes

Ironworkers:

Fence Erector.....	\$ 42.53	26.26
Ornamental, Reinforcing and Structural.....	\$ 52.08	34.90

PREMIUM PAY:

\$6.00 additional per hour at the following locations:

China Lake Naval Test Station, Chocolate Mountains Naval Reserve-Niland, Edwards AFB, Fort Irwin Military Station, Fort Irwin Training Center-Goldstone, San Clemente Island, San Nicholas Island, Susanville Federal Prison, 29 Palms - Marine Corps, U.S. Marine Base - Barstow, U.S. Naval Air Facility - Sealey, Vandenberg AFB

\$4.00 additional per hour at the following locations:

Army Defense Language Institute - Monterey, Fallon Air Base, Naval Post Graduate School - Monterey, Yermo Marine Corps Logistics Center

\$2.00 additional per hour at the following locations:

Port Hueneme, Port Mugu, U.S. Coast Guard Station - Two Rock

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IRON0377-003 01/01/2024

SAN FRANCISCO CITY and COUNTY

	Rates	Fringes
Ironworkers:		
Fence Erector.....	\$ 42.53	26.26
Ornamental, Reinforcing and Structural.....	\$ 52.58	34.90

PREMIUM PAY:

\$6.00 additional per hour at the following locations:

China Lake Naval Test Station, Chocolate Mountains Naval Reserve-Niland, Edwards AFB, Fort Irwin Military Station, Fort Irwin Training Center-Goldstone, San Clemente Island, San Nicholas Island, Susanville Federal Prison, 29 Palms - Marine Corps, U.S. Marine Base - Barstow, U.S. Naval Air Facility - Sealey, Vandenberg AFB



\$4.00 additional per hour at the following locations:

Army Defense Language Institute - Monterey, Fallon Air Base,  
Naval Post Graduate School - Monterey, Yermo Marine Corps  
Logistics Center

\$2.00 additional per hour at the following locations:

Port Hueneme, Port Mugu, U.S. Coast Guard Station - Two Rock

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IRON0433-005 01/01/2024

REMAINING COUNTIES

	Rates	Fringes
IRONWORKER		
Fence Erector.....	\$ 42.53	26.26
Ornamental, Reinforcing and Structural.....	\$ 47.45	34.90

PREMIUM PAY:

\$6.00 additional per hour at the following locations:

China Lake Naval Test Station, Chocolate Mountains Naval  
Reserve-Niland,  
Edwards AFB, Fort Irwin Military Station, Fort Irwin Training  
Center-Goldstone, San Clemente Island, San Nicholas Island,  
Susanville Federal Prison, 29 Palms - Marine Corps, U.S. Marine  
Base - Barstow, U.S. Naval Air Facility - Sealey, Vandenberg AFB

\$4.00 additional per hour at the following locations:

Army Defense Language Institute - Monterey, Fallon Air Base,  
Naval Post Graduate School - Monterey, Yermo Marine Corps  
Logistics Center

\$2.00 additional per hour at the following locations:

Port Hueneme, Port Mugu, U.S. Coast Guard Station - Two Rock

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LAB00067-007 07/01/2024

AREA 1: ALAMEDA, CONTRA COSTA, MARIN, NAPA, SAN FRANCISCO,SAN

MATEO, SANTA CLARA

AREA 2: EL DORADO, MONTEREY, PLACE, SACRAMENTO, SAN BENITO,  
SANTA CRUZ, SOLANO, SONOMA, SUTTER, YOLO, AND YUBA COUNTIES:

	Rates	Fringes
LABORER (ASBESTOS/MOLD/LEAD LABORER)		
AREA 1.....	\$ 37.75	29.69
AREA 2.....	\$ 36.75	29.69

SCOPE OF WORK: Covers site mobilization; initial site clean-up; site preparation; removal of asbestos-containing materials from walls and ceilings; or from pipes, boilers and mechanical systems only if they are being scrapped; encapsulation, enclosure and disposal of asbestos-containing materials by hand or with equipment or machinery; scaffolding; fabrication of temporary wooden barriers; and assembly of decontamination stations.

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LAB00185-001 06/26/2023

EL DORADO, PLACER, SACRAMENTO, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
Laborers: (CONSTRUCTION CRAFT LABORERS)		
Construction Specialist.....	\$ 36.20	27.30
GROUP 1.....	\$ 35.50	27.30
GROUP 1-a.....	\$ 35.72	27.30
GROUP 1-c.....	\$ 35.55	27.30
GROUP 1-e.....	\$ 36.05	27.30
GROUP 1-f.....	\$ 30.37	23.20
GROUP 2.....	\$ 35.35	27.30
GROUP 3.....	\$ 35.25	27.30
GROUP 4.....	\$ 28.94	27.30
Laborers: (GUNITE)		
GROUP 1.....	\$ 36.46	27.30
GROUP 2.....	\$ 35.96	27.30
GROUP 3.....	\$ 35.37	27.30
GROUP 4.....	\$ 35.25	27.30
Laborers: (WRECKING)		
GROUP 1.....	\$ 35.50	27.30
GROUP 2.....	\$ 35.35	27.30
Landscape Laborer (GARDENERS,		

HORTICULTURAL & LANDSCAPE  
LABORERS)

Establishment Warranty		
Period.....	\$ 28.94	27.30
New Construction.....	\$ 35.25	27.30

FOOTNOTE: Laborers working off or with or from bos'n chairs, swinging scaffolds, belts (not applicable to workers entitled to receive the wage rate set forth in Group 1-a): \$0.25 per hour additional.

LABORER CLASSIFICATIONS

CONSTRUCTION SPECIALIST GROUP: Asphalt ironer and raker; Chainsaw; Laser beam in connection with laborers' work; Cast-in- place manhole form setter; Pressure pipelayer; Davis trencher - 300 or similar type (and all small trenchers); Blaster; Diamond driller; Multiple unit drill; Hydraulic drill

GROUP 1: Asphalt spreader boxes (all types); Barko, Wacker and similar type tampers; Buggymobile; Caulker, bander, pipewrapper, conduit layer, plastic pipelayer; Certified hazardous waste worker including Leade Abatement; Compactors of all types; Concrete and magnesite mixer, 1/2 yd. and under; Concrete pan work; Concrete sander; Concrete saw; Cribber and/or shoring; Cut granite curb setter; Dri-pak-it machine; Faller, logloader and bucket; Form raiser, slip forms; Green cutter; Headerboard, Hubsetter, aligner, by any method; High pressure blow pipe (1-1/2" or over, 100 lbs. pressure/over); Hydro seeder and similar type; Jackhammer operator; Jacking of pipe over 12 inches; Jackson and similar type compactor; Kettle tender, pot and worker applying asphalt, lay-kold, creosote, lime, caustic and similar type materials (applying means applying, dipping or handling of such materials); Lagging, sheeting, whaling, bracing, trenchjacking, lagging hammer; Magnesite, epoxyresin, fiberglass, mastic worker (wet or dry); No joint pipe and stripping of same, including repair of voids; Pavement breaker and spader, including tool grinder; Perma curb; Pipelayer (including grade checking in connection with pipelaying); Precast-manhole setter; Pressure pipe tester; Post hole digger, air, gas and electric; Power broom sweeper; Power tampers of all types (except as shown in Group 2); Ram set gun and stud gun; Riprap stonepaver and rock-slinger, including placing of sacked concrete and/or sand (wet or dry) and gabions and similar type; Rotary scarifier or multiple head concrete

chipping scarifier; Roto and Ditch Witch; Rototiller; Sandblaster, pot, gun, nozzle operators; Signalling and rigging; Tank cleaner; Tree climber; Turbo blaster; Vibrascreed, bull float in connection with laborers' work; Vibrator; Hazardous waste worker (lead removal); Asbestos and mold removal worker

GROUP 1-a: Joy drill model TWM-2A; Gardner-Denver model DH143 and similar type drills; Track driller; Jack leg driller; Wagon driller; Mechanical drillers, all types regardless of type or method of power; Mechanical pipe layers, all types regardless of type or method of power; Blaster and powder; All work of loading, placing and blasting of all powder and explosives of whatever type regardless of method used for such loading and placing; High scalers (including drilling of same); Tree topper; Bit grinder

GROUP 1-b: Sewer cleaners shall receive \$4.00 per day above Group 1 wage rates. "Sewer cleaner" means any worker who handles or comes in contact with raw sewage in small diameter sewers. Those who work inside recently active, large diameter sewers, and all recently active sewer manholes, shall receive \$5.00 per day above Group 1 wage rates.

GROUP 1-c: Burning and welding in connection with laborers' work; Synthetic thermoplastics and similar type welding

GROUP 1-d: Maintenance and repair track and road beds (underground structures). All employees performing work covered herein shall receive \$ .25 per hour above their regular rate for all work performed on underground structures not specifically covered herein. This paragraph shall not be construed to apply to work below ground level in open cut. It shall apply to cut and cover work of subway construction after the temporary cover has been placed.

GROUP 1-e: Work on and/or in bell hole footings and shafts thereof, and work on and in deep footings. (A deep footing is a hole 15 feet or more in depth.) In the event the depth of the footing is unknown at the commencement of excavation, and the final depth exceeds 15 feet, the deep footing wage rate would apply to all employees for each and every day worked on or in the excavation of the footing from the date of inception.

GROUP 1-f: Wire winding machine in connection with guniting or shot crete

GROUP 2: Asphalt shoveler; Cement dumper and handling dry cement or gypsum; Choke-setter and rigger (clearing work); Concrete bucket dumper and chute; Concrete chipping and grinding; Concrete laborer (wet or dry); Driller tender, chuck tender, nipper; Guinea chaser (stake), grout crew; High pressure nozzle, adductor; Hydraulic monitor (over 100 lbs. pressure); Loading and unloading, carrying and hauling of all rods and materials for use in reinforcing concrete construction; Pittsburgh chipper and similar type brush shredders; Sloper; Single foot, hand-held, pneumatic tamper; All pneumatic, air, gas and electric tools not listed in Groups 1 through 1-f; Jacking of pipe - under 12 inches

GROUP 3: Construction laborers, including bridge and general laborer; Dump, load spotter; Flag person; Fire watcher; Fence erector; Guardrail erector; Gardener, horticultural and landscape laborer; Jetting; Limber, brush loader and piler; Pavement marker (button setter); Maintenance, repair track and road beds; Streetcar and railroad construction track laborer; Temporary air and water lines, Victaulic or similar; Tool room attendant (jobsite only)

GROUP 4: All clean-up work of debris, grounds and building including but not limited to: street cleaner; cleaning and washing windows; brick cleaner (jobsite only); material cleaner (jobsite only). The classification "material cleaner" is to be utilized under the following conditions: A: at demolition site for the salvage of the material. B: at the conclusion of a job where the material is to be salvaged and stocked to be reused on another job. C: for the cleaning of salvage material at the jobsite or temporary jobsite yard. The material cleaner classification should not be used in the performance of "form stripping, cleaning and oiling and moving to the next point of erection".

#### GUNITE LABORER CLASSIFICATION

GROUP 1: Structural nozzleman

GROUP 2: Nozzleman, Gunman, Potman, Groundman

GROUP 3: Reboundman

GROUP 4: Gunite laborer

#### WRECKING WORK LABORER CLASSIFICATIONS

GROUP 1: Skilled wrecker (removing and salvaging of sash, windows and materials)

GROUP 2: Semi-skilled wrecker (salvaging of other building materials)

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LAB00185-003 07/01/2023

EL DORADO, PLACER, SACRAMENTO, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
LABORER		
Mason Tender-Brick.....	\$ 36.29	25.55

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LAB00185-007 07/01/2023

EL DORADO, MARIN, NAPA, PLACER, SACRAMENTO, SOLANO, SONOMA, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
Plasterer tender.....	\$ 39.77	28.54

Work on a swing stage scaffold: \$1.00 per hour additional.

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LAB00261-001 06/26/2023

MARIN, SAN FRANCISCO, AND SAN MATEO COUNTIES

	Rates	Fringes
Laborers: (CONSTRUCTION CRAFT LABORERS)		
Construction Specialist.....	\$ 37.20	27.30
GROUP 1.....	\$ 36.50	27.30
GROUP 1-a.....	\$ 36.72	27.30
GROUP 1-c.....	\$ 36.55	27.30
GROUP 1-e.....	\$ 37.05	27.30
GROUP 1-f.....	\$ 31.37	23.20
GROUP 2.....	\$ 36.35	27.30
GROUP 3.....	\$ 36.25	27.30
GROUP 4.....	\$ 29.94	27.30

See groups 1-b and 1-d under laborer classifications.

Laborers: (GUNITE)		
GROUP 1.....	\$ 37.46	27.30

GROUP 2.....	\$ 36.96	27.30
GROUP 3.....	\$ 36.37	27.30
GROUP 4.....	\$ 36.25	27.30
Laborers: (WRECKING)		
GROUP 1.....	\$ 36.50	27.30
GROUP 2.....	\$ 36.35	27.30
Landscape Laborer (GARDENERS, HORTICULTURAL & LANDSCAPE LABORERS)		
Establishment Warranty		
Period.....	\$ 29.94	27.30
New Construction.....	\$ 36.25	27.30

FOOTNOTE: Laborers working off or with or from bos'n chairs, swinging scaffolds, belts (not applicable to workers entitled to receive the wage rate set forth in Group 1-a): \$0.25 per hour additional.

#### LABORER CLASSIFICATIONS

CONSTRUCTION SPECIALIST GROUP: Asphalt ironer and raker; Chainsaw; Laser beam in connection with laborers' work; Cast-in- place manhole form setter; Pressure pipelayer; Davis trencher - 300 or similar type (and all small trenchers); Blaster; Diamond driller; Multiple unit drill; Hydraulic drill

GROUP 1: Asphalt spreader boxes (all types); Barko, Wacker and similar type tampers; Buggymobile; Caulker, bander, pipewrapper, conduit layer, plastic pipelayer; Certified hazardous waste worker including Leade Abatement; Compactors of all types; Concrete and magnesite mixer, 1/2 yd. and under; Concrete pan work; Concrete sander; Concrete saw; Cribber and/or shoring; Cut granite curb setter; Dri-pak-it machine; Faller, logloader and bucket; Form raiser, slip forms; Green cutter; Headerboard, Hubsetter, aligner, by any method; High pressure blow pipe (1-1/2" or over, 100 lbs. pressure/over); Hydro seeder and similar type; Jackhammer operator; Jacking of pipe over 12 inches; Jackson and similar type compactor; Kettle tender, pot and worker applying asphalt, lay-kold, creosote, lime, caustic and similar type materials (applying means applying, dipping or handling of such materials); Lagging, sheeting, whaling, bracing, trenchjacking, lagging hammer; Magnesite, epoxyresin, fiberglass, mastic worker (wet or dry); No joint pipe and stripping of same, including repair of voids; Pavement breaker and spader, including tool grinder; Perma curb; Pipelayer (including grade checking in

connection with pipelaying); Precast-manhole setter; Pressure pipe tester; Post hole digger, air, gas and electric; Power broom sweeper; Power tampers of all types (except as shown in Group 2); Ram set gun and stud gun; Riprap stonepaver and rock-slinger, including placing of sacked concrete and/or sand (wet or dry) and gabions and similar type; Rotary scarifier or multiple head concrete chipping scarifier; Roto and Ditch Witch; Rototiller; Sandblaster, pot, gun, nozzle operators; Signalling and rigging; Tank cleaner; Tree climber; Turbo blaster; Vibrascreed, bull float in connection with laborers' work; Vibrator; Hazardous waste worker (lead removal); Asbestos and mold removal worker

GROUP 1-a: Joy drill model TWM-2A; Gardner-Denver model DH143 and similar type drills; Track driller; Jack leg driller; Wagon driller; Mechanical drillers, all types regardless of type or method of power; Mechanical pipe layers, all types regardless of type or method of power; Blaster and powder; All work of loading, placing and blasting of all powder and explosives of whatever type regardless of method used for such loading and placing; High scalers (including drilling of same); Tree topper; Bit grinder

GROUP 1-b: Sewer cleaners shall receive \$4.00 per day above Group 1 wage rates. "Sewer cleaner" means any worker who handles or comes in contact with raw sewage in small diameter sewers. Those who work inside recently active, large diameter sewers, and all recently active sewer manholes, shall receive \$5.00 per day above Group 1 wage rates.

GROUP 1-c: Burning and welding in connection with laborers' work; Synthetic thermoplastics and similar type welding

GROUP 1-d: Maintenance and repair track and road beds (underground structures). All employees performing work covered herein shall receive \$ .25 per hour above their regular rate for all work performed on underground structures not specifically covered herein. This paragraph shall not be construed to apply to work below ground level in open cut. It shall apply to cut and cover work of subway construction after the temporary cover has been placed.

GROUP 1-e: Work on and/or in bell hole footings and shafts thereof, and work on and in deep footings. (A deep footing is a hole 15 feet or more in depth.) In the event the depth of the footing is unknown at the commencement of



excavation, and the final depth exceeds 15 feet, the deep footing wage rate would apply to all employees for each and every day worked on or in the excavation of the footing from the date of inception.

GROUP 1-f: Wire winding machine in connection with guniting or shot crete

GROUP 2: Asphalt shoveler; Cement dumper and handling dry cement or gypsum; Choke-setter and rigger (clearing work); Concrete bucket dumper and chute; Concrete chipping and grinding; Concrete laborer (wet or dry); Driller tender, chuck tender, nipper; Guinea chaser (stake), grout crew; High pressure nozzle, adductor; Hydraulic monitor (over 100 lbs. pressure); Loading and unloading, carrying and hauling of all rods and materials for use in reinforcing concrete construction; Pittsburgh chipper and similar type brush shredders; Sloper; Single foot, hand-held, pneumatic tamper; All pneumatic, air, gas and electric tools not listed in Groups 1 through 1-f; Jacking of pipe - under 12 inches

GROUP 3: Construction laborers, including bridge and general laborer; Dump, load spotter; Flag person; Fire watcher; Fence erector; Guardrail erector; Gardener, horticultural and landscape laborer; Jetting; Limber, brush loader and piler; Pavement marker (button setter); Maintenance, repair track and road beds; Streetcar and railroad construction track laborer; Temporary air and water lines, Victaulic or similar; Tool room attendant (jobsite only)

GROUP 4: All clean-up work of debris, grounds and building including but not limited to: street cleaner; cleaning and washing windows; brick cleaner (jobsite only); material cleaner (jobsite only). The classification "material cleaner" is to be utilized under the following conditions: A: at demolition site for the salvage of the material. B: at the conclusion of a job where the material is to be salvaged and stocked to be reused on another job. C: for the cleaning of salvage material at the jobsite or temporary jobsite yard. The material cleaner classification should not be used in the performance of "form stripping, cleaning and oiling and moving to the next point of erection".

#### GUNITE LABORER CLASSIFICATION

GROUP 1: Structural nozzleman

GROUP 2: Nozzleman, Gunman, Potman, Groundman

GROUP 3: Reboundman

GROUP 4: Gunite laborer

WRECKING WORK LABORER CLASSIFICATIONS

GROUP 1: Skilled wrecker (removing and salvaging of sash, windows and materials)

GROUP 2: Semi-skilled wrecker (salvaging of other building materials)

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LAB00261-008 07/01/2023

MARIN COUNTY

	Rates	Fringes
LABORER		
Mason Tender-Brick.....	\$ 37.54	25.55

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LAB00261-011 07/01/2023

SAN FRANCISCO AND SAN MATEO COUNTIES:

	Rates	Fringes
MASON TENDER, BRICK.....	\$ 37.05	27.45

FOOTNOTES: Underground work such as sewers, manholes, catch basins, sewer pipes, telephone conduits, tunnels and cut trenches: \$5.00 per day additional. Work in live sewage: \$2.50 per day additional.

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LAB00261-012 07/01/2023

EL DORADO, MARIN, NAPA, PLACER, SACRAMENTO, SOLANO, SONOMA, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
Plasterer tender.....	\$ 39.77	28.54

Work on a swing stage scaffold: \$1.00 per hour additional.

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LAB00261-013 07/01/2023

SAN FRANCISCO AND SAN MATEO COUNTIES:

	Rates	Fringes
PLASTER TENDER.....	\$ 41.93	30.32

Work on a swing stage scaffold: \$1.00 per hour additional.

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LAB00270-001 06/26/2023

AREA ""A"" - SANTA CLARA COUNTY

AREA ""B"" - MONTEREY, SAN BENITO, AND SANTA CRUZ COUNTIES

	Rates	Fringes
Laborers: (CONSTRUCTION CRAFT LABORERS - AREA A:)		
Construction Specialist.....	\$ 37.20	27.30
GROUP 1.....	\$ 36.50	27.30
GROUP 1-a.....	\$ 36.72	27.30
GROUP 1-c.....	\$ 36.55	27.30
GROUP 1-e.....	\$ 37.05	27.30
GROUP 1-f.....	\$ 37.08	27.30
GROUP 2.....	\$ 36.35	27.30
GROUP 3.....	\$ 36.25	27.30
GROUP 4.....	\$ 29.94	27.30

See groups 1-b and 1-d under laborer classifications.

Laborers: (CONSTRUCTION CRAFT  
LABORERS - AREA B:)

Construction Specialist Group.....	\$ 36.20	27.30
GROUP 1.....	\$ 35.50	27.30
GROUP 1-a.....	\$ 35.72	27.30
GROUP 1-c.....	\$ 35.55	27.30
GROUP 1-e.....	\$ 36.05	27.30
GROUP 1-f.....	\$ 36.08	27.30
GROUP 2.....	\$ 35.35	27.30
GROUP 3.....	\$ 35.25	27.30
GROUP 4.....	\$ 28.94	27.30

Laborers: (GUNITE - AREA A:)

GROUP 1.....	\$ 37.46	27.30
GROUP 2.....	\$ 36.96	27.30
GROUP 3.....	\$ 36.37	27.30
GROUP 4.....	\$ 36.25	27.30

Laborers: (GUNITE - AREA B:)		
GROUP 1.....	\$ 36.46	27.30
GROUP 2.....	\$ 35.96	27.30
GROUP 3.....	\$ 35.37	27.30
GROUP 4.....	\$ 35.25	27.30
Laborers: (WRECKING - AREA A:)		
GROUP 1.....	\$ 36.50	27.30
GROUP 2.....	\$ 36.35	27.30
Laborers: (WRECKING - AREA B:)		
GROUP 1.....	\$ 35.50	27.30
GROUP 2.....	\$ 35.35	27.30
Landscape Laborer (GARDENERS, HORTICULTURAL & LANDSCAPE LABORERS - AREA A:)		
Establishment Warranty		
Period.....	\$ 29.94	27.30
New Construction.....	\$ 36.25	27.30
Landscape Laborer (GARDENERS, HORTICULTURAL & LANDSCAPE LABORERS - AREA B:)		
Establishment Warranty		
Period.....	\$ 28.94	27.30
New Construction.....	\$ 35.25	27.30

FOOTNOTE: Laborers working off or with or from bos'n chairs, swinging scaffolds, belts (not applicable to workers entitled to receive the wage rate set forth in Group 1-a): \$0.25 per hour additional.

#### LABORER CLASSIFICATIONS

CONSTRUCTION SPECIALIST GROUP: Asphalt ironer and raker; Chainsaw; Laser beam in connection with laborers' work; Cast-in-place manhole form setter; Pressure pipelayer; Davis trencher - 300 or similar type (and all small trenchers); Blaster; Diamond driller; Multiple unit drill; Hydraulic drill

GROUP 1: Asphalt spreader boxes (all types); Barko, Wacker and similar type tampers; Buggymobile; Caulker, bander, pipewrapper, conduit layer, plastic pipelayer; Certified hazardous waste worker including Leade Abatement; Compactors of all types; Concrete and magnesite mixer, 1/2 yd. and under; Concrete pan work; Concrete sander; Concrete saw; Cribber and/or shoring; Cut granite curb setter; Dri-pak-it machine; Faller, logloader and bucket; Form raiser, slip forms; Green cutter; Headerboard, Hubsetter, aligner, by any method; High pressure blow pipe (1-1/2" or

over, 100 lbs. pressure/over); Hydro seeder and similar type; Jackhammer operator; Jacking of pipe over 12 inches; Jackson and similar type compactor; Kettle tender, pot and worker applying asphalt, lay-kold, creosote, lime, caustic and similar type materials (applying means applying, dipping or handling of such materials); Lagging, sheeting, whaling, bracing, trenchjacking, lagging hammer; Magnesite, epoxyresin, fiberglass, mastic worker (wet or dry); No joint pipe and stripping of same, including repair of voids; Pavement breaker and spader, including tool grinder; Perma curb; Pipelayer (including grade checking in connection with pipelaying); Precast-manhole setter; Pressure pipe tester; Post hole digger, air, gas and electric; Power broom sweeper; Power tampers of all types (except as shown in Group 2); Ram set gun and stud gun; Riprap stonepaver and rock-slinger, including placing of sacked concrete and/or sand (wet or dry) and gabions and similar type; Rotary scarifier or multiple head concrete chipping scarifier; Roto and Ditch Witch; Rototiller; Sandblaster, pot, gun, nozzle operators; Signalling and rigging; Tank cleaner; Tree climber; Turbo blaster; Vibrascreed, bull float in connection with laborers' work; Vibrator; Hazardous waste worker (lead removal); Asbestos and mold removal worker

GROUP 1-a: Joy drill model TWM-2A; Gardner-Denver model DH143 and similar type drills; Track driller; Jack leg driller; Wagon driller; Mechanical drillers, all types regardless of type or method of power; Mechanical pipe layers, all types regardless of type or method of power; Blaster and powder; All work of loading, placing and blasting of all powder and explosives of whatever type regardless of method used for such loading and placing; High scalers (including drilling of same); Tree topper; Bit grinder

GROUP 1-b: Sewer cleaners shall receive \$4.00 per day above Group 1 wage rates. "Sewer cleaner" means any worker who handles or comes in contact with raw sewage in small diameter sewers. Those who work inside recently active, large diameter sewers, and all recently active sewer manholes, shall receive \$5.00 per day above Group 1 wage rates.

GROUP 1-c: Burning and welding in connection with laborers' work; Synthetic thermoplastics and similar type welding

GROUP 1-d: Maintenance and repair track and road beds (underground structures). All employees performing work covered herein shall receive \$ .25 per hour above their

regular rate for all work performed on underground structures not specifically covered herein. This paragraph shall not be construed to apply to work below ground level in open cut. It shall apply to cut and cover work of subway construction after the temporary cover has been placed.

GROUP 1-e: Work on and/or in bell hole footings and shafts thereof, and work on and in deep footings. (A deep footing is a hole 15 feet or more in depth.) In the event the depth of the footing is unknown at the commencement of excavation, and the final depth exceeds 15 feet, the deep footing wage rate would apply to all employees for each and every day worked on or in the excavation of the footing from the date of inception.

GROUP 1-f: Wire winding machine in connection with guniting or shot crete

GROUP 2: Asphalt shoveler; Cement dumper and handling dry cement or gypsum; Choke-setter and rigger (clearing work); Concrete bucket dumper and chute; Concrete chipping and grinding; Concrete laborer (wet or dry); Driller tender, chuck tender, nipper; Guinea chaser (stake), grout crew; High pressure nozzle, adductor; Hydraulic monitor (over 100 lbs. pressure); Loading and unloading, carrying and hauling of all rods and materials for use in reinforcing concrete construction; Pittsburgh chipper and similar type brush shredders; Sloper; Single foot, hand-held, pneumatic tamper; All pneumatic, air, gas and electric tools not listed in Groups 1 through 1-f; Jacking of pipe - under 12 inches

GROUP 3: Construction laborers, including bridge and general laborer; Dump, load spotter; Flag person; Fire watcher; Fence erector; Guardrail erector; Gardener, horticultural and landscape laborer; Jetting; Limber, brush loader and piler; Pavement marker (button setter); Maintenance, repair track and road beds; Streetcar and railroad construction track laborer; Temporary air and water lines, Victaulic or similar; Tool room attendant (jobsite only)

GROUP 4: All clean-up work of debris, grounds and building including but not limited to: street cleaner; cleaning and washing windows; brick cleaner (jobsite only); material cleaner (jobsite only). The classification "material cleaner" is to be utilized under the following conditions: A: at demolition site for the salvage of the material. B: at the conclusion of a job where the material is to be

salvaged and stocked to be reused on another job. C: for the cleaning of salvage material at the jobsite or temporary jobsite yard. The material cleaner classification should not be used in the performance of ""form stripping, cleaning and oiling and moving to the next point of erection"".

GUNITE LABORER CLASSIFICATION

GROUP 1: Structural nozzleman

GROUP 2: Nozzleman, Gunman, Potman, Groundman

GROUP 3: Reboundman

GROUP 4: Gunitite laborer

WRECKING WORK LABORER CLASSIFICATIONS

GROUP 1: Skilled wrecker (removing and salvaging of sash, windows and materials)

GROUP 2: Semi-skilled wrecker (salvaging of other building materials)

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LAB00270-002 07/01/2023

SANTA CLARA AND SANTA CRUZ COUNTIES

	Rates	Fringes
MASON TENDER, BRICK		
Santa Clara County.....	\$ 35.29	26.85
Santa Cruz County.....	\$ 35.29	26.85

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LAB00270-006 07/01/2023

MONTEREY AND SAN BENITO COUNTIES

	Rates	Fringes
LABORER		
Mason Tender-Brick.....	\$ 36.29	25.55

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LAB00270-008 07/01/2023

SANTA CLARA & SANTA CRUZ

	Rates	Fringes
PLASTER TENDER.....	\$ 40.68	29.68

Work on a swing stage scaffold: \$1.00 per hour additional.

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LAB00270-009 07/01/2023

MONTEREY AND SAN BENITO COUNTIES:

	Rates	Fringes
Plasterer tender.....	\$ 40.68	29.68

Work on a swing stage scaffold: \$1.00 per hour additional.

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LAB00304-001 06/26/2023

ALAMEDA COUNTY

	Rates	Fringes
Laborers: (CONSTRUCTION CRAFT LABORERS)		
Construction Specialist.....	\$ 37.20	27.30
GROUP 1.....	\$ 36.50	27.30
GROUP 1-a.....	\$ 36.72	27.30
GROUP 1-c.....	\$ 36.55	27.30
GROUP 1-e.....	\$ 37.05	27.30
GROUP 1-f.....	\$ 37.08	27.30
GROUP 2.....	\$ 36.35	27.30
GROUP 3.....	\$ 36.25	27.30
GROUP 4.....	\$ 29.94	27.30

See groups 1-b and 1-d under laborer classifications.

Laborers: (GUNITE)		
GROUP 1.....	\$ 37.46	27.30
GROUP 2.....	\$ 36.96	27.30
GROUP 3.....	\$ 36.37	27.30
GROUP 4.....	\$ 36.25	27.30

Laborers: (WRECKING)		
GROUP 1.....	\$ 36.50	27.30
GROUP 2.....	\$ 36.35	27.30

Landscape Laborer (GARDENERS, HORTICULTURAL & LANDSCAPE LABORERS)		
Establishment Warranty Period.....	\$ 29.94	27.30
New Construction.....	\$ 36.25	27.30



FOOTNOTE: Laborers working off or with or from bos'n chairs, swinging scaffolds, belts (not applicable to workers entitled to receive the wage rate set forth in Group 1-a): \$0.25 per hour additional.

#### LABORER CLASSIFICATIONS

CONSTRUCTION SPECIALIST GROUP: Asphalt ironer and raker; Chainsaw; Laser beam in connection with laborers' work; Cast-in-place manhole form setter; Pressure pipelayer; Davis trencher - 300 or similar type (and all small trenchers); Blaster; Diamond driller; Multiple unit drill; Hydraulic drill

GROUP 1: Asphalt spreader boxes (all types); Barko, Wacker and similar type tampers; Buggymobile; Caulker, bander, pipewrapper, conduit layer, plastic pipelayer; Certified hazardous waste worker including Leade Abatement; Compactors of all types; Concrete and magnesite mixer, 1/2 yd. and under; Concrete pan work; Concrete sander; Concrete saw; Cribber and/or shoring; Cut granite curb setter; Dri-pak-it machine; Faller, logloader and bucket; Form raiser, slip forms; Green cutter; Headerboard, Hubsetter, aligner, by any method; High pressure blow pipe (1-1/2" or over, 100 lbs. pressure/over); Hydro seeder and similar type; Jackhammer operator; Jacking of pipe over 12 inches; Jackson and similar type compactor; Kettle tender, pot and worker applying asphalt, lay-kold, creosote, lime, caustic and similar type materials (applying means applying, dipping or handling of such materials); Lagging, sheeting, whaling, bracing, trenchjacking, lagging hammer; Magnesite, epoxyresin, fiberglass, mastic worker (wet or dry); No joint pipe and stripping of same, including repair of voids; Pavement breaker and spader, including tool grinder; Perma curb; Pipelayer (including grade checking in connection with pipelaying); Precast-manhole setter; Pressure pipe tester; Post hole digger, air, gas and electric; Power broom sweeper; Power tampers of all types (except as shown in Group 2); Ram set gun and stud gun; Riprap stonepaver and rock-slinger, including placing of sacked concrete and/or sand (wet or dry) and gabions and similar type; Rotary scarifier or multiple head concrete chipping scarifier; Roto and Ditch Witch; Rototiller; Sandblaster, pot, gun, nozzle operators; Signalling and rigging; Tank cleaner; Tree climber; Turbo blaster; Vibrascreed, bull float in connection with laborers' work; Vibrator; Hazardous waste worker (lead removal); Asbestos and mold removal worker

GROUP 1-a: Joy drill model TWM-2A; Gardner-Denver model DH143 and similar type drills; Track driller; Jack leg driller; Wagon driller; Mechanical drillers, all types regardless of type or method of power; Mechanical pipe layers, all types regardless of type or method of power; Blaster and powder; All work of loading, placing and blasting of all powder and explosives of whatever type regardless of method used for such loading and placing; High scalers (including drilling of same); Tree topper; Bit grinder

GROUP 1-b: Sewer cleaners shall receive \$4.00 per day above Group 1 wage rates. "Sewer cleaner" means any worker who handles or comes in contact with raw sewage in small diameter sewers. Those who work inside recently active, large diameter sewers, and all recently active sewer manholes, shall receive \$5.00 per day above Group 1 wage rates.

GROUP 1-c: Burning and welding in connection with laborers' work; Synthetic thermoplastics and similar type welding

GROUP 1-d: Maintenance and repair track and road beds (underground structures). All employees performing work covered herein shall receive \$ .25 per hour above their regular rate for all work performed on underground structures not specifically covered herein. This paragraph shall not be construed to apply to work below ground level in open cut. It shall apply to cut and cover work of subway construction after the temporary cover has been placed.

GROUP 1-e: Work on and/or in bell hole footings and shafts thereof, and work on and in deep footings. (A deep footing is a hole 15 feet or more in depth.) In the event the depth of the footing is unknown at the commencement of excavation, and the final depth exceeds 15 feet, the deep footing wage rate would apply to all employees for each and every day worked on or in the excavation of the footing from the date of inception.

GROUP 1-f: Wire winding machine in connection with guniting or shot crete

GROUP 2: Asphalt shoveler; Cement dumper and handling dry cement or gypsum; Choke-setter and rigger (clearing work); Concrete bucket dumper and chute; Concrete chipping and grinding; Concrete laborer (wet or dry); Driller tender, chuck tender, nipper; Guinea chaser (stake), grout crew;

High pressure nozzle, adductor; Hydraulic monitor (over 100 lbs. pressure); Loading and unloading, carrying and hauling of all rods and materials for use in reinforcing concrete construction; Pittsburgh chipper and similar type brush shredders; Sloper; Single foot, hand-held, pneumatic tamper; All pneumatic, air, gas and electric tools not listed in Groups 1 through 1-f; Jacking of pipe - under 12 inches

GROUP 3: Construction laborers, including bridge and general laborer; Dump, load spotter; Flag person; Fire watcher; Fence erector; Guardrail erector; Gardener, horticultural and landscape laborer; Jetting; Limber, brush loader and piler; Pavement marker (button setter); Maintenance, repair track and road beds; Streetcar and railroad construction track laborer; Temporary air and water lines, Victaulic or similar; Tool room attendant (jobsite only)

GROUP 4: All clean-up work of debris, grounds and building including but not limited to: street cleaner; cleaning and washing windows; brick cleaner (jobsite only); material cleaner (jobsite only). The classification "material cleaner" is to be utilized under the following conditions: A: at demolition site for the salvage of the material. B: at the conclusion of a job where the material is to be salvaged and stocked to be reused on another job. C: for the cleaning of salvage material at the jobsite or temporary jobsite yard. The material cleaner classification should not be used in the performance of "form stripping, cleaning and oiling and moving to the next point of erection".

#### GUNITE LABORER CLASSIFICATION

GROUP 1: Structural nozzleman

GROUP 2: Nozzleman, Gunman, Potman, Groundman

GROUP 3: Reboundman

GROUP 4: Gunite laborer

#### WRECKING WORK LABORER CLASSIFICATIONS

GROUP 1: Skilled wrecker (removing and salvaging of sash, windows and materials)

GROUP 2: Semi-skilled wrecker (salvaging of other building materials)

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LAB00304-006 07/01/2023

ALAMEDA COUNTY

	Rates	Fringes
Brick Tender.....	\$ 37.05	27.45

FOOTNOTES: Work on jobs where heat-protective clothing is required: \$2.00 per hour additional. Work at grinders: \$.25 per hour additional. Manhole work: \$2.00 per day additional.

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LAB00304-007 07/01/2023

ALAMEDA AND CONTRA COSTA COUNTIES:

	Rates	Fringes
Plasterer tender.....	\$ 41.93	30.32

Work on a swing stage scaffold: \$1.00 per hour additional.

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LAB00324-001 06/26/2023

AREA ""A"" - CONTRA COSTA COUNTY

AREA ""B"" - NAPA, SOLANO, AND SONOMA COUNTIES

	Rates	Fringes
Laborers: (CONSTRUCTION CRAFT LABORERS - AREA A:)		
Construction Specialist.....	\$ 37.20	27.30
GROUP 1.....	\$ 36.50	27.30
GROUP 1-a.....	\$ 36.72	27.30
GROUP 1-c.....	\$ 36.55	27.30
GROUP 1-e.....	\$ 37.05	27.30
GROUP 1-f.....	\$ 37.08	27.30
GROUP 1-g (Contra Costa County).....	\$ 36.70	27.30
GROUP 2.....	\$ 36.35	27.30
GROUP 3.....	\$ 36.25	27.30
GROUP 4.....	\$ 29.94	27.30

See groups 1-b and 1-d under laborer classifications.

Laborers: (CONSTRUCTION CRAFT

LABORERS - AREA B:)		
Construction Specialist.....	\$ 36.20	27.30
GROUP 1.....	\$ 35.50	27.30
GROUP 1-a.....	\$ 35.72	27.30
GROUP 1-c.....	\$ 35.55	27.30
GROUP 1-e.....	\$ 36.05	27.30
GROUP 1-f.....	\$ 36.08	27.30
GROUP 2.....	\$ 35.35	27.30
GROUP 3.....	\$ 35.25	27.30
GROUP 4.....	\$ 28.94	27.30
Laborers: (GUNITE - AREA A:)		
GROUP 1.....	\$ 37.46	27.30
GROUP 2.....	\$ 36.96	27.30
GROUP 3.....	\$ 36.37	27.30
GROUP 4.....	\$ 36.25	27.30
Laborers: (GUNITE - AREA B:)		
GROUP 1.....	\$ 36.46	27.30
GROUP 2.....	\$ 35.96	27.30
GROUP 3.....	\$ 35.37	27.30
GROUP 4.....	\$ 35.25	27.30
Laborers: (WRECKING - AREA A:)		
GROUP 1.....	\$ 36.50	27.30
GROUP 2.....	\$ 36.35	27.30
Laborers: (WRECKING - AREA B:)		
GROUP 1.....	\$ 35.50	27.30
GROUP 2.....	\$ 35.35	27.30
Landscape Laborer (GARDENERS, HORTICULTURAL & LANDSCAPE LABORERS - AREA A:)		
Establishment Warranty Period.....	\$ 29.94	27.30
New Construction.....	\$ 36.25	27.30
Landscape Laborer (GARDENERS, HORTICULTURAL & LANDSCAPE LABORERS - AREA B:)		
Establishment Warranty Period.....	\$ 28.94	27.30
New Construction.....	\$ 35.25	27.30

FOOTNOTE: Laborers working off or with or from bos'n chairs, swinging scaffolds, belts (not applicable to workers entitled to receive the wage rate set forth in Group 1-a): \$0.25 per hour additional.

#### LABORER CLASSIFICATIONS

CONSTRUCTION SPECIALIST GROUP: Asphalt ironer and raker; Chainsaw; Laser beam in connection with laborers' work;

Cast-in- place manhole form setter; Pressure pipelayer; Davis trencher - 300 or similar type (and all small trenchers); Blaster; Diamond driller; Multiple unit drill; Hydraulic drill

GROUP 1: Asphalt spreader boxes (all types); Barko, Wacker and similar type tampers; Buggymobile; Caulker, bander, pipewrapper, conduit layer, plastic pipelayer; Certified hazardous waste worker including Leade Abatement; Compactors of all types; Concrete and magnesite mixer, 1/2 yd. and under; Concrete pan work; Concrete sander; Concrete saw; Cribber and/or shoring; Cut granite curb setter; Dri-pak-it machine; Faller, logloader and bucket; Form raiser, slip forms; Green cutter; Headerboard, Hubsetter, aligner, by any method; High pressure blow pipe (1-1/2" or over, 100 lbs. pressure/over); Hydro seeder and similar type; Jackhammer operator; Jacking of pipe over 12 inches; Jackson and similar type compactor; Kettle tender, pot and worker applying asphalt, lay-kold, creosote, lime, caustic and similar type materials (applying means applying, dipping or handling of such materials); Lagging, sheeting, whaling, bracing, trenchjacking, lagging hammer; Magnesite, epoxyresin, fiberglass, mastic worker (wet or dry); No joint pipe and stripping of same, including repair of voids; Pavement breaker and spader, including tool grinder; Perma curb; Pipelayer (including grade checking in connection with pipelaying); Precast-manhole setter; Pressure pipe tester; Post hole digger, air, gas and electric; Power broom sweeper; Power tampers of all types (except as shown in Group 2); Ram set gun and stud gun; Riprap stonepaver and rock-slinger, including placing of sacked concrete and/or sand (wet or dry) and gabions and similar type; Rotary scarifier or multiple head concrete chipping scarifier; Roto and Ditch Witch; Rototiller; Sandblaster, pot, gun, nozzle operators; Signalling and rigging; Tank cleaner; Tree climber; Turbo blaster; Vibrascreed, bull float in connection with laborers' work; Vibrator; Hazardous waste worker (lead removal); Asbestos and mold removal worker

GROUP 1-a: Joy drill model TWM-2A; Gardner-Denver model DH143 and similar type drills; Track driller; Jack leg driller; Wagon driller; Mechanical drillers, all types regardless of type or method of power; Mechanical pipe layers, all types regardless of type or method of power; Blaster and powder; All work of loading, placing and blasting of all powder and explosives of whatever type regardless of method used for such loading and placing; High scalers (including drilling of same); Tree topper; Bit grinder

GROUP 1-b: Sewer cleaners shall receive \$4.00 per day above Group 1 wage rates. "Sewer cleaner" means any worker who handles or comes in contact with raw sewage in small diameter sewers. Those who work inside recently active, large diameter sewers, and all recently active sewer manholes, shall receive \$5.00 per day above Group 1 wage rates.

GROUP 1-c: Burning and welding in connection with laborers' work; Synthetic thermoplastics and similar type welding

GROUP 1-d: Maintenance and repair track and road beds (underground structures). All employees performing work covered herein shall receive \$ .25 per hour above their regular rate for all work performed on underground structures not specifically covered herein. This paragraph shall not be construed to apply to work below ground level in open cut. It shall apply to cut and cover work of subway construction after the temporary cover has been placed.

GROUP 1-e: Work on and/or in bell hole footings and shafts thereof, and work on and in deep footings. (A deep footing is a hole 15 feet or more in depth.) In the event the depth of the footing is unknown at the commencement of excavation, and the final depth exceeds 15 feet, the deep footing wage rate would apply to all employees for each and every day worked on or in the excavation of the footing from the date of inception.

GROUP 1-f: Wire winding machine in connection with guniting or shot crete

GROUP 1 g: CONTRA COSTA COUNTY: Pipelayer (including grade checking on connection with peiplaying); Caulker; Bander; Pipewrapper; Conduit layer; Plastic pipe layer; ?pressure pipe tester; No joint pipe and stripping of same, including repair of voids; Precast manhole setters, cast in place manhole from setters

GROUP 2: Asphalt shoveler; Cement dumper and handling dry cement or gypsum; Choke-setter and rigger (clearing work); Concrete bucket dumper and chute; Concrete chipping and grinding; Concrete laborer (wet or dry); Driller tender, chuck tender, nipper; Guinea chaser (stake), grout crew; High pressure nozzle, adductor; Hydraulic monitor (over 100 lbs. pressure); Loading and unloading, carrying and hauling of all rods and materials for use in reinforcing concrete

construction; Pittsburgh chipper and similar type brush shredders; Sloper; Single foot, hand-held, pneumatic tamper; All pneumatic, air, gas and electric tools not listed in Groups 1 through 1-f; Jacking of pipe - under 12 inches

GROUP 3: Construction laborers, including bridge and general laborer; Dump, load spotter; Flag person; Fire watcher; Fence erector; Guardrail erector; Gardener, horticultural and landscape laborer; Jetting; Limber, brush loader and piler; Pavement marker (button setter); Maintenance, repair track and road beds; Streetcar and railroad construction track laborer; Temporary air and water lines, Victaulic or similar; Tool room attendant (jobsite only)

GROUP 4: All clean-up work of debris, grounds and building including but not limited to: street cleaner; cleaning and washing windows; brick cleaner (jobsite only); material cleaner (jobsite only). The classification "material cleaner" is to be utilized under the following conditions: A: at demolition site for the salvage of the material. B: at the conclusion of a job where the material is to be salvaged and stocked to be reused on another job. C: for the cleaning of salvage material at the jobsite or temporary jobsite yard. The material cleaner classification should not be used in the performance of "form stripping, cleaning and oiling and moving to the next point of erection".

#### GUNITE LABORER CLASSIFICATION

GROUP 1: Structural nozzleman

GROUP 2: Nozzleman, Gunman, Potman, Groundman

GROUP 3: Reboundman

GROUP 4: Gunite laborer

#### WRECKING WORK LABORER CLASSIFICATIONS

GROUP 1: Skilled wrecker (removing and salvaging of sash, windows and materials)

GROUP 2: Semi-skilled wrecker (salvaging of other building materials)



SOLANO AND SONOMA COUNTIES

	Rates	Fringes
LABORER		
Mason Tender-Brick.....	\$ 36.84	26.24

FOOTNOTE: Refractory work where heat-protective clothing is required: \$2.00 per hour additional.

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LAB00324-015 07/01/2023

CONTRA COSTA COUNTY

	Rates	Fringes
Brick Tender.....	\$ 37.05	27.45

FOOTNOTES: Work on jobs where heat-protective clothing is required: \$2.00 per hour additional. Work at grinders: \$.25 per hour additional. Manhole work: \$2.00 per day additional.

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LAB00324-017 07/01/2023

EL DORADO, MARIN, NAPA, PLACER, SACRAMENTO, SOLANO, SONOMA, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
Plasterer tender.....	\$ 39.77	28.54

Work on a swing stage scaffold: \$1.00 per hour additional.

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PAIN0016-002 01/01/2024

EL DORADO, PLACER, SACRAMENTO, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
Painters:		
Brush.....	\$ 40.85	22.40

SPRAY/SANDBLAST: \$0.50 additional per hour.

EXOTIC MATERIALS: \$1.25 additional per hour.

HIGH TIME: Over 50 ft above ground or water level \$2.00

additional per hour. 100 to 180 ft above ground or water level \$4.00 additional per hour. Over 180 ft above ground or water level \$6.00 additional per hour.

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PAIN0016-009 01/01/2024

ALAMEDA, CONTRA COSTA, MONTEREY, SAN BENITO, SAN FRANCISCO, SAN MATEO, SANTA CLARA, SANTA CRUZ AND SONOMA COUNTIES

	Rates	Fringes
SOFT FLOOR LAYER.....	\$ 59.00	33.03

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PAIN0016-011 01/01/2024

AREA 1: ALAMEDA, CONTRA COSTA, NAPA, SAN FRANCISCO, SAN MATEO, SANTA CLARA, SOLANO AND SONOMA COUNTIES

AREA 2: EL DORADO COUNTY, MONTEREY, PLACER, SACRAMENTO, SAN BENITO, SANTA CRUZ, SIERRA, SUTTER AND YUBA COUNTIES

	Rates	Fringes
Drywall Finisher/Taper		
AREA 1.....	\$ 60.41	31.34
AREA 2.....	\$ 56.28	29.94

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PAIN0016-013 01/01/2024

ALAMEDA, CONTRA COSTA, MARIN, MONTEREY, NAPA, SAN BENITO, SAN MATEO, SANTA CLARA, SANTA CRUZ, SOLANO & SONOMA COUNTIES

	Rates	Fringes
PAINTER.....	\$ 50.51	27.66

FOOTNOTES:  
Spray Work: \$0.50 additional per hour.  
Exotic Materials: \$1.25 additional per hour

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PAIN0016-019 01/01/2024

SAN FRANCISCO COUNTY

	Rates	Fringes
PAINTER.....	\$ 54.13	27.66

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PAIN0169-006 01/01/2024

ALAMEDA, CONTRA COSTA, MARIN, MONTEREY, NAPA, SAN BENITO, SAN FRANCISCO, SAN MATEO, SANTA CLARA, SANTA CRUZ, SONOMA COUNTIES;and SOLANO COUNTY (west of a line defined as follows: Hwy. 80 corridor beginning at the City of Fairfield, including Travis Air Force Base and Suisun City; going north of Manakas Corner Rd., continue north on Suisun Valley Rd. to the Napa County line; Hwy. 80 corridor south on Grizzly Island Rd. to the Grizzly Island Management area):

	Rates	Fringes
GLAZIER.....	\$ 56.22	34.00

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\* PAIN0567-002 07/01/2022

EL DORADO AND PLACER COUNTIES

	Rates	Fringes
PAINTER		
Brush and Roller.....	\$ 33.15	14.29
Spray Painter & Paper		
Hanger.....	\$ 34.81	14.29

PREMIUMS:  
Spray & Paperhanger = \$0.85/hr  
Special Coatings (Brush), & Sandblast = \$0.50/hr  
Special Coatings (Spray), & Steeplejack = \$1.00/hr  
Swing Stage = \$2.00/hr

\*A special coating is a coating that requires the mixing of 2 or more products.

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PAIN0567-008 07/01/2022

EL DORADO AND PLACER COUNTIES

	Rates	Fringes
SOFT FLOOR LAYER.....	\$ 34.27	16.47

PAIN0567-011 07/01/2022

EL DORADO AND PLACER COUNTIES

	Rates	Fringes
DRYWALL FINISHER/TAPER.....	\$ 38.92	14.99

STEEPLEJACK-Drywall Finisher over 40 ft with open space below: \$1.50 additional per hour.

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PAIN0767-002 01/01/2024

EL DORADO, PLACER, SACRAMENTO, SOLANO, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
GLAZIER.....	\$ 43.25	35.62

PAID HOLIDAYS: New Year's Day, Martin Luther King, Jr. Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day and Christmas Day.

FOOTNOTE: Employee required to wear a body harness shall receive \$1.50 above the basic hourly rate at any elevation.

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PAIN1176-001 07/01/2022

HIGHWAY IMPROVEMENT

	Rates	Fringes
Parking Lot Striping/Highway Marking:		
GROUP 1.....	\$ 40.83	17.62
GROUP 2.....	\$ 34.71	17.62
GROUP 3.....	\$ 35.11	17.62

CLASSIFICATIONS

GROUP 1: Striper: Layout and application of painted traffic stripes and marking; hot thermo plastic; tape, traffic stripes and markings

GROUP 2: Gamecourt & Playground Installer

GROUP 3: Protective Coating, Pavement Sealing

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PAIN1237-002 01/01/2024

EL DORADO, PLACER, SACRAMENTO, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
SOFT FLOOR LAYER.....	\$ 48.54	26.59

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PLAS0066-001 07/01/2019

ALAMEDA, CONTRA COSTA, SAN FRANCISCO AND SAN MATEO COUNTIES:

	Rates	Fringes
PLASTERER.....	\$ 42.41	30.73

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PLAS0300-002 07/01/2018

	Rates	Fringes
PLASTERER		
AREA 224: San Benito, Santa Clara & Santa Cruz Counties.....	\$ 32.88	31.68
AREA 295: El Dorado, Napa, Placer, Sacramento, Solano, Sonoma, Sutter, Yolo & Yuba Counties.....	\$ 32.70	31.68
AREA 337: Monterey County...	\$ 32.88	31.68
AREA 355: Marin County.....	\$ 36.73	31.68

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PLAS0300-005 07/01/2016

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER...	\$ 32.15	23.27

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PLUM0038-003 07/01/2022

MARIN, SAN FRANCISCO & SONOMA COUNTIES

	Rates	Fringes
PLUMBER (Plumber, Steamfitter, Refrigeration		

Fitter)		
(1) Wood Frame Construction in San Francisco, and all work in Marin & Sonoma Counties.....	\$ 82.00	48.18
(2) New Construction in San Francisco County.....	\$ 82.00	48.18

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 PLUM0038-007 07/01/2022

MARIN, SAN FRANCISCO & SONOMA COUNTIES

	Rates	Fringes
Landscape/Irrigation Fitter (Underground/Utility Fitter).....	\$ 69.70	33.15

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 PLUM0062-001 07/01/2024

MONTEREY AND SANTA CRUZ COUNTIES

	Rates	Fringes
PLUMBER & STEAMFITTER.....	\$ 53.00	41.70

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 PLUM0159-002 07/01/2024

CONTRA COSTA COUNTY

	Rates	Fringes
Plumber, Pipefitter, Steamfitter.....	\$ 43.72	20.29

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 PLUM0228-002 07/01/2024

SUTTER & YUBA COUNTIES

	Rates	Fringes
PLUMBER.....	\$ 48.00	39.79

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 PLUM0342-002 07/01/2023

ALAMEDA COUNTY

	Rates	Fringes
PLUMBER & STEAMFITTER.....	\$ 74.00	47.45

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PLUM0343-002 01/01/2024

NAPA AND SOLANO COUNTIES

	Rates	Fringes
Plumbers and Pipefitters.....	\$ 35.60	20.40

FOOTNOTES: Work from trusses, temporary staging, unguarded structures 35' from the ground or water: \$.75 per hour additional. Work from swinging scaffolds, boatswains chairs or similar devices: \$.75 per hour additional.

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PLUM0350-002 08/01/2023

EL DORADO AND PLACER COUNTIES (LAKE TAHOE BASIN ONLY)

	Rates	Fringes
Plumbers and Pipefitters.....	\$ 52.14	18.71

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PLUM0355-002 07/01/2024

ALAMEDA, CONTRA COSTA, EL DORADO, MONTEREY, NAPA, PLACER, SACRAMENTO, SAN BENITO, SAN MATEO, SANTA CLARA, SANTA CRUZ, SOLANO, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
Underground Utility Worker /Landscape Fitter.....	\$ 34.51	18.30

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PLUM0393-002 09/01/2013

SAN BENITO & SANTA CLARA COUNTIES

	Rates	Fringes
Plumbers and Pipefitters.....	\$ 30.90	7.90

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PLUM0447-003 07/01/2024

EL DORADO, PLACER, SACRAMENTO AND YOLO COUNTIES:

	Rates	Fringes
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Plumbers and Pipefitters.....\$ 53.08                    23.52  
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 PLUM0467-001 07/01/2024

SAN MATEO COUNTY

	Rates	Fringes
Plumber/Pipefitter/Steamfitter...\$ 83.75		40.65
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ROOF0040-001 08/01/2024		

SAN FRANCISCO & SAN MATEO COUNTIES:

	Rates	Fringes
ROOFER.....\$ 55.30		22.97
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ROOF0081-003 08/01/2023		

ALAMEDA, CONTRA COSTA, MARIN, NAPA, SOLANO, AND SONOMA COUNTIES:

	Rates	Fringes
ROOFER.....\$ 52.47		22.31
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ROOF0081-005 08/01/2023		

EL DORADO, PLACER, SACRAMENTO, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
ROOFER.....\$ 46.73		21.36
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ROOF0095-001 08/01/2023		

MONTEREY, SAN BENITO, SANTA CLARA, AND SANTA CRUZ COUNTIES

	Rates	Fringes
ROOFER		
Bitumastic, Enameler, Coal		
Tar, Pitch and Mastic		
worker.....\$ 57.17		21.51
Journeyman.....\$ 53.17		21.51
Kettle person (2 kettles)...\$ 55.17		21.51
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SFCA0483-002 08/01/2024		



ALAMEDA, CONTRA COSTA, MARIN, NAPA, SAN FRANCISCO, SAN MATEO,  
SANTA CLARA, SOLANO AND SONOMA COUNTIES:

	Rates	Fringes
SPRINKLER FITTER.....	\$ 47.82	15.80
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SFCA0669-006 01/01/2024		

MONTEREY, SAN BENITO AND SANTA CRUZ COUNTIES

	Rates	Fringes
SPRINKLER FITTER.....	\$ 44.32	27.83
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SFCA0669-012 01/01/2024		

EL DORADO, PLACER, SACRAMENTO, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
SPRINKLER FITTER.....	\$ 46.46	27.97
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SHEE0104-002 07/01/2020		

AREA 1: ALAMEDA, CONTRA COSTA, MARIN, NAPA, SAN FRANCISCO, SAN  
MATEO, SANTA CLARA, SOLANO & SONOMA

AREA 2: MONTEREY & SAN BENITO

AREA 3: SANTA CRUZ

	Rates	Fringes
SHEET METAL WORKER		
AREA 1.....	\$ 43.18	38.28
AREA 2.....	\$ 52.90	36.44
AREA 3.....	\$ 55.16	34.18
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SHEE0104-017 07/01/2020		

EL DORADO, PLACER, SACRAMENTO, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
SHEET METAL WORKER.....	\$ 30.29	16.41
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	Rates	Fringes
Truck drivers:		
GROUP 1.....	\$ 41.54	33.25
GROUP 2.....	\$ 41.84	33.25
GROUP 3.....	\$ 42.14	33.25
GROUP 4.....	\$ 42.49	33.25
GROUP 5.....	\$ 42.84	33.25

FOOTNOTES:

Articulated dump truck; Bulk cement spreader (with or without auger); Dumpcrete truck; Skid truck (debris box); Dry pre-batch concrete mix trucks; Dumpster or similar type; Slurry truck: Use dump truck yardage rate.  
 Heater planer; Asphalt burner; Scarifier burner; Industrial lift truck (mechanical tailgate); Utility and clean-up truck: Use appropriate rate for the power unit or the equipment utilized.

TRUCK DRIVER CLASSIFICATIONS

GROUP 1: Dump trucks, under 6 yds.; Single unit flat rack (2-axle unit); Nipper truck (when flat rack truck is used appropriate flat rack shall apply); Concrete pump truck (when flat rack truck is used appropriate flat rack shall apply); Concrete pump machine; Fork lift and lift jitneys; Fuel and/or grease truck driver or fuel person; Snow buggy; Steam cleaning; Bus or personhaul driver; Escort or pilot car driver; Pickup truck; Teamster oiler/greaser and/or serviceperson; Hook tender (including loading and unloading); Team driver; Tool room attendant (refineries)

GROUP 2: Dump trucks, 6 yds. and under 8 yds.; Transit mixers, through 10 yds.; Water trucks, under 7,000 gals.; Jetting trucks, under 7,000 gals.; Single-unit flat rack (3-axle unit); Highbed heavy duty transport; Scissor truck; Rubber-tired muck car (not self-loaded); Rubber-tired truck jumbo; Winch truck and "A" frame drivers; Combination winch truck with hoist; Road oil truck or bootperson; Buggymobile; Ross, Hyster and similar straddle carriers; Small rubber-tired tractor

GROUP 3: Dump trucks, 8 yds. and including 24 yds.; Transit mixers, over 10 yds.; Water trucks, 7,000 gals. and over; Jetting trucks, 7,000 gals. and over; Vacuum trucks under 7500 gals. Trucks towing tilt bed or flat bed pull

trailers; Lowbed heavy duty transport; Heavy duty transport tiller person; Self-propelled street sweeper with self-contained refuse bin; Boom truck - hydro-lift or Swedish type extension or retracting crane; P.B. or similar type self-loading truck; Tire repairperson; Combination bootperson and road oiler; Dry distribution truck (A bootperson when employed on such equipment, shall receive the rate specified for the classification of road oil trucks or bootperson); Ammonia nitrate distributor, driver and mixer; Snow Go and/or plow

GROUP 4: Dump trucks, over 25 yds. and under 65 yds.; Water pulls - DW 10's, 20's, 21's and other similar equipment when pulling Aqua/pak or water tank trailers; Helicopter pilots (when transporting men and materials); Lowbedk Heavy Duty Transport up to including 7 axles; DW10's, 20's, 21's and other similar Cat type, Terra Cobra, LeTourneau Pulls, Tournorocker, Euclid and similar type equipment when pulling fuel and/or grease tank trailers or other miscellaneous trailers; Vacuum Trucks 7500 gals and over and truck repairman

GROUP 5: Dump trucks, 65 yds. and over; Holland hauler; Low bed Heavy Duty Transport over 7 axles

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at

<https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

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The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

#### Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

#### Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates

the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

#### Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

#### State Adopted Rate Identifiers

Classifications listed under the ""SA"" identifier indicate that the prevailing wage rate set by a state (or local) government was adopted under 29 C.F.R. 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 01/03/2024 reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

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**WAGE DETERMINATION APPEALS PROCESS**

1.) Has there been an initial decision in the matter? This can be:

- \* an existing published wage determination
- \* a survey underlying a wage determination
- \* a Wage and Hour Division letter setting forth a position on a wage determination matter
- \* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION"