

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



Solicitation No. QSP-2487-310

Date: April 3rd, 2024

**Project Description: Modernization of One (1) - Three (3) Bedroom Dwelling Unit
CA011003, Bridgemont Public Housing Development
Unit 170, 818 9th St, Antioch, 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 Wednesday May 8th, 2024**
- 5.1 BIDWALK: **Wednesday April 24th, 2024, at 10:00 AM** , Unit 170, 818 9th St, Antioch, CA 94509.
- 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 ext. 8059
- 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.

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 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 demolishing interior and exterior building components in one (1) of two units at a duplex building, Unit #170, located at Bridgemont Public Housing Development, 818 9th Street, in Antioch, CA. Unit #170 is a three-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; floor cover overlay; removal and replacement of all kitchen cabinets, countertops and accessories; removal and replacement of bathroom vanities and accessories; cleaning and maintenance of existing water heater and central air- forced heating system; removal and replacement of all existing windows; professional refinishing of existing tubs, re-grouting and caulking existing tile tub surrounds; recessing all surface mount electrical outlets and bringing them to code standards; removal and replacement of electrical fixtures; removal and relocation wall-mount bedroom light fixtures; new combination smoke alarm and carbon monoxide detectors as per current uniform building code requirements; install new wall mount air-conditioning unit; retro-fit existing plumbing with additional water service lines, new plumbing drain, vent and electrical outlets to accommodate stacked washer and dryer at new location; removal and replacement of all damaged interior doors and frames with pre-hang interior doors; cleaning, preparing and painting all exterior surfaces of the



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duplex building; general clean-up and disposal; and other miscellaneous work as described in the work specifications (ATTACHMENT - 3). Replacements in kind are specified in the Product List Specification (ATTACHMENT - 7). 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 Plan
- 15.1.9.5 ATTACHMENT - 5, Health and Safety Code – Smoke Detector, 12114 Residential Smoke and Carbon Monoxide Alarms – City of Antioch
- 15.1.9.6 ATTACHMENT - 6, Exterior Paint Schedule Elevations - Units 170 & 169
- 15.1.9.7 ATTACHMENT - 7, Product List Specifications
- 15.1.9.8 ATTACHMENT - 8, Legends, Abbreviations, & Symbols
- 15.1.9.9 ATTACHMENT - 9, form HUD-5370-EZ (1/2014), General Contract Conditions for Small Construction/Development Contracts
- 15.1.9.10 ATTACHMENT - 10, Applicable HUD Wage Rate

- 15.1.10 It shall be the contractor's responsibility to verify all dimensions and the exact



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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.

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.



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15.5 CLEAN-UP

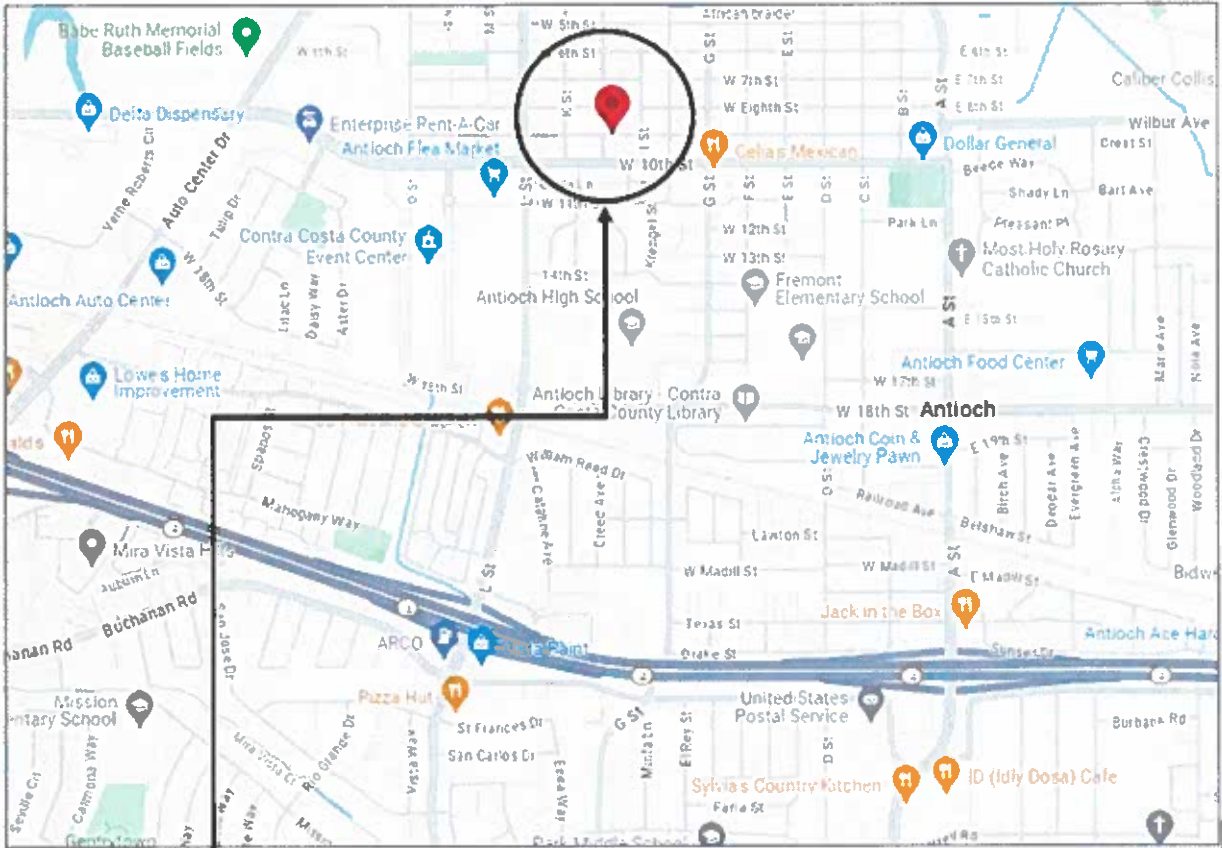
15.5.1 All building materials, construction debris, all damaged components as outlined in the work descriptions and miscellaneous waste throughout the work area shall be removed by the contractor upon completion of work and disposed off-site.



ATTACHMENT - 1

Vicinity Map

VICINITY MAP

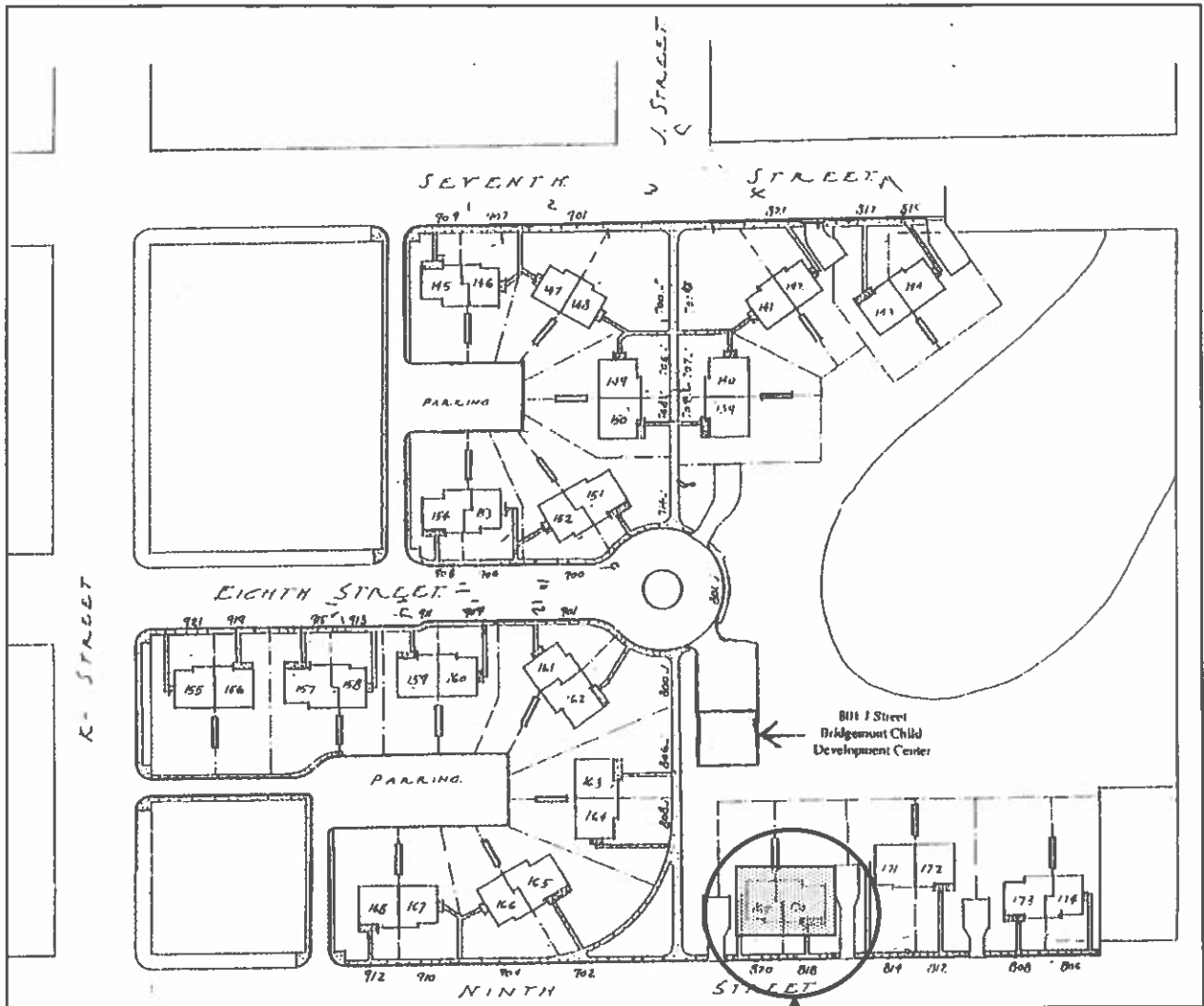


Unit 170, 818 9th Street, Antioch, CA 94509

ATTACHMENT - 2

Site Development

SITE DEVELOPMENT



Unit 170, 818 9th Street, Antioch, CA 94509

ATTACHMENT - 3

Work Write-up Specifications

WORK DESCRIPTIONS

A GENERAL NOTES

1	Through the entire construction period, contractor shall 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 at all times.	✓
2	At completion of construction, contractor shall clean unit interior, front and rear yards, removing debris and trash. Mow and edge grass as required, trim shrubs and bushes.	✓
3	At completion of construction, clean all new window and sliding glass door glazing, frames and associated hardware.	✓
4	Thoroughly clean all interior wall and ceiling surfaces ready to receive new medium orange peel, prime and 2 coats of finish paint. Furnish and apply one coat of primer and two 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 receptor and switch cover/plates shall be removed and replaced with new nylon cover plates. Clean and vacuum all existing light switch and outlets . Furnish and install new cover plates per PLS. HD Supply; SKU #329011.	✓
9	All doors must be supplied and installed with new door stops. Door stop shall be installed to wall.	✓
10	All openable windows and sliding glass door shall be installed with new 1" vinyl horizontal mini-blinds.	✓
11	All bedroom and hallway must be installed with new hardwired combination smoke alarm and carbon monoxide detector with a 10-year non-removable non-replaceable battery pack, including new parallel electrical wirings. All work must be to code.	✓
12	At new or existing water heater, shall be strapped to wall with two (2) seismic straps. The pilot light must be tested and shall be in operable conditions.	✓

13	All excess cable wires 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 overpaint, splashes and spray on vertical, horizontal, metal hardware, metal finishings, glass, ceramic and other surfaces shall all be removed, thoroughly cleaned and polished to shine upon completion of construction. 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 power wash entire exterior of unit. All cracks shall be sealed and applied with elastomeric. Elastomeric shall be applied with brush. Clean and prepare all exterior walls and soffits ready to receive new prime and paint.	√
#	NOTE: Prior to any demolition, contractor shall notify and coordinate with Owner's Property Maintenance staff to identify (E) fixtures that they may wish to salvage.	√

B COMMON ITEMS THROUGHOUT THE ENTIRE UNIT

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	Throughout the entire unit, carefully remove all existing surface-mounted electrical raceway and outlets located throughout the base of interior walls as per plan. Relocate by recessing all new electrical wirings and outlet boxes into wall cavity at the same locations. Provide and install new electrical wirings, outlets and switches. All work must be to code. Restore electrical system to proper working order.	√
3	In all interior locations, excepting the bathroom, remove all quarter round trims and wood baseboards. Clean and prepare existing VCT ready to receive new resilient plank flooring overlay. Supply and install new Resilient Plank Flooring. Style and Color as per Product List Specifications. Preparation and installation of new resilient plank flooring shall be according to manufacturer's recommendation.	√
4	Remove curtains, curtain rods and hardware and dispose off-site. Patch and repair holes. Restore wall surface to proper working order ready to receive new prime and paint.	√
5	At existing recessed electrical outlets and switches to remain, thoroughly clean all electrical components and restore to proper working order.	√

6	Remove all existing base trims. Supply and install new rolled rubber cover base trims per Product List Specifications.	√
7	Throughout the entire unit, remove all existing windows including bathroom window. Supply and install new retro-fit double-glazed windows, fully weather-stripped. Windows shall be manufactured by Milgard, with vinyl frames and "clear/clear" dual glazing. Includes all new window screen. Note: Verify local building department for tempered glass requirements for bathroom window. Style and color shall match newly installed windows at Units 156, 157, 158 and 159 at the same housing development.	√
8	Supply and install new mini-blinds per product list at all window locations, with the exception of the bathroom window.	√
9	Remove and thoroughly clean and polish all existing interior door passage-sets. Reinstall and restore to proper working order.	√
10	Throughout the entire unit, clean and polish all metal, chrome plated, stainless steel surfaces to shine.	√
11	Throughout the building exterior perimeter at horizontal location where the concrete foundation wall and stucco wall siding finish joins, remove all deteriorated and cracked caulking/sealants. Clean all cracked joints and prepare ready to receive new elastomeric paintable expansive silicon caulking. Supply and install new paintable elastomeric silicon caulking throughout. Allow to completely dry. Prime and paint to match existing as close as is practical. Restore to proper working order.	√
12	Painting, Exterior: Throughout the entire unit, at exterior walls, soffits, posts, trims and sidings, clean and prepare all surfaces ready to receive one coat of primer and a minimum of 2 finish coats, and additional coats to provide sufficient coverage as necessary. Furnish and install new one prime coat and a minimum of two finish coats and if necessary, additional coats to provide sufficient coverage, per Product List Specifications. Properly mask items not to be painted. All metal surfaces shall be painted with metal-oil based enamel. A smoke-blocking primer shall be used under two coats of semi-gloss interior paint, per Housing Authority standard. 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.	√

C PORCH AND FRONT YARD

1	At front porch, remove existing light fixture cover. Thoroughly clean existing light fixture cover and base. Reinstall light fixture cover. Restore to proper working order.	√
2	Clean all debris and trash from front and rear yards. Dispose off-site. Mow and edge lawns at completion and turn over of unit to HA.	√
3	At screen door, remove existing screen door. Thoroughly clean existing screen door and paint with Rustoleum to match existing as close as is practical. Reinstall screen door. Adjust screen door latch/lock as necessary to proper working order. Repair pneumatic closer. Restore screen door to proper working order.	√
4	Remove and thoroughly clean existing mailbox. Paint existing mailbox with Rustoleum to match existing as close as is practical. Reinstall mailbox and restore to proper working order.	√

D LIVING ROOM

1	At front door, clean existing threshold. Restore to proper working order. Remove existing door sweep and replace with new to match existing.	√
2	Remove existing ceiling light fixture. Supply and install new light fixture at the same location. Restore to proper working order.	√

3	Remove existing wall furnace and thermostat control. Supply and install new wall furnace and thermostat control. All supply and installation shall conform to product list specifications. Includes wall enclosure, complete. All work must be to code. Restore to proper working order. Thermostat wiring shall be recessed and control placed no less than five (5) feet from heater. Existing location may be re-used if appropriate.	✓
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.	✓
5	Cut and cap existing cable wire to wall.	✓
6	Supply and install new window mini-blinds, per product list specifications.	✓
7	At perimeter wall perpendicular to the street adjacent to the window, saw-cut wall opening to accommodate new wall mount air conditioning unit (A/C), bottom opening at maximum 48 inches above floor finish level, finished length and width dimensions must fit new sleeve and A/C unit. Properly frame and weatherstrip/waterproof/caulk and seal opening ready to receive new A/C and sleeve. Supply and install new premanufactured metal sleeve with solid-sided wall case fabricated of galvanized steel with baked enamel (beige) finish; welded areas coated with a sealing compound to help resist rust and corrosion; polymer gasket surrounds opening to assure tight weather seal; aluminum grille (RAG13) is included; panels on interior and between case and grille provide weather protection prior to installation of chassis. Supply and install new A/C. LG LT1235CER 11,500 BTU Thru-The-Wall Air Conditioner and Wall Sleeve: AXSVA1. Includes new dedicated electrical outlet and wiring, complete. All work must be to code. NOTE: For reference, See A/C installations at Units 156, Unit 157, 158, 159, 141, 142, 153, and 154 at the same housing development.	✓

E KITCHEN/DINING ROOM

1	At kitchen, carefully remove base and wall cabinets including stainless steel countertop/sink/faucet, and range hood. Dispose off-site. As necessary, exposed walls and floors shall be repaired, patched, textured, primed and painted prior to installation of new kitchen cabinets. Supply and install new kitchen cabinets to match sizes and configurations shown in plan (depths, heights and lengths). See Product List Specifications. 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. SEE SECTION 15.1.8.10, APPENDIX 10, ELEVATION - KITCHEN. (REVIEW APPENDICES AND SECTION)	✓
2	Supply and install new 1" thick countertop and 4" ht. backsplash to fit new kitchen base cabinets as per product list specifications. Restore to proper working order.	✓
3	Supply and install new single handle lever faucet and kitchen sink, per product list.	✓
4	Remove existing light fixture located at wall above the kitchen sink. Recess electrical wiring through wall and install new light fixture with built-in switch installed at the bottom of wall cabinet directly above the kitchen sink. All work must be to code.	✓
5	Remove existing ceiling mount fluorescent light fixture cover. Thoroughly clean existing light fixture base and cover. Reinstall existing light fixture cover and restore to proper working order. Restore light fixture to proper working order.	✓
6	Remove existing vent hood. Supply and install 30-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.	✓
7	Range to be supplied by HA.	✓
8	Refrigerator to be supplied by HA.	✓
9	Remove existing pantry cabinet and dispose off-site. Supply and install new cabinet as per product list specifications. Restore to proper working order.	✓

10	At new washer and dyer location, underfloor space, supply and install new hot & cold supply lines, shutoff valves, drain standpipe, p-trap, branch drain, drain vent to roof. Connect hot & cold supply lines to existing water supply lines. Connect branch drain to existing drain line/sewer line. Height of drain line shall match existing. At new stacked washer /dryer location, supply and install new dryer exhaust vent. Vent to exterior of building. Contractor shall determine appropriate location of new exhaust vent for stackable laundry washer and dryer, approximately at 43.5" ht. max. All work must be to code.	✓
11	Remove existing tile backsplash and all veneer marlite sidings and expose wall frame. Remove and replace any termite damage and/or dry-rot . Treat existing and new materials with copper green. Supply and install new gypsum board. Tape, top, texture, prime and prepare ready to receive new paint. At kitchen range/oven area, supply and install new smooth surface stainless steel backsplash at same locations, per product list. New stainless steel shall be unblemished, free of any scratches or traces of abrasions. Polish to shine. Restore to proper working order.	✓
12	Supply and install new kitchen sink drain strainer(s) per product list.	✓
13	Supply and Install new washing machine box and 220 electrical at location shown. Supply and install new dryer vent and vent to exterior of building. All work must be to code.	✓
14	Repair wall adjacent to window to match existing. Prime and prepare ready to receive new paint. Restore to proper working order.	✓
15	At walls behind and below existing base and wall cabinets, remove all existing Marlite sidings. Remove and replace and dry-rot. Thoroughly clean and apply copper green solution on new and existing membranes. Prepare wall ready to receive new texture to match new medium orange peel wall and ceiling texture throughout the entire both units. Includes all necessary repairs at wall. Tape, top, texture and prime ready to receive new paint finish. Restore to proper working order.	✓
16	Supply and install new window mini-blinds, per product list specifications. Restore to proper working order.	✓
17	On all new kitchen cabinets (base, wall and pantry), supply and install new Home Depot Hickory Hardware, Skylight Collection, Skylight Collection 1-1/4 in. Dia Stainless Steel Finish Cabinet Door and Drawer Knob (10-Pack), Knob Shape Square	✓

F HALLWAY

1	Remove existing light fixture. Supply and install new light fixture. Restore to light fixture to proper working order.	✓
2	Remove existing combination smoke alarm and carbon monoxide detector. Supply and install new smoke alarms that shall display 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. Note: New smoke alarm and carbon monoxide detector shall be wired parallel with the bedroom smoke alarm and carbon monoxide detector.	✓
3	At water heater closet/compartments, disconnect existing water heater and reserve for re-installation. Remove existing base trims, thoroughly clean existing floor ready to receive new floor cover overlay. Supply and install new floor cover and base trim as per product specifications.	✓
4	Clean and prepare walls and ceiling to receive new paint. Paint walls and ceiling. Thoroughly clean existing floor covers. Restore water heater to proper working order. Restore to proper working order. All work must be to code.	✓
5	Thoroughly clean and flush existing water heater. Re-install existing water heater. Reconnect all plumbing, mechanical and electrical connections and restore to proper working order. All work must be to code.	✓
6	Re-install existing water heater seismic straps. All work must be to code.	✓

7	At water heater closet/compartments, clean and prepare existing door frame and panel ready to receive new paint. Paint existing door panel and frame. Protect all hardware and door handle. Restore door to proper working order.	✓
8	At base cabinet, remove existing kitchen countertop. Supply and install new 1" thick granite countertop and 1" x 4"ht. backsplash, to match existing size at the same location. Seal and polish new granite countertop. Color and style as per Product list Specifications. Restore to proper working order.	✓

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

1	Remove existing wall mount light fixture. Supply and install new ceiling-mount light fixture at center of ceiling. Includes all new rewire through attic space. All work to code. Restore to proper working order. New light fixture(s) shall be according to product list specifications. Restore to proper working order.	✓
2	Remove existing combination smoke alarm and carbon monoxide detector. Supply and install new hardwired smoke alarms that shall display 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. Note: New smoke alarm and carbon monoxide detector shall be wired parallel with the hallway smoke alarm and carbon monoxide detector.	✓
3	At existing window sills, thoroughly clean and repair as necessary. Restore window sills to proper working order.	✓
4	At bedroom access door and frame, clean and prepare door and frame ready to receive new paint. Paint existing door and frame. protect all hardware and door handle. Restore door to proper working order.	✓
5	Supply and install new window mini-blinds, per product list specifications. Restore to proper working order.	✓

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

1	Remove existing wall mount light fixture. Supply and install new ceiling-mount light fixture at center of ceiling. Includes all new rewire through attic space. All work to code. Restore to proper working order. New light fixture(s) shall be according to product list specifications. Restore to proper working order.	✓
2	Remove existing combination smoke alarm and carbon monoxide detector. Supply and install new hardwired smoke alarms that shall display 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. Note: New smoke alarm and carbon monoxide detector shall be wired parallel with the hallway smoke alarm and carbon monoxide detector.	✓
3	At existing window sills, thoroughly clean and repair as necessary. Restore window sills to proper working order.	✓
4	At bedroom access door and frame, clean and prepare door and frame ready to receive new paint. Paint existing door and frame. protect all hardware and door handle. Restore door to proper working order.	✓
5	Supply and install new window mini-blinds, per product list specifications. Restore to proper working order.	✓

I BEDROOM #3 (Note: Bedrooms are numbered clockwise from approach of Living Room or Kitchen)

1	Remove existing wall mount light fixture. Supply and install new ceiling-mount light fixture at center of ceiling. Includes all new rewire through attic space. All work to code. Restore to proper working order. New light fixture(s) shall be according to product list specifications. Restore to proper working order.	✓
2	Remove existing combination smoke alarm and carbon monoxide detector. Supply and install new hardwired smoke alarms that shall display 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. Note: New smoke alarm and carbon monoxide detector shall be wired parallel with the hallway smoke alarm and carbon monoxide detector.	✓
3	At existing window sills, thoroughly clean and repair as necessary. Restore window sills to proper working order.	✓
4	At bedroom access door and frame, clean and prepare door and frame ready to receive new paint. Paint existing door and frame. protect all hardware and door handle. Restore door to proper working order.	✓
5	Supply and install new window mini-blinds, per product list specifications. Restore to proper working order.	✓

J TOILET & BATH

1	At tub surround, remove all deteriorated caulking, wire brush all grout line and clean all surfaces. Apply thin coat of grout on all grout lines, re-caulk and reseal entire tub surround surface. Polish and buff to shine. Restore tub surround to proper working order.	✓
2	Remove existing vinyl sheet floor cover and rubber base trims. Prepare floor surface for new floor cover. Supply and install new sheet vinyl with 12-inch x 12-inch or 8" x 8" stone pattern to compliment new resilient plank flooring. Includes new metal transitioned strip between T&B and Hallway. Restore floor to proper working order.	✓
3	Supply and install new cove base trims per product list.	✓
4	At interior walls and ceiling, clean and prepare all interior surfaces. Remove all wallpapers. 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.	✓
5	Prior to installation of new floor cover, remove and clean existing toilet for re-installation. After installation of new floor cover, supply and install new wax ring, flex metal water service line, new water valve and new toilet seat. Re-install existing toilet. Toilet shall be properly anchored with anchor bolts. All seams and joints shall be tightly sealed and caulked. Restore toilet to proper working order.	✓
6	Remove existing vanity, vanity sink, faucet, under-sink plumbing and water service lines. Supply and install new vanity cabinet per Product List Specifications; supply and install new integral vanity sink; supply and install new vanity faucet; supply new under-sink plumbing including new p-trap and escutcheon; supply and install new risers, and water service lines. Any new materials to match existing, or per Product List Specifications. All work must be to code. Restore to proper working order.	✓
7	Remove existing medicine cabinet. Supply and install new medicine cabinet with mirror. Restore medicine cabinet to proper working order.	✓
8	Remove existing light switch cover. Clean and vacuum existing light switch. Clean existing switch cover. Reinstall light switch cover and restore to proper working order	✓
9	Remove existing electrical outlet cover. Thoroughly clean and vacuum existing electrical outlet. Thoroughly clean existing utility cover. Reinstall electrical outlet cover and restore to proper working order.	✓
10	At tub surround, remove all deteriorated caulking, wire brush all grout line and clean all surfaces. Apply thin coat of grout on all grout lines, re-caulk and reseal entire tub surround surface. Polish and buff to shine. Restore tub surround to proper working order.	✓
11	Supply and install new toilet paper holder.	✓

12	Thoroughly clean and polish existing towel bars. Restore towel bars to proper working order.	√
13	Supply and install new permanent carbon steel shower curtain rod and Teflon fabric shower curtain.	√
14	At existing tub, professionally refinish entire tub surface. Restore tub to proper working order.	√
15	Supply and install new exhaust fan, includes new vertical vent to terminate through roof (roof jack), new electrical wiring and a separate switch. All work to code.	√
16	Remove existing toilet seat. Supply and install new toilet seat to match existing. Restore to proper working order.	√
17	Remove existing soap and toothbrush holders. Supply and install new soap and toothbrush holders to match existing at the same location. Restore to proper working order.	√
18	Thoroughly clean and polish existing shower head. Restore to proper working order.	√
19	Thoroughly clean and polish existing tub faucet. Restore faucet to proper working order.	√

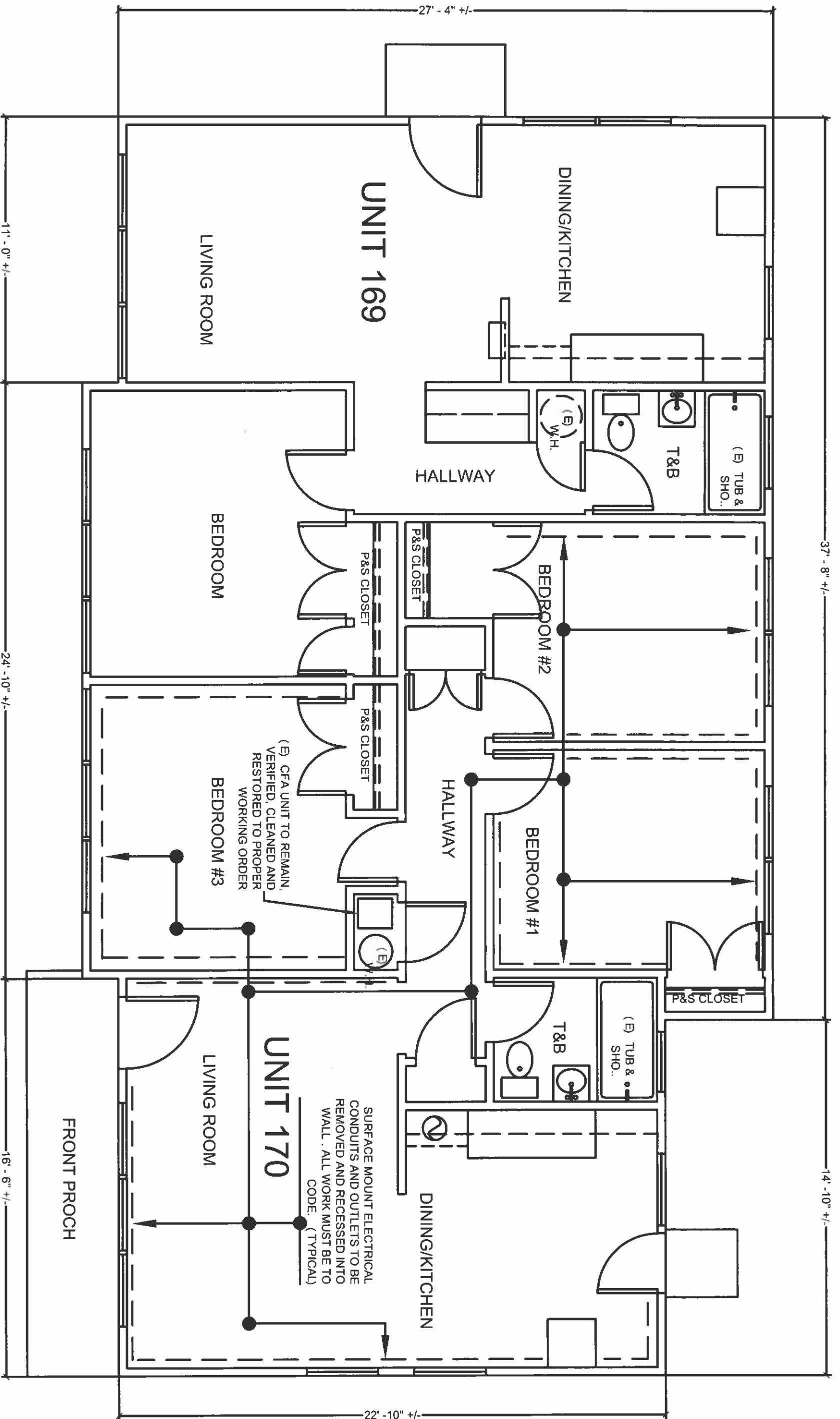
K REAR YARD OR PATIO

1	Remove all existing clothes lines. 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 front and rear yards, including top of shed roof and canopy. All vegetations shall be trimmed and/or mowed and disposed off-site, immediately prior to completion.	√
3	Remove existing storage shed and dispose off site. Clean and prepare the same location ready to receive ne storage Shed. Supply and install new "Tuff Shed" storage shed as per specifications. Restore to proper working order.	√
4	At existing gate, remove and dispose off-site. Supply and install new Home Depot gate kit and latch at the same location. See: Product List Specifications. Restore gate to proper working order.	√
5	At existing metal round railings, clean and prepare ready to receive new paint. Prime and paint with exterior Rustoleum paint. 1 coat primer and 2 coats finish paint. Restore to proper working order.	√
6	At exterior security light fixture, detach and clean existing light fixture. Reset and restore to proper working order.	√
7	At screen door, remove existing screen door. Thoroughly clean existing screen door and paint with Rustoleum to match existing as close as is practical. Reinstall screen door. Adjust screen door latch/lock as necessary to proper working order. Repair pneumatic closer. Restore screen door to proper working order.	√

ATTACHMENT - 4

Architectural Plan – Unit 170

- A. Existing Floor Plan**
- B. Revised Floor Plan**
- C. Existing Electrical Plan**
- D. Revised Electrical Plan**
- E. Mechanical and Plumbing Plan**
- F. Typical Kitchen Elevation**



SURFACE MOUNT ELECTRICAL CONDUITS AND OUTLETS TO BE REMOVED AND RECESSED INTO WALL. ALL WORK MUST BE TO CODE. (TYPICAL)

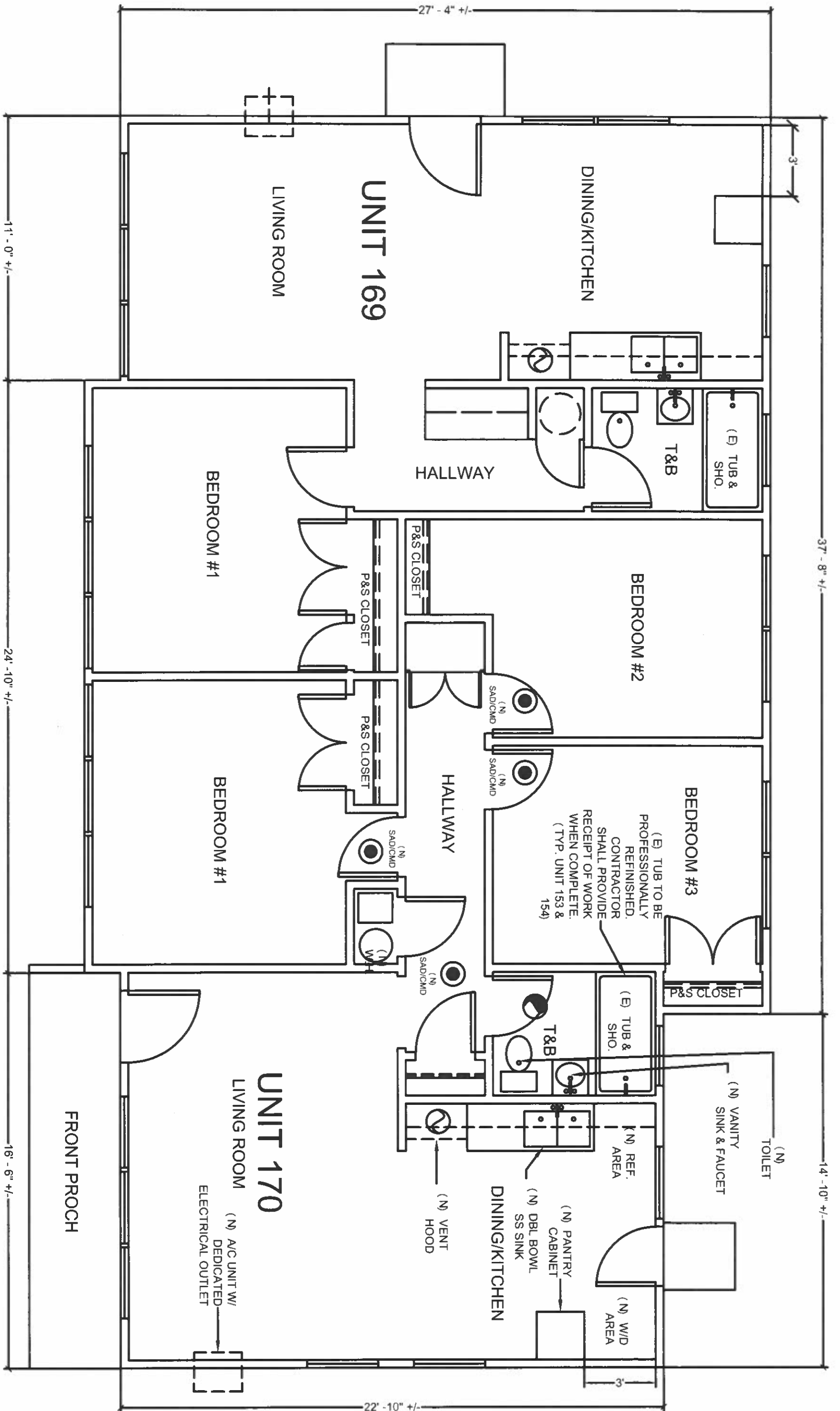
(B) OFA UNIT TO REMAIN, VERIFIED, CLEANED AND RESTORED TO PROPER WORKING ORDER

UNIT 170 - EXISTING FLOOR PLAN

A

SCALE: 3" = 12'-0"



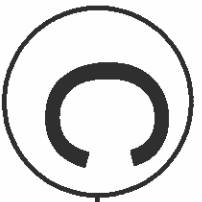
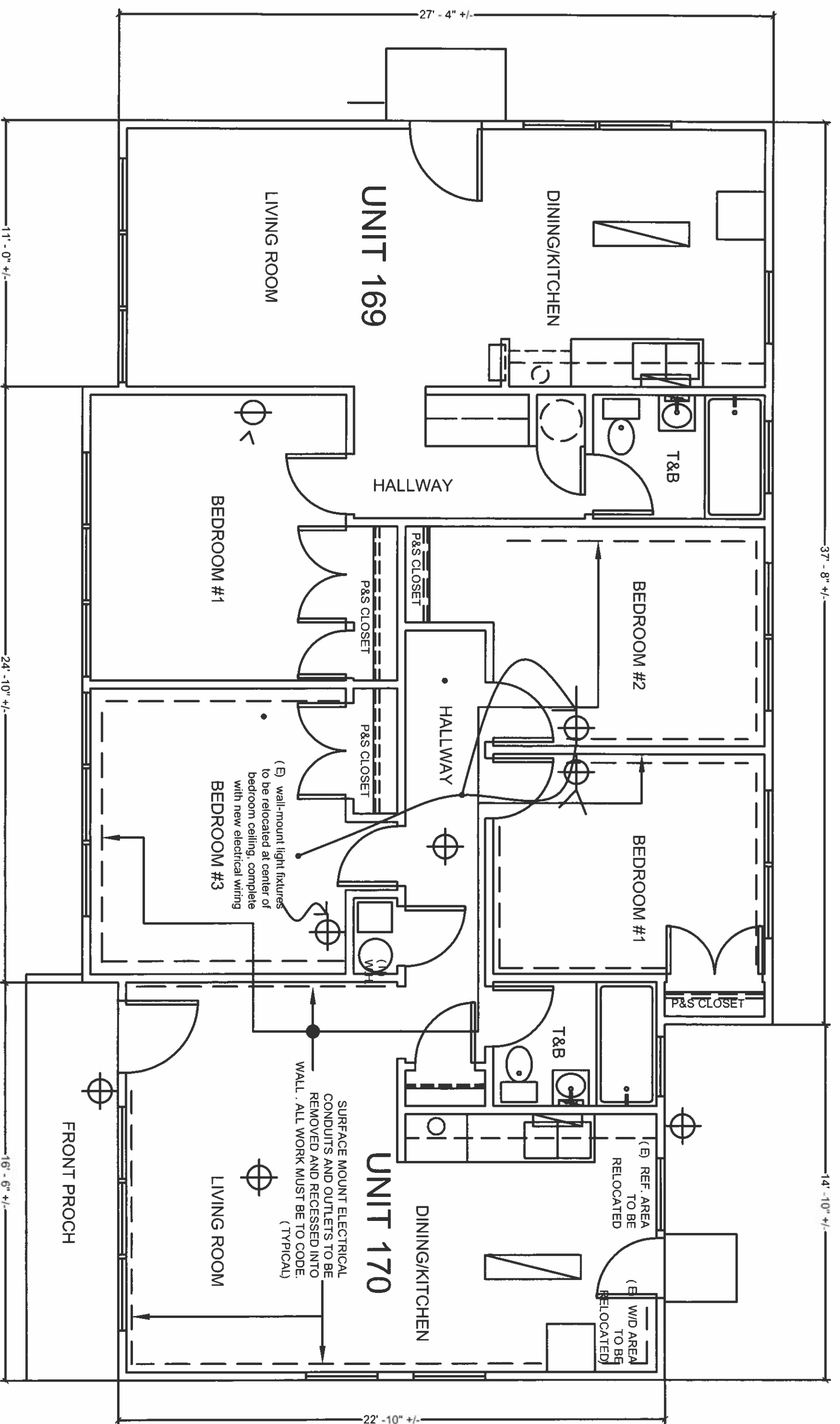


UNIT 170 - REVISED FLOOR PLAN

B

SCALE: 3" = 12'-0"

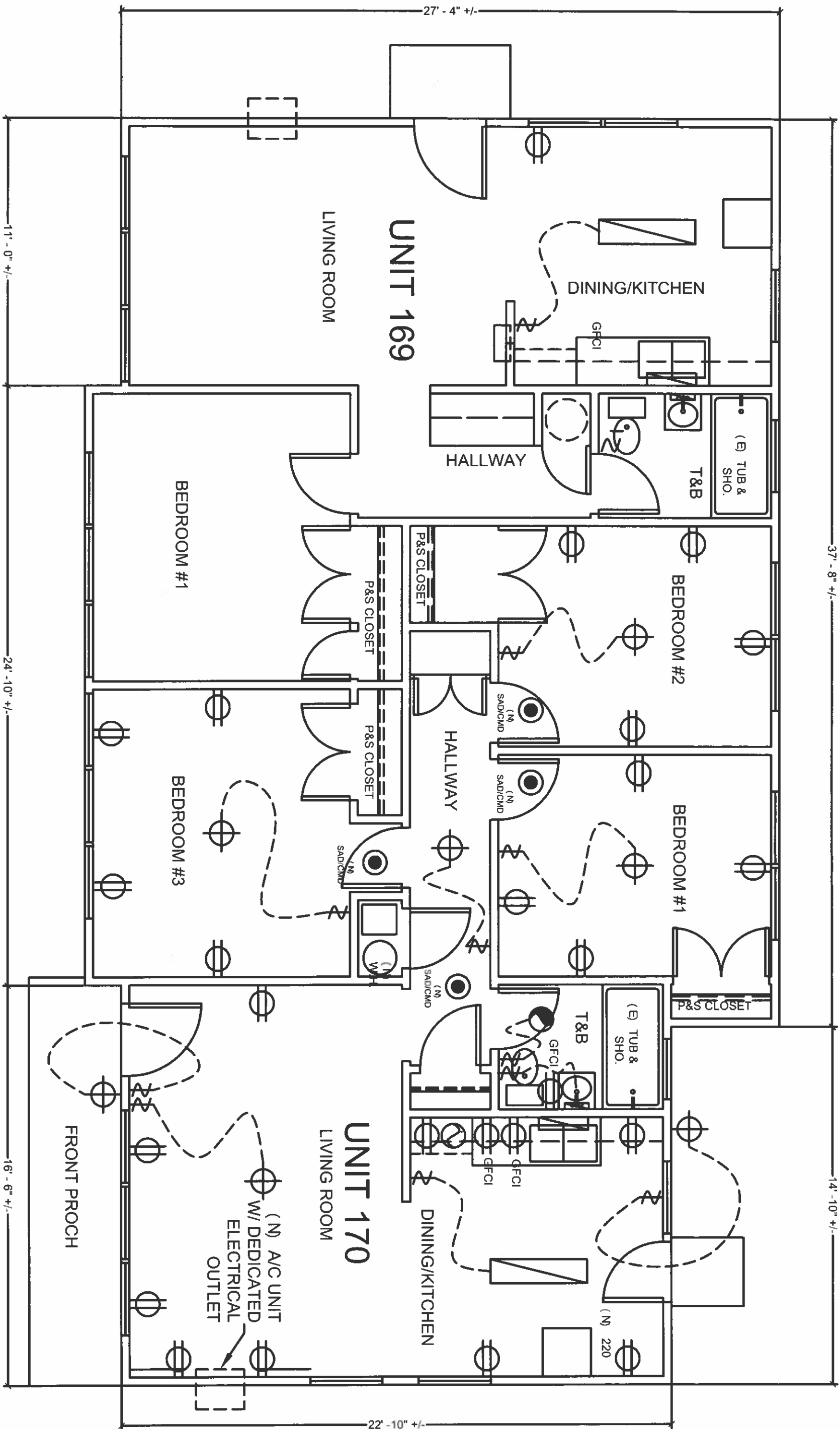




UNIT 170 -EXISTING ELECTRICAL PLAN

SCALE: 3" = 12' - 0"



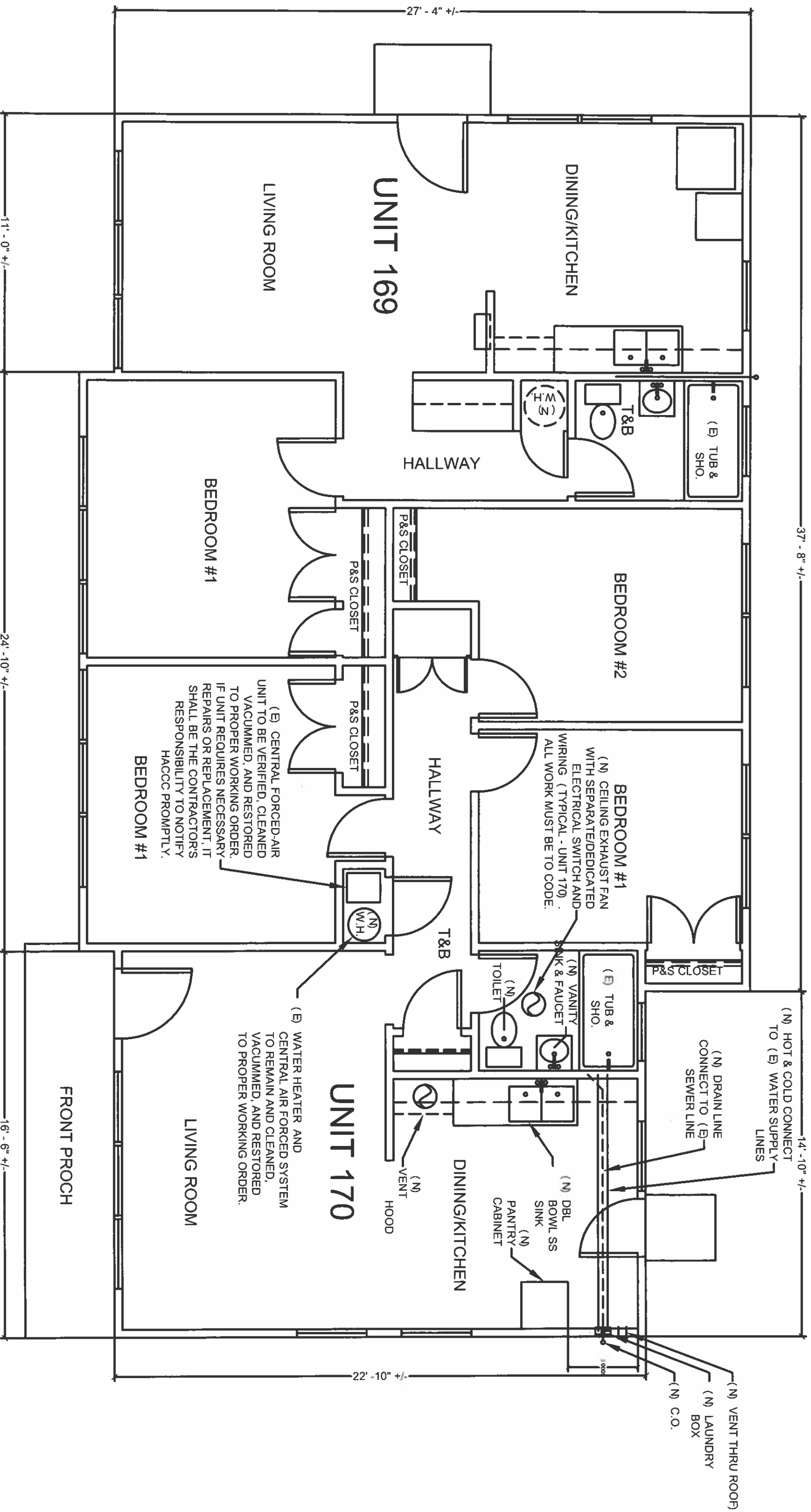


D

UNIT 170 - REVISED ELECTRICAL PLAN

SCALE: 3" = 12'-0"



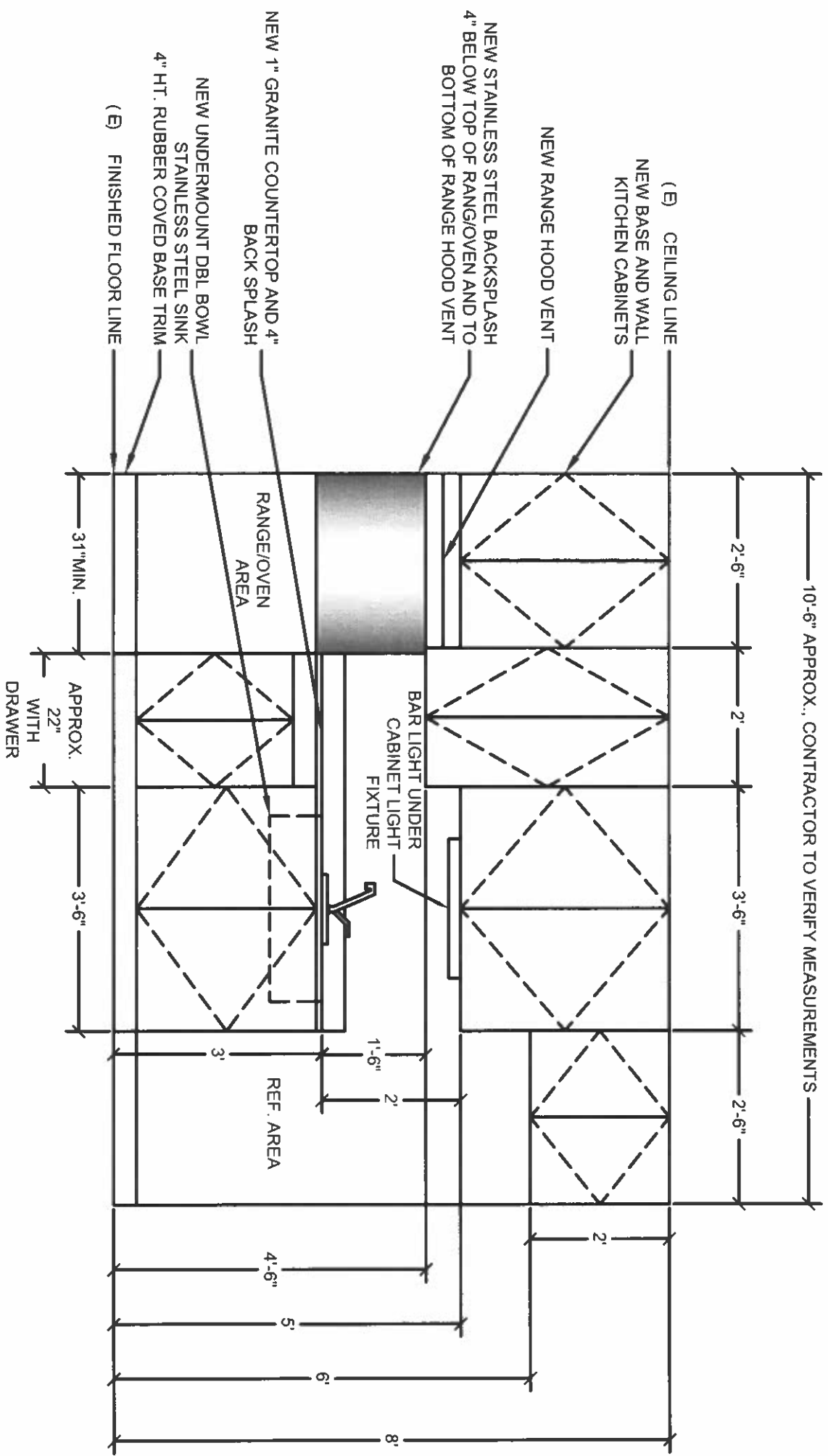


E

UNIT 170 - NEW MECHANICAL & PLUMBING PLAN

SCALE: 3" = 12'-0"





F

TYPICAL KITCHEN ELEVATION - UNIT 170

SCALE: 6" = 12'-0" FEET



ATTACHMENT - 5

Health and Safety Code Smoke Detector, 12114

Residential Smoke and Carbon Monoxide Alarms - City of Antioch

HEALTH AND SAFETY CODE - SMOKE DETECTOR 13114

State of California Health and Safety Code additional following requirements:

13114. (a) The State Fire Marshal, with the advice of the State Board of Fire Services, shall adopt regulations and standards as he or she may determine to be necessary to control the quality and installation of fire alarm systems and fire alarm devices marketed, distributed, offered for sale, or sold in this state.

(b) (1) No person shall market, distribute, offer for sale, or sell any fire alarm system or fire alarm device in this state unless the system or device has been approved and listed by the State Fire Marshal.

(2) (A) Commencing January 1, 2014, in order to be approved and listed by the State Fire Marshal, a smoke alarm shall display 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 nonreplaceable, nonremovable battery that is capable of powering the smoke alarm for a minimum of 10 years.



City of Antioch - Community Development Department
Building Division
200 "H" Street
P. O. Box 5007
Antioch, CA 94531-5007
(925) 779-7065
Fax (925) 779-7034

RESIDENTIAL SMOKE AND CARBON MONOXIDE ALARMS

Following is a listing of the general requirements for the installation of smoke alarms and carbon monoxide alarms for residential buildings based on the 2010 California Building Code, 2010 California Residential Code and the 2010 California Fire Code. For additional information contact the Building Division (925) 779-7065.

Smoke Alarms and Carbon Monoxide Alarms shall be installed in the following locations:

LOCATION	SMOKE ALARM REQUIRED? (CBC 907.2 and CRC 314)	CARBON MONOXIDE ALARM REQUIRED? (CBC 907.2 and CRC 315)
In the adjoining hallway(s) of the bedrooms	Yes	Yes
In each sleeping room	Yes	No
On every level of a dwelling unit including basement	Yes	Yes

Homeowners should remember not to install carbon monoxide detectors directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up. A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.

Installation locations vary by manufacturer. Manufacturer's recommendations differ to a certain degree based on research conducted with each one's specific detector. Therefore, make sure to read the provided installation manual for each detector before installing.

CO detectors do not serve as smoke detectors and vice versa. However, dual smoke/CO detectors are also sold. Smoke detectors detect the smoke generated by flaming or smoldering fires, whereas CO detectors can alarm people about faulty fuel burning devices to prevent carbon monoxide poisoning. Carbon monoxide is produced from incomplete combustion of fossil fuels. In the home CO can be formed, for example, by open flames, space heaters, water heaters, blocked chimneys or running a car inside a garage.

Smoke Alarms and Carbon Monoxide Alarm Installation in Remodeled Dwelling Units:

Where a permit is required for alterations, repair or additions exceeding *one thousand dollars (\$1,000.00)*, existing dwelling units that have attached garages or fuel-burning appliances shall be provided with a Smoke Alarm and Carbon Monoxide Alarm in accordance with the following locations. In existing dwelling units, smoke alarms and carbon monoxide alarms may be battery operated.

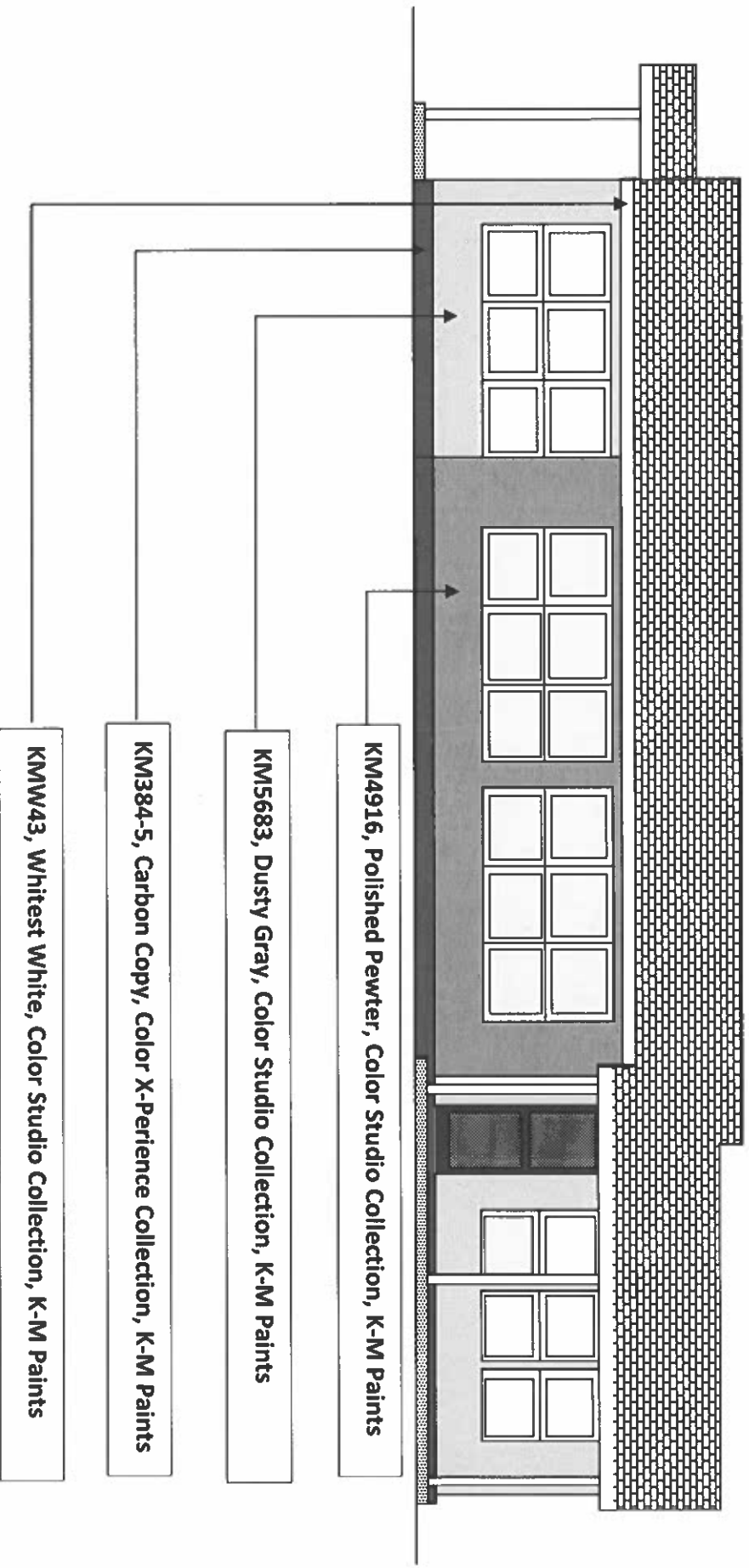
Smoke Alarm and Carbon Monoxide Alarm Installation in New Construction and Additions:

In new construction and additions required smoke alarms and carbon monoxide alarms shall receive their primary power from the permanent building electrical power system (and shall be in the lighting circuit connected within the same room as the smoke alarm). In dwellings where there are two or more smoke alarms or carbon monoxide alarms are required, they shall be interconnected in such a manner that actuation of one shall cause actuation of all detectors in the dwelling unit. (CBC 907.2.11, CRC R314, CRC R315)

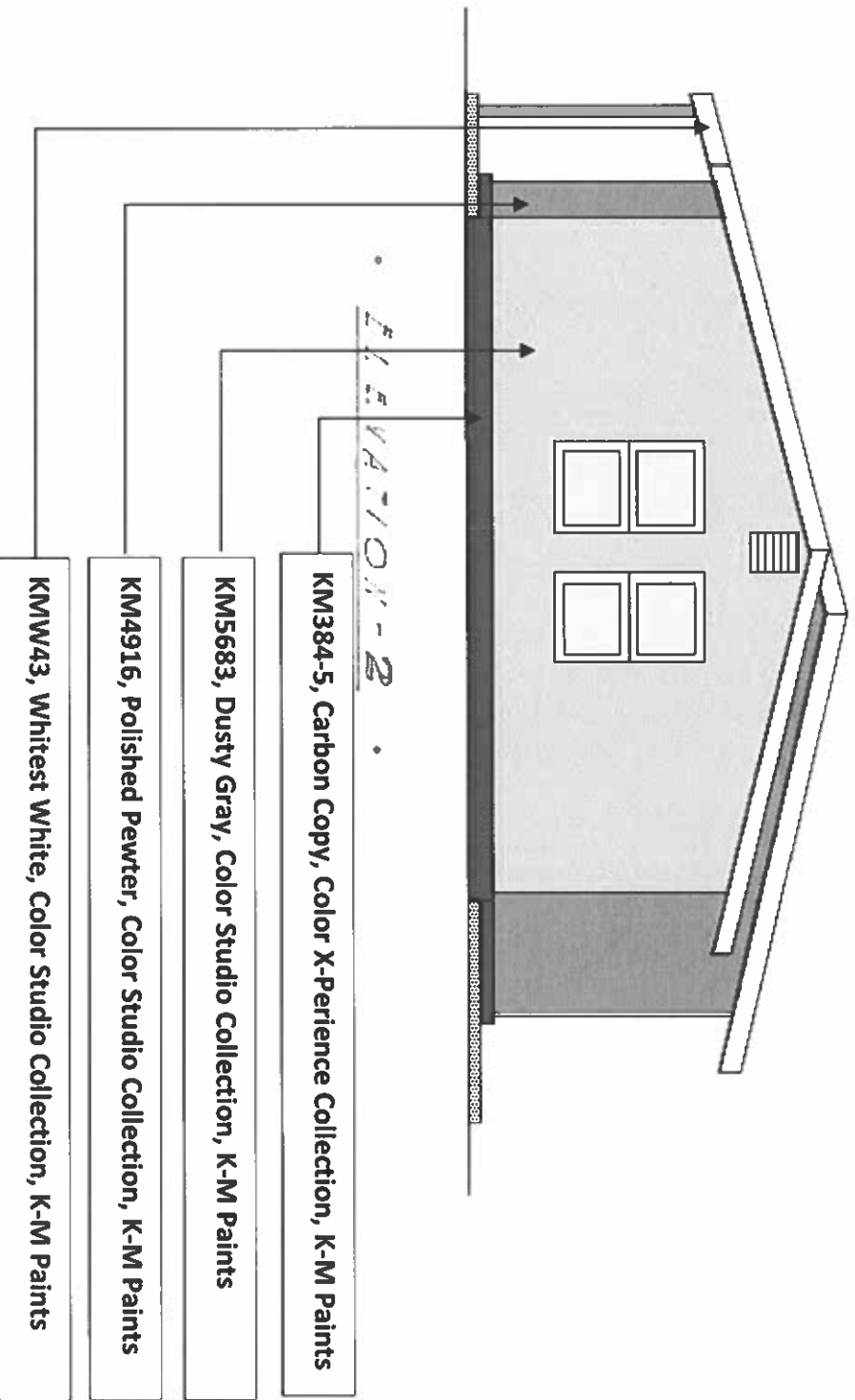
All electrical outlets (including smoke alarms, carbon monoxide alarms, receptacles, switches, lighting, etc) shall be on circuits protected with a combination arc-fault circuit interrupter. (2010 CEC 210.12)

ATTACHMENT - 6

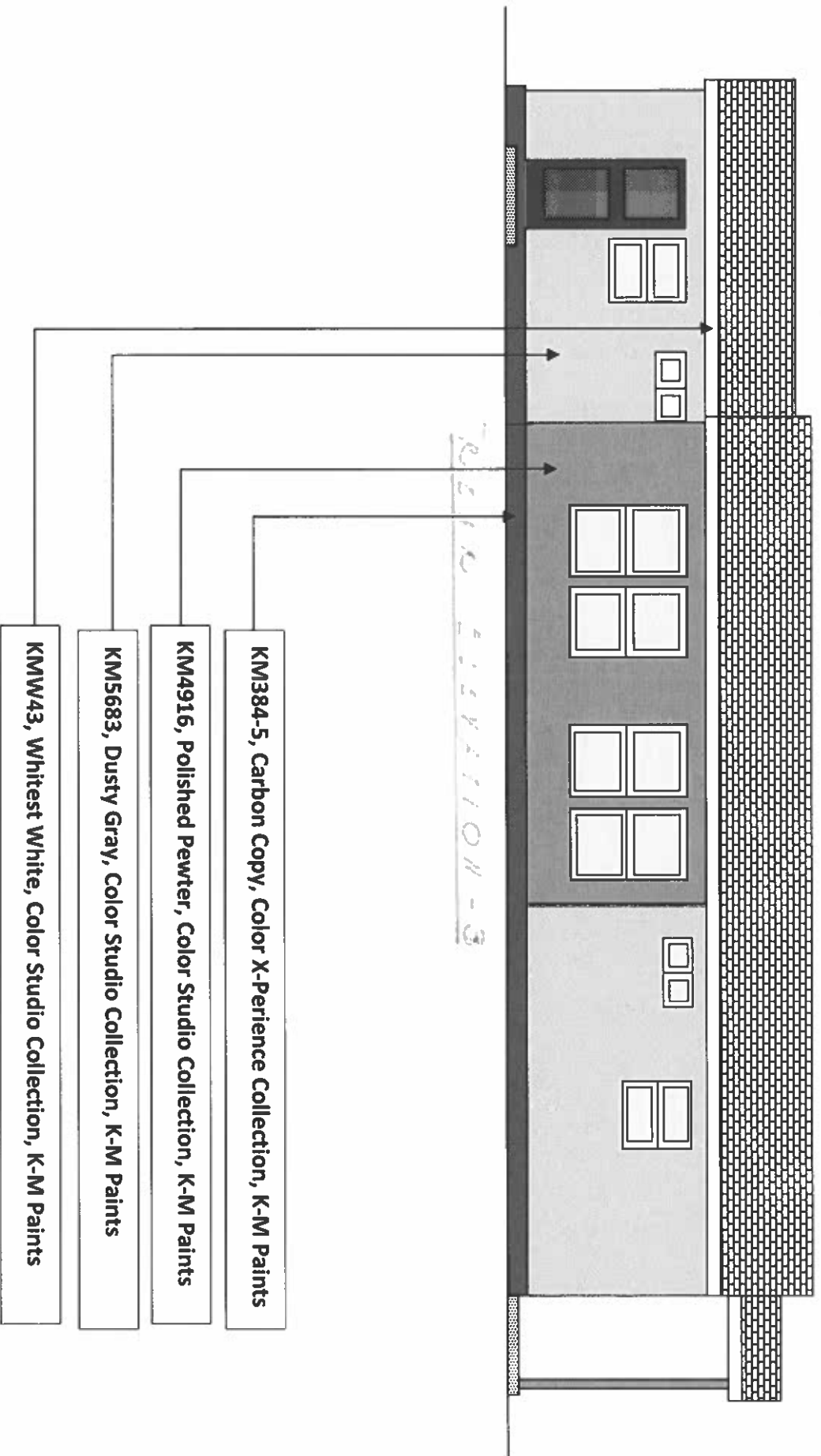
Exterior Paint Schedule Elevations - Units 170 & 169



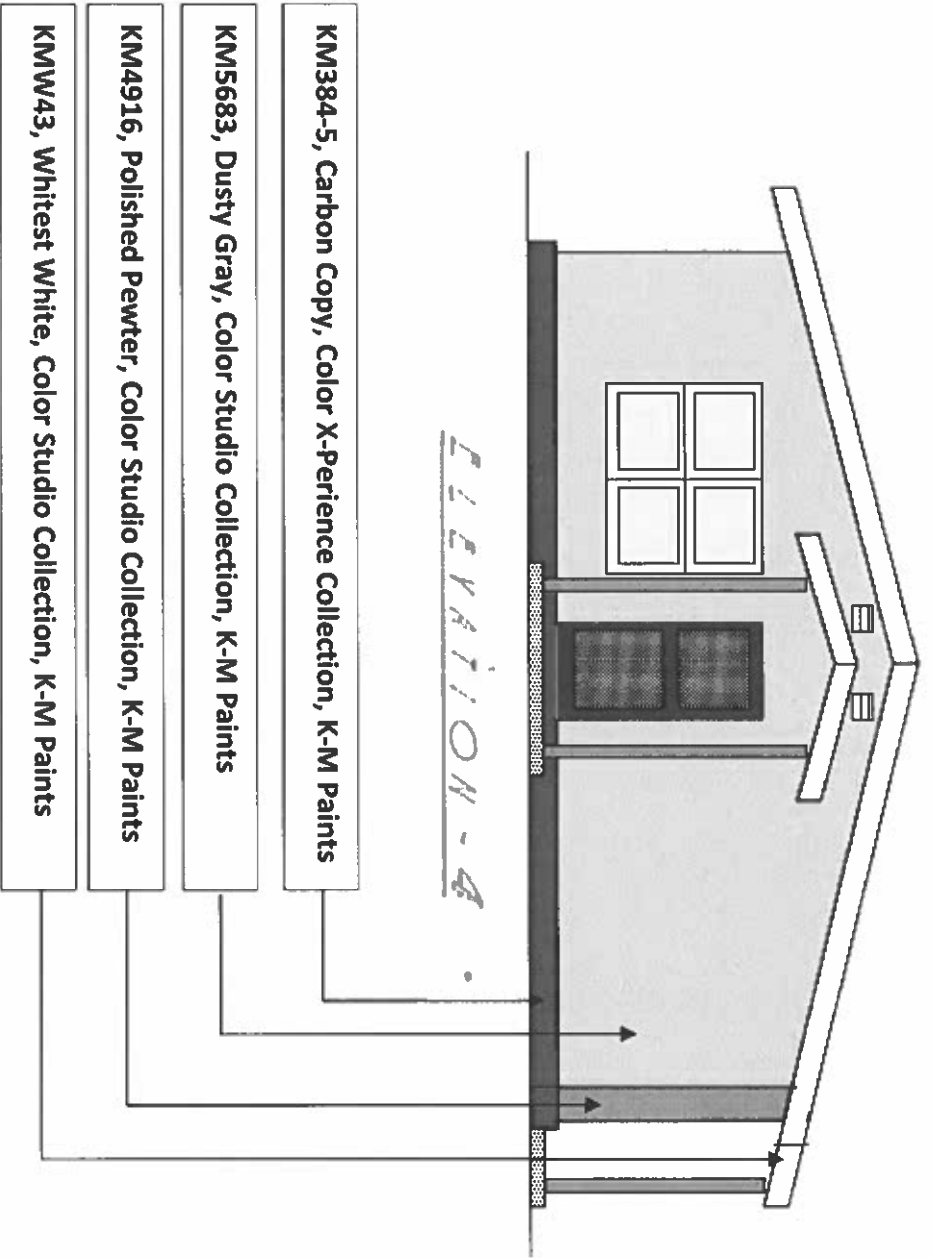
NOTE: VIEW IN FLIP – RIGHT TO LEFT, FRONT ELEVATION, REAR ELEVATION, SIDE ELEVATIONS



NOTE: VIEW IN FLIP – RIGHT TO LEFT, FRONT ELEVATION, REAR ELEVATION, SIDE ELEVATIONS



NOTE: VIEW IN FLIP – RIGHT TO LEFT, FRONT ELEVATION, REAR ELEVATION, SIDE ELEVATIONS



NOTE: VIEW IN FLIP – RIGHT TO LEFT, FRONT ELEVATION, REAR ELEVATION, SIDE ELEVATIONS

ATTACHMENT 7

Product List Specifications Bridgemont Public Housing Development

**PRODUCT LIST SPECIFICATIONS
BRIDGEMONT PUBLIC HOUSING DEVELOPMENT**

PRODUCT LIST Item	Product Name, Data	HD Supply Cat # (If Applicable)
Windows	Milgard, dual glazed vinyl frame, retrofit with wide flange	
Int. Prehung Doors	Prehung hollow-core – sized and hinged as required	HD#205058 (or similar) #205039
Interior Paint	Kelly-Moore, semi gloss latex, Bone White & Oxford Brown	Kelly-Moore Paints
Exterior Paint	Kelly-Moore, semi gloss latex, KM4916, Polished Pewter, Color Studio Collection, K-M Paints	KM4916, Polished Pewter, Color Studio Collection, K-M Paints
Exterior Paint	Kelly-Moore, semi gloss latex, KM5683, Dusty Gray, Color Studio Collection, K-M Paints	KM5683, Dusty Gray, Color Studio Collection, K-M Paints
Exterior Paint	Kelly-Moore, semi-gloss latex, KM384-5, Carbon Copy, Color X-Perience Collection, K-M Paints	KM384-5, Carbon Copy, Color X-Perience Collection, K-M Paints
Exterior Paint	Kelly-Moore, semi gloss latex, KMW43, Whitest White, Color Studio Collection, K-M Paints	KMW43, Whitest White, Color Studio Collection, K-M Paints
6" x 36" Resilient Plank Flooring	6" x 36" resilient plank flooring, ALLURE, GripStrip Resilient Plank Flooring,	Home Depot SKU #531-638
Linoleum - Sheet Vinyl (for T & B)	Statements Relic Pottery Fiberglass Vinyl Sheet, Model # 185977, Store SKU # 457098.	Home Depot
Underlayment (thickness)	Varies ½ - 5/8" thick particle board	
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	BRK 9V Lithium battery smoke/co combo	HD #126705 HD #323774
Interior Light Fixtures	Kitchen fixture T8 26W fixture 2ea 13W bulb #362462 (Bedroom & Hall Lights)	HD #324494
Screen/security Doors	All Weather Steel Products, LLC; 4800 Series Screen Doors with Provincial Kick Panels	
Kitchen Cabinets	Thomasville Elements Cabinetry, "Everly-Sterling", Full overlay, solid flat panel door, 5-piece drawer front, all plywood construction.	Home Depot
Cabinet Pull or Handle	Home Depot Hickory Hardware, Skylight Collection, Skylight Collection 1-1/4 in. Dia Stainless Steel Finish Cabinet Door and Drawer Knob (10-Pack), Knob Shape Square	Home Depot
Kitchen Counter top and 4" backsplash	Stonemark Granite, 1" Granite Countertop and Backsplash "Carrara White Marble – Italy; Bullnose Edge Profile	Stonemark Granite with Stoneguard, Home Depot
Kitchen Sink	Double bowl, 22"x33", S.S. 3-hole, 6" depth, satin fin.	Kitchen Sink
Kitchen Faucets	Delta Single Handle Faucet	Combination from Home Depot

**PRODUCT LIST SPECIFICATIONS
BRIDGEMONT PUBLIC HOUSING DEVELOPMENT**

Kitchen Hood Fan	Braun 30" white vented	HD #281375
Water Heater 1-2 Bdrm.	Bradford White gas water heater 30 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 #702126 HD #702108
Rubber Stair Treads	Manufacturer: ROPPE Make or Model: Vinyl Stair Treads #17 Quantity: 10/box or case Color: Black	HD Supply, #539776
Interior Door Hardware	Passage Satin Chrome Privacy Satin Chrome	HD #899932 HD #899934
Bath Vanity and Top	Thomasville Elements Cabinetry – Match Kitchen Cabinets , "Everly – Sterling"	Home Depot
Bath fixtures	Bathroom fixture T12, HD #326957	HD #324850
Bath Faucets	Delta Single Handle Faucet	HD #445250
Angle Stops	5/8X3/8" OD compression quarter turn	HD #548710
Toilet	American Standard Cadet 3 round bowl American Standard Cadet 3 tank	HD#404704 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	
Outlet/Switch Cover Plates	Receptacle Wall Plates Switch Plate Cover Double gang Switch Plates	#328270 #328022 #329272
Door Stops	Brass Finish Door Stop	# 806390
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 #WTK-1
Air Conditioner Wall and Sleeve	LG LT1235CER, 11,500 BTU Thru-The-Wall Air Conditioner with 9.8 EER, 3.8 Pts/Hr Dehumidification, Remote Control, 3 Fan Speed, Trim Kit	
Gate Kit	Model# AG36-36, Adjust-A-Gate, Original Series 36 inch – 60 inch Wide Gate Opening. Steel Gate Frame Kit.	Home Depot



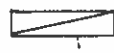





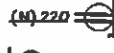



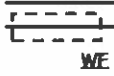

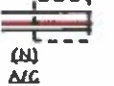
ATTACHMENT 8
LEGENDS, ABBRVIATIONS, AND
SYMBOLS

LEGENDS, ABBREVIATIONS, AND SYMBOLS

ABBREVIATIONS

A/C	-	AIR-CONDITIONING
CAB.	-	CABINET
CMD	-	CARBON MONOXIDE DETECTOR
DBL	-	DOUBLE
DR.	-	DOOR
(E)	-	EXISTING CONSTRUCTION
GFCI	-	GROUND FAULT CIRCUIT INTERRUPTER
LB	-	LAUNDRY BOX OR LIGHT BAR
LC	-	LINEN CLOSET
MC	-	MEDICINE CABINET
MTL.	-	METAL
(N)	-	NEW CONSTRUCTION
P & S	-	POLE & SHELF
R/O	-	RANGE-OVEN
REF.	-	REFINISH OR REFRIGERATOR
SAD	-	SMOKE ALARM DETECTOR
SAD/CMD	-	COBINATION SMOKE ALARM AND CARBON MONOXIDE DETECTOR
SC.	-	SCREEN
SH	-	SOAP HOLDER
SHO.	-	SHOWER
S	-	SINK
SS	-	STAINLESS STEEL SINK
TB	-	TOWEL BAR
TH	-	TOOTHBRUSH HOLDER
T	-	TOILET
T&B	-	TOILET & BATH
TPR	-	TOILET PAPER ROLLER
V/S	-	VANITY & INTEGRAL SINK
V/S/F	-	VANITY, SINK, AND FAUCET
V/H	-	VENT HOOD
V.F.	-	VENT FAN (VENTED THROUGH ROOF)
W/D	-	WASHER-DRYER
W/F	-	WALL FURNACE
W.H.	-	WATER HEATER
WDW(S)	-	WINDOW OR WINDOWS

SYMBOLS

- & - AND
-  - EXISTING SURFACE MOUNT ELECTRICAL CONDUITS AND OUTLETS TO BE RECESSED
-  - NEW RECESSED ELECTRICAL WIRINGS AND OUTLETS
- F/L F - FLUORESCENT LIGHT FIXTURE
-  - FLUORESCENT LIGHT FIXTURE
- L/F - LIGHT FIXTURE
-  - CEILING OR WALL-MOUNT LIGHT FIXTURE
-  - WALL-MOUNT OR UNDER CABINET LIGHT BAR FIXTURE
-  - ELECTRICAL OUTLET
-  - HARDWIRED COMBINATION SMOKE ALARM AND CARBON MONOXIDE DETECTOR
-  - ELECTRICAL SWITCH
-  - NEW 220 ELECTRICAL OUTLET FOR WASHER AND DRYER
-  - NEW ELECTRICAL OUTLET
-  - VENT HOOD, CEILING VENT FAN, RANGE HOOD
-  - LAUNDRY BOX
-  - WALL FURNACE
-  - WATER HEATER
-  - NEW AIR CONDITIONING UNIT

ATTACHMENT 9

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. 11/30/2023)

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.

(c) 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.

(d) 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.

(e) 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

(f) 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.

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 Acts

(a) Minimum Wages.

(1) All laborers and mechanics employed under this contract in the construction or development of the project(s) involved 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 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. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); 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 regular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits in the wage determination for the classification 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 determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the Contractor and its subcontractors at the site of the work in

a prominent and accessible place where it can be easily seen by the workers.

- (2) (i) Any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when all the following criteria have been met:
- (a) The work to be performed by the classification requested is not performed by a classification in the wage determination; and
 - (b) The classification is utilized in the area by the construction industry; and
 - (c) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.
- (ii) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employee Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.
- (iii) In the event the Contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator of the Wage and Hour Division for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.
- (iv) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (a)(2)(ii) or (iii) of this clause shall 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.
- (3) 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 shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.
- (4) 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, 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.

(b) Withholding of Funds. HUD or its designee shall, upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same prime Contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working in the construction or development of the project, all or part of the wages required by the contract, HUD or its designee may, after written notice to the Contractor, 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. HUD or its designee may, after written notice to the Contractor, disburse such amounts withheld for and on account of the Contractor or subcontractor to the respective employees to whom they are due.

(c) Payrolls and Basic Records.

(1) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working in the construction or development of the project. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, 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 section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made, and actual wages paid. Whenever the Secretary of Labor has found, under 29 CFR 5.5(a)(1)(iv), that the wages of any laborer or mechanic include the amount of costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall 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. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of

the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

- (2) (i) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Contracting Officer for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under subparagraph (c)(1) of this clause. This information may be submitted in any form desired. Optional Form WH-347 (Federal Stock Number 029-005-00014-1) is available for this purpose and may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. The prime Contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1214-0149.)
- (ii) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:
- (A) That the payroll for the payroll period contains the information required to be maintained under paragraph (c)(1) of this clause and that such information is correct and complete;
- (B) That each laborer or mechanic (including each helper, apprentice, and trainee) employed 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
- (C) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract
- (iii) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirements for submission of the "Statement of Compliance" required by subparagraph (c)(2)(ii) of this clause.
- (iv) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 3729 of Title 31 of the United States Code.
- (3) The Contractor or subcontractor shall make the records required under subparagraph (c)(1) available for inspection, copying, or transcription by authorized representatives of HUD or its designee, the Contracting Officer, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the Contractor, 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 may be grounds for debarment action pursuant to 29 CFR 5.12.

- (d) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed 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 Training, Employer and Labor Services (OATELS), or with a State Apprenticeship Agency recognized by OATELS, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by OATELS or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice.

The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in this paragraph, shall 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 the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices shall 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 of the Wage and Hour Division determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event OATELS, or a State Apprenticeship Agency recognized by OATELS, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

- (e) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate

specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed in the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate in the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate in the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate in the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

- (f) Equal Employment Opportunity. The utilization of apprentices, trainees, and journeymen under this clause shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.
- (g) Compliance with Copeland Act Requirements. The Contractor shall comply with the requirements of 29 CFR Part 3, which are hereby incorporated by reference in this contract
- (h) Contract Termination; Debarment. A breach of the labor standards clauses in this contract may be grounds for termination of the contract and for debarment as a Contractor and a subcontractor as provided in 29 CFR 5.12.
- (i) 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
- (j) Disputes Concerning Labor Standards. Disputes arising out of the labor standards provisions of this clause 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 PHA, HUD, the U.S. Department of Labor, or the employees or their representatives.
- (k) Certification of Eligibility.
- (1) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
- (2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a United States Government

contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(3) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

(1) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this clause, and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these provisions in any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all these provisions.

(m) Non-Federal Prevailing Wage Rates. Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under State law to be prevailing, with respect to any employee in any trade or position employed under the contract, is inapplicable to the contract and shall not be enforced against the Contractor or any subcontractor, with respect to employees engaged under the contract whenever such non-Federal prevailing wage rate exceeds:

- (i) the applicable wage rate determined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141 et seq.) to be prevailing in the locality with respect to such trade;
- (ii) an applicable apprentice wage rate based thereon specified in an apprenticeship program registered with the U.S. Department of Labor (DOL) or a DOL-recognized State Apprenticeship Agency; or
- (iii) an applicable trainee wage rate based thereon specified in a DOL-certified trainee program.

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 7575. The form is required for construction contracts awarded by Public Housing Agencies (PHAs). The form is used by Housing Authorities in so licitations 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.

ATTACHMENT 10

Applicable HUD Wage Rate

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:	. Executive Order 14026 generally applies to the contract. . 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.
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:	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least \$12.90 per hour (or the applicable wage rate listed on this wage determination, 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

ASBE0016-002 02/01/2023

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.....	\$ 80.91	23.82
Area 2.....	\$ 62.26	23.82

ASBE0016-009 01/01/2021

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.....	\$ 30.45	10.60
Area 2.....	\$ 36.53	9.27

BRCA0003-001 08/01/2022

	Rates	Fringes
MARBLE FINISHER.....	\$ 39.20	18.31

BRCA0003-002 05/01/2022

Rates	Fringes
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BRICKLAYER

(7) Marin, Napa, San Francisco, San Mateo, Solano, Sonoma.....	\$ 53.69	26.03
(8) Alameda, Contra Costa, San Benito, Santa Clara.....	\$ 53.61	23.81
(9) El Dorado, Placer, Sacramento, Sutter.....	\$ 49.32	22.65
(16) Monterey, Santa Cruz...	\$ 50.78	25.42

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.

BRCA0003-007 07/01/2022

	Rates	Fringes
TERRAZZO FINISHER.....	\$ 41.93	18.98
TERRAZZO WORKER.....	\$ 56.84	27.53

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

BRCA0003-009 08/01/2022

	Rates	Fringes
MARBLE MASON.....	\$ 56.98	28.54

BRCA0003-012 04/01/2022

	Rates	Fringes
TILE FINISHER Alameda, Contra Costa, Marin, Monterey, Napa, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano.....	\$ 33.86	17.74
El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba.....	\$ 31.12	16.11
Sonoma.....	\$ 31.89	17.18
Tile Layer Alameda, Contra Costa, Marin, Monterey, Napa, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano.....	\$ 55.41	20.87
El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba.....	\$ 51.02	19.35
Sonoma.....	\$ 52.28	20.79

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

 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/Scrapper		
Area 1.....	\$ 27.43	18.58
Area 2.....	\$ 24.49	18.58
Area 4.....	\$ 24.07	18.58

 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

 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.

 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

 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

 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

 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

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

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

CARP0505-001 07/01/2021

Santa Cruz 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

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

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

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

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.

 ELEC0006-005 06/01/2023

SAN FRANCISCO COUNTY

	Rates	Fringes
ELECTRICIAN.....	\$ 52.95	3%+20.33

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

 ELEC0006-009 06/01/2023

SAN FRANCISCO COUNTY:

	Rates	Fringes
ELECTRICIAN		
All other work.....	\$ 88.25	3%+42.315

 ELEC0180-002 12/01/2023

NAPA & SOLANO COUNTIES

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

 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

 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.

 ELEC0302-002 02/27/2023

CONTRA COSTA COUNTY

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

 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.

 ELEC0332-002 06/01/2023

SANTA CLARA COUNTY

	Rates	Fringes
ELECTRICIAN.....	\$ 45.25	19.428

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.

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

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.

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

 ELEC0551-003 12/01/2023

MARIN AND SONOMA COUNTIES:

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

 ELEC0595-004 06/01/2023

ALAMEDA COUNTY

	Rates	Fringes
CABLE SPLICER.....	\$ 80.73	3%+42.87
ELECTRICIAN.....	\$ 70.20	3%+42.87

 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.

 ELEC0617-002 06/01/2023

SAN MATEO COUNTY

	Rates	Fringes
ELECTRICIAN.....	\$ 78.00	45.88

 ELEV0008-001 01/01/2024

Rates	Fringes
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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.

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

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;

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 Northeast border with Shasta County

Area 2: Remainder

TULARE COUNTY;

Area 1: Remainder

Area 2: Eastern part

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 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

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;

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

ENGI0003-011 06/29/2020

SEE AREA DESCRIPTIONS BELOW

	Rates	Fringes
OPERATOR: Power Equipment (LANDSCAPE WORK ONLY)		
GROUP 1		
AREA 1.....	\$ 39.95	30.28
AREA 2.....	\$ 41.95	30.28
GROUP 2		
AREA 1.....	\$ 36.35	30.28
AREA 2.....	\$ 38.35	30.28
GROUP 3		
AREA 1.....	\$ 31.74	30.28
AREA 2.....	\$ 33.74	30.28

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

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

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

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

LAB0067-007 06/26/2023

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.....	\$ 36.50	28.34
AREA 2.....	\$ 35.50	28.34

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.

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 buckler; 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)

 LAB00185-003 07/01/2023

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

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

 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.

 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.

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 buckler; 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)

LAB00261-008 07/01/2023

MARIN COUNTY

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

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.

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.

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.

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 scalars (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: Guniting 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)

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

LAB00270-006 07/01/2023

MONTEREY AND SAN BENITO COUNTIES

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

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.

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.

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: 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)

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.

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.

LAB00324-001 06/26/2023

AREA ""A"" - CONTRA COSTA COUNTY

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

Rates	Fringes
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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 Lead 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; ?ressure 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)

LAB00324-011 07/01/2023

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.

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.

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.

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.

 * 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

 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

 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

 PAIN0016-019 01/01/2024

SAN FRANCISCO COUNTY

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

 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

* 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.

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.

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.

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

PAIN1237-002 01/01/2024

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

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

PLAS0066-001 07/01/2019

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

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

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

PLAS0300-005 07/01/2016

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

PLUM0038-003 07/01/2022

MARIN, SAN FRANCISCO & SONOMA COUNTIES

Rates	Fringes
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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

PLUM0038-007 07/01/2022

MARIN, SAN FRANCISCO & SONOMA COUNTIES

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

PLUM0062-001 01/01/2024

MONTEREY AND SANTA CRUZ COUNTIES

	Rates	Fringes
PLUMBER & STEAMFITTER.....	\$ 52.00	40.90

PLUM0159-002 07/01/2023

CONTRA COSTA COUNTY

	Rates	Fringes
Plumber, Pipefitter, Steamfitter.....	\$ 42.97	19.64

PLUM0228-002 01/01/2024

SUTTER & YUBA COUNTIES

	Rates	Fringes
PLUMBER.....	\$ 46.75	39.29

PLUM0342-002 07/01/2023

ALAMEDA COUNTY

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

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.

PLUM0350-002 08/01/2023

EL DORADO AND PLACER COUNTIES (LAKE TAHOE BASIN ONLY)

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

PLUM0355-002 07/01/2022

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.....	\$ 32.22	17.55

PLUM0393-002 09/01/2013

SAN BENITO & SANTA CLARA COUNTIES

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

PLUM0447-003 07/01/2016

EL DORADO, PLACER, SACRAMENTO AND YOLO COUNTIES:

	Rates	Fringes
Plumbers and Pipefitters.....	\$ 36.23	17.72

PLUM0467-001 07/01/2021

SAN MATEO COUNTY

	Rates	Fringes
Plumber/Pipefitter/Steamfitter...	\$ 73.10	38.61

ROOF0040-001 08/01/2023

SAN FRANCISCO & SAN MATEO COUNTIES:

	Rates	Fringes
ROOFER.....	\$ 52.43	22.19

ROOF0081-003 08/01/2023

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

	Rates	Fringes
ROOFER.....	\$ 52.47	22.31

ROOF0081-005 08/01/2023

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

	Rates	Fringes
ROOFER.....	\$ 46.73	21.36

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

SFCA0483-002 01/01/2024		

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

	Rates	Fringes
SPRINKLER FITTER.....	\$ 46.32	16.70

SFCA0669-006 01/01/2024		

MONTEREY, SAN BENITO AND SANTA CRUZ COUNTIES

	Rates	Fringes
SPRINKLER FITTER.....	\$ 44.32	27.83

SFCA0669-012 01/01/2024		

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

	Rates	Fringes
SPRINKLER FITTER.....	\$ 46.46	27.97

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

SHEE0104-017 07/01/2020		

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

Rates	Fringes
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SHEET METAL WORKER.....\$ 30.29 16.41

TEAM0094-001 07/01/2022

Rates Fringes

Truck drivers:

GROUP 1.....	\$ 36.95	31.14
GROUP 2.....	\$ 37.25	31.14
GROUP 3.....	\$ 37.55	31.14
GROUP 4.....	\$ 37.90	31.14
GROUP 5.....	\$ 38.25	31.14

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

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)).

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.

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"